

LANTERNS METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

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

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 2,091,496	\$ 26,101	\$ 103,100
REVENUES			
Property taxes	446,534	759,787	1,107,927
Specific ownership taxes	41,409	69,000	99,713
Interest Income	19,401	18,500	14,500
Developer advance	8,757,777	1,435,228	-
Other Revenue	-	2,909	335
Total revenues	<u>9,265,121</u>	<u>2,285,424</u>	<u>1,222,475</u>
TRANSFERS IN	<u>30,148</u>	-	-
Total funds available	<u>11,386,765</u>	<u>2,311,525</u>	<u>1,325,575</u>
EXPENDITURES			
General Fund	48,656	52,644	130,000
Debt Service Fund	425,210	720,553	1,040,000
Capital Projects Fund	10,856,650	1,435,228	-
Total expenditures	<u>11,330,516</u>	<u>2,208,425</u>	<u>1,170,000</u>
TRANSFERS OUT	<u>30,148</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>11,360,664</u>	<u>2,208,425</u>	<u>1,170,000</u>
ENDING FUND BALANCES	<u>\$ 26,101</u>	<u>\$ 103,100</u>	<u>\$ 155,575</u>
EMERGENCY RESERVE	\$ 2,200	\$ 3,900	\$ 5,500
AVAILABLE FOR OPERATIONS	17,819	91,916	142,876
TOTAL RESERVE	<u>\$ 20,019</u>	<u>\$ 95,816</u>	<u>\$ 148,376</u>

No assurance provided. See summary of significant assumptions.

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

1/29/25

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

ASSESSED VALUATION

Residential	\$ -	\$ 759,920	\$ 5,748,170
Commercial	430	830	-
Natural Resources	-	220	220
Vacant land	5,985,270	8,804,570	7,840,420
Personal property	-	62,500	120,270
Certified Assessed Value	\$ 5,985,700	\$ 9,628,040	\$ 13,709,080

MILL LEVY

General	11.000	11.636	11.916
Debt Service	63.600	67.278	68.901
Total mill levy	74.600	78.914	80.817

PROPERTY TAXES

General	\$ 65,843	\$ 112,032	\$ 163,358
Debt Service	380,691	647,755	944,569
Budgeted property taxes	\$ 446,534	\$ 759,787	\$ 1,107,927

BUDGETED PROPERTY TAXES

General	\$ 65,843	\$ 112,032	\$ 163,358
Debt Service	380,691	647,755	944,569
	\$ 446,534	\$ 759,787	\$ 1,107,927

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

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 25,689	\$ 20,019	\$ 95,816
REVENUES			
Property taxes	65,843	112,032	163,358
Specific ownership taxes	6,106	10,000	14,702
Interest Income	1,145	3,500	4,500
Other Revenue	-	2,909	-
Total revenues	<u>73,094</u>	<u>128,441</u>	<u>182,560</u>
Total funds available	<u>98,783</u>	<u>148,460</u>	<u>278,376</u>
EXPENDITURES			
General and administrative			
Accounting	24,329	25,000	30,000
Auditing	5,900	6,500	6,500
County Treasurer's Fee	988	1,680	2,450
Dues and Membership	319	1,500	1,000
Election	1,361	43	2,000
Insurance	2,571	2,921	4,000
Legal	13,188	15,000	25,000
Website	-	-	1,000
Repay developer advance	-	-	56,000
Contingency	-	-	2,050
Total expenditures	<u>48,656</u>	<u>52,644</u>	<u>130,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>30,108</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>78,764</u>	<u>52,644</u>	<u>130,000</u>
ENDING FUND BALANCES	<u>\$ 20,019</u>	<u>\$ 95,816</u>	<u>\$ 148,376</u>
EMERGENCY RESERVE	\$ 2,200	\$ 3,900	\$ 5,500
AVAILABLE FOR OPERATIONS	17,819	91,916	142,876
TOTAL RESERVE	<u>\$ 20,019</u>	<u>\$ 95,816</u>	<u>\$ 148,376</u>

No assurance provided. See summary of significant assumptions.

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

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 3,250	\$ 6,082	\$ 7,284
REVENUES			
Property taxes	380,691	647,755	944,569
Specific ownership taxes	35,303	59,000	85,011
Interest Income	12,008	15,000	10,000
Other Revenue	-	-	335
Total revenues	428,002	721,755	1,039,915
TRANSFERS IN			
Transfers from other funds	40	-	-
Total funds available	431,292	727,837	1,047,199
EXPENDITURES			
General and administrative			
County Treasurer's Fee	5,710	9,716	14,169
Paying agent fees	4,000	4,000	4,000
Contingency	-	-	6,831
Debt Service			
Bond interest	415,500	706,837	1,015,000
Total expenditures	425,210	720,553	1,040,000
Total expenditures and transfers out requiring appropriation	425,210	720,553	1,040,000
ENDING FUND BALANCES	\$ 6,082	\$ 7,284	\$ 7,199

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

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 2,062,557	\$ -	\$ -
REVENUES			
Interest Income	6,248	-	-
Developer advance	8,757,777	1,435,228	-
Total revenues	<u>8,764,025</u>	<u>1,435,228</u>	<u>-</u>
TRANSFERS IN			
Transfers from other funds	<u>30,108</u>	<u>-</u>	<u>-</u>
Total funds available	<u>10,856,690</u>	<u>1,435,228</u>	<u>-</u>
EXPENDITURES			
General and Administrative			
Accounting	4,417	-	-
Repay developer advance	2,072,852	-	-
Engineering	21,604	-	-
Capital outlay	8,757,777	1,435,228	-
Total expenditures	<u>10,856,650</u>	<u>1,435,228</u>	<u>-</u>
TRANSFERS OUT			
Transfers to other fund	<u>40</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>10,856,690</u>	<u>1,435,228</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

Services Provided

Lanterns Metropolitan District No. 2, 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 Town of Castle Rock in February 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town Council of the Town of Castle Rock on August 21, 2018. The District's service area is located in the Town of Castle Rock, in Douglas County. District Nos. 1-3 are authorized to implement the Capital Plan and Financial Plan within their respective boundaries.

