

**CONEXUS METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDED DECEMBER 31, 2026**

**CONEXUS METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (9,622)	\$ (1,906)	\$12,667,096
REVENUES			
Property taxes	18,876	39,241	80,610
Specific ownership taxes	1,772	3,732	7,658
Interest Income	-	122,000	175,000
Developer advance	30,639	5,064,035	74,489
Other Revenue	-	-	1,627
Intergovernmental revenues	48	2,452	2,624
Bond issuance proceeds	-	16,440,000	-
Total revenues	<u>51,335</u>	<u>21,671,460</u>	<u>342,008</u>
TRANSFERS IN	<u>-</u>	<u>4,671,500</u>	<u>-</u>
Total funds available	<u>41,713</u>	<u>26,341,054</u>	<u>13,009,104</u>
EXPENDITURES			
General Fund	43,619	83,923	90,000
Debt Service Fund	-	442,395	1,032,536
Capital Projects Fund	-	8,476,140	8,439,591
Total expenditures	<u>43,619</u>	<u>9,002,458</u>	<u>9,562,127</u>
TRANSFERS OUT	<u>-</u>	<u>4,671,500</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>43,619</u>	<u>13,673,958</u>	<u>9,562,127</u>
ENDING FUND BALANCES	<u>\$ (1,906)</u>	<u>\$ 12,667,096</u>	<u>\$ 3,446,977</u>
EMERGENCY RESERVE	\$ 700	\$ 1,400	\$ 500
AVAILABLE FOR OPERATIONS	(2,606)	-	-
SURPLUS FUND (MAX \$3,178,000)	-	1,661,000	1,833,872
CAPITALIZED INTEREST	-	2,640,105	1,612,605
TOTAL RESERVE	<u>\$ (1,906)</u>	<u>\$ 4,302,505</u>	<u>\$ 3,446,977</u>

See summary of significant assumptions.

**CONEXUS METROPOLITAN DISTRICT NO. 1  
PROPERTY TAX SUMMARY INFORMATION  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/26

ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
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**ASSESSED VALUATION**

Agricultural	\$ 1,300	\$ -	\$ -
State assessed	20,780	20,100	18,500
Vacant land	517,220	1,058,580	2,125,830
Certified Assessed Value	\$ 539,300	\$ 1,078,680	\$ 2,144,330

**MILL LEVY**

General	5.000	5.197	5.370
Debt Service	0.000	0.000	32.222
Contractual	30.000	31.182	0.000
Total mill levy	35.000	36.379	37.592

**PROPERTY TAXES**

General	\$ 2,697	\$ 5,606	\$ 11,515
Debt Service	-	-	69,095
Contractual	16,179	33,635	-
Levied property taxes	18,876	39,241	80,610
Budgeted property taxes	\$ 18,876	\$ 39,241	\$ 80,610

**BUDGETED PROPERTY TAXES**

General	\$ 2,697	\$ 5,606	\$ 11,515
Debt Service	-	-	69,095
Contractual	16,179	33,635	-
	\$ 18,876	\$ 39,241	\$ 80,610

See summary of significant assumptions.

**CONEXUS METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (9,622)	\$ (1,906)	\$ 1,400
REVENUES			
Property taxes	18,876	39,241	11,515
Specific ownership taxes	1,772	3,732	1,094
Developer advance	30,639	41,804	74,489
Other Revenue	-	-	1,627
Intergovernmental revenues	48	2,452	375
Total revenues	<u>51,335</u>	<u>87,229</u>	<u>89,100</u>
Total funds available	<u>41,713</u>	<u>85,323</u>	<u>90,500</u>
EXPENDITURES			
General and administrative			
Accounting	22,328	26,500	30,000
Auditing	-	-	8,000
County Treasurer's Fee	283	589	173
Dues and Membership	548	549	600
Insurance	2,778	4,152	4,600
Legal	17,642	45,000	45,000
Election	40	7,133	-
Contingency	-	-	1,627
Total expenditures	<u>43,619</u>	<u>83,923</u>	<u>90,000</u>
Total expenditures and transfers out requiring appropriation	<u>43,619</u>	<u>83,923</u>	<u>90,000</u>
ENDING FUND BALANCES	<u>\$ (1,906)</u>	<u>\$ 1,400</u>	<u>\$ 500</u>
EMERGENCY RESERVE	\$ 700	\$ 1,400	\$ 500
AVAILABLE FOR OPERATIONS	(2,606)	-	-
TOTAL RESERVE	<u>\$ (1,906)</u>	<u>\$ 1,400</u>	<u>\$ 500</u>

See summary of significant assumptions.

**CONEXUS METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 4,301,105
REVENUES			
Property taxes	-	-	69,095
Specific ownership taxes	-	-	6,564
Interest Income	-	72,000	100,000
Intergovernmental revenues	-	-	2,249
Total revenues	-	72,000	177,908
TRANSFERS IN			
Transfers from other funds	-	4,671,500	-
Total funds available	-	4,743,500	4,479,013
EXPENDITURES			
General and administrative			
County Treasurer's Fee	-	-	1,036
Paying agent fees	-	-	4,000
Debt Service			
Bond interest	-	442,395	1,027,500
Total expenditures	-	442,395	1,032,536
Total expenditures and transfers out requiring appropriation	-	442,395	1,032,536
ENDING FUND BALANCES	\$ -	\$ 4,301,105	\$ 3,446,477
SURPLUS FUND (MAX \$3,178,000)	\$ -	\$ 1,661,000	\$ 1,833,872
CAPITALIZED INTEREST	-	2,640,105	1,612,605
TOTAL RESERVE	\$ -	\$ 4,301,105	\$ 3,446,477

See summary of significant assumptions.

