LETTER OF BUDGET TRANSMITTAL

Date: January <u>29</u>, 2023

To: Division of Local Government

1313 Sherman Street, Room 521

Denver, Colorado 80203

Attached are the 2023 budget and budget message for Crossroads Metropolitan District No. 1 in El Paso County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 9, 2022. If there are any questions on the budget, please contact:

Carrie Bartow CliftonLarsonAllen LLP 111 South Tejon Street, Suite 705 Colorado Springs, Colorado 80903 (303) 779-5710

I, Daniel Mientka, as President of the Crossroads Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2023 budget.

By: Sanny Mientka
President

RESOLUTION

TO ADOPT 2023 BUDGET, APPROPRIATE SUMS OF MONEY, AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY CROSSROADS METROPOLITAN DISTRICT NO. 1

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CROSSROADS METROPOLITAN DISTRICT NO. 1, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Crossroads Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 9, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$_4,468__; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0_____; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$_22,341_; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$_0___; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$_0___; and

- WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$_0__; and
- WHEREAS, the 2022 valuation for assessment for the District as certified by the County Assessor of El Paso County is \$446,810, and
- WHEREAS, at an election held on November 2, 2021, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.
- NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CROSSROADS METROPOLITAN DISTRICT NO. 1 OF EL PASO COUNTY, COLORADO:
- Section 1. <u>Adoption of Budget</u>. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Crossroads Metropolitan District No. 1 for calendar year 2023.
- Section 2. <u>Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 3. <u>Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 4. <u>Levy of General Property Taxes</u>. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2023 as follows:
- A. <u>Levy for General Operating and Other Expenses</u>. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 10.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.
- B. <u>Temporary Tax Credit or Rate Reduction</u>. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of <u>0.000</u> mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.
- C. <u>Levy for General Obligation Bonds and Interest</u>. That for the purposes of meeting all debt retirement expense of the District during the 2023 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby

levied a tax of <u>50.000</u> mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

- E. <u>Levy for Capital Expenditures</u>. That for the purposes of meeting all capital expenditures of the District during the 2023 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of <u>0.000</u> mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.
- F. <u>Levy for Refunds/Abatements</u>. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of <u>0.000</u> mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.
- Section 5. <u>Property Tax and Fiscal Year Spending Limits</u>. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.
- Section 6. <u>Certification</u>. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2022, to the Board of County Commissioners of El Paso County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of El Paso County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2022 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.
- Section 7. <u>Appropriations</u>. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 9th day of November, 2022.

	CROSSROADS METROPOLITAN DISTRICT NO. 1
	Banny Mientka
	President
ATTEST:	
Secretary	-

ATTACH COPY OF THE ADOPTED BUDGET AND THE CERTIFICATION OF TAX LEVIES

CROSSROADS METROPOLITAN DISTRICT NO. 1 ANNUAL BUDGET FOR THE YEAR ENDING DECEMBER 31, 2023

CROSSROADS METROPOLITAN DISTRICT NO. 1 SUMMARY 2023 BUDGET

WITH 2021 ACTUAL AND 2022 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2021		ESTIMATED 2022	BUDGET 2023
	<u>(I</u>			
BEGINNING FUND BALANCES	\$	-	\$ 1,673	\$ 15,559,273
REVENUES				
Property taxes		-	5,160	26,809
Specific ownership tax		-	518	2,681
Interest income		-	62,072	88,000
Developer advance		106,734	29,589	24,827
Intergovernmental revenues		-	5,360	32,145
Bond issuance		-	19,677,600	-
Total revenues		106,734	19,780,299	174,462
TRANSFERS IN			5 000 770	
TRANSFERS IN		-	5,892,778	
Total funds available		106,734	25,674,750	15,733,735
EXPENDITURES				
General Fund		105,061	41,900	35,000
Debt Service Fund		-	642,778	1,300,335
Capital Projects Fund		-	3,538,021	10,286,873
Total expenditures		105,061	4,222,699	11,622,208
TRANSFERS OUT		-	5,892,778	-
T-4-1 dib				
Total expenditures and transfers out requiring appropriation		105,061	10,115,477	11,622,208
requiring appropriation		103,001	10,113,477	11,022,200
ENDING FUND BALANCES	\$	1,673	\$ 15,559,273	\$ 4,111,527
EMERGENCY RESERVE	\$	_	\$ 400	\$ 400
RESERVE FUND	Ψ	_	2,000,000	2,000,000
CAPITALIZED INTEREST		_	3,283,414	1,983,414
TOTAL RESERVE	\$		\$ 5,283,814	\$ 3,983,814

