

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/15/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 4,157,348	\$ 2,035,704	\$ 2,654,519	\$ 2,654,519	\$ 1,102,228
REVENUES					
Property taxes	524,772	935,615	935,474	935,615	1,029,403
Specific ownership taxes	35,250	65,494	21,554	43,184	61,765
Operations and maintenance fee	152,250	233,000	116,217	233,000	275,700
Administrative costs transfer fee	12,200	30,000	16,439	30,000	5,000
Interest Income	222,927	150,000	80,053	150,009	-
Developer advance	2,244,295	1,418,668	27,881	845,888	-
Facilities fees	207,000	114,000	105,000	105,000	-
Other Revenue	7,068	10,000	5,748	7,000	5,000
Developer advance - Project Management Fee	62,618	5,000	1,637	8,700	-
Credit public improvement fees	159,088	76,000	96,435	96,435	-
Add-On public improvement fees	159,088	76,000	96,434	96,434	-
Credit public improvement fees - PRI	39,772	19,000	24,109	24,109	-
Drainage impact fees	361,820	256,480	100,760	114,500	-
Rebated City fees	459,459	405,420	236,487	493,244	-
Neighborhood Park impact fees	114,318	110,376	94,608	94,608	-
Total revenues	<u>4,761,925</u>	<u>3,905,053</u>	<u>1,958,836</u>	<u>3,277,726</u>	<u>1,376,868</u>
Total funds available	<u>8,919,273</u>	<u>5,940,757</u>	<u>4,613,355</u>	<u>5,932,245</u>	<u>2,479,096</u>
EXPENDITURES					
General and administrative	133,004	277,000	71,035	137,567	242,000
Operations and maintenance	193,843	283,000	86,777	276,800	325,000
Debt service	1,700,606	2,100,000	822,822	2,166,000	900,000
Capital projects	4,237,301	2,280,000	925,470	2,249,650	-
Total expenditures	<u>6,264,754</u>	<u>4,940,000</u>	<u>1,906,104</u>	<u>4,830,017</u>	<u>1,467,000</u>
Total expenditures and transfers out requiring appropriation	<u>6,264,754</u>	<u>4,940,000</u>	<u>1,906,104</u>	<u>4,830,017</u>	<u>1,467,000</u>
ENDING FUND BALANCES	<u>\$ 2,654,519</u>	<u>\$ 1,000,757</u>	<u>\$ 2,707,251</u>	<u>\$ 1,102,228</u>	<u>\$ 1,012,096</u>
EMERGENCY RESERVE	\$ 8,000	\$ 13,200	\$ 9,000	\$ 13,000	\$ 14,100
O&M RESERVE	-	-	-	30,000	30,000
SERIES 2020 - REQUIRED DEBT SERVICE	812,672	812,672	812,672	812,672	812,672
TOTAL RESERVE	<u>\$ 820,672</u>	<u>\$ 825,872</u>	<u>\$ 821,672</u>	<u>\$ 855,672</u>	<u>\$ 856,772</u>

No assurance provided. See summary of significant assumptions.

PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/15/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
ASSESSED VALUATION					
Residential - Single Family	\$ 5,620,000	\$ 9,720,250	\$ 9,720,250	\$ 9,720,250	\$ 12,002,940
State assessed	3,290	3,870	3,870	3,870	4,510
Vacant land	2,175,020	2,585,770	2,585,770	2,585,770	1,053,600
Personal property	120,760	203,020	203,020	203,020	216,600
Certified Assessed Value	<u>\$ 7,919,070</u>	<u>\$ 12,512,910</u>	<u>\$ 12,512,910</u>	<u>\$ 12,512,910</u>	<u>\$ 13,277,650</u>
MILL LEVY					
General	11.031	12.462	12.462	12.462	12.921
Debt Service	55.156	62.310	62.310	62.310	64.608
Total mill levy	<u>66.187</u>	<u>74.772</u>	<u>74.772</u>	<u>74.772</u>	<u>77.529</u>
PROPERTY TAXES					
General	\$ 87,355	\$ 155,936	\$ 155,936	\$ 155,936	\$ 171,561
Debt Service	436,784	779,679	779,679	779,679	857,842
Levied property taxes	524,139	935,615	935,615	935,615	1,029,403
Adjustments to actual/rounding	633	-	(141)	-	-
Budgeted property taxes	<u>\$ 524,772</u>	<u>\$ 935,615</u>	<u>\$ 935,474</u>	<u>\$ 935,615</u>	<u>\$ 1,029,403</u>
BUDGETED PROPERTY TAXES					
General	\$ 87,460	\$ 155,936	\$ 155,912	\$ 155,936	\$ 171,561
Debt Service	437,312	779,679	779,562	779,679	857,842
	<u>\$ 524,772</u>	<u>\$ 935,615</u>	<u>\$ 935,474</u>	<u>\$ 935,615</u>	<u>\$ 1,029,403</u>

No assurance provided. See summary of significant assumptions.

PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/15/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (18,624)	\$ 8,000	\$ (22,433)	\$ (22,433)	\$ 43,905
REVENUES					
Property taxes	87,460	155,936	155,912	155,936	171,561
Specific ownership taxes	5,875	10,916	3,592	7,184	10,294
Operations and maintenance fee	152,250	233,000	116,217	233,000	275,700
Interest Income	44	-	9	9	-
Developer advance	43,585	25,348	27,881	27,881	-
Administrative costs transfer fee	12,200	30,000	16,439	30,000	5,000
Other Revenue	7,068	10,000	5,748	7,000	5,000
Total revenues	<u>308,482</u>	<u>465,200</u>	<u>325,798</u>	<u>461,010</u>	<u>467,555</u>
Total funds available	<u>289,858</u>	<u>473,200</u>	<u>303,365</u>	<u>438,577</u>	<u>511,460</u>
EXPENDITURES					
General and administrative					
Accounting	43,514	45,000	25,179	47,000	50,000
Auditing	4,900	6,000	-	6,000	6,600
County Treasurer's Fee	1,311	2,339	2,339	2,339	2,573
Directors' fees	1,200	1,600	-	1,200	1,600
Dues and Membership	1,238	1,500	607	607	1,500
Insurance	11,231	12,000	10,726	10,726	15,000
District management	13,982	30,000	6,710	20,000	30,000
Legal	24,668	33,000	7,079	25,000	25,000
Miscellaneous	14,558	15,561	2,701	5,000	4,727
Election	1,846	-	-	-	5,000
Contingency	-	30,000	-	-	-
Operations and maintenance					
Repairs and maintenance - District Tracts	932	2,500	1,838	3,000	3,500
Landscaping - District Tracts	43,897	70,000	23,142	65,000	105,000
Tree care	-	15,000	-	21,000	15,000
Electricity - District Tracts	1,531	2,000	948	1,800	2,000
Community management	33,284	35,000	16,665	35,000	48,000
Billing	25,232	24,000	11,334	24,000	24,000
Snow removal	12,014	30,000	14,489	25,000	25,000
Underdrain system maintenance	-	5,000	-	5,000	5,000
Irrigation Water- DistrictTracts	75,715	95,000	17,833	95,000	95,000
Site lighting	-	2,500	-	-	-
Pet Station services	1,238	2,000	528	2,000	2,500
Total expenditures	<u>312,291</u>	<u>460,000</u>	<u>142,118</u>	<u>394,672</u>	<u>467,000</u>
Total expenditures and transfers out requiring appropriation	<u>312,291</u>	<u>460,000</u>	<u>142,118</u>	<u>394,672</u>	<u>467,000</u>
ENDING FUND BALANCES	<u>\$ (22,433)</u>	<u>\$ 13,200</u>	<u>\$ 161,247</u>	<u>\$ 43,905</u>	<u>\$ 44,460</u>
EMERGENCY RESERVE	\$ 8,000	\$ 13,200	\$ 9,000	\$ 13,000	\$ 14,100
O&M RESERVE	-	-	-	30,000	30,000
TOTAL RESERVE	<u>\$ 8,000</u>	<u>\$ 13,200</u>	<u>\$ 9,000</u>	<u>\$ 43,000</u>	<u>\$ 44,100</u>

No assurance provided. See summary of significant assumptions.

PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/15/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 1,067,541	\$ 1,265,024	\$ 1,358,118	\$ 1,358,118	\$ 1,058,323
REVENUES					
Property taxes	437,312	779,679	779,562	779,679	857,842
Specific ownership taxes	29,375	54,578	17,962	36,000	51,471
Credit public improvement fees	159,088	76,000	96,435	96,435	-
Add-On public improvement fees	159,088	76,000	96,434	96,434	-
Interest Income	78,279	50,000	40,646	70,000	-
Drainage impact fees	361,820	256,480	100,760	114,500	-
Facilities fees	207,000	114,000	105,000	105,000	-
Rebated City fees	459,459	405,420	236,487	493,244	-
Neighborhood Park impact fees	114,318	110,376	94,608	94,608	-
Total revenues	<u>2,005,739</u>	<u>1,922,533</u>	<u>1,567,894</u>	<u>1,885,900</u>	<u>909,313</u>
Total funds available	<u>3,073,280</u>	<u>3,187,557</u>	<u>2,926,012</u>	<u>3,244,018</u>	<u>1,967,636</u>
EXPENDITURES					
General and administrative					
County Treasurer's Fee	6,556	11,695	11,694	11,695	12,868
Paying agent fees	8,000	8,000	4,000	8,000	8,000
Contingency	-	80,305	-	-	79,132
Debt Service					
Bond interest	410,606	400,000	182,822	353,000	300,000
Bond principal	1,290,000	1,700,000	640,000	1,813,000	600,000
Total expenditures	<u>1,715,162</u>	<u>2,200,000</u>	<u>838,516</u>	<u>2,185,695</u>	<u>1,000,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,715,162</u>	<u>2,200,000</u>	<u>838,516</u>	<u>2,185,695</u>	<u>1,000,000</u>
ENDING FUND BALANCES	<u>\$ 1,358,118</u>	<u>\$ 987,557</u>	<u>\$ 2,087,496</u>	<u>\$ 1,058,323</u>	<u>\$ 967,636</u>
SERIES 2020 - REQUIRED DEBT SERVICE	<u>\$ 812,672</u>	<u>\$ 812,672</u>	<u>\$ 812,672</u>	<u>\$ 812,672</u>	<u>\$ 812,672</u>
TOTAL RESERVE	<u>\$ 812,672</u>	<u>\$ 812,672</u>	<u>\$ 812,672</u>	<u>\$ 812,672</u>	<u>\$ 812,672</u>

No assurance provided. See summary of significant assumptions.

PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/15/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 3,108,431	\$ 762,680	\$ 1,318,834	\$ 1,318,834	\$ -
REVENUES					
Interest Income	144,604	100,000	39,398	80,000	
Developer advance	2,200,710	1,393,320	-	818,007	
Developer advance - Project Management Fee	62,618	5,000	1,637	8,700	
Credit public improvement fees - PRI	39,772	19,000	24,109	24,109	-
Total revenues	<u>2,447,704</u>	<u>1,517,320</u>	<u>65,144</u>	<u>930,816</u>	<u>-</u>
Total funds available	<u>5,556,135</u>	<u>2,280,000</u>	<u>1,383,978</u>	<u>2,249,650</u>	<u>-</u>
EXPENDITURES					
Capital projects					
Accounting	29,010	30,000	8,769	15,000	-
Legal	13,856	-	-	-	-
Project management fee	62,618	5,000	1,637	8,700	-
Project management fee interest	75,169	-	-	-	-
Engineering	12,438	10,000	2,044	10,000	-
Contingency	-	135,000	-	-	-
Repay developer advance	2,233,600	2,000,000	900,600	2,000,000	-
PPI					
Village 1 - Phase 3	15,707	-	-	-	-
Village 1 - Phase 4	913,288	15,000	2,157	15,000	-
DPI					
Village 1 - Phase 2	-	-	950	950	-
Village 1 - Phase 3	46,607	-	-	-	-
Village 1 - Phase 4	835,008	85,000	9,313	200,000	-
Total expenditures	<u>4,237,301</u>	<u>2,280,000</u>	<u>925,470</u>	<u>2,249,650</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>4,237,301</u>	<u>2,280,000</u>	<u>925,470</u>	<u>2,249,650</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 1,318,834</u>	<u>\$ -</u>	<u>\$ 458,508</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Prairie Center Metropolitan District No. 7 (District) is a quasi-municipal corporation located in the City of Brighton, Adams County, Colorado and is governed pursuant to the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized on June 6, 2006, concurrently with Prairie Center Metropolitan District Nos 3-6 and 8-10, pursuant to an order and decree of the Adams County District Court. The Service Plan for the District was approved by the City of Brighton on February 21, 2006, modified on November 13, 2006, and amended and restated on November 4, 2008, and modified on April 14, 2013.

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 translation and mosquito and pest control services. The District is authorized to operate and maintain any improvements not otherwise conveyed to the City or other entities.

During elections held on May 2, 2006, 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 May 2, 2006, the District's voters authorized the District to collect, retain and spend all revenues in excess of TABOR spending, revenue raising or other limitations.

