

MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

**MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 2
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/14/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	80,429	256,281	385,403
Specific ownership taxes	7,515	21,272	36,613
Interest income	258	1,900	2,150
Facilities fees	58,000	-	64,500
Other revenue	-	-	11,334
Total revenues	<u>146,202</u>	<u>279,453</u>	<u>500,000</u>
Total funds available	<u>146,202</u>	<u>279,453</u>	<u>500,000</u>
EXPENDITURES			
General Fund	75,640	52,424	150,000
Debt Service Fund	70,562	227,029	350,000
Total expenditures	<u>146,202</u>	<u>279,453</u>	<u>500,000</u>
Total expenditures and transfers out requiring appropriation	<u>146,202</u>	<u>279,453</u>	<u>500,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/14/26

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

ASSESSED VALUATION

Residential	\$ -	\$ 517,480	\$ 2,914,110
Commercial	-	8,330	24,590
State assessed	11,160	23,300	24,400
Vacant land	1,528,870	4,367,930	4,133,120
	1,540,030	4,917,040	7,096,220
Certified Assessed Value	\$ 1,540,030	\$ 4,917,040	\$ 7,096,220

MILL LEVY

General	10.394	10.424	10.200
Debt Service	41.577	41.697	44.111
Total mill levy	51.971	52.121	54.311

PROPERTY TAXES

General	\$ 16,007	\$ 51,255	\$ 72,381
Debt Service	64,030	205,026	313,021
Levied property taxes	80,037	256,281	385,402
Adjustments to actual/rounding	392	-	1
Budgeted property taxes	\$ 80,429	\$ 256,281	\$ 385,403

BUDGETED PROPERTY TAXES

General	\$ 16,085	\$ 51,255	\$ 72,382
Debt Service	64,344	205,026	313,021
	\$ 80,429	\$ 256,281	\$ 385,403

**MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/14/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	16,085	51,255	72,382
Specific ownership taxes	1,503	769	6,876
Interest income	52	400	350
Facilities fees	58,000	-	64,500
Other revenue	-	-	5,892
Total revenues	<u>75,640</u>	<u>52,424</u>	<u>150,000</u>
Total funds available	<u>75,640</u>	<u>52,424</u>	<u>150,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	241	769	1,086
Contingency	-	-	5,892
Intergovernmental expenditures	75,399	51,655	143,022
Total expenditures	<u>75,640</u>	<u>52,424</u>	<u>150,000</u>
Total expenditures and transfers out requiring appropriation	<u>75,640</u>	<u>52,424</u>	<u>150,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/14/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	64,344	205,026	313,021
Specific ownership taxes	6,012	20,503	29,737
Interest income	206	1,500	1,800
Other revenue	-	-	5,442
Total revenues	70,562	227,029	350,000
Total funds available	70,562	227,029	350,000
EXPENDITURES			
General and administrative			
County Treasurer's Fee	966	3,075	4,695
Intergovernmental expenditures	69,596	223,954	339,863
Contingency	-	-	5,442
Total expenditures	70,562	227,029	350,000
Total expenditures and transfers out requiring appropriation	70,562	227,029	350,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

**MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Monument Junction Metropolitan District No. 2 (“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 El Paso County, Colorado on August 2, 2021, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City on August 2, 2021.

The District was organized to provide for the finance, design, construct, acquire, install of Public Improvements and related operation and maintenance services. The District is the Financing District organized in conjunction with Monument Junction Metropolitan District No. 1 (District No.1). District No. 1 serves as the Operating District which will pay all vendors and issue and service the debt. The Financing District will levy ad valorem taxes on taxable properties within the District and assess fees, rates and other changes as authorized by law and remit these revenues to the Operating District. The District's service area is located entirely within the Town of Monument, El Paso County, Colorado.

Pursuant to the Service Plan approved by the Town, the District is permitted to issue bond indebtedness of up to \$37,000,000. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area, however, as of the date of this budget, the amount and timing of any debt issuances is not determinable.

Pursuant to the District's Service Plan approved by the Town, the maximum debt mill levy is 50 mills, and the maximum operating mill levy for the payment of administrative, operations and maintenance expense is 10 mills.

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 requirements of Colorado Revised Statutes 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.

**MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in a amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund].

The calculation of property taxes is reflected on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2026, and HB24B-1001 set the assessment rates and actual value reductions 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 9.5% of the property taxes collected.

Capital and Operations Fee

A capital and operations fee of \$500 is assessed and collected at closing of each sale of property in the District. 129 closings are anticipated in 2026.

**MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Intergovernmental Expenditure – Monument Junction Metropolitan District No. 1

Property taxes generated from the mills levied by the District for operations and maintenance, net of fees, are expected to be transferred to Monument Junction Metropolitan District No. 1, the Operating District, which pays all administrative expenditures of the District.

Property taxes generated from the mills levied by the District for debt service, net of fees, are pledged to Monument Junction Metropolitan District No. 1, the Operating District, and are expected to be transferred as stated upon District No. 1 bond issuance.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debt and Leases

Pledged Revenue Series 2021A bonds

The Series 2021A bonds issued by Monument Junction Metropolitan District No. 1 are secured by and payable from moneys derived by the District from the following sources: (a) the Required Mill Levy; (b) the Pledged Public Improvement Fees; (c) the Pledged Fees; (d) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

The District does not have any other outstanding debt nor operating or capital leases.

Reserves

Emergency Reserve

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 the District's operations and maintenance costs, the Emergency Reserve for these funds is reflected in the budget of District No. 1

This information is an integral part of the accompanying budget.