

**CERTIFICATION OF BUDGET**

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Lincoln Meadows Metropolitan District for the budget year ending December 31, 2026 as adopted on December 9, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Lincoln Meadows Metropolitan District in Douglas County, Colorado, this 9<sup>th</sup> day of December, 2025.

  
\_\_\_\_\_  
Chair

**LINCOLN MEADOWS METROPOLITAN DISTRICT**  
**2026 BUDGET MESSAGE**

Services Provided

The District is a commercial development located in Douglas County, Colorado. The District was formed to finance and construct certain water, street and safety protection improvements, and mosquito control services. Public improvements and facilities constructed by the District may be owned and maintained by the District or may be dedicated for ownership and maintenance to the Town of Parker and the Parker Water and Sanitation District.

The District prepares its budget on the modified accrual basis of accounting.

Revenue

The primary source of revenue is property taxes. The District levies mills for operations and for Debt Service to service the General Obligation bonds. The District also receives property taxes from an escrow established by the Town of Parker to offset the tax exempt development within the District boundaries.

Expenditures

The construction phase has been completed and the Town of Parker has taken over the facilities for maintenance. The expenditures remaining for the District will be minor Administrative expenses and Debt Services expenses per the Bond schedule and the Developer repayment schedule.

Reserves

In compliance with the TABOR amendment, the District has budgeted approximately 3% of its Operational budget for reserves.

**LINCOLN MEADOWS  
METROPOLITAN DISTRICT  
Property Tax Information  
2026**

	<b>2024 Actual</b>	<b>2025 Estimated</b>	<b>2026 Proposed</b>
Assessed Valuation - Douglas County	15,590,260	15,862,940	16,906,820
Mill levy			
General Fund	3.500	3.500	3.500
Debt Service Fund	46.500	46.500	46.500
	50.000	50.000	50.000
Property tax revenue			
General Fund	54,566	55,520	59,174
Debt Service Fund	724,947	737,627	786,167
	779,513	793,147	845,341

**LINCOLN MEADOWS  
METROPOLITAN DISTRICT  
General Fund  
Proposed Budget  
2026**

	<b>Actual 2024</b>	<b>Estimated 2025</b>	<b>Proposed 2026</b>
BEGINNING FUNDS AVAILABLE	\$78,159	\$148,766	\$208,960
REVENUE			
Property taxes	54,194	55,000	59,174
Specific ownership taxes	4,087	4,000	4,200
Interest income	35,268	22,000	15,000
Total revenue	93,549	81,000	78,374
Total funds available	171,708	229,766	287,334
EXPENDITURES			
Accounting	3,465	4,000	4,800
Audit	5,200	5,500	6,000
Insurance	5,981	6,241	6,500
Legal	6,918	3,000	9,000
Directors fees	200	200	600
Payroll taxes	15	15	50
Miscellaneous	347	1,000	1,500
Treasurer's fees	816	850	900
Contingency	0	0	0
Emergency reserves	0	0	2,300
Total expenditures	22,942	20,806	31,650
ENDING FUNDS AVAILABLE	\$148,766	\$208,960	\$255,684

**LINCOLN MEADOWS  
METROPOLITAN DISTRICT  
Debt Service Fund  
Proposed Budget  
2025**

	<b>Actual 2024</b>	<b>Estimated 2025</b>	<b>Proposed 2026</b>
BEGINNING FUNDS AVAILABLE	<u>\$178,653</u>	<u>\$324,655</u>	<u>\$381,015</u>
REVENUE			
Property taxes	720,006	725,000	786,167
Interest income	2,268	2,000	2,000
Specific ownership taxes	54,301	43,000	46,000
Transfer from General Fund	0	0	0
Loan proceeds	0	0	0
Miscellaneous income	<u>0</u>	<u>0</u>	<u>0</u>
Total revenue	<u>776,575</u>	<u>770,000</u>	<u>834,167</u>
Total funds available	<u>955,228</u>	<u>1,094,655</u>	<u>1,215,182</u>
EXPENDITURES			
Loan interest	296,233	262,740	255,100
Loan principal	190,000	240,000	250,000
Subordinate note interest	130,000	200,000	215,000
Paying agent fees	3,500	0	0
Treasurers fees	<u>10,840</u>	<u>10,900</u>	<u>11,800</u>
Total expenditures	<u>630,573</u>	<u>713,640</u>	<u>731,900</u>
ENDING FUNDS AVAILABLE	<u><u>\$324,655</u></u>	<u><u>\$381,015</u></u>	<u><u>\$483,282</u></u>

## LINCOLN MEADOWS METROPOLITAN DISTRICT

### RESOLUTION TO ADOPT 2026 BUDGET

WHEREAS, the Board of Directors (the “**Board**”) of Lincoln Meadows Metropolitan District (the “**District**”) has appointed a budget committee to prepare and submit a proposed 2026 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 9, 2025, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer 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; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Lincoln Meadows Metropolitan District:

1. That estimated expenditures for each fund are as follows:

General Fund:	\$31,650
Debt Service Fund:	<u>\$731,900</u>
Total	\$763,550

2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$208,960
From fund transfers	\$0
From sources other than general property tax	\$19,200
From general property tax	<u>\$59,174</u>
Total	\$287,334

Debt Service Fund:

From unappropriated surpluses	\$381,015
From fund transfers	\$0
From sources other than general property tax	\$48,000
From general property tax	\$786,167
Total	<hr/> \$1,215,182

3. That the budget, as submitted, amended and herein summarized by fund be, and the same hereby is, approved and adopted as the budget of the District for the 2026 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

**TO SET MILL LEVIES**

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$59,174; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$786,167; and

WHEREAS, the 2025 valuation for assessment of the District, as certified by the County Assessor, is \$16,906,820.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Lincoln Meadows Metropolitan District:

1. That for the purpose of meeting all general operating expenses of the District during the 2026 budget year, there is hereby levied a property tax of 3.500 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$59,174.

2. That for the purpose of meeting all debt service expenses of the District during the 2026 budget year, there is hereby levied a property tax of 46.500 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$786,167.

3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

## TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, 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, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Lincoln Meadows Metropolitan District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$31,650
Debt Service Fund:	<u>\$731,900</u>
Total	\$763,550

Adopted this 9<sup>th</sup> day of December, 2025.

LINCOLN MEADOWS METROPOLITAN  
DISTRICT

By:   
Chair

ATTEST:

By:   
Secretary