

**STETSON RIDGE METROPOLITAN DISTRICT NO. 2**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2025**

**STETSON RIDGE METROPOLITAN DISTRICT NO. 2**  
**SUMMARY**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/6/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 46,124	\$ 55,605	\$ 57,856
REVENUES			
Property Taxes	526,831	669,856	652,380
Property Taxes - Contractual	991,416	1,166,482	702,391
Specific Ownership Taxes	159,296	166,830	135,477
Interest Income	39,173	34,800	32,000
Other Revenue	-	14,561	18,596
Total revenues	1,716,716	2,052,529	1,540,844
Total funds available	1,762,840	2,108,134	1,598,700
EXPENDITURES			
General Fund	1,485,486	1,826,205	1,332,000
Debt Service Fund	221,749	224,073	266,700
Total expenditures	1,707,235	2,050,278	1,598,700
Total expenditures and transfers out requiring appropriation	1,707,235	2,050,278	1,598,700
ENDING FUND BALANCES	\$ 55,605	\$ 57,856	\$ -
DEBT SERVICE RESERVE	43,000	43,000	-
TOTAL RESERVE	\$ 43,000	\$ 43,000	\$ -

**STETSON RIDGE METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/6/24

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

**ASSESSED VALUATION**

Single-Family Resid.	\$ 45,046,360	\$ 54,455,070	\$ 54,458,110
Commercial	1,549,170	1,787,970	1,733,080
Vacant land	60	70	70
	46,595,590	56,243,110	56,191,260
Adjustments (TIF)	-	-	-
Certified Assessed Value	\$ 46,595,590	\$ 56,243,110	\$ 56,191,260

**MILL LEVY**

General	6.530	8.030	8.033
Debt Service	4.800	3.880	3.577
Contractual Obligation - Developer Advance	21.320	20.740	12.500
Total mill levy	32.650	32.650	24.110

**PROPERTY TAXES**

General	\$ 304,269	\$ 451,632	\$ 451,384
Debt Service	223,659	218,224	200,996
Contractual Obligation - Developer Advance	993,418	1,166,482	702,391
Levied property taxes	1,521,346	1,836,338	1,354,771
Adjustments to actual/rounding	-	-	-
Refunds and abatements	-	(109)	-
Budgeted property taxes	\$ 1,521,346	\$ 1,836,229	\$ 1,354,771

**BUDGETED PROPERTY TAXES**

General	\$ 303,649	\$ 451,632	\$ 451,384
Debt Service	223,182	218,224	200,996
Contractual Obligation - Developer Advance	991,416	1,166,482	702,391
	\$ 1,518,247	\$ 1,836,339	\$ 1,354,771

**STETSON RIDGE METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/6/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property Taxes	303,649	451,632	451,384
Property Taxes - Contractual	991,416	1,166,482	702,391
Specific Ownership Taxes	159,296	166,830	135,477
Interest Income	31,125	26,700	25,000
Other Revenue	-	14,561	17,748
Total revenues	1,485,486	1,826,205	1,332,000
 Total funds available	 1,485,486	 1,826,205	 1,332,000
EXPENDITURES			
General and administrative			
County Treasurer's Fee	4,556	6,774	6,771
County Treasurer's Fee - Contractual	14,876	17,497	10,536
Contingency	-	-	17,748
Intergovernmental Expenditures	489,515	652,949	605,090
Intergovernmental Expenditures - Contractual	976,539	1,148,985	691,855
Operations and maintenance			
Total expenditures	1,485,486	1,826,205	1,332,000
 Total expenditures and transfers out requiring appropriation	 1,485,486	 1,826,205	 1,332,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**STETSON RIDGE METROPOLITAN DISTRICT NO. 2**  
**DEBT SERVICE FUND**  
**2025 BUDGET**  
**WITH 2023 ACTUAL AND 2024 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/6/24

	<div> <div>ACTUAL</div> <div>2023</div> </div>	<div> <div>ESTIMATED</div> <div>2024</div> </div>	<div> <div>BUDGET</div> <div>2025</div> </div>
BEGINNING FUND BALANCES	\$ 46,124	\$ 55,605	\$ 57,856
REVENUES			
Property Taxes	223,182	218,224	200,996
Interest Income	8,048	8,100	7,000
Other Revenue	-	-	848
Total revenues	231,230	226,324	208,844
Total funds available	277,354	281,929	266,700
EXPENDITURES			
General and administrative			
County Treasurer's Fee	3,349	3,273	3,015
Paying Agent Fees	2,800	2,800	2,800
Contingency	-	-	885
Debt Service			
Bond Interest	25,600	18,000	10,000
Bond Principal	190,000	200,000	250,000
Total expenditures	221,749	224,073	266,700
Total expenditures and transfers out requiring appropriation	221,749	224,073	266,700
ENDING FUND BALANCES	\$ 55,605	\$ 57,856	\$ -
DEBT SERVICE RESERVE	\$ 43,000	\$ 43,000	\$ -
TOTAL RESERVE	\$ 43,000	\$ 43,000	\$ -

No assurance provided. See summary of significant assumptions.