Pursuant to the Service Plans of District Nos. 2–10, the maximum aggregate principal of debt that may be incurred by all of such Districts, together with District No. 1, collectively, is \$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. Section 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. 7
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Property Taxes (Continued)

For property tax collection year 2025, SB22-238 and SB23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
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.

Interest Income

Investment earned on the District’s available funds has been estimated based on historical interest earnings.

Developer Advances

A portion of operations, maintenance, and capital costs of the District is expected to be funded by the Developer.

Operations and Administrative Costs Transfer Fees

The District established an operations fee on each residential lot along with a one-time administrative costs transfer fee upon closing to cover the costs of operations and maintaining the District improvements. In 2024, the District increases the operations fee to \$750 per year and the administrative costs transfer fee to \$500 per closing.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Facilities Fees, Credit PIF, Add-On PIF, Drainage Impact Fees, Rebated City Fees, and Neighborhood Park Impact Fees

The District entered into an Intergovernmental Agreement Regarding Assignment of Revenues (the IGA) with Prairie Center Metro District No. 3 (District No. 3). Per the IGA, District No. 3 agrees to transfer to the District its rights to receive revenues as set forth in the IGA that are directly attributable to Village I. District No. 3 is relieved from providing any public improvements or management services related to Village I as it is being developed by the District, separately from the remaining development.

These assigned revenues include:

- *Facilities Fees* – being assessed for the use of the District’s improvements. The facilities fee is \$3,000 per single-family, detached dwelling unit, due on or before the date of issuance of a building permit by the City of Brighton.
- *Credit and Add-On PIF* – being assessed on use tax transactions and collected at the time of building permit issuance. The Credit PIF is calculated as 1.25% of 50% of the project valuation. The Add-On PIF is calculated as 1.00% of 50% of the project valuation.
- *Drainage Impact Fees* – the City of Brighton shall reimburse the District, on a quarterly basis from building permits issued, for the design, financing and construction of the stormwater improvements.
- *Rebated City Fees* – the City of Brighton shall remit a per-lot rebated fee to the District, on a quarterly basis from certificates of occupancy issued, in the amount of \$6,756.75 per single-family residential lot for a total reimbursement not to exceed \$2,500,000 at the completion of the Village 1 Subdivision.
- *Neighborhood Park Impact Fees* - the City of Brighton has agreed to remit the Neighborhood Park Impact Fees to the District as reimbursement for the costs of construction of certain Neighborhood Park Improvements in the amount of \$1,971 per residential unit.

Expenditures

General and Administrative

General and administrative expenditures include the estimated costs of services necessary to maintain the District’s administrative viability such as legal, management, accounting, insurance and other administrative expenses.

Operations and Maintenance

Operations and maintenance expenditures include estimated expenditures for improvements within the District related to repairs and maintenance, landscaping maintenance, park maintenance, utility costs and snow removal.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (Continued)

Treasurer's Fees

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

Debt Service

Payments on Series 2020 Bonds are based on the amount of funds available. Therefore, a scheduled amortization has not been included in the budget.

Series 2021 Subordinate Bonds are also structured as cash flow bonds. A debt amortization schedule has not been provided as payments are made when funds are available.

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects Fund.

Debt and Leases

Limited Tax General Obligation Bonds, Series 2020

The District issued Series 2020 Limited Tax General Obligation Bonds on August 12, 2020, in the par amount of \$12,225,000. Proceeds from the sale of the Bonds will be used to finance a portion of the costs of constructing certain public infrastructure to serve the Development and certain other property within Prairie Center and repay advances made by the Developer to the District to construct such public infrastructure. A portion of the proceeds of the Bonds will also be used to fund: (a) the Reserve Fund, (b) capitalized interest on the Bonds; and (c) costs of issuing the Bonds. The Bonds will be issued as two term bonds. The first term bond bears interest at 4.125% and matures on December 15, 2036. The second term bond bears interest at 4.875% and matures on December 15, 2044. Interest on the Bonds is payable semi-annually on June 15 and December 15 ("Interest Payment Dates"), beginning on December 15, 2020, to the extent of available Pledged Revenue.

The Bonds are structured as "cash flow" bonds, meaning that no regularly scheduled payments of principal are due on the term Bonds prior to their respective maturity dates. Instead, principal is payable on each June 15 and December 15 from available Pledged Revenue, if any, pursuant to a mandatory redemption, after paying interest due on such Interest Payment Date and after funding in full interest coming due on the next Interest Payment Date (the "Subsequent Interest Payment Date"), less any amounts on deposit in such account, including any deposits from capitalized interest. To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid. To the extent interest on any Bond is not paid when due, such interest shall compound semiannually on each Interest Payment Date, at the rate then borne by the Bond.

