

**RESOLUTION NO. 2025-09-02**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY**

**RESOLUTION OF THE BOARD OF DIRECTORS OF PRAIRIESTAR METROPOLITAN DISTRICT NO. 3, LARIMER COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE BUDGET YEAR 2026**

A. The Board of Directors of PrairieStar Metropolitan District No. 3 (the “**District**”) has appointed Simmons & Wheeler, P.C to prepare and submit a proposed budget to said governing body at the proper time.

B. Simmons & Wheeler, P.C has submitted a proposed budget to this governing body by September 29, 2025 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on September 29, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PRAIRIESTAR METROPOLITAN DISTRICT NO. 3, LARIMER COUNTY, COLORADO:**

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

RESOLUTION APPROVED AND ADOPTED on September 29, 2025.

**PRAIRIESTAR METROPOLITAN  
DISTRICT NO. 3**

By: scott sarbaugh  
President

Attest:

By: Jennifer S. Henry  
Secretary

# EXHIBIT A

## Budget

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 3**  
**2026**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2026 budget for the PrairieStar Metropolitan District No. 3.

PrairieStar Metropolitan District No. 3 has adopted a budget for three separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district; and a Debt Service Fund to provide for payments on the future general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2026 will be developer advances and property taxes from the imposition of a 43.655 mill levy on property within the district for 2026, of which 8.655 mills will be dedicated to the General Fund and the balance of 35.000 mills will be allocated to the Debt Service Fund.

**PrairieStar Metropolitan District No. 3**  
**Adopted Budget**  
**General Fund**  
**For the Year Ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 1	\$ 12,004	\$ (2)	\$ -	\$ -
Revenues:					
Property taxes	2,141	2,131	3	2,131	2,253
Specific ownership taxes	133	169	66	180	179
Developer advances	15,697	21,000	12,662	19,873	23,493
Interest income	<u>183</u>	<u>-</u>	<u>148</u>	<u>148</u>	<u>-</u>
Total revenues	<u>18,154</u>	<u>23,300</u>	<u>12,879</u>	<u>22,332</u>	<u>25,925</u>
Total funds available	<u>18,155</u>	<u>35,304</u>	<u>12,877</u>	<u>22,332</u>	<u>25,925</u>
Expenditures:					
Accounting	4,942	3,500	1,619	3,500	3,500
Legal	9,581	15,000	4,740	12,000	12,000
Insurance	1,475	3,000	4,043	4,100	4,100
Management fees	1,840	-	-	-	-
Miscellaneous	96	1,000	1,028	1,200	1,000
Engineering	175	-	-	-	-
Treasurer fees	46	32	-	32	34
Election	-	3,500	1,447	1,500	-
Contingency	-	8,981	-	-	5,000
Emergency reserve (3%)	<u>-</u>	<u>291</u>	<u>-</u>	<u>-</u>	<u>291</u>
Total expenditures	<u>18,155</u>	<u>35,304</u>	<u>12,877</u>	<u>22,332</u>	<u>25,925</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 142,038</u>			<u>\$ 260,366</u>
Mill Levy		<u>15.000</u>			<u>8.655</u>

**PrairieStar Metropolitan District No. 3**  
**Adopted Budget**  
**Capital Projects Fund**  
**For the Year Ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>06/30/25</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Developer advances	-	3,000,000	-	1,536,826	3,000,000
Interest income	-	-	-	-	-
Total revenues	<u>-</u>	<u>3,000,000</u>	<u>-</u>	<u>1,536,826</u>	<u>3,000,000</u>
Total funds available	<u>-</u>	<u>3,000,000</u>	<u>-</u>	<u>1,536,826</u>	<u>3,000,000</u>
Expenditures:					
Capital outlay	-	3,000,000	-	1,536,826	3,000,000
Other	-	-	-	-	-
Total expenditures	<u>-</u>	<u>3,000,000</u>	<u>-</u>	<u>1,536,826</u>	<u>3,000,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**PrairieStar Metropolitan District No. 3**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year Ended December 31, 2026**

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual 6/30/2023	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 36	\$ 5,332	\$ 5,585	\$ 5,584	\$ 10,880
Revenues:					
Property taxes	4,996	4,971	8	4,971	9,113
Specific ownership taxes	311	398	153	400	729
Interest income	347	-	-	-	-
Transfer from capital proje	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>5,654</u>	<u>5,369</u>	<u>161</u>	<u>5,371</u>	<u>9,842</u>
Total funds available	<u>5,690</u>	<u>10,701</u>	<u>5,746</u>	<u>10,955</u>	<u>20,722</u>
Expenditures:					
Treasurer's fees	106	75	-	75	137
Trustee / paying agent fees	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>106</u>	<u>75</u>	<u>-</u>	<u>75</u>	<u>137</u>
Ending fund balance	<u>\$ 5,584</u>	<u>\$ 10,626</u>	<u>\$ 5,746</u>	<u>\$ 10,880</u>	<u>\$ 20,585</u>
Assessed valuation		<u>\$ 142,038</u>			<u>\$ 260,366</u>
Mill Levy		<u>35.000</u>			<u>35.000</u>
Total Mill Levy		<u>50.000</u>			<u>43.655</u>

I, Jennifer S. Henry, hereby certify that I am the duly appointed Secretary of the PrairieStar Metropolitan District No. 3, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the PrairieStar Metropolitan District No. 3 held on September 29, 2025.

*Jennifer S. Henry*  
Secretary