

RESOLUTION
TO ADOPT 2026 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
PIONEER BUSINESS METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE PIONEER BUSINESS METROPOLITAN DISTRICT, ARAPAHOE COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2026, AND ENDING ON THE LAST DAY OF DECEMBER, 2026,

WHEREAS, the Board of Directors of the Pioneer Business Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 6, 2025 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$150,115; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2025 valuation for assessment for the District as certified by the County Assessor of Arapahoe County is \$7,505,758; and

WHEREAS, at an election held on May 2, 2000, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER BUSINESS METROPOLITAN DISTRICT OF ARAPAHOE COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Pioneer Business Metropolitan District for calendar year 2026.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2026 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2026 budget year, there is hereby levied a tax of 20.000 mills upon each dollar of the total valuation of assessment of all tax able property within the District for the year 2025.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2026 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," there is hereby levied a tax of 0 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2026 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2025.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2026 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2025.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Arapahoe County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Arapahoe County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

[remainder of page intentionally left blank; signature page follows]

ADOPTED this 6th day of November, 2025.

PIONEER BUSINESS METROPOLITAN
DISTRICT



President

ATTEST:



Secretary

ATTACH COPY OF THE ADOPTED BUDGET AND
THE CERTIFICATION OF TAX LEVIES

PIONEER BUSINESS METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Pioneer Business Metropolitan District.

Pioneer Business Metropolitan District has adopted a budget for two separate funds, a General Fund to provide for the payment of operating and maintenance expenditures; and a Capital Projects Fund to provide for estimated infrastructure costs that are to be built for the benefit of the district.

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 20.000 mill levy on property within the district for 2026, all of which will be dedicated to the General Fund.

Pioneer Business Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Adopted Budget <u>2024</u>	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 148,273	\$ 166,271	\$ 219,870	\$ 187,230	\$ 274,662
Revenues:					
Property taxes	108,983	75,683	88,967	88,967	150,115
Specific ownership taxes	7,629	6,417	6,228	6,200	10,508
PIF Fee	44,400	40,345	44,400	40,000	44,400
Reimbursements	-	-	-	-	-
Interest income	500	8,149	500	5,000	500
	<u>161,512</u>	<u>130,594</u>	<u>140,095</u>	<u>140,167</u>	<u>205,523</u>
Total revenues					
	<u>161,512</u>	<u>130,594</u>	<u>140,095</u>	<u>140,167</u>	<u>205,523</u>
Total funds available	<u>309,785</u>	<u>296,865</u>	<u>359,965</u>	<u>327,397</u>	<u>480,185</u>
Expenditures:					
Accounting	18,000	8,557	8,000	6,000	8,000
Audit	-	-	10,000	10,000	10,000
Legal	25,000	13,574	25,000	15,000	25,000
District Engineer	5,000	-	5,000	5,000	5,000
Insurance	3,000	363	3,000	400	3,000
Landscape maintenance	15,000	-	15,000	15,000	15,000
Treasurer's Fees	1,635	1,141	1,335	1,335	2,252
District Organization/Formation Costs	50,000	86,000	50,000	-	50,000
Contingency	190,170	-	240,650	-	359,953
Emergency reserve (3%)	1,980	-	1,980	-	1,980
	<u>309,785</u>	<u>109,635</u>	<u>359,965</u>	<u>52,735</u>	<u>480,185</u>
Total expenditures					
	<u>309,785</u>	<u>109,635</u>	<u>359,965</u>	<u>52,735</u>	<u>480,185</u>
Ending fund balance	<u>\$ -</u>	<u>\$ 187,230</u>	<u>\$ -</u>	<u>\$ 274,662</u>	<u>\$ -</u>
Assessed valuation	<u>\$ 5,449,168</u>		<u>\$ 4,448,359</u>		<u>\$ 7,505,758</u>
Mill Levy	<u>20.000</u>		<u>20.000</u>		<u>20.000</u>

Pioneer Business Metropolitan District
Adopted Budget
Capital Projects Fund
For the Year ended December 31, 2026

	Adopted Budget <u>2024</u>	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Developer advances	-	-	-	-	3,900,000
Bond proceeds	<u>2,800,000</u>	<u>-</u>	<u>2,800,000</u>	<u>-</u>	<u>-</u>
Total revenues	<u>2,800,000</u>	<u>-</u>	<u>2,800,000</u>	<u>-</u>	<u>3,900,000</u>
Total funds available	<u>2,800,000</u>	<u>-</u>	<u>2,800,000</u>	<u>-</u>	<u>3,900,000</u>
Expenditures:					
Issuance costs	112,000	-	112,000	-	-
Capital expenditures	2,268,000	-	2,268,000	-	3,900,000
Transfer to Debt Service	<u>420,000</u>	<u>-</u>	<u>420,000</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>2,800,000</u>	<u>-</u>	<u>2,800,000</u>	<u>-</u>	<u>3,900,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Pioneer Business Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Adopted Budget <u>2024</u>	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Transfer from Capital Project Fund	<u>420,000</u>	-	<u>420,000</u>	-	-
Total revenues	<u>420,000</u>	-	<u>420,000</u>	-	-
Total funds available	<u>420,000</u>	-	<u>420,000</u>	-	-
Expenditures:					
Bond interest	<u>140,000</u>	-	<u>140,000</u>	-	-
Total expenditures	<u>140,000</u>	-	<u>140,000</u>	-	-
Ending fund balance	<u>\$ 280,000</u>	<u>\$ -</u>	<u>\$ 280,000</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation	<u>\$ 5,449,168</u>		<u>\$ 4,448,359</u>		<u>\$ 7,505,758</u>
Mill Levy	<u>-</u>		<u>-</u>		<u>-</u>
Total Mill Levy	<u>20.000</u>		<u>20.000</u>		<u>20.000</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Arapahoe County, Colorado.

On behalf of the Pioneer Business Metropolitan District,
(taxing entity)^A

the Board of Directors,
(governing body)^B

of the Pioneer Business Metropolitan District,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 7,505,758 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 7,505,758 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/15/2025 for budget/fiscal year 2026.
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>20.000</u> mills	\$ <u>150,115</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	<u>20.000</u> mills	<u>\$ 150,115</u>
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>20.000</u> mills	<u>\$ 150,115</u>

Contact person: Diane K Wheeler Daytime phone: (303) 689-0833
(print)

Signed: Diane K Wheeler Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.