The Bonds are secured by and payable solely from Pledged Revenue, which includes property taxes derived from the Required Mill Levy net of the cost of collection, Specific Ownership Taxes attributable to the Required Mill Levy, Pledged PIF Revenues, PILOT revenues (if any), and any other legally available moneys of the District which the District deposits with the Trustee for application as Pledged Revenue. The forecast does not include Pledged PIF or PILOT revenues. The Bonds are also secured by amounts held in the Reserve Fund in the amount \$812,672.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (Continued)

Subordinate Limited Tax General Obligation Bonds, Series 2021

The District issued Subordinate Limited Tax General Obligation Bonds (the Subordinate Bonds) on November 30, 2021, in the par amount of \$3,990,000. Proceeds from the sale of the Subordinate Bonds were used to repay advances made by the Developer to the District to construct such public infrastructure to serve the development and certain other property within Prairie Center, and to pay costs of issuing the Subordinate Bonds.

The Subordinate Bonds bear interest at the rate of 6.375% per annum and are payable annually on December 15, beginning December 15, 2022, but only to the extent of available Subordinate Pledged Revenue. The Subordinate Bonds are structured as “cash flow” bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date of June 15, 2046. Principal on the Subordinate Bonds is payable on each December 15 from, and to the extent of, Subordinate Pledged Revenue available 45 days prior to such December 15.

Accrued unpaid interest on the Subordinate Bonds compounds annually on each December 15 until sufficient Subordinate Pledged Revenue is available for payment or until discharged. In the event that any amount of principal or interest on the Subordinate Bonds remains unpaid after application of all Subordinate Pledged Revenue available therefor on December 15, 2056, the Subordinate Bonds will be deemed discharged. No payments are permitted to be made on the Subordinate Bonds until the 2020 Senior Bonds and any other Senior Obligations issued by the District have been paid in full or defeased.

The Subordinate Bonds are secured by and payable from moneys derived by the District from the following sources: (a) all Subordinate Property Tax Revenues; (b) all Subordinate Specific Ownership Tax Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (Continued)

The following is analysis of anticipated changes in the District’s long-term obligations for the year ending December 31, 2024 and 2025:

	Balance - December 31, 2023	Additions	Retirements	Anticipated Balance - December 31, 2024
Bonds Payable				
Series 2020 - Senior	\$ 7,955,000	\$ -	\$ 1,813,000	\$ 6,142,000
Series 2021 - Subordinate	3,990,000	-	-	3,990,000
Accrued Interest on Bonds				
Series 2021 - Subordinate	549,039	289,364	-	838,403
Developer Advances:				
Operating	615,184	27,881	-	643,065
Capital	14,027,185	818,007	718,000	14,127,192
Accrued Interest				
Operating	135,916	68,000	-	203,916
Capital	254,830	1,282,000	1,282,000	254,830
Funding Fee Payable	121,595	55,000	-	176,595
Total	<u>\$ 27,648,749</u>	<u>\$ 2,540,252</u>	<u>\$ 3,813,000</u>	<u>\$ 26,376,001</u>
	Anticipated Balance - December 31, 2024	Additions	Retirements	Anticipated Balance - December 31, 2025
Bonds Payable				
Series 2020 - Senior	\$ 6,142,000	\$ -	\$ 600,000	\$ 5,542,000
Series 2021 - Subordinate	3,990,000	-	-	3,990,000
Accrued Interest on Bonds				
Series 2021 - Subordinate	838,403	307,811	-	1,146,214
Developer Advances:				
Operating	643,065	-	-	643,065
Capital	14,127,192	-	-	14,127,192
Accrued Interest				
Operating	203,916	76,000	-	279,916
Capital	254,830	1,290,000	-	1,544,830
Funding Fee Payable	176,595	55,000	-	231,595
Total	<u>\$ 26,376,001</u>	<u>\$ 1,728,811</u>	<u>\$ 600,000</u>	<u>\$ 27,504,812</u>

The District has no outstanding operating or capital leases.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending for 2025, as defined under TABOR.

Debt Service Reserve

The Series 2020 Bonds are also secured by funds to be held by the Trustee in the Reserve Funds, in the required amount of \$812,672.

This information is an integral part of the accompanying budget.