

JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 2
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	\$ -	\$ -	\$ -
REVENUES			
Property taxes	66,701	95,510	113,592
Specific ownership taxes	6,262	9,084	10,791
Interest income	774	1,500	1,500
Other revenue	1,721	-	1,667
Total revenues	75,458	106,094	127,550
Total funds available	75,458	106,094	127,550
EXPENDITURES			
General and administrative			
County treasurer's fee	1,031	1,435	1,704
Banking fees	64	-	-
Contingency	-	-	1,681
Intergovernmental expenditures	74,363	104,659	124,165
Total expenditures	75,458	106,094	127,550
Total expenditures and transfers out requiring appropriation	75,458	106,094	127,550
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

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

12/30/25

ACTUAL	ESTIMATED	BUDGET
2024	2025	2026

ASSESSED VALUATION

Commercial	\$ 321,310	\$ 1,314,020	\$ 1,390,230
State assessed	10,290	10,400	8,600
Vacant land	1,160,950	779,600	1,188,980
	1,492,550	2,104,020	2,587,810
Adjustments	8	-	-
Certified Assessed Value	\$ 1,492,558	\$ 2,104,020	\$ 2,587,810

MILL LEVY

General	9.689	10.394	8.895
Contractual	35.000	35.000	35.000
Total mill levy	44.689	45.394	43.895

PROPERTY TAXES

General	\$ 14,461	\$ 21,869	\$ 23,019
Contractual	52,240	73,641	90,573
Budgeted property taxes	\$ 66,701	\$ 95,510	\$ 113,592

BUDGETED PROPERTY TAXES

General	\$ 14,461	\$ 21,869	\$ 23,019
Contractual	52,240	73,641	90,573
	\$ 66,701	\$ 95,510	\$ 113,592

See summary of significant assumptions.

**JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Jackson Creek Commercial 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 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 one of the Financing Districts organized in conjunction with other related Districts – Jackson Creek Commercial Metropolitan District No. 1, 3, 5 -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

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.

**JACKSON CREEK COMMERCIAL 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. As of December 31, 2025, the adjusted maximum mill levy for debt service is 35.000 mills. 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 the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233 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.

Expenditures

County Treasurer's Fees

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

Intergovernmental Expenditures

Property taxes generated from the 10 mills ,adjusted, levied by the District for operations and maintenance, net of fees, are expected to be transferred to Jackson Creek Commercial Metropolitan District No.1, the Operating District, which pays all administrative expenditures of the District.

Debt and Leases

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

**JACKSON CREEK COMMERCIAL METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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 Jackson Creek Commercial Metropolitan 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 Jackson Creek Commercial Metropolitan District No 1.

This information is an integral part of the accompanying budget.