CROSSROADS METROPOLITAN DISTRICT NO. 1 PROPERTY TAX SUMMARY INFORMATION 2023 BUDGET

WITH 2021 ACTUAL AND 2022 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2021		ESTIMATED 2022		BUDGET 2023	
ASSESSED VALUATION						
Vacant land	\$	_	\$	516,040	\$	446,810
Certified Assessed Value	\$	-	\$	516,040	\$	446,810
MILL LEVY						
General		0.000		10.000		10.000
Debt Service		0.000		0.000		50.000
Total mill levy		0.000		10.000		60.000
PROPERTY TAXES General Debt Service	\$	- -	\$	5,160 -	\$	4,468 22,341
Levied property taxes		-		5,160		26,809
Budgeted property taxes	\$	-	\$	5,160	\$	26,809
BUDGETED PROPERTY TAXES General Debt Service	\$	- -	\$	5,160 -	\$	4,468 22,341
	<u>\$</u>	-	\$	5,160	\$	26,809

CROSSROADS METROPOLITAN DISTRICT NO. 1 GENERAL FUND 2023 BUDGET

WITH 2021 ACTUAL AND 2022 ESTIMATED For the Years Ended and Ending December 31,

			TIMATED			
	2021		2022		2023	
BEGINNING FUND BALANCE	\$	-	\$	1,673	\$	400
REVENUES						
Property taxes		-		5,160		4,468
Specific ownership tax		-		518		447
Developer advance		106,734		29,589		24,827
Intergovernmental revenues		-		5,360		5,358
Total revenues		106,734		40,627		35,100
Total funds available		106,734		42,300		35,500
EXPENDITURES						
General and administrative						
Accounting		6,866		15,000		17,250
County Treasurer's fee		-		79		67
Directors' fees		-		2,400		2,000
Dues and licenses		397		467		800
Insurance and bonds		1,060		4,276		4,500
District management		-		45.000		4.050
Legal services Miscellaneous		29,949		15,000		1,650
Banking fees		30 85		100 50		530 50
Payroll taxes		-		184		153
Election expense		_		2,500		5,000
Organization Costs		66,674		-,000		-
Contingency		-		1,844		3,000
Total expenditures		105,061		41,900		35,000
Total expenditures and transfers out						
requiring appropriation		105,061		41,900		35,000
ENDING FUND BALANCE	\$	1,673	\$	400	\$	500
EMERGENCY RESERVE	\$		\$	400	\$	400
TOTAL RESERVE	\$	1,673	\$	400	\$	400

CROSSROADS METROPOLITAN DISTRICT NO. 1 DEBT SERVICE FUND 2023 BUDGET

WITH 2021 ACTUAL AND 2022 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2021		ESTIMATED 2022		E	BUDGET 2023
BEGINNING FUND BALANCE	\$	-	\$	-	\$	5,290,000
REVENUES Property taxes Specific ownership tax Interest income Intergovernmental revenues Total revenues		- - - -		40,000 - 40,000		22,341 2,234 70,000 26,787 121,362
TRANSFERS IN Transfers from other funds				5,892,778		-
Total funds available				5,932,778		5,411,362
EXPENDITURES Debt Service County Treasurer's fee Bond interest Senior Bonds Total expenditures		- - -		- 642,778 642,778		335 1,300,000 1,300,335
Total expenditures and transfers out requiring appropriation		_		642,778		1,300,335
ENDING FUND BALANCE	\$	-	\$	5,290,000	\$	4,111,027
RESERVE FUND CAPITALIZED INTEREST TOTAL RESERVE	\$	- - -	\$	2,000,000 3,283,414 5,283,414	\$	2,000,000 1,983,414 3,983,414
			Ψ	5,200,117	Ψ	3,300,117

CROSSROADS METROPOLITAN DISTRICT NO. 1 CAPITAL PROJECTS FUND 2023 BUDGET

WITH 2021 ACTUAL AND 2022 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2021		ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$	-	\$ -	\$ 10,268,873
REVENUES				
Interest income		-	22,072	18,000
Bond issuance		-	19,677,600	-
Total revenues		-	19,699,672	18,000
Total funds available			19,699,672	10,286,873
EXPENDITURES				
General and Administrative				
Accounting		-	1,000	10,000
Capital Projects			0.000.000	40.070.070
Capital outlay		-	3,000,000	10,276,873
Costs of Issuance Insurance and bonds		-	537,021	-
Total expenditures		-	3,538,021	10,286,873
rotal experiences			0,000,021	10,200,010
TRANSFERS OUT				
Transfers to other fund		-	5,892,778	_
Total expenditures and transfers out				
requiring appropriation		-	9,430,799	10,286,873
ENDING FUND BALANCE	\$	-	\$ 10,268,873	\$ -

