MERIDIAN VILLAGE METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

MERIDIAN VILLAGE METROPOLITAN DISTRICT NO. 2
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	$ -	$ -	$ -
REVENUES			
Property Taxes	4,492,801	4,599,550	3,579,126
Specific Ownership Taxes	336,628	350,612	340,017
Interest Income	29,737	44,000	39,000
Other Revenue	42,094	-	50,000
Total revenues	4,901,260	4,994,162	4,008,143
Total funds available	4,901,260	4,994,162	4,008,143
EXPENDITURES			
General Fund	18,281	19,055	43,927
Debt Service Fund	52,570	52,092	36,910
Total expenditures	70,851	71,147	80,837
TRANSFERS OUT	4,830,409	4,923,015	3,927,306
Total expenditures and transfers out requiring appropriation	4,901,260	4,994,162	4,008,143
ENDING FUND BALANCES	$ -	$ -	$ -

See summary of significant assumptions.

MERIDIAN VILLAGE 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 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Residential	$ 115,447,630	$ 118,073,480	$ 109,702,600
State assessed	16,900	18,300	18,800
Vacant land	34,950	4,310	4,170
Personal property	1,905,490	2,062,400	2,122,040
Other	80	80	80
Certified Assessed Value	$ 117,405,050	$120,158,570	$ 111,847,690
MILL LEVY			
General	8.710	9.379	10.000
Debt Service	29.569	28.900	22.000
Total mill levy	38.279	38.279	32.000
PROPERTY TAXES			
General	$ 1,022,598	$ 1,126,967	$ 1,118,477
Debt Service	3,471,550	3,472,583	2,460,649
Levied property taxes	4,494,148	4,599,550	3,579,126
Adjustments to actual/rounding	(1,347)	-	-
Budgeted property taxes	$ 4,492,801	$ 4,599,550	$ 3,579,126
BUDGETED PROPERTY TAXES			
General	**$ 1,022,112**	**$ 1,126,967**	**$ 1,118,477**
Debt Service	**3,470,689**	**3,472,583**	**2,460,649**
	$ 4,492,801	**$ 4,599,550**	**$ 3,579,126**

See summary of significant assumptions.

MERIDIAN VILLAGE 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	1,022,112	1,126,967	1,118,477
Specific Ownership Taxes	76,583	-	-
Interest Income	6,757	9,000	7,000
Other Revenue	42,094	-	25,000
Total revenues	1,147,546	1,135,967	1,150,477
Total funds available	1,147,546	1,135,967	1,150,477
EXPENDITURES			
General and administrative			
County Treasurer's fee	15,482	16,905	16,777
Board Support	2,600	2,000	2,000
Payroll Taxes	199	150	150
Contingency	-	-	25,000
Total expenditures	18,281	19,055	43,927
TRANSFERS OUT			
Transfers to Other Districts	1,129,265	1,116,912	1,106,550
Total expenditures and transfers out requiring appropriation	1,147,546	1,135,967	1,150,477
ENDING FUND BALANCES	$ -	$ -	$ -

See summary of significant assumptions.

MERIDIAN VILLAGE METROPOLITAN DISTRICT NO. 2
DEBT SERVICE 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	3,470,689	3,472,583	2,460,649
Specific Ownership Taxes	260,045	350,612	340,017
Interest Income	22,980	35,000	32,000
Other Revenue	-	-	25,000
Total revenues	3,753,714	3,858,195	2,857,666
Total funds available	3,753,714	3,858,195	2,857,666
EXPENDITURES			
General and administrative			
County Treasurer's fee	52,570	52,092	36,910
Total expenditures	52,570	52,092	36,910
TRANSFERS OUT			
Transfers to Other Districts	3,701,144	3,806,103	2,820,756
Total expenditures and transfers out requiring appropriation	3,753,714	3,858,195	2,857,666
ENDING FUND BALANCES	$ -	$ -	$ -

See summary of significant assumptions.

MERIDIAN VILLAGE METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Meridian Village Metropolitan District No. 2 is a quasi-municipal corporation and political subdivision of the State of Colorado organized by order of the Douglas County Court on November 20, 2004. The District's service area is located in Douglas County, Colorado. The District was organized to provide storm sewer improvements, street improvements, park and recreational facilities and safety protection services.

The District was formed in conjunction with Meridian Village Metropolitan District Nos. 1, 3 and 4. District No. 1 will serve as the "Service District" with the responsibility of managing the construction and operation of facilities and improvements needed for the public improvements. District Nos. 2, 3 and 4 serve as the "Financing Districts" with the responsibility of providing the funding and tax base needed to support the capital improvements and operations.

The District has no employees and contracts for all of its management and professional services.

The District prepares its budget on the modified accrual basis of accounting in accordance with the 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.

The calculation of the taxes levied is displayed on the Property Tax Summary Information 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%	

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 7.50% of the property taxes collected by the District.

MERIDIAN VILLAGE METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues (continued)

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Expenditures

Administrative and Operating

The District has entered into an Intergovernmental Financing Agreement with Meridian Village Metropolitan District No.1 where District No.1 will operate and maintain the District in exchange for the Districts net legally available revenue.

Debt Service

The District has entered into an Intergovernmental Financing Agreement with Meridian Village Metropolitan District No.1 where District No.1 will finance the Districts improvements in exchange for the Districts net legally available revenue.

Debt and Leases

The District has no debt and no operating or capital leases.

Reserves

Emergency Reserves

District No. 1 has provided for an Emergency Reserve fund equal to at least 3.00% of fiscal year spending for District Nos. 2, 3, and 4 for 2026, as defined under TABOR.

Additional Information

Per the Service Plan the debt service mill levy is capped at 50.000 mills until the District's assessed valuation reaches a value equal to twice the aggregate amount of outstanding debt, in which case there is no mill levy cap. The operations mill levy is capped at 10.000 mills. However, both mill levies are subject to adjustments for Gallagher, so if the valuation calculation for residential property decreases from its current level of 6.70% of actual value the mill levy will be adjusted accordingly.

Per the Funding Agreement, Meridian Village Metropolitan District No. 1 issues revenue bonds and Meridian Village Metropolitan District No. 2 has agreed to levy taxes to the maximum rate of 50.000 mills, adjusted for Gallagher but never to exceed a hard cap of 50.000 mills, and pay the revenue over to District No. 1 for debt service.

In a separate O&M Funding Agreement, District No. 2 agrees to levy taxes up to 10.000 mills, adjusted for Gallagher but never to exceed 50.000 mills. In addition, if District No. 2 has to levy more than 50.000 mills for payment of District No. 1's debt service, District No. 2's contractual obligation to go higher than 10.000 is reduced proportionately. Subject to the service plan mill levy caps described above, the two Districts may decide that the District No. 2 aggregate mill levy will exceed 50.000 mills. District No. 2 is just not required to exceed 50.000 mills.

This information is an integral part of the accompanying budget.