TRIVIEW METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

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

12/27/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 427,438	$ 457,589	$ 464,611
REVENUES			
Property Taxes	121,738	108,920	110,539
Specific Ownership Taxes	11,429	10,360	10,501
Interest Income	22,347	19,559	18,500
Other Revenue	1,244	-	849
Total Revenues	156,758	138,839	140,389
Total Funds Available	584,196	596,428	605,000
EXPENDITURES			
General Fund	34,289	40,382	68,000
Debt Service Fund	92,318	91,435	97,000
Total Expenditures	126,607	131,817	165,000
Total Expenditures and Transfers Out Requiring Appropriation	126,607	131,817	165,000
ENDING FUND BALANCES	$ 457,589	$ 464,611	$ 440,000
EMERGENCY RESERVE	$ 1,200	$ 1,000	$ 1,000
AVAILABLE FOR OPERATIONS	83,688	75,396	39,000
SURPLUS RESERVE	54,000	54,000	54,000
EXCESS DEBT SERVICE REVENUE	318,701	334,215	346,000
TOTAL RESERVE	$ 457,589	$ 464,611	$ 440,000

See summary of significant assumptions.

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

12/27/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	$ 12,729,510	$ 12,729,510	$ 12,915,850
Commercial	760	810	880
State Assessed	84,110	83,700	87,900
Certified Assessed Value	$ 12,814,380	$ 12,814,020	$ 13,004,630
MILL LEVY			
General	2.500	2.000	2.000
Debt Service	7.000	6.500	6.500
Total Mill Levy	9.500	8.500	8.500
PROPERTY TAXES			
General	$ 32,036	$ 25,628	$ 26,009
Debt Service	89,701	83,291	84,530
Levied Property Taxes	121,737	108,919	110,539
Adjustments to Actual/Rounding	1	1	-
Budgeted Property Taxes	$ 121,738	$ 108,920	$ 110,539
BUDGETED PROPERTY TAXES			
General	**$ 32,036**	**$ 25,628**	**$ 26,009**
Debt Service	**89,702**	**83,292**	**84,530**
	$ 121,738	**$ 108,920**	**$ 110,539**

See summary of significant assumptions.

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

12/27/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 79,767	$ 84,888	$ 76,396
REVENUES			
Property Taxes	32,036	25,628	26,009
Specific Ownership Taxes	3,008	2,438	2,471
Interest Income	3,122	3,824	2,500
Other Revenue	1,244	-	624
Total Revenues	39,410	31,890	31,604
Total Funds Available	119,177	116,778	108,000
EXPENDITURES			
General and Administrative			
Accounting	14,636	16,800	18,000
Auditing	5,400	5,830	6,550
County Treasurer's Fee	481	384	390
Dues and Membership	305	288	300
District Management	9,082	6,500	9,000
Insurance	4,197	4,255	4,500
Election	-	1,400	20,000
Legal	188	3,035	5,400
Website	-	1,890	1,000
Contingency	-	-	2,860
Total Expenditures	34,289	40,382	68,000
Total Expenditures and Transfers Out Requiring Appropriation	34,289	40,382	68,000
ENDING FUND BALANCES	$ 84,888	$ 76,396	$ 40,000
EMERGENCY RESERVE	$ 1,200	$ 1,000	$ 1,000
AVAILABLE FOR OPERATIONS	83,688	75,396	39,000
TOTAL RESERVE	$ 84,888	$ 76,396	$ 40,000

See summary of significant assumptions.

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

12/27/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 347,671	$ 372,701	$ 388,215
REVENUES			
Property Taxes	89,702	83,292	84,530
Specific Ownership Taxes	8,421	7,922	8,030
Interest Income	19,225	15,735	16,000
Other Revenue	-	-	225
Total Revenues	117,348	106,949	108,785
Total Funds Available	465,019	479,650	497,000
EXPENDITURES			
General and Administrative			
County Treasurer's Fee	1,345	1,250	1,268
Paying Agent Fees	3,500	3,500	3,500
Contingency	-	-	1,335
Debt Service			
Bond Interest	57,473	56,685	55,897
Bond Principal	30,000	30,000	35,000
Total Expenditures	92,318	91,435	97,000
Total Expenditures and Transfers Out Requiring Appropriation	92,318	91,435	97,000
ENDING FUND BALANCES	$ 372,701	$ 388,215	$ 400,000
SURPLUS RESERVE	$ 54,000	$ 54,000	$ 54,000
EXCESS DEBT SERVICE REVENUE	318,701	334,215	346,000
TOTAL RESERVE	$ 372,701	$ 388,215	$ 400,000

See summary of significant assumptions.

