

**PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2026**

**PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 10,926,095	\$ 11,498,895	\$ 11,574,463
REVENUES			
Property taxes	193,537	192,325	3,048,493
Property Taxes Remitted by DURA	2,797,124	2,763,399	-
Specific ownership taxes	143,684	80,000	137,183
Interest Income	654,063	470,000	456,455
Other Revenue	4,033	10,092	-
Total revenues	<u>3,792,441</u>	<u>3,515,816</u>	<u>3,642,131</u>
Total funds available	<u>14,718,536</u>	<u>15,014,711</u>	<u>15,216,594</u>
EXPENDITURES			
General Fund	449,705	507,430	685,000
Debt Service Fund	2,769,936	2,732,818	2,760,000
Capital Projects Fund	-	200,000	1,588,000
Total expenditures	<u>3,219,641</u>	<u>3,440,248</u>	<u>5,033,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,219,641</u>	<u>3,440,248</u>	<u>5,033,000</u>
ENDING FUND BALANCES	<u>\$ 11,498,895</u>	<u>\$ 11,574,463</u>	<u>\$ 10,183,594</u>
EMERGENCY RESERVE	\$ 33,400	\$ 30,600	\$ 31,400
AVAILABLE FOR OPERATIONS	6,548,965	7,063,358	7,423,977
TOTAL RESERVE	<u>\$ 6,582,365</u>	<u>\$ 7,093,958</u>	<u>\$ 7,455,377</u>

See summary of significant assumptions.

**PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	\$ 130,556,050	\$ 129,599,880	\$ 135,455,090
Industrial	1,420,110	1,420,110	1,391,720
Vacant land	-	810	60
Personal property	17,843,610	16,765,380	15,577,770
	<u>149,819,770</u>	<u>147,786,180</u>	<u>152,424,640</u>
LESS TIF District Assessed Value	(140,124,396)	(138,169,919)	-
Certified Assessed Value	<u>\$ 9,695,374</u>	<u>\$ 9,616,261</u>	<u>\$ 152,424,640</u>
MILL LEVY			
General	5.000	5.000	5.000
Debt Service	15.000	15.000	15.000
Total mill levy	<u>20.000</u>	<u>20.000</u>	<u>20.000</u>
PROPERTY TAXES			
General	\$ 48,477	\$ 48,081	\$ 762,123
Debt Service	145,431	144,244	2,286,370
Levied property taxes	193,908	192,325	3,048,493
Refunds and abatements	(371)	-	-
Budgeted property taxes	<u>\$ 193,537</u>	<u>\$ 192,325</u>	<u>\$ 3,048,493</u>
ASSESSED VALUATION - Due on Increment			
TIF District Increment	\$ 140,124,396	\$ 138,169,919	\$ -
Certified Assessed Value	<u>\$ 140,124,396</u>	<u>\$ 138,169,919</u>	<u>\$ -</u>
MILL LEVY			
General	5.000	5.000	0.000
Debt Service	15.000	15.000	0.000
Total mill levy	<u>20.000</u>	<u>20.000</u>	<u>0.000</u>
PROPERTY TAXES			
General	\$ 700,622	\$ 690,850	\$ -
Debt Service	2,101,866	2,072,549	-
Levied property taxes	2,802,488	2,763,399	-
Refunds and abatements	(5,364)	-	-
Budgeted property taxes	<u>\$ 2,797,124</u>	<u>\$ 2,763,399</u>	<u>\$ -</u>
BUDGETED PROPERTY TAXES			
General	\$ 747,665	\$ 738,931	\$ 762,123
Debt Service	2,242,996	2,216,793	2,286,370
ARI	-	-	-
	<u>\$ 2,990,661</u>	<u>\$ 2,955,724</u>	<u>\$ 3,048,493</u>

See summary of significant assumptions.

**PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 5,919,173	\$ 6,582,365	\$ 7,093,958
REVENUES			
Property taxes	48,384	48,081	762,123
Specific ownership taxes	35,921	20,000	34,296
Property Taxes Remitted by DURA	699,281	690,850	-
Interest Income	325,278	250,000	250,000
Other Revenue	4,033	10,092	-
Total revenues	1,112,897	1,019,023	1,046,419
Total funds available	7,032,070	7,601,388	8,140,377
EXPENDITURES			
General and administrative			
Accounting	34,421	40,000	41,800
Auditing	5,200	6,000	6,900
County Treasurer's Fee	7,484	7,389	7,621
Dues and Membership	371	731	800
Insurance	17,729	23,561	26,000
District management	26,345	22,000	26,000
Legal	21,089	14,000	22,000
Miscellaneous	175	1,000	1,000
Banking fees	577	700	1,000
Election	61	639	-
Contingency	-	-	15,879
Operations and maintenance			
Repairs and maintenance	-	6,000	6,000
City of Denver Maintenance Fee	-	6,000	3,000
Locates	707	2,000	2,000
Landscape - Repairs and Maintenance	4,764	10,000	60,000
Landscape - Contract	129,208	152,460	160,000
Landscape - Floral	8,805	4,600	14,500
Landscape - Water	-	8,000	8,000
Mosquito control	1,800	2,000	2,000
Snow removal	9,659	10,000	16,500
Storm drainage	22,520	17,000	17,000
Utilities	23,441	38,500	38,500
Trash collection	3,492	7,000	10,000
Tree Replacement & Maintenance	95,450	25,000	55,000
Irrigation Repairs	18,949	30,000	38,500
Detention Pond Maintenance	-	47,850	50,000
Security	17,458	25,000	55,000
Total expenditures	449,705	507,430	685,000
Total expenditures and transfers out requiring appropriation	449,705	507,430	685,000
ENDING FUND BALANCES	\$ 6,582,365	\$ 7,093,958	\$ 7,455,377
EMERGENCY RESERVE	\$ 33,400	\$ 30,600	\$ 31,400
AVAILABLE FOR OPERATIONS	6,548,965	7,063,358	7,423,977
TOTAL RESERVE	\$ 6,582,365	\$ 7,093,958	\$ 7,455,377

See summary of significant assumptions.

**PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 3,440,062	\$ 3,264,985	\$ 2,958,960
REVENUES			
Property taxes	145,153	144,244	2,286,370
Specific ownership taxes	107,763	60,000	102,887
Property Taxes Remitted by DURA	2,097,843	2,072,549	-
Interest Income	244,100	150,000	140,000
Total revenues	<u>2,594,859</u>	<u>2,426,793</u>	<u>2,529,257</u>
Total funds available	<u>6,034,921</u>	<u>5,691,778</u>	<u>5,488,217</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	22,453	22,168	22,864
Paying agent fees	800	1,200	1,500
Contingency	-	-	32,186
Debt Service			
Bond Interest - Series 2012	156,533	115,200	75,200
Bond Interest - Series 2016	695,150	674,250	628,250
Bond Principal - Series 2016	895,000	920,000	1,000,000
Bond Principal - Series 2012	1,000,000	1,000,000	1,000,000
Total expenditures	<u>2,769,936</u>	<u>2,732,818</u>	<u>2,760,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,769,936</u>	<u>2,732,818</u>	<u>2,760,000</u>
ENDING FUND BALANCES	<u>\$ 3,264,985</u>	<u>\$ 2,958,960</u>	<u>\$ 2,728,217</u>

See summary of significant assumptions.

**PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,566,860	\$ 1,651,545	\$ 1,521,545
REVENUES			
Interest Income	84,685	70,000	66,455
Total revenues	<u>84,685</u>	<u>70,000</u>	<u>66,455</u>
Total funds available	<u>1,651,545</u>	<u>1,721,545</u>	<u>1,588,000</u>
EXPENDITURES			
Capital outlay	-	200,000	1,588,000
Total expenditures	<u>-</u>	<u>200,000</u>	<u>1,588,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>200,000</u>	<u>1,588,000</u>
ENDING FUND BALANCES	<u><u>\$ 1,651,545</u></u>	<u><u>\$ 1,521,545</u></u>	<u><u>\$ -</u></u>

See summary of significant assumptions.