

**PROSPER METROPOLITAN DISTRICT NO. 4**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**

**PROSPER METROPOLITAN DISTRICT NO. 4  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	1,001,035	226,835	5,226,742
Specific ownership taxes	58,937	12,099	287,471
Interest income	-	1	-
Other revenue	1,665	138,358	15,787
Total revenues	<u>1,061,637</u>	<u>377,293</u>	<u>5,530,000</u>
Total funds available	<u>1,061,637</u>	<u>377,293</u>	<u>5,530,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	15,041	3,403	78,401
Contingency	-	-	15,787
Operations and maintenance			
Transfer to Prosper Coordinating MD	1,046,596	373,890	5,435,812
Total expenditures	<u>1,061,637</u>	<u>377,293</u>	<u>5,530,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,061,637</u>	<u>377,293</u>	<u>5,530,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**PROSPER METROPOLITAN DISTRICT NO. 4  
PROPERTY TAX SUMMARY INFORMATION  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/31/25

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

**ASSESSED VALUATION**

Commercial	\$ -	\$ -	\$ 35,985
Agricultural	33,945	33,945	27,513
State assessed	31,060	7,150	7,070
Natural resources	452	452	437
Oil and gas	14,235,042	3,198,960	125,953,544
Certified Assessed Value	\$ 14,300,499	\$ 3,240,507	\$ 126,024,549

**MILL LEVY**

General	70.000	70.000	41.474
Total mill levy	70.000	70.000	41.474

**PROPERTY TAXES**

General	\$ 1,001,035	\$ 226,835	\$ 5,226,742
Budgeted property taxes	\$ 1,001,035	\$ 226,835	\$ 5,226,742

**BUDGETED PROPERTY TAXES**

General	\$ 1,001,035	\$ 226,835	\$ 5,226,742
	\$ 1,001,035	\$ 226,835	\$ 5,226,742

**PROSPER METROPOLITAN DISTRICT NO. 4  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Prosper Metropolitan District No. 4 (the "District"), a quasi-municipal corporation and political subdivision of the State of Colorado was organized by Court Order and Decree of the District Court on June 23, 2015 and is governed pursuant to provisions of the Colorado Special District Act, Title 32, Article I, Colorado Revised Statutes. The District's service area is located in Arapahoe County. The District was organized in conjunction with Prosper Regional Water & Sanitation Service Metropolitan District, Prosper Water & Sanitation Financing Metropolitan District, Prosper Park & Recreation Financing Metropolitan District, Prosper Coordinating Metropolitan District and Prosper Metropolitan Districts Nos. 1, 2, and 3. The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, streets, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area, however, as of the date of this budget, the amount and timing of any debt issuances is not determinable.

The District has no employees and all administrative functions are contracted.

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 determine by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification of 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 of December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**PROSPER 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%

**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 fee have been computed at 1.5% of property tax collections.

**Intergovernmental Expenditures - Transfer to Other Districts**

The District has an agreement with Prosper Coordinating Metropolitan District (PCMD) whereby the net revenues generated by the District's operating mill levies are transferred to PCMD. The operating and administrative expenditures for the District are incurred by PCMD including the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

**Capital Outlay**

The District does not anticipate infrastructure improvements during 2026.

**Debts and Leases**

The District has no debt nor any capital and operating lease.

**PROSPER METROPOLITAN DISTRICT NO. 4  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

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 Prosper Coordinating Metropolitan District, which pays for all Districts' 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.**