LETTER OF BUDGET TRANSMITTAL

Date: January <u>31</u>, 2024

To: Division of Local Government

1313 Sherman Street, Room 521

Denver, Colorado 80203

Attached are the 2024 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 December 6, 2023. 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 2024 budget.

By: Sanny Mientka
President

RESOLUTION

TO ADOPT 2024 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 2024 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, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

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 December 6, 2023 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 \$5,116; 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 \$_25,578_; 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 \$_____; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of El Paso County is \$511,560; 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 2024.
- 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 2024 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 2024 budget year, there is hereby levied a tax of <u>10.000</u> mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.
- 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 ____ mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.
- 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 2024 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 2023.

- D. <u>Levy for Contractual Obligations</u>. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of ______ mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.
- E. <u>Levy for Capital Expenditures</u>. That for the purposes of meeting all capital expenditures of the District during the 2024 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 ____ mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.
- 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</u> mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.
- 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, 2023, 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, 2023 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 6th day of December, 2023.

CROSSROADS METROPOLITAN DISTRICT NO. 1

Banny Mientka

President

ATTEST:

Secretary

Signature Page to 2024 Budget Resolution

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, 2024

CROSSROADS METROPOLITAN DISTRICT NO. 1 SUMMARY 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL	ESTIMATED	BUDGET
	2022	2023	2024
BEGINNING FUND BALANCES	\$ 1,673	\$ 15,264,279	\$ 12,834,747
REVENUES			
Property taxes	5,160	26,809	30,694
Specific ownership taxes	537	2,788	3,070
Interest income	265,933	717,840	485,050
Developer advance	25,000	105,370	113,032
Other revenue	-	-	10,000
Intergovernmental revenues	5,377	32,145	37,739
Bond issuance proceeds	19,677,600	-	-
Total revenues	19,979,607	884,952	679,585
TRANSFERS IN	5,892,778	3,583	
Total funds available	25,874,058	16,152,814	13,514,332
EXPENDITURES			
General Fund	49,347	94,543	120,000
Debt Service Fund	642,778	1,304,335	1,314,384
Capital Projects Fund	4,024,876	1,915,606	8,793,669
Total expenditures	4,717,001	3,314,484	10,228,053
			_
TRANSFERS OUT	5,892,778	3,583	-
Total expenditures and transfers out			
requiring appropriation	10,609,779	3,318,067	10,228,053
3 11 1	, ,	, ,	, ,
ENDING FUND BALANCES	\$ 15,264,279	\$ 12,834,747	\$ 3,286,279
EMERGENCY RESERVE	\$ 400	\$ 400	\$ 400
RESERVE FUND	2,000,000	2,000,000	2,000,000
CAPITALIZED INTEREST	3,250,000	1,950,000	650,000
TOTAL RESERVE	\$ 5,250,400	\$ 3,950,400	\$ 2,650,400
IOTAL REOLITE	Ψ 3,230,400	Ψ 5,330,400	Ψ 2,000,400

CROSSROADS METROPOLITAN DISTRICT NO. 1 PROPERTY TAX SUMMARY INFORMATION 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL		ESTIMATED		BUDGET	
		2022		2023		2024
ASSESSED VALUATION Vacant land	\$	516,040	\$	446,810	\$	511,440
Commercial	Ψ	-	Ψ	-	Ψ	120
Certified Assessed Value	\$	516,040 516,040	\$	446,810 446,810	\$	511,560 511,560
MILL LEVY						
General		10.000		10.000		10.000
Debt Service		0.000		50.000		50.000
Total mill levy		10.000		60.000		60.000
PROPERTY TAXES						
General Debt Service	\$	5,160 -	\$	4,468 22,341	\$	5,116 25,578
Levied property taxes		5,160		26,809		30,694
Budgeted property taxes	\$	5,160	\$	26,809	\$	30,694
BUDGETED PROPERTY TAXES General Debt Service	\$	5,160 -	\$	4,468 22,341	\$	5,116 25,578
	\$	5,160	\$	26,809	\$	30,694