Crossroads Metropolitan District No. 1 2023 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Crossroads 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 for the City of Colorado Springs, El Paso County, Colorado on January 4, 2021, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was organized to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of public improvements. The District serves as the Operating District which will pay all vendors of and receive reimbursement/contributions from Crossroads Metropolitan District No. 2, which will levy ad valorem taxes on taxable properties within each District and assess fees, rates and other charges as authorized by law. The District's service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

Pursuant to the District's Operating Plan filed with the City, the maximum debt mill levy is 50 mills, and the maximum operating mill levy for the payment of administrative, operations and maintenance expense is 10 mills.

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

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.

Crossroads Metropolitan District No. 1 2023 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues – (continued)

Property Taxes – (continued)

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

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.

Developer Advance

Since the District is in the development stage, operational and capital expenditures are anticipated to be funded by the Developer. Developer advances are to be recorded as revenues for budget purposes and may be repaid to the Developer from unpledged revenue in future years.

Intergovernmental Revenue - Crossroads Metropolitan District No. 2

Property taxes generated from the 10.000 mills levied by the Crossroads Metropolitan District No. 2 for operations and maintenance, net of fees, are expected to be transferred to the District, which pays all administrative expenditures of the Crossroads Metropolitan District No. 2. Property Taxes generated from the 50.000 mills levied by Crossroads Metropolitan District No. 2 for Debt Service, net of fees, are expected to be transferred to the District, which holds the bonds.

Bond Issuance

On June 3, 2022, the District issued \$20,000,000 in Series 2022 Limited Tax General Obligation and Special Revenue Bonds. The proceeds were used to pay for bond issuance costs and to pay Project Costs.

The Series 2022 bonds bear interest at a rate of 6.50%, payable annually on December 1, beginning December 1, 2022. The Series 2022 bonds mature in 2051.

Crossroads Metropolitan District No. 1 2023 BUDGET SUMMARY OF SIGNIFICANT ASSUMPTIONS

Expenditures

Administrative Expenses

Administrative expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance and other administrative expenses.

County Treasurer's Fees

County Treasurer's Fees have been computed at 1.5% of property tax collections.

Capital Outlay

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

Debt and Leases

Developer Advances

The District has entered into Developer Funding Agreement with the Developer as follows:

Developer Funding Agreement

The District has entered into a Reimbursement and Facilities and Funding Acquisition Agreements with the Equity Group, LLC (Developer) pursuant to which the District agrees to reimburse the Developer for the advances made to or on behalf of the District plus interest of 8% annually for costs related to the construction of public improvements subject to the limitations set for in the Operating Plan.

The District has no operating or capital leases.

Reserves

Emergency Reserves

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of El Paso County		, Colorado.
On behalf of the Crossroads Metropolitan District No. 1		,
	(taxing entity) ^A	
the Board of Directors	R	
of the Consequence Material District No. 1	(governing body) ^B	
of the <u>Crossroads Metropolitan District No. 1</u>	(local government) ^C	
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies must be \$ 446,81	O assessed valuation, Line 2 of the Certific	
	ALUE FROM FINAL CERTIFICATION BY ASSESSOR NO LATER THA	N OF VALUATION PROVIDED
	or budget/fiscal year	<u>2023</u> (yyyy)
PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	10.000 mills	\$ 4,468
 <minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction^I</minus> 	< > mills	§< >
SUBTOTAL FOR GENERAL OPERATING:	10.000 mills	\$4,468
3. General Obligation Bonds and Interest ^J	50.000 mills	\$ 22,341
4. Contractual Obligations ^K	mills	\$
5. Capital Expenditures ^L	mills	\$
6. Refunds/Abatements ^M	mills	\$
7. Other ^N (specify):	mills	\$
	mills	\$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	60.000 mills	\$ 26,809
Contact person: (print) Carrie Bartow	Daytime phone: (719) 635-03	330
Signed: Lani Salm	Title: Accountant for	or the District
Include one copy of this tax entity's completed form when filing the local go Division of Local Government (DLG), Room 521, 1313 Sherman Street, Der		

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¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution. ² Levies must be rounded to three decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONI	OS ^J :	
1.	Purpose of Issue:	Public Infrastructure
· ·	Series:	2022 Limited Tax General Obligation and Special Revenue Bonds
	Date of Issue:	June 3, 2022
	Coupon Rate:	6.50%
	Maturity Date:	December 2051
	Levy:	50.000
	Revenue:	22,341
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
CON	ΓRACTS ^κ :	
3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

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