

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 4

ANNUAL BUDGET

FOR YEAR ENDING DECEMBER 31, 2026

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 4
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property Taxes	2,639,587	2,629,900	3,013,353
Specific Ownership Taxes	131,191	130,900	165,734
Interest Income	1,184	1,770	-
Other Revenue	43,727	-	150,000
Total revenues	<u>2,815,689</u>	<u>2,762,570</u>	<u>3,329,087</u>
 Total funds available	 <u>2,815,689</u>	 <u>2,762,570</u>	 <u>3,329,087</u>
EXPENDITURES			
General Fund	1,660,724	1,611,558	1,944,480
Debt Service Fund	1,154,965	1,151,012	1,384,607
Total expenditures	<u>2,815,689</u>	<u>2,762,570</u>	<u>3,329,087</u>
 Total expenditures and transfers out requiring appropriation	 <u>2,815,689</u>	 <u>2,762,570</u>	 <u>3,329,087</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 4
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/12/26

ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
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ASSESSED VALUATION

Commercial	\$ 31,730,020	\$ 31,242,540	\$ 34,277,420
Agricultural	4,800	4,780	4,960
State assessed	70,010	73,820	73,520
Vacant land	4,038,560	4,469,610	6,341,070
Personal property	6,775,330	6,378,730	6,063,010
Certified Assessed Value	<u>\$ 42,618,720</u>	<u>\$ 42,169,480</u>	<u>\$ 46,759,980</u>

MILL LEVY

General	36.380	36.380	37.592
Debt Service	25.985	25.985	26.851
Total mill levy	<u>62.365</u>	<u>62.365</u>	<u>64.443</u>

PROPERTY TAXES

General	\$ 1,550,469	\$ 1,534,126	\$ 1,757,801
Debt Service	1,107,447	1,095,774	1,255,552
Levied property taxes	2,657,916	2,629,900	3,013,353
Adjustments to actual/rounding	(18,329)	-	-
Budgeted property taxes	<u>\$ 2,639,587</u>	<u>\$ 2,629,900</u>	<u>\$ 3,013,353</u>

BUDGETED PROPERTY TAXES

General	\$ 1,539,777	\$ 1,534,126	\$ 1,757,801
Debt Service	1,099,810	1,095,774	1,255,552
	<u>\$ 2,639,587</u>	<u>\$ 2,629,900</u>	<u>\$ 3,013,353</u>

See summary of significant assumptions.

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 4
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/12/26

	<div> <div>ACTUAL</div> <div>2024</div> </div>	<div> <div>ESTIMATED</div> <div>2025</div> </div>	<div> <div>BUDGET</div> <div>2026</div> </div>
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property Taxes	1,539,777	1,534,126	1,757,801
Specific Ownership Taxes	76,529	76,400	96,679
Interest Income	691	1,032	-
Other Revenue	43,727	-	90,000
Total revenues	1,660,724	1,611,558	1,944,480
Total funds available	1,660,724	1,611,558	1,944,480
EXPENDITURES			
General and administrative			
County Treasurer's Fee	23,120	23,012	26,367
Transfers to District No. 3	1,637,604	1,588,546	1,828,113
Contingency	-	-	90,000
Total expenditures	1,660,724	1,611,558	1,944,480
Total expenditures and transfers out requiring appropriation	1,660,724	1,611,558	1,944,480
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 4
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/12/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property Taxes	1,099,810	1,095,774	1,255,552
Specific Ownership Taxes	54,662	54,500	69,055
Interest Income	493	738	-
Other Revenue	-	-	60,000
Total revenues	1,154,965	1,151,012	1,384,607
Total funds available	1,154,965	1,151,012	1,384,607
EXPENDITURES			
General and administrative			
County Treasurer's Fee	16,514	16,437	18,833
Transfers to District No. 3	1,138,451	1,134,575	1,305,774
Contingency	-	-	60,000
Total expenditures	1,154,965	1,151,012	1,384,607
Total expenditures and transfers out requiring appropriation	1,154,965	1,151,012	1,384,607
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 4
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Prairie Center Metropolitan District No. 4 (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 May 22, 2006. The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including streets, transportation, traffic and safety controls, park and recreation facilities, water, sewer, television relay and translator and mosquito and pest control services.

Concurrently with the formation of the District, the City approved service plans for Prairie Center Metropolitan District Nos. 3, 5, 6, 7, 8, 9 and 10.

During elections held on May 2, 2006 and November 5, 2024, a majority of the District's electors authorized general obligation indebtedness of \$6,790,000,000, for the above listed facilities, intergovernmental agreements and debt refunding. Additionally, on November 5, 2024, 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 District No. 1 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. 4
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Property Taxes (Continued)

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		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 5.5% 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 a Capital Pledge Agreement with Prairie Center Metropolitan District No. 3 (Operating District), the District is obligated to impose annually in each of the years 2006-2030 a mill levy of 25.000 mills, subject to certain adjustments related to changes in the ratio of actual to assessed value, and remit property tax revenues derived from such mill levy, together with facilities fees and a portion of specific ownership taxes, to the Operating District to pay for the principal and interest on bonds issued by the Operating District. Further, a Facilities Funding, Construction and Operations Agreement with all other Districts obligates the District to transfer net property taxes derived from an Operation and Maintenance mill levy, together with a portion of specific ownership taxes, to the Operating District to pay for general and administrative expenditures.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 4
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

Except for the District's pledge to transfer to the Operating District the revenues described above for payment of bonds issued by the Operating District, the District has no other outstanding debt, nor any operating or capital leases.

Reserves

Emergency Reserve

The District has not provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2026, 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.