CROSSROADS METROPOLITAN DISTRICT NO. 1 GENERAL FUND 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

2022 2023 2024 2026		ACTUAL		ESTIMATED		В	UDGET
BEGINNING FUND BALANCES \$ 1,673 \$ (13,228) \$ 400		II		L		LĨ	ll ll
REVENUES		L' 					
Property taxes 5,160 4,468 5,116 Specific ownership taxes 537 532 512 Interest income 103 100 50 Developer advance 23,269 101,296 108,032 Intergovernmental revenues 5,377 5,358 6,290 Total revenues 34,446 111,754 120,000 EXPENDITURES General and administrative 40,000 40,000 Accounting 20,535 23,034 27,500 County Treasurer's fee 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 - - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 <	BEGINNING FUND BALANCES	\$	1,673	\$	(13,228)	\$	400
Specific ownership taxes 103 100 50 Developer advance 23,269 101,296 108,032 Intergovernmental revenues 5,377 5,358 6,290 Total revenues 34,446 111,754 120,000 Total funds available 36,119 98,526 120,400 EXPENDITURES Seneral and administrative Accounting 20,535 23,034 27,500 County Treasurer's fee 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 -	REVENUES						
Specific ownership taxes 537 532 512 Interest income 103 100 50 Developer advance 23,269 101,296 108,032 Intergovernmental revenues 5,377 5,358 6,290 Total revenues 34,446 111,754 120,000 Total funds available 36,119 98,526 120,400 EXPENDITURES General and administrative Accounting 20,535 23,034 27,500 County Treasurer's fee 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 Insurance 4,276 4,152 4,500 District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153	Property taxes		5,160		4,468		5,116
Developer advance	Specific ownership taxes		537		532		512
Intergovernmental revenues 5,377 5,358 6,290 Total revenues 34,446 111,754 120,000 Total funds available 36,119 98,526 120,400 EXPENDITURES General and administrative Accounting 20,535 23,034 27,500 County Treasurer's fee 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 - - (15,000 Eagal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 TRANSFERS OUT Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000	Interest income		103		100		50
Total revenues 34,446 111,754 120,000 Total funds available 36,119 98,526 120,400 EXPENDITURES General and administrative Accounting 20,535 23,034 27,500 County Treasurer's fee 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000	Developer advance		23,269		101,296		108,032
EXPENDITURES 36,119 98,526 120,400 EXPENDITURES General and administrative 36,119 98,526 120,400 Accounting 20,535 23,034 27,500 County Treasurer's fee 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13	Intergovernmental revenues		5,377		5,358		6,290
EXPENDITURES General and administrative Accounting County Treasurer's fee 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures Total expenditures and transfers out requiring appropriation ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	Total revenues		34,446		111,754		120,000
General and administrative Accounting 20,535 23,034 27,500 County Treasurer's fee 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	Total funds available		36,119		98,526		120,400
General and administrative Accounting 20,535 23,034 27,500 County Treasurer's fee 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 TRANSFERS OUT Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	EXPENDITURES						
County Treasurer's fees 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) 400 \$ 400	General and administrative						
County Treasurer's fees 79 68 77 Directors' fees 2,045 1,000 2,000 Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) 400 \$ 400	Accounting		20,535		23,034		27,500
Dues and membership 467 514 600 Insurance 4,276 4,152 4,500 District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	· · · · · · · · · · · · · · · · · · ·				68		
Insurance 4,276 4,152 4,500 District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	Directors' fees		2,045		1,000		2,000
District management 182 - - Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 TRANSFERS OUT Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) 400 \$ 400	Dues and membership		467		514		600
Legal 15,200 10,874 13,200 Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	Insurance		4,276		4,152		4,500
Banking fees 17 340 600 Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	District management		182		-		-
Payroll taxes - 77 153 Election 1,560 1,500 - Contingency 4,986 - 9,750 Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 TRANSFERS OUT Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	Legal		15,200		10,874		
Election			17		340		600
Contingency Rent Expense 4,986 - 9,750 Total expenditures 49,347 94,543 120,000 TRANSFERS OUT Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	•		-				153
Rent Expense - 52,984 61,620 Total expenditures 49,347 94,543 120,000 TRANSFERS OUT Transfers to other funds - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) 400 \$ 400					1,500		-
Total expenditures 49,347 94,543 120,000 TRANSFERS OUT - 3,583 - Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	<u> </u>		4,986		-		
TRANSFERS OUT Transfers to other funds Total expenditures and transfers out requiring appropriation ENDING FUND BALANCES TRANSFERS OUT 49,347 49,347 98,126 120,000 120,000 120,000	Rent Expense		-		52,984		61,620
Transfers to other funds Total expenditures and transfers out requiring appropriation ENDING FUND BALANCES - 3,583 - 49,347 98,126 120,000 \$ (13,228) \$ 400 \$ 400	Total expenditures		49,347		94,543		120,000
Transfers to other funds Total expenditures and transfers out requiring appropriation ENDING FUND BALANCES - 3,583 - 49,347 98,126 120,000 \$ (13,228) \$ 400 \$ 400	TRANSFERS OUT						
Total expenditures and transfers out requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400			_		3.583		
requiring appropriation 49,347 98,126 120,000 ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400					-,,,,,		
ENDING FUND BALANCES \$ (13,228) \$ 400 \$ 400	Total expenditures and transfers out						
	requiring appropriation		49,347		98,126		120,000
EMERGENCY RESERVE \$ 400 \$ 400 \$ 400 TOTAL RESERVE \$ 400 \$ 400 \$ 400	ENDING FUND BALANCES	\$	(13,228)	\$	400	\$	400
TOTAL RESERVE \$ 400 \$ 400	EMERGENCY RESERVE	\$_	400		400		400
	TOTAL RESERVE	\$	400	\$	400	\$	400

