

**JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**

**JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/30/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 34,546	\$ 78,697	\$ 173,786
<b>REVENUES</b>			
Interest income	793	1,500	1,600
Developer advance	3,673	-	9,000,000
Other revenue	2	-	-
Intergovernmental revenues	83,685	158,362	356,487
Total revenues	<u>88,153</u>	<u>159,862</u>	<u>9,358,087</u>
Total funds available	<u>122,699</u>	<u>238,559</u>	<u>9,531,873</u>
<b>EXPENDITURES</b>			
General Fund	44,002	64,773	85,000
Capital Projects Fund	-	-	9,000,000
Total expenditures	<u>44,002</u>	<u>64,773</u>	<u>9,085,000</u>
Total expenditures and transfers out requiring appropriation	<u>44,002</u>	<u>64,773</u>	<u>9,085,000</u>
ENDING FUND BALANCES	<u>\$ 78,697</u>	<u>\$ 173,786</u>	<u>\$ 446,873</u>
EMERGENCY RESERVE	\$ 2,600	\$ 4,800	\$ 10,800
AVAILABLE FOR OPERATIONS	76,097	168,986	436,073
TOTAL RESERVE	<u>\$ 78,697</u>	<u>\$ 173,786</u>	<u>\$ 446,873</u>

See summary of significant assumptions.

**JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/30/25

ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
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**ASSESSED VALUATION**

State assessed	\$	1,000	\$	1,000	\$	900
Vacant land		60		60		60
Certified Assessed Value		\$ 1,060		\$ 1,060		\$ 960

**MILL LEVY**

General	0.000	0.000	0.000	0.000
Contractual	0.000	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000	0.000

**PROPERTY TAXES**

General	\$	-	\$	-	\$	-
Contractual		-		-		-
Budgeted property taxes		\$ -		\$ -		\$ -

**BUDGETED PROPERTY TAXES**

General	\$	-	\$	-	\$	-
Contractual		-		-		-
		\$ -		\$ -		\$ -

See summary of significant assumptions.

**JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/30/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 34,546	\$ 78,697	\$ 173,786
<b>REVENUES</b>			
Interest income	793	1,500	1,600
Developer advance	3,673	-	-
Other revenue	2	-	-
Intergovernmental revenues	83,685	158,362	356,487
Total revenues	<u>88,153</u>	<u>159,862</u>	<u>358,087</u>
Total funds available	<u>122,699</u>	<u>238,559</u>	<u>531,873</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	20,435	35,000	36,100
Dues and Membership	723	309	1,000
Insurance	700	4,876	6,000
Legal	9,211	13,500	16,000
Miscellaneous	3,639	-	-
Organization costs	3,673	-	-
Banking fees	36	-	-
Election	273	2,500	-
Contingency	-	-	10,900
Operations and maintenance			
Repairs and maintenance	-	88	-
Landscaping	2,209	4,250	5,000
Utilities	3,103	4,250	10,000
Total expenditures	<u>44,002</u>	<u>64,773</u>	<u>85,000</u>
Total expenditures and transfers out requiring appropriation	<u>44,002</u>	<u>64,773</u>	<u>85,000</u>
ENDING FUND BALANCES	<u>\$ 78,697</u>	<u>\$ 173,786</u>	<u>\$ 446,873</u>
EMERGENCY RESERVE	\$ 2,600	\$ 4,800	\$ 10,800
AVAILABLE FOR OPERATIONS	76,097	168,986	436,073
TOTAL RESERVE	<u>\$ 78,697</u>	<u>\$ 173,786</u>	<u>\$ 446,873</u>

See summary of significant assumptions.

**JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/30/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Developer advance	-	-	9,000,000
Total revenues	-	-	9,000,000
Total funds available	-	-	9,000,000
EXPENDITURES			
General and Administrative			
Accounting	-	-	10,000
Capital Projects			
Engineering	-	-	15,000
Capital outlay	-	-	8,975,000
Total expenditures	-	-	9,000,000
Total expenditures and transfers out requiring appropriation	-	-	9,000,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

**JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Jackson Creek Commercial Metropolitan District No. 1 (“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 the Town of Monument, El Paso County, Colorado on November 18, 2020, 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 Town on October 5, 2020.

The District was organized to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of public improvements. The District is the operating District organized in conjunction with other related Districts – Jackson Creek Commercial Metropolitan District No. 2-7. Jackson Creek Commercial Metropolitan District No. 1. serves as the Operating District which will pay all vendors of and receive reimbursement/contributions from the Financing Districts. All other Districts are the Financing Districts which will levy ad valorem taxes on taxable properties within each District and assess fees, rates and other charges as authorized by law. The District's service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

Pursuant to the District's Operating Plan filed annually with the City, the maximum debt mill levy is 35 mills, and the maximum operating mill levy for the payment of administrative, operations and maintenance expenses is 10 mills. The maximum debt authorization for the District is \$35,000,000.

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**

**Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of 4.00% for funds anticipated on being held in the investment account

**Intergovernmental Revenues**

Jackson Creek Commercial Metropolitan District No. 2 and No. 5 levy operation and maintenance taxes and transfer all revenue, net of fees, to the District which pays for all operating expenditures.

**JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative and Operating Expenditures**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

**Debt and Leases**

The District has no debt, nor any operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2025, as defined under TABOR.

**This information is an integral part of the accompanying budget.**