

PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2026 BUDGET**

**WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

12/9/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

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

12/9/25

ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
----------------	-------------------	----------------

ASSESSED VALUATION

Vacant land	\$ 2,355,700	\$ 2,355,700	\$ 5,305,790
Personal property	2,700	2,800	2,400
Certified Assessed Value	\$ 2,358,400	\$ 2,358,500	\$ 5,308,190

MILL LEVY

Total mill levy	0.000	0.000	0.000
-----------------	-------	-------	-------

PROPERTY TAXES

Budgeted property taxes	\$ -	\$ -	\$ -
-------------------------	------	------	------

BUDGETED PROPERTY TAXES

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

See summary of significant assumptions.

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Piney Lake Trails Metropolitan District No. 2 (“the District”), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized in conjunction with Piney Lake Trails Metropolitan District No. 1 by order and decree of the District Court for Douglas County, Colorado on May 3, 2022, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under an Amended and Restated Service Plan approved by Douglas County on April 5, 2022. The District’s service area is located in Douglas County.

The District was established to provide planning, acquisition, construction, installation and financing of public improvements, including water, storm sewer, sanitation and wastewater treatment, street improvements, traffic safety protection, parks and recreation, television relay and translation, mosquito control, covenant enforcement and design review, and security services.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of \$22,000,000 for the above listed purposes. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation for purposes of providing public improvements to support development as it occurs within the District’s service area.

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

No activity anticipated in 2026.

Expenditures

No activity anticipated in 2026.

Debt and Leases

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

**PINEY LAKE TRAILS METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying budget.