CROSSROADS METROPOLITAN DISTRICT NO. 1 DEBT SERVICE FUND 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 5,338,696	\$ 4,345,678
REVENUES Property taxes Specific ownership taxes Interest income Other revenue Intergovernmental revenues Total revenues	88,696 - - 88,696	22,341 2,256 256,350 - 26,787 307,734	25,578 2,558 185,000 10,000 31,449 254,585
TRANSFERS IN Transfers from other funds Total funds available	5,892,778 5,981,474	3,583 5,650,013	4,600,263
EXPENDITURES General and administrative County Treasurer's fee Paying agent fees Contingency Debt Service Bond interest	- - - 642,778	335 4,000 - 1,300,000	384 4,000 10,000 1,300,000
Total expenditures Total expenditures and transfers out requiring appropriation	642,778	1,304,335	1,314,384
ENDING FUND BALANCES	\$ 5,338,696	\$ 4,345,678	\$ 3,285,879
RESERVE FUND CAPITALIZED INTEREST TOTAL RESERVE	\$ 2,000,000 3,250,000 \$ 5,250,000	\$ 2,000,000 1,950,000 \$ 3,950,000	\$ 2,000,000 650,000 \$ 2,650,000

CROSSROADS METROPOLITAN DISTRICT NO. 1 CAPITAL PROJECTS FUND 2024 BUDGET

WITH 2022 ACTUAL AND 2023 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 9,938,811	\$ 8,488,669
REVENUES			
Interest income	177,134	461,390	300,000
Developer advance	1,731	4,074	5,000
Bond issuance proceeds	19,677,600	-	-
Total revenues	19,856,465	465,464	305,000
Total funds available	19,856,465	10,404,275	8,793,669
EXPENDITURES			
General and Administrative			
Accounting	3,017	4,074	5,000
Capital Projects			
Repay developer advance	74,166	-	-
Bond issue costs	553,446	-	-
Capital outlay	3,394,247	1,911,532	8,788,669
Total expenditures	4,024,876	1,915,606	8,793,669
TRANSFERS OUT			
Transfers from other funds	5,892,778	-	-
Total expenditures and transfers out			
requiring appropriation	9,917,654	1,915,606	8,793,669
ENDING FUND BALANCES	\$ 9,938,811	\$ 8,488,669	\$ -

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.

Revenues – (continued)

Property Taxes – (continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

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

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.

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.

Rent Expense

The District has entered into a rental agreement with the Colorado Springs Airport at a rate of \$5,135.00 a month.

Capital Outlay

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

Debt Service

Principal and interest payments are provided based on the debt amortization schedule.

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

. **Debt and Leases –** (continued)

	Balance at		Additions*		Repayments*		Balance at December 31, 2023*	
Bonds Payable:								
G.O. Bonds - Series 2022	\$	20,000,000	\$	-	\$	-	\$	20,000,000
Bond Discount		(315,422)		-		(14,115)		(301,307)
Developer Advances:								
Operating		63,330		101,296		-		164,626
Capital		1,730		4,074		-		5,804
Developer Advances - Accrued Interest:								
Operating		4,425		4,052		-		8,477
Capital		20		163		=		183
Total Long Term Obligations	\$	19,754,083	\$	109,585	\$	(14,115)	\$	19,877,783
	1	Balance at						Balance at
	Dece	mber 31, 2023*		Additions*	Re	payments*	Dece	mber 31, 2024*
Bonds Payable:								
G.O. Bonds - Series 2022	\$	20,000,000	\$	=	\$	=	\$	20,000,000
Bond Discount		(301,307)		-		(14,115)		(287,192)
Developer Advances:		,				,		, ,
Operating		164,626		108,032		-		272,658
Capital		5,804		5,000		-		10,804
Developer Advances - Accrued Interest:								
Operating		8,477		4,321		-		12,798
Capital		183		200		-		383
Total Long Term Obligations	\$	19,877,783	\$	117,553	\$	(14,115)	\$	20,009,451

