

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD**

**ANNUAL BUDGET**

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

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (9,957)	\$ (404,151)	\$ 300
REVENUES			
Interest Income	-	-	800,000
Developer advance	2,470,314	2,448,251	293,321
Intergovernmental revenues	6,187	6,681	6,679
Bond issuance proceeds	-	-	82,465,000
Total revenues	<u>2,476,501</u>	<u>2,454,932</u>	<u>83,565,000</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>7,761,563</u>
Total funds available	<u>2,466,544</u>	<u>2,050,781</u>	<u>91,326,863</u>
EXPENDITURES			
General Fund	385,462	290,013	300,000
Debt Service Fund	-	-	954,411
Capital Projects Fund	2,485,233	1,760,468	75,453,437
Total expenditures	<u>2,870,695</u>	<u>2,050,481</u>	<u>76,707,848</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>7,761,563</u>
Total expenditures and transfers out requiring appropriation	<u>2,870,695</u>	<u>2,050,481</u>	<u>84,469,411</u>
ENDING FUND BALANCES	<u>\$ (404,151)</u>	<u>\$ 300</u>	<u>\$ 6,857,452</u>
EMERGENCY RESERVE	\$ 200	\$ 300	\$ 300
AVAILABLE FOR OPERATIONS	(68,029)	-	-
RESERVE FUND	-	-	6,857,152
TOTAL RESERVE	<u>\$ (67,829)</u>	<u>\$ 300</u>	<u>\$ 6,857,452</u>

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 926	\$ (67,829)	\$ 300
REVENUES			
Developer advance	310,520	351,461	293,321
Intergovernmental revenues	6,187	6,681	6,679
Total revenues	<u>316,707</u>	<u>358,142</u>	<u>300,000</u>
Total funds available	<u>317,633</u>	<u>290,313</u>	<u>300,300</u>
EXPENDITURES			
General and administrative			
Accounting	81,849	70,000	75,000
Auditing	5,000	5,500	7,500
Dues and Membership	1,120	1,492	1,500
Insurance	15,181	15,627	20,000
District management	42,731	39,362	40,000
Legal	233,325	146,432	147,500
Miscellaneous	3,319	-	-
Election	2,937	10,000	-
Contingency	-	-	6,500
Website	-	1,600	2,000
Total expenditures	<u>385,462</u>	<u>290,013</u>	<u>300,000</u>
Total expenditures and transfers out requiring appropriation	<u>385,462</u>	<u>290,013</u>	<u>300,000</u>
ENDING FUND BALANCES	<u>\$ (67,829)</u>	<u>\$ 300</u>	<u>\$ 300</u>
EMERGENCY RESERVE	\$ 200	\$ 300	\$ 300
AVAILABLE FOR OPERATIONS	(68,029)	-	-
TOTAL RESERVE	<u>\$ (67,829)</u>	<u>\$ 300</u>	<u>\$ 300</u>

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
DEBT SERVICE FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Interest Income	-	-	50,000
Total revenues	<u>-</u>	<u>-</u>	<u>50,000</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>7,761,563</u>
Total funds available	<u>-</u>	<u>-</u>	<u>7,811,563</u>
EXPENDITURES			
General and administrative			
Paying agent fees	-	-	9,500
Debt Service			
Bond interest	-	-	944,911
Total expenditures	<u>-</u>	<u>-</u>	<u>954,411</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>954,411</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,857,152</u>
RESERVE FUND	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,857,152</u>
TOTAL RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 6,857,152</u>

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
CAPITAL PROJECTS FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (10,883)	\$ (336,322)	\$ -
<b>REVENUES</b>			
Interest Income	-	-	750,000
Developer advance	2,159,794	2,096,790	-
Bond issuance proceeds	-	-	82,465,000
Total revenues	2,159,794	2,096,790	83,215,000
Total funds available	2,148,911	1,760,468	83,215,000
<b>EXPENDITURES</b>			
General and Administrative			
Accounting	19,710	15,000	75,000
Bond issue costs	213,913	62,024	2,049,300
Legal	352,993	150,446	200,000
Capital Projects			
Repay developer advance	-	-	12,000,000
Engineering	40,722	78,222	100,000
Capital outlay	1,857,895	1,454,776	61,029,137
Total expenditures	2,485,233	1,760,468	75,453,437
<b>TRANSFERS OUT</b>			
Transfers to other fund	-	-	7,761,563
Total expenditures and transfers out requiring appropriation	2,485,233	1,760,468	83,215,000
ENDING FUND BALANCES	\$ (336,322)	\$ -	\$ -

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

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.

The CAB has entered into funding agreements that are with Clayton Properties Group, Inc., which is the surviving entity in the corporate merger between Clayton Properties Group II, Inc., and Clayton Properties Group, Inc. (the “Developer”). Specifically, on September 5, 2024, the CAB and the Developer entered into that certain Third Amended and Restated Facilities Funding and Acquisition Agreement, effective September 23, 2021, in order to fund certain of the CAB’s capital expenditures. Additionally, on October 6, 2022, the CAB and the Developer entered into that certain Multiple-Year Operation Funding Agreement as amended by the certain First Amendment thereto, dated August 1, 2024, in order to fund the CAB’s operations, maintenance, and administrative activities.

The CAB 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 CAB 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**

**Developer Advance**

The CAB is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the CAB is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**Interest Income**

Interest earned on the CAB’s available funds has been estimated based on historical interest earnings.

**PRAIRIE POINT COMMUNITY AUTHORITY BOARD  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

**Intergovernmental Revenue**

Property taxes generated from the mills levied by the Districts for operations and maintenance, and payment of any debt service, net of fees, are expected to be transferred to the CAB which pays all administrative expenses of the Districts.

**Bond Issuance**

The CAB anticipates issuing SID bonds in 2026. Budgeted amounts are based on preliminary estimates. Significant terms of the bond issuance will be determined at the time of issuance.

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures include the estimated costs of services necessary to maintain the CAB's and Districts' administrative viability such as legal, accounting, insurance and membership dues.

**Capital Outlay**

The CAB anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt Service**

Debt service payments are based on the anticipated bond issuance.

**Debt and Leases**

The CAB anticipates issuing \$82,465,000 in SID Bonds in 2026 for the purposes of paying and reimbursing the costs of capital infrastructure improvements.

The CAB has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The CAB has provided for an Emergency Reserve fund equal to 3% of fiscal year spending for 2026, as defined under TABOR.

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