TRIVIEW METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Triview Metropolitan District No. 2 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by court order and decree of the District Court on November 28, 2006, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statues). The District operates under a Service Plan approved by the Town of Monument, Colorado. The District's service area is located in the Town of Monument, El Paso County, Colorado. The District was organized to provide financing for the design, acquisition, construction and installation and maintenance of essential public-purpose facilities.

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 the requirement 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.

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 2026, HB24B-1001 set the assessment rates 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%

Revenues – (continued)

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.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

Expenditures

County Treasurer's Collection Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, audit, insurance, meeting expenses, and other administrative costs.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017 Bonds (discussed under Debt and Leases).

TRIVIEW METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases

Series 2017

On July 27, 2017, District #2 issued $1,635,000 of General Obligation Refunding Bonds, Series 2017 ("2017 Bonds"). The 2017 Bonds are serial and term bonds that bear interest between 2.625% and 4.350% per annum payable on June 1 and December 1. Mandatory principal payments are due on December 1, with final payment due on December 1, 2047. Bonds maturing after December 1, 2027 are subject to redemption prior to maturity at the option of District #2 on December 1, 2027, and on any date thereafter, upon payment of par and accrued interest, without redemption premium. The 2017 Bonds are secured by and payable from general ad valorem taxes which may be levied on all taxable property within District #2 in an amount necessary to pay when due the principal and interest on the 2017 Bonds. The 2017 Bonds are additionally secured by the surplus fund, which was initially funded with proceeds of the 2017 Bonds in the amount of $54,000. Proceeds of the 2017 Bonds are being used for the purposes of (i) funding and reimbursing a portion of the costs of acquiring, constructing, and installing certain public improvements; (ii) refunding the 2012 Series Bonds, originally issued in the aggregate principal amount of $1,500,000; (iii) funding an initial deposit to the surplus fund; (iv) funding a portion of interest to accrue on the bonds; and (v) paying the costs of issuance of the bonds.

The District has no operating or capital leases.

Schedule of Long Term Obligations

	Balance at December 31, 2024	Additions*	Repayments*	Balance at December 31, 2025*
G.O. Refunding Bonds - Series 2017	$ 1,460,000	$ -	$ 30,000	$ 1,430,000
Premium - Series 2017	16,085	-	1,135	14,950
	$ 1,476,085	$ -	$ 31,135	$ 1,444,950

	Balance at December 31, 2025*	Additions*	Repayments*	Balance at December 31, 2026*
G.O. Refunding Bonds - Series 2017	$ 1,430,000	$ -	$ 35,000	$ 1,395,000
Premium - Series 2017	14,950	-	1,119	13,831
	$ 1,444,950	$ -	$ 36,119	$ 1,408,831

* Estimate

Reserves

Emergency Reserves

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending.

This information is an integral part of the accompanying budget.

TRIVIEW METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

$1,635,000
General Obligation Refunding Bonds Series 2017
July 27, 2017
Interest Rate 2.625% - 4.350%
Interest due June 1 and December 1
Principal due December 1

Year	Principal	Interest	Total
2026	$ 35,000	$ 55,897	$ 90,897
2027	35,000	54,979	89,979
2028	40,000	54,060	94,060
2029	40,000	52,320	92,320
2030	45,000	50,580	95,580
2031	45,000	48,623	93,623
2032	50,000	46,665	96,665
2033	50,000	44,490	94,490
2034	55,000	42,315	97,315
2035	60,000	39,922	99,922
2036	60,000	37,313	97,313
2037	65,000	34,702	99,702
2038	70,000	31,875	101,875
2039	75,000	29,250	104,250
2040	75,000	26,437	101,437
2041	80,000	23,625	103,625
2042	85,000	20,625	105,625
2043	90,000	17,438	107,438
2044	90,000	14,063	104,063
2045	90,000	10,687	100,687
2046	100,000	7,313	107,313
2047	95,000	3,562	98,562
Total	$ 1,430,000	$ 746,741	$ 2,176,741