

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 1**

**ANNUAL BUDGET**

**FOR YEAR ENDING DECEMBER 31, 2025**

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 1**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/2/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 91,147	\$ -	\$ -
REVENUES			
Property taxes	1,112,818	674,085	738,207
Specific ownership taxes	74,810	37,000	44,292
Other Revenue	-	4,544	20,000
Total revenues	1,187,628	715,629	802,499
Total funds available	1,278,775	715,629	802,499
EXPENDITURES			
General and administrative			
County Treasurer's Fee	16,692	10,179	11,073
Contingency	-	-	20,000
Transfer to Prairie Center Metro District No. 3	1,262,083	705,450	771,426
Total expenditures	1,278,775	715,629	802,499
Total expenditures and transfers out requiring appropriation	1,278,775	715,629	802,499
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/2/25

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

**ASSESSED VALUATION**

Agricultural	\$ 33,230	\$ 36,640	\$ 36,640
Oil & Gas	15,141,040	8,123,020	9,208,610
State assessed	145,480	113,740	126,660
Vacant land	20	20	20
Personal property	3,227,190	2,841,290	2,812,110
Certified Assessed Value	<u>\$ 18,546,960</u>	<u>\$ 11,114,710</u>	<u>\$ 12,184,040</u>

**MILL LEVY**

General	60.000	60.648	60.588
Total mill levy	<u>60.000</u>	<u>60.648</u>	<u>60.588</u>

**PROPERTY TAXES**

General	\$ 1,112,818	\$ 674,085	\$ 738,207
Levied property taxes	<u>1,112,818</u>	<u>674,085</u>	<u>738,207</u>
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	<u>\$ 1,112,818</u>	<u>\$ 674,085</u>	<u>\$ 738,207</u>

**BUDGETED PROPERTY TAXES**

General	\$ 1,112,818	\$ 674,085	\$ 738,207
	<u>\$ 1,112,818</u>	<u>\$ 674,085</u>	<u>\$ 738,207</u>

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 1**  
**2025 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Prairie Center Metropolitan District No. 1 (District), a quasi-municipal corporation, is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Adams County, Colorado. The District was formed by order and decree of the District Court for Adams County on August 14, 1985. The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including streets, transportation, drainage improvements, traffic and safety controls, park and recreation facilities, water, sewer, television relay and translator and mosquito and pest control services.

On November 7, 2000, the District's voters authorized total indebtedness of \$113,000,000 for construction of public improvements and operations and maintenance expenditures and \$113,000,000 for debt refunding. Legal counsel has advised the Board that because of the length of time that has passed since the 2000 authorization, they should not rely upon the validity of the 2000 authorization with respect to unissued debt. The Board has adopted this position and does not consider the 2000 authorization to be valid with respect to unissued debt.

On November 2, 2004, the District's voters authorized an additional total indebtedness of \$1,350,000,000 for construction of public improvements and operations and maintenance expenditures. The District's voters also authorized an additional total indebtedness of \$150,000,000 for debt refunding, and \$300,000,000 each for intergovernmental agreements and for multiple fiscal year obligations. Additionally, on November 2, 2004, the District's voters authorized the District to collect, retain and spend all revenues in excess of TABOR spending, revenue raising or other limitations.

The Service Plans for District Nos. 2 – 10 limit the aggregate amount of debt that they may issue together with any debt issued by the District to \$750,000,000.

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, 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.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 1  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (Continued)**

**Property Taxes (Continued)**

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233 and HB24B-1001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>		<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

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.

**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 6% of the property taxes collected.

**Expenditures**

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5% of property tax collections.

**Transfer to Prairie Center Metropolitan District No. 3**

Pursuant to the Operations Financing IGA between the District and Prairie Center Metropolitan District No. 3 (Operating District), the District is obligated to transfer property taxes derived from an Operation and Maintenance mill levy together with specific ownership taxes to the Operating District to pay for management costs.

**Debt and Leases**

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

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 1  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

The District has not provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2025, as defined under TABOR, because net tax revenue is transferred to Prairie Center Metropolitan District No. 3, the Operating District, which provides for the required reserve amount.

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