**STETSON RIDGE METROPOLITAN DISTRICT NO. 2**  
**2025 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Stetson Ridge Metropolitan District No. 2 ("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 City of Colorado Springs, El Paso County, Colorado on November 22, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The Preliminary Consolidated Service Plan, approved by the City of Colorado Springs on September 12, 2000, formed the Stetson Ridge Metropolitan Districts Nos 1 – 3 ("The Districts").

The District was organized to provide planning, acquisition, construction, installation and financing of public improvements, including streets, water, wastewater, traffic and safety, park and recreation, mosquito control, television relay and transportation facilities, primarily for residential development. The District was organized in conjunction with two other related districts, Stetson Ridge Metropolitan District No. 1 ("District No. 1"), the Operating District, and Stetson Ridge Metropolitan District No. 2 ("District No. 2"), the Financing District. District No. 1 will own (subject to dedication of improvements to the City), operate, maintain and construct facilities benefiting all three Districts, and District No. 2 and District No. 3 will contribute to the costs of construction, operation and maintenance of such facilities. The District's service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

The District has no employees and all administrative functions are contractual.

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 page of the budget using the adopted mill levy imposed by the District.

**STETSON RIDGE METROPOLITAN DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

For property tax collection year 2025, SB22-238, SB23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			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 10% 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 5%.

**Expenditures**

**Intergovernmental Expenditures**

All administrative expenditures such as legal, accounting, management, insurance, including costs for snow removal and landscape maintenance, are paid through and by District No. 1, the Operating District. The District will transfer net revenues collected from its operational mill levy, as well as the current, unpledged revenue from its debt service fund, to District No. 1 to cover a portion of these costs.

**County Treasurer's Fees**

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

**STETSON RIDGE METROPOLITAN DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On December 7, 2007, the District issued general obligation bonds with a face value of \$2,070,000 and supplemental interest coupons of \$605,000. The bonds bear interest at an annual rate of 4.00% to be paid to the bondholders semi-annually on each June 1 and December 1, beginning June 1, 2008. The bonds mature on December 1, 2025 and are subject to redemption prior to maturity at the discretion of District #2, as a whole or in integral multiples of \$5,000 on December 1, 2018 or on any date thereafter. The bonds are subject to mandatory sinking fund redemption requirements.

**Schedule of Long-Term Obligations**

	Balance at December 31, 2023	Additions*	Repayments*	Balance at December 31, 2024*
Series 2007 Bonds - Principal	\$ 450,000	\$ -	\$ 200,000	\$ 250,000
Series 2007 Bonds - Discount	(5,107)	-	(3,582)	(1,525)
Total	<u>\$ 444,893</u>	<u>\$ -</u>	<u>\$ 196,418</u>	<u>\$ 248,475</u>
	Balance at December 31, 2024*	Additions*	Repayments*	Balance at December 31, 2025*
Series 2007 Bonds - Principal	\$ 250,000	\$ -	\$ 250,000	\$ -
Series 2007 Bonds - Discount	(1,525)	-	(1,525)	-
Total	<u>\$ 248,475</u>	<u>\$ -</u>	<u>\$ 248,475</u>	<u>\$ -</u>

\* Estimate

The District has no operating or capital leases.

**Reserves**

**Emergency Reserves**

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 three Districts' operations and maintenance costs, an Emergency Reserve is not reflected in the District's 2025 budget.

**Debt Service Reserves**

The Debt Service Reserve in the amount of \$43,000 is required to be maintained on the Series 2007 Bonds.

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



**STETSON RIDGE METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$2,070,000  
General Obligation Limited Tax Refunding Bonds Series 2007  
Dated December 4, 2007  
Interest Rate 4.00%  
Interest due June 1 and December 1  
Principal due December 1

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total All Bonds</u>
2025	\$ 250,000	\$ 10,000	\$ 260,000
Total	<u>\$ 250,000</u>	<u>\$ 10,000</u>	<u>\$ 260,000</u>