*Estimate

Reserves

Emergency Reserves

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2024, as defined under TABOR.

This information is an integral part of the accompanying budget.

CROSSROADS METROPOLITAN DISTRICT NO. 1 SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY December 31, 2024

\$20,000,000 Limited Tax General Obligation and Special Revenue Bonds Dated June 3, 2022 Interest Rate 6.50%

Payable June 1 and December 1
Principal Due December 1

	Principal Due December 1					
Year Ending December 31,		Principal	Interest			Total
2024	\$	_	\$	1,300,000	\$	1,300,000
2025	•	_	•	1,300,000		1,300,000
2026		_		1,300,000		1,300,000
2027		_		1,300,000		1,300,000
2028		_		1,300,000		1,300,000
2029		130,000		1,300,000		1,430,000
2030		265,000		1,291,550		1,556,550
2031		290,000		1,274,325		1,564,325
2032		330,000		1,255,475		1,585,475
2033		360,000		1,234,025		1,594,025
2034		405,000		1,210,625		1,615,625
2035		440,000		1,184,300		1,624,300
2036		490,000		1,155,700		1,645,700
2037		535,000		1,123,850		1,658,850
2038		590,000		1,089,075		1,679,075
2039		640,000		1,050,725		1,690,725
2040		700,000		1,009,125		1,709,125
2041		755,000		963,625		1,718,625
2042		830,000		914,550		1,744,550
2043		895,000		860,600		1,755,600
2044		975,000		802,425		1,777,425
2045		1,050,000		739,050		1,789,050
2046		1,140,000		670,800		1,810,800
2047		1,225,000		596,700		1,821,700
2048		1,330,000		517,075		1,847,075
2049		1,425,000		430,625		1,855,625
2050		1,545,000		338,000		1,883,000
2051		3,655,000		237,575		3,892,575
Total	\$	20,000,000	\$	27,749,800	\$	47,749,800

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of			, Colorado.
On behalf of the			,
the		xing entity) ^A	
	(g	overning body) ^B	
of the		cal 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 calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy	(GROSS ^D a \$	assessed valuation, Line 2 of the Certific sessed valuation, Line 4 of the Certifica	tion of Valuation Form DLG 57)
multiplied against the NET assessed valuation of:		BY ASSESSOR NO LATER THA	
Submitted: (no later than Dec. 15) (mm/dd/yyyy)	for	budget/fiscal year	(yyyy) ·
PURPOSE (see end notes for definitions and examples)		LEVY ²	REVENUE ²
1. General Operating Expenses ^H		mills	\$
2. Minus Temporary General Property Tax Temporary Mill Levy Rate Reduction ¹	Credit/	< > mills	<u>\$< ></u>
SUBTOTAL FOR GENERAL OPERATI	ING:	mills	\$
3. General Obligation Bonds and Interest ^J		mills	\$
4. Contractual Obligations ^K		mills	\$
5. Capital Expenditures ^L		mills	\$
6. Refunds/Abatements ^M		mills	\$
7. Other ^N (specify):		mills	\$
		mills	<u>\$</u>
TOTAL: Sum of General Subtotal and L	al Operating Lines 3 to 7	mills	\$
Contact person: Signed: Canic,	Sintan —	Phone: Accountant for	r District
Survey Question: Does the taxing entity have voperating levy to account for changes to assess <i>Include one copy of this tax entity's completed form when filin</i>	sment rates?		\Box Yes \Box No

Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

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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 <u>three</u> 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 <u>FINAL</u> 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:

BONE)S ^J :	
1.	Purpose of Issue:	_
	Series:	_
	Date of Issue:	_
	Coupon Rate:	_
	Maturity Date:	-
	Levy:	-
	Revenue:	-
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	
COM		
	TRACTS ^k :	
3.	1	-
	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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