

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

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

1/13/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	1
Other revenue	-	-	200
Total revenues	-	-	201
Total funds available	-	-	201
EXPENDITURES			
General Fund	-	-	100
Debt Service Fund	-	-	101
Total expenditures	-	-	201
Total expenditures and transfers out requiring appropriation	-	-	201
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

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

1/13/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Agricultural	\$ -	\$ -	\$ 10
Certified Assessed Value	\$ -	\$ -	\$ 10
MILL LEVY			
General	0.000	0.000	10.730
Debt Service	0.000	0.000	53.650
Total mill levy	0.000	0.000	64.380
PROPERTY TAXES			
General	\$ -	\$ -	\$ -
Debt Service	-	-	1
Levied property taxes	-	-	1
Budgeted property taxes	\$ -	\$ -	\$ 1
BUDGETED PROPERTY TAXES			
General	\$ -	\$ -	\$ 0
Debt Service	-	-	1
	\$ -	\$ -	\$ 1

See summary of significant assumptions.

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

1/13/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Other revenue	-	-	100
Total revenues	-	-	100
Total funds available	-	-	100
EXPENDITURES			
General and administrative			
Contingency	-	-	100
Total expenditures	-	-	100
Total expenditures and transfers out requiring appropriation	-	-	100
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

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

1/13/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	-	1
Other revenue	-	-	100
Total revenues	<u>-</u>	<u>-</u>	<u>101</u>
Total funds available	<u>-</u>	<u>-</u>	<u>101</u>
EXPENDITURES			
General and administrative			
Intergovernmental Parterre 5	-	-	1
Contingency	-	-	100
Total expenditures	<u>-</u>	<u>-</u>	<u>101</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>101</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

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

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Adams County on January 8, 2009, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Thornton, Adams County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements, including streets, water, storm and regional sanitary sewer facilities, safety protection, security, transportation, mosquito control, and parks and recreation facilities.

The District is associated to Parterre Metropolitan District No. 1.

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 Statute 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 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.

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

Revenues – (continued)

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 5.50% of the property taxes collected.

Expenditures

Intergovernmental Expenditures - Transfer to Other Districts

The District is obligated to impose a mill levy, subject to certain adjustments, and remit property taxes derived from such mill levy, together with a portion of specific ownership taxes applicable to property within the District, after deducting administrative expenditures, to the Operating District.

Pursuant to the Bond Resolution for Series 2025AB bonds with District 5, the District is obligated to impose a mill levy, not to exceed 50.00 mills, subject to certain adjustments, and remit property taxes derived from such mill levy, together with facilities fees and a portion of specific ownership taxes applicable to property within the District.

Debt and Leases

The District has no debt or operating or capital leases.

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 District No. 1, which pays for all of the 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.