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 Service Plans for District Nos. 1-3 limits the aggregate amount of debt that they may issue together to \$87,000,000.

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 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 Advances

The District is in the development stage. As such, a significant portion of the operating and administrative expenditures are 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.

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

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

Revenues (Continued)

Property Taxes (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 9.00% of the property taxes collected.

Net Investment Income

Investments earned on the District’s funds available have been estimated at historical interest rates earnings.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District’s administrative viability such as legal, accounting, insurance, and other administrative expenditures.

County Treasurer’s Fees

County Treasurer’s collection fees have been computed at 1.50% of property taxes.

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

Expenditures (Continued)

Debt Service

There is no schedule of debt amortization for the Series 2021A(3) Limited Tax General Obligation Bonds as they are structured as cash flow bonds as discussed in the Bond Details.

Debt and Leases

Series 2021A(3) Bonds

The District issued Limited Tax General Obligation Bonds, Series 2021A(3) on August 19, 2021, in the par amount of \$25,482,000 (the Bonds). Proceeds from the sale of the Bonds were used to (a) pay or reimburse Project Costs and (b) pay other costs in connection with the issuance of the Bonds.

Bond Details

The Bonds bear interest at 4.50% and mature on December 1, 2050. The Bonds constitute Senior “Cash-Flow” Bonds, meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest payments not paid when due will accrue and compound until sufficient Pledged Revenue is available for payment. Principal and interest payments are due on the Bonds on December 1 of each year, beginning on December 1, 2021, only to the extent of available Pledged Revenue.

In the event that the Pledged Revenue is insufficient to pay the Bonds when due, the unpaid principal will continue to bear interest and the unpaid interest will compound annually on each December 1, at the rate then borne by the Bond; provided however, that notwithstanding anything hereinto the contrary, the District shall not be obligated to pay more than the amount permitted by law and the Election in repayment of the Bonds, including all payments of principal, premium if any, and interest, and all Bonds will be deemed defeased and no longer Outstanding upon the payment by the District of such amount.

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity, and in whole or partial maturities on September 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
September 1, 2026, to August 31, 2027	3.00%
September 1, 2027, to August 31, 2028	2.00
September 1, 2028, to August 31, 2029	1.00
September 1, 2029, and thereafter	0.00

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

Debt and Leases (Continued)

Pledged Revenue

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue, generally consisting of:

- (a) the Property Tax Revenues;
- (b) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and
- (c) any other legally available moneys that the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

The Indenture defines “Property Tax Revenues” as the ad valorem property taxes derived from the District’s imposition of the Required Mill Levy, net of the costs of collection of the County and any tax refunds or abatements authorized by or on behalf of the County.

Required Mill Levy

The District has covenanted to impose an ad valorem debt service mill levy upon all taxable property of the District each year in the amount equal to 63.600 mills or such lesser amount (subject to adjustment for changes in the method of calculating assessed valuation after January 1, 2018) that will generate Property Tax Revenues which, when combined with moneys then on deposit in the Bond fund, will pay the Bonds in full in the year such levy is collected

The District has no operating or capital leases

The following is a summary of the District’s long-term obligations:

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024
Series 2021A Cashflow Bonds	\$ 25,482,000	\$ -	\$ -	\$ 25,482,000
Developer Advance - O&M	49,238	-	-	49,238
Developer Advance - Capital	6,684,925	1,435,228	-	8,120,153
Accrued Interest on:				
Series 2021A Cashflow Bonds	2,152,902	1,241,942	706,837	2,688,007
Developer Advance - O&M	4,164	1,969	-	6,133
Developer Advance - Capital	122,496	203,975	-	326,471
Total	<u>\$ 34,495,725</u>	<u>\$ 2,883,114</u>	<u>\$ 706,837</u>	<u>\$ 36,672,002</u>

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025
Series 2021A Cashflow Bonds	\$ 25,482,000	\$ -	\$ -	\$ 25,482,000
Developer Advance - O&M	49,238	-	49,238	-
Developer Advance - Capital	8,120,153	-	-	8,120,153
Accrued Interest on:				
Series 2021A Cashflow Bonds	2,688,007	1,264,881	1,015,000	2,937,888
Developer Advance - O&M	6,133	1,970	6,762	1,341
Developer Advance - Capital	326,471	494,847	-	821,318
Total	<u>\$ 36,672,002</u>	<u>\$ 1,761,698</u>	<u>\$ 1,071,000</u>	<u>\$ 37,362,700</u>

**LANTERNS METROPOLITAN DISTRICT NO. 2
2025 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 for 2025 as defined under TABOR.

This information is an integral part of the accompanying budget.