

**PRAIRIE POINT METROPOLITAN DISTRICT NO. 3**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2026**

**PRAIRIE POINT METROPOLITAN DISTRICT NO. 3  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/2/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	145	245	249
Specific ownership taxes	8	14	14
Interest Income	8	1	-
Other Revenue	-	-	237
Total revenues	<u>161</u>	<u>260</u>	<u>500</u>
Total funds available	<u>161</u>	<u>260</u>	<u>500</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	2	4	4
Contingency	-	-	237
Intergovernmental expenditures	159	256	259
Total expenditures	<u>161</u>	<u>260</u>	<u>500</u>
Total expenditures and transfers out requiring appropriation	<u>161</u>	<u>260</u>	<u>500</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**PRAIRIE POINT METROPOLITAN DISTRICT NO. 3**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/2/25

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

**ASSESSED VALUATION**

Agricultural	\$ 1,535	\$ 2,691	\$ 2,746
Vacant land	140	140	135
Certified Assessed Value	\$ 1,675	\$ 2,831	\$ 2,881

**MILL LEVY**

General	86.591	86.591	86.591
Total mill levy	86.591	86.591	86.591

**PROPERTY TAXES**

General	\$ 145	\$ 245	\$ 249
Budgeted property taxes	\$ 145	\$ 245	\$ 249

**BUDGETED PROPERTY TAXES**

General	\$ 145	\$ 245	\$ 249
	\$ 145	\$ 245	\$ 249

See summary of significant assumptions.

**PRAIRIE POINT METROPOLITAN DISTRICT NO. 3**  
**2026 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Prairie Point Metropolitan District No. 3 (the "District") was organized January 20, 2006 by Order of the Arapahoe County District Court and has an Amended and Restated Service Plan dated April 22, 2024, as further amended by such amendment approved on April 26, 2025, to provide financing for the design, acquisition, installation and construction of water, streets, public transportation, traffic safety, parks, open space and recreation, sewer and drainage facilities, mosquito control, limited fire protection and emergency medical, limited television relay and operation and maintenance of the District. The District's service area is located entirely within the City of Aurora in Arapahoe County, Colorado.

On May 15, 2025, Prairie Point Metropolitan District Nos. 1-3 (the "Districts") entered into that certain Fourth Amended and Restated Prairie Point Community Authority Board Establishment Agreement (the "CABEA"), having an original effective date of September 16, 2021, creating the Prairie Point Community Authority Board (the "CAB"). The CAB was formed for the general purposes of coordinating the provision of services and Public Improvements for the Prairie Point development (the "Development") in accordance land use regulations and development standards of the City of Aurora and Arapahoe County. Among other items, the CABEA establishes that the CAB will issue indebtedness to finance the Public Improvements that the Districts are authorized to finance, construct and/or acquire pursuant to their respective Service Plans, and that the Districts will levy ad valorem property taxes and transfer the related revenue to the CAB for making payment towards such indebtedness and for funding administrative expenses of the Districts as well as operations and maintenance expenses related to the Development.

At the November 6, 2018 election, District voters approved authorization to increase property tax up to \$20,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$2,500,000,000 for the above listed facilities and \$250,000,000 for the purpose of refunding debt. The voters also authorized debt of \$250,000,000 for the cost of operating and maintaining the District's systems. The election provided for intergovernmental agreements as multi-fiscal year obligations and allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law. However, the District's Service Plan stipulates that the total debt that the District will be permitted to issue will not exceed \$250,000,000.

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.

**PRAIRIE POINT METROPOLITAN DISTRICT NO. 3  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

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:

<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%

**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 5.50% of the property taxes collected.

**Aurora Regional Improvements Mill Levy**

Pursuant to the Service Plan, the District is required to impose a mill levy for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan. The ARI Master Plan is one or more master plans adopted by an ARI Authority establishing Regional Improvements which will benefit the taxpayers and service users of the districts which constitute such ARI Authority, which master plan will change from time to time. The District is a participant in the South Aurora Regional Improvement Authority. Revenues collected and held under the ARI mill levy will be held in a segregated account for the benefit of the Authority. The required mill levy is 5.000 mills for collection beginning in the first year of collection of a debt service mill levy and continuing for 20 years, and thereafter, for another 20 years ( or until the date of repayment for debt incurred for Public Improvements (excluding Regional Improvements), whichever is first) the required mill levy is 5.000 mills, and for the following 10 years, the required mill levy is 30.000 mills.

**PRAIRIE POINT METROPOLITAN DISTRICT NO. 3  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Intergovernmental Expenditure – Prairie Point Community Authority Board**

Property taxes generated from the mills levied by the District for operations and maintenance, net of fees and other administrative expenditures, are expected to be transferred to the CAB, which pays all other administrative expenditures. Property taxes generated from the mills levied by the District for debt service, net of fees and other administrative expenditures, are expected to be transferred to the CAB, which services the bonds issued to fund public infrastructure of the District.

**County Treasurer’s Fees**

County Treasurer’s fees have been computed at 1.50% of property tax collections.

**Debt and Leases**

The District has no outstanding debt. Additionally, the District has no operating or capital leases.

**Reserve Funds**

**Emergency Reserves**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District are transferred to Prairie Point Community Authority Board, which pays for all District’s operations and maintenance costs, an Emergency Reserve is not reflected in the District’s budget.

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