**CONEXUS METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 8,364,591
REVENUES			
Interest Income	-	50,000	75,000
Developer advance	-	5,022,231	-
Bond issuance proceeds	-	16,440,000	-
Total revenues	<u>-</u>	<u>21,512,231</u>	<u>75,000</u>
Total funds available	<u>-</u>	<u>21,512,231</u>	<u>8,439,591</u>
EXPENDITURES			
General and Administrative			
Accounting	-	8,500	10,000
Legal	-	3,000	4,000
Organization costs	-	95,579	-
Capital Projects			
Repay developer advance	-	2,805,459	-
Bond issue costs	-	648,450	-
Engineering	-	36,000	40,000
Capital outlay	-	4,879,152	8,385,591
Total expenditures	<u>-</u>	<u>8,476,140</u>	<u>8,439,591</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>4,671,500</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>13,147,640</u>	<u>8,439,591</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ 8,364,591</u>	<u>\$ -</u>

See summary of significant assumptions.

**CONEXUS METROPLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Conexus Metropolitan District No. 1 (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 in and for Town of Monument, El Paso County, Colorado On May 12, 2022 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

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**

**Developer Advance**

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. A major portion of the capital expenditures are also expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**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.

**CONEXUS METROPLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

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:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>
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 9.50% of the property taxes collected.

**Intergovernmental Revenues**

The intergovernmental revenues are transfers from Conexus Metropolitan District No. 2 pursuant to the operations and capital pledge agreement between the Districts.

**Expenditures**

**Administrative and Operating Expenditures**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.50% of property tax collections.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**CONEXUS METROPLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Debt Service**

Principal and interest payment are provided based on the debt amortization schedule from the Series 2025A Bonds (discussed under Debt and Leases).

**Debt and Leases**

On June 26, 2025, the District issued Limited Tax General Obligation and Special Revenue Bonds Series 2025A (the Bonds) in the amount of \$16,440,000, at a rate of 6.250% interest, for the purpose of: (i) financing a portion of the Public Improvements necessary to support the development; (ii) funding capitalized interest on the Bonds; (iii) funding the initial deposit to the Surplus Fund; and (iv) paying costs incurred in connection with the issuance of the bonds.

The District has outstanding Developer Advances and activity as follows:

	Balance at December 31, 2024	Additions*	Repayments*	Balance at December 31, 2025*
Developer Advances:				
Operations	\$ 180,972	\$ 41,804	\$ -	\$ 222,776
Capital	-	5,022,231	2,805,459	2,216,772
Accrued Interest on Developer Advances:				
Operations	9,181	17,822	-	27,003
Capital	-	177,342	-	177,342
Total Long-Term Obligations	<u>\$ 190,153</u>	<u>\$ 5,081,857</u>	<u>\$ 2,805,459</u>	<u>\$ 2,466,551</u>

	Balance at December 31, 2025*	Additions*	Repayments*	Balance at December 31, 2026*
Developer Advances:				
Operations	\$ 222,776	\$ 74,489	\$ -	\$ 297,265
Capital	2,216,772	-	-	2,216,772
Accrued Interest on Developer Advances:				
Operations	27,003	23,781	-	50,784
Capital	177,342	177,342	-	354,684
Total Long-Term Obligations	<u>\$ 2,439,548</u>	<u>\$ 74,489</u>	<u>\$ -</u>	<u>\$ 2,514,037</u>

\* Estimate

The District has no operating or capital leases.

**CONEXUS METROPLITAN DISTRICT NO. 1  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Surplus Fund**

The District is funding a Surplus Fund up to an amount of \$3,178,000, as required by the Bonds.

**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**

**CONEXUS METROPLITAN DISTRICT NO. 1  
2026 BUDGET  
SCHEDULE OF DEBT SERVICE TO MATURITY**

\$16,440,000

Limited Tax General Obligation and Special Revenue Bonds  
Series 2025A

Dated June 26, 2025

Interest Rate - 6.25%

Interest Payable June and December 1

Principal Payable December 1

Year	Principal	Interest	Total
2026	\$ -	\$ 1,027,500	\$ 1,027,500
2027	-	1,027,500	1,027,500
2028	-	1,027,500	1,027,500
2029	-	1,027,500	1,027,500
2030	-	1,027,500	1,027,500
2031	-	1,027,500	1,027,500
2032	-	1,027,500	1,027,500
2033	-	1,027,500	1,027,500
2034	-	1,027,500	1,027,500
2035	-	1,027,500	1,027,500
2036	125,000	1,027,500	1,152,500
2037	220,000	1,019,688	1,239,688
2038	310,000	1,005,938	1,315,938
2039	365,000	986,563	1,351,563
2040	420,000	963,750	1,383,750
2041	460,000	937,500	1,397,500
2042	525,000	908,750	1,433,750
2043	565,000	875,938	1,440,938
2044	625,000	840,625	1,465,625
2045	670,000	801,563	1,471,563
2046	735,000	759,688	1,494,688
2047	785,000	713,750	1,498,750
2048	860,000	664,688	1,524,688
2049	920,000	610,938	1,530,938
2050	1,005,000	553,438	1,558,438
2051	1,070,000	490,625	1,560,625
2052	1,165,000	423,750	1,588,750
2053	1,240,000	350,938	1,590,938
2054	1,350,000	273,438	1,623,438
2055	3,025,000	189,063	3,214,063
<b>Total</b>	<b>\$ 16,440,000</b>	<b>\$ 24,673,125</b>	<b>\$ 41,113,125</b>