

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/22/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 2,654,519	\$ 1,456,889	\$ 1,093,072
REVENUES			
Property taxes	934,662	1,011,494	1,036,375
Specific ownership taxes	44,870	48,935	57,001
Operations and maintenance fee	245,885	291,200	306,138
Administrative costs transfer fee	45,000	10,000	5,000
Interest Income	149,490	53,020	50,000
Developer advance	27,881	92,000	-
Facilities fees	105,000	-	-
Other Revenue	5,533	2,000	2,000
Developer advance - Project Management Fee	830,234	3,500	-
Credit public improvement fees	96,435	-	-
Add-On public improvement fees	96,434	-	-
Credit public improvement fees - PRI	24,109	-	-
Drainage impact fees	114,500	-	-
Rebated City fees	493,243	-	-
Neighborhood Park impact fees	94,608	-	-
Total revenues	3,307,884	1,512,149	1,456,514
TRANSFERS IN	-	165	-
Total funds available	5,962,403	2,969,203	2,549,586
EXPENDITURES			
General and administrative	143,248	175,755	169,000
Operations and maintenance	293,114	374,300	331,000
Debt service	2,392,444	801,750	932,000
Capital projects	1,676,708	524,161	128,624
Total expenditures	4,505,514	1,875,966	1,560,624
TRANSFERS OUT	-	165	-
Total expenditures and transfers out requiring appropriation	4,505,514	1,876,131	1,560,624
ENDING FUND BALANCES	\$ 1,456,889	\$ 1,093,072	\$ 988,962
EMERGENCY RESERVE	\$ 13,800	\$ 14,400	\$ 14,900
AVAILABLE FOR O&M RESERVE	38,753	-	15,803
SERIES 2020 - REQUIRED DEBT SERVICE	812,672	812,672	812,672
TOTAL RESERVE	\$ 865,225	\$ 827,072	\$ 843,375

See summary of significant assumptions.

PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/22/26

ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
----------------	-------------------	----------------

ASSESSED VALUATION

Residential - Single Family	\$ 9,720,250	\$ 11,773,730	\$ 13,350,340
State assessed	3,870	4,510	6,500
Vacant land	2,585,770	1,028,460	4,070
Personal property	203,020	216,600	240,880
Certified Assessed Value	\$ 12,512,910	\$ 13,023,300	\$ 13,601,790

MILL LEVY

General	12.462	12.944	12.699
Debt Service	62.310	64.724	63.495
Total mill levy	74.772	77.668	76.194

PROPERTY TAXES

General	\$ 155,936	\$ 168,574	\$ 172,729
Debt Service	779,679	842,920	863,646
Levied property taxes	935,615	1,011,494	1,036,375
Adjustments to actual/rounding	(5,796)	-	-
Refunds and abatements	4,843	-	-
Budgeted property taxes	\$ 934,662	\$ 1,011,494	\$ 1,036,375

BUDGETED PROPERTY TAXES

General	\$ 155,777	\$ 168,574	\$ 172,729
Debt Service	778,885	842,920	863,646
\$ 934,662	\$ 1,011,494	\$ 1,036,375	

PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/22/26

	ACTUAL	ESTIMATED	BUDGET
	2024	2025	2026
BEGINNING FUND BALANCES	\$ (22,433)	\$ 52,553	\$ 2,336
REVENUES			
Property taxes	155,777	168,574	172,729
Specific ownership taxes	7,478	7,400	9,500
Operations and maintenance fee	245,885	291,200	306,138
Interest Income	47	20	-
Developer advance	27,881	-	-
Administrative costs transfer fee	45,000	10,000	5,000
Other Revenue	5,533	2,000	2,000
Total revenues	487,601	479,194	495,367
Total funds available	465,168	531,747	497,703
EXPENDITURES			
General and administrative			
Accounting	46,095	52,000	46,000
Auditing	6,000	6,572	7,000
County Treasurer's Fee	2,349	2,529	2,591
Directors' fees	1,100	1,600	1,600
Dues and Membership	810	648	1,000
Insurance	10,981	11,209	12,400
District management	17,221	32,000	25,000
Legal	30,870	37,000	30,000
Community management legal	-	5,000	5,000
Miscellaneous	3,858	4,000	5,409
Election	217	2,553	-
Operations and maintenance			
Repairs and maintenance - District Tracts	1,787	1,800	2,000
Landscaping - District Tracts	62,665	147,000	110,000
Tree care program	20,681	-	10,000
Electricity - District Tracts	1,909	2,000	2,000
Community management	35,319	54,000	30,000
Billing	26,423	25,000	25,000
Snow removal	16,619	23,000	25,000
Underdrain system maintenance	-	-	15,000
Irrigation Water- District Tracts	126,453	120,000	110,000
Pet Station services	1,258	1,500	2,000
Total expenditures	412,615	529,411	467,000
Total expenditures and transfers out requiring appropriation	412,615	529,411	467,000
ENDING FUND BALANCES	\$ 52,553	\$ 2,336	\$ 30,703
EMERGENCY RESERVE	\$ 13,800	\$ 14,400	\$ 14,900
AVAILABLE FOR O&M RESERVE	38,753	-	15,803
TOTAL RESERVE	\$ 52,553	\$ 14,400	\$ 30,703

See summary of significant assumptions.

PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/22/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,358,118	\$ 849,886	\$ 962,112
REVENUES			
Property taxes	778,885	842,920	863,646
Specific ownership taxes	37,392	41,535	47,501
Credit public improvement fees	96,435	-	-
Add-On public improvement fees	96,434	-	-
Interest Income	91,462	50,000	50,000
Drainage impact fees	114,500	-	-
Facilities fees	105,000	-	-
Rebated City fees	493,243	-	-
Neighborhood Park impact fees	94,608	-	-
Total revenues	1,907,959	934,455	961,147
TRANSFERS IN			
Transfers from other funds	-	165	-
Total funds available	3,266,077	1,784,506	1,923,259
EXPENDITURES			
General and administrative			
County Treasurer's Fee	11,747	12,644	12,955
Paying agent fees	12,000	8,000	8,000
Contingency	-	-	12,045
Debt Service			
Bond interest	352,444	276,750	252,000
Bond principal	2,040,000	525,000	680,000
Total expenditures	2,416,191	822,394	965,000
Total expenditures and transfers out requiring appropriation	2,416,191	822,394	965,000
ENDING FUND BALANCES	\$ 849,886	\$ 962,112	\$ 958,259
SERIES 2020 - REQUIRED DEBT SERVICE	\$ 812,672	\$ 812,672	\$ 812,672
TOTAL RESERVE	\$ 812,672	\$ 812,672	\$ 812,672

See summary of significant assumptions.

PRAIRE CENTER METROPOLITAN DISTRICT NO. 7
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/22/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,318,834	\$ 554,450	\$ 128,624
REVENUES			
Interest Income	57,981	3,000	-
Developer advance	-	92,000	-
Developer advance - Project Management Fee	830,234	3,500	-
Credit public improvement fees - PRI	24,109	-	-
Total revenues	912,324	98,500	-
Total funds available	2,231,158	652,950	128,624
EXPENDITURES			
Capital projects			
Accounting	23,656	3,837	-
Project management fee	5,264	3,500	-
Engineering	2,044	-	-
Repay developer advance	1,556,100	404,824	128,624
PPI			
Village 1 - Phase 4	17,237	-	-
DPI			
Village 1 - Phase 2	7,310	-	-
Village 1 - Phase 4	65,097	112,000	-
Total expenditures	1,676,708	524,161	128,624
TRANSFERS OUT			
Transfers to other fund	-	165	-
Total expenditures and transfers out requiring appropriation	1,676,708	524,326	128,624
ENDING FUND BALANCES	\$ 554,450	\$ 128,624	\$ -

See summary of significant assumptions.

PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
2026 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
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Property Taxes (Continued)

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.

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%

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.

Interest Income

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

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 2026, the District increases the operations fee to \$828 per year and the administrative costs transfer fee stays the same at \$500 per closing.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
2026 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 1. District No. 3 is relieved from providing any public improvements or management services related to Village 1 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
2026 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
2026 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 each December 15 from, and to the extent Subordinate Pledged Revenue is 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
2026 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, 2025 and 2026:

	Anticipated		
	Balance -		December 31,
	2024	Additions	
Bonds Payable			
Series 2020 - Senior	\$ 5,915,000	\$ -	\$ 525,000
Series 2021 - Subordinate	3,990,000	-	-
Accrued Interest on Bonds			
Series 2021 - Subordinate	838,406	307,811	-
Developer Advances:			
Operating	643,065	-	-
Capital	13,412,669	-	245,385
Accrued Interest			
Operating	207,508	77,000	-
Capital	576,204	1,240,000	159,439
Funding Fee Payable			
Total	<u>190,538</u>	<u>71,000</u>	<u>-</u>
	<u>\$ 25,773,390</u>	<u>\$ 1,695,811</u>	<u>\$ 929,824</u>
	Anticipated		
	Balance -		December 31,
	December 31,		
	2025	Additions	2026
Bonds Payable			
Series 2020 - Senior	\$ 5,390,000	\$ -	\$ 680,000
Series 2021 - Subordinate	3,990,000	-	-
Accrued Interest on Bonds			
Series 2021 - Subordinate	1,146,217	327,430	-
Developer Advances:			
Operating	643,065	-	-
Capital	13,167,284	-	-
Accrued Interest			
Operating	284,508	83,000	-
Capital	1,656,765	1,334,000	128,624
Funding Fee Payable			
Total	<u>261,538</u>	<u>70,000</u>	<u>-</u>
	<u>\$ 26,539,377</u>	<u>\$ 1,814,430</u>	<u>\$ 808,624</u>

The District has no outstanding operating or capital leases.

**PRAIRIE CENTER METROPOLITAN DISTRICT NO. 7
2026 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 2026, 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.