

**RESOLUTION NO. 2025 - 12 - 02**  
**A RESOLUTION OF THE BOARD OF DIRECTORS**  
**OF THE PRAIRIE CENTER METROPOLITAN DISTRICT NO. 4**  
**TO ADOPT THE 2026 BUDGET AND APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the Prairie Center Metropolitan District No. 4 ("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 December 3, 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 Prairie Center Metropolitan District No. 4:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Prairie Center Metropolitan District No. 4 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 3rd day of December, 2025.

*Diana Garcia*

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Secretary

**EXHIBIT A**  
(Budget)

**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

	<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	1,099,810	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:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>
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.**

I, Diana Garcia, hereby certify that I am the duly appointed Secretary of the Prairie Center Metropolitan District No. 4, 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 Prairie Center Metropolitan District No. 4 held on December 3, 2025.

By: *Diana Garcia*  
Secretary

**RESOLUTION NO. 2025 - 12 - 03**  
**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE**  
**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 4**  
**TO SET MILL LEVIES**

WHEREAS, the Board of Directors of the Prairie Center Metropolitan District No. 4 (“District”) has adopted the 2026 annual budget in accordance with the Local Government Budget Law on December 3, 2025; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2026 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Prairie Center Metropolitan District No. 4:

1. That for the purposes of meeting all general fund expenses of the District during the 2026 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 3rd day of December, 2025.

*Diana Garcia*

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Secretary

**EXHIBIT A**  
(Certification of Tax Levies)

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**TO: County Commissioners<sup>1</sup> of Adams County, Colorado.On behalf of the Prairie Center Metropolitan District No. 4,(taxing entity)<sup>A</sup>the Board of Directors(governing body)<sup>B</sup>of the Prairie Center Metropolitan District No. 4(local government)<sup>C</sup>

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

46,759,980

(GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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:

46,759,980

(NET<sup>G</sup> 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: 12/08/2025

(no later than Dec. 15)

(mm/dd/yyyy)

for budget/fiscal year

2026

(yyyy)

**PURPOSE** (see end notes for definitions and examples)**LEVY<sup>2</sup>****REVENUE<sup>2</sup>**1. General Operating Expenses<sup>H</sup>

37.592

mills

\$

1,757,801

2. <Minus> Temporary General Property Tax Credit/  
Temporary Mill Levy Rate Reduction<sup>I</sup>

&lt;

&gt;

mills

\$

&lt;

&gt;

**SUBTOTAL FOR GENERAL OPERATING:**

37.592

mills

\$

1,757,801

3. General Obligation Bonds and Interest<sup>J</sup>

26.851

mills

\$

1,255,552

4. Contractual Obligations<sup>K</sup>

mills

\$

5. Capital Expenditures<sup>L</sup>

mills

\$

6. Refunds/Abatements<sup>M</sup>

mills

\$

7. Other<sup>N</sup> (specify):

mills

\$

mills

\$

**TOTAL:** [ Sum of General Operating  
Subtotal and Lines 3 to 7 ]

64.443

mills

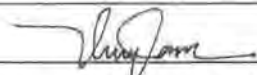
\$

3,013,353

Contact person:  
(print)Thuy DamDaytime  
phone:

(303)779-5710

Signed:



Title:

Accountant for the District

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, CO 80203. Questions? Call DLG at (303) 864-7720.

<sup>1</sup> 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.

<sup>2</sup> 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 (32-1-1603 C.R.S.).** Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, 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<sup>J</sup>:**

1.	Purpose of Issue:	Public Improvements/Capital Pledge Agreement with Prairie Center MD3
	Series:	Limited Property Tax Supported Revenue Bonds, Series 2017A&B (Issuer is Prairie Center Metro District No. 3)
	Date of Issue:	10/26/2017
	Coupon Rate:	4.168% - 5.000%
	Maturity Date:	12/15/2041
	Levy:	26.851
	Revenue:	\$1,255,552
2.	Purpose of Issue:	Public Improvements/Capital Pledge Agreement with Prairie Center MD3
	Series:	Sub Limited Prop Tax Supported Revenue Bonds, Series 2007A&B (Issuer is Prairie Center Metro District No. 3)
	Date of Issue:	6/7/2007
	Coupon Rate:	8.750% - 9.500%
	Maturity Date:	12/15/2031
	Levy:	0.000
	Revenue:	\$0

#### **CONTRACTS<sup>K</sup>:**

3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
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.



I, Diana Garcia, hereby certify that I am the duly appointed Secretary of the Prairie Center Metropolitan District No. 4, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Prairie Center Metropolitan District No. 4 held on December 3, 2025.

*Diana Garcia*

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Secretary