

**EL PASO COUNTY SPECIAL DISTRICTS  
ANNUAL REPORT and DISCLOSURE FORM**

1.	Name of District(s):	Crossroads Metropolitan District Nos. 1 & 2
2.	Report for Calendar Year:	2023
3.	Contact Information	SPENCER FANE LLP Attention: Nicole R. Peykov 1700 Lincoln Street, Suite 2000 Denver, CO 80203 303-839-3845 <a href="mailto:npeykov@spencerfane.com">npeykov@spencerfane.com</a>
4.	Meeting Information	Meeting information can be found on the District's website - <a href="https://www.crossroadsmd1-2.com/">https://www.crossroadsmd1-2.com/</a>
5.	Type of Districts/ Unique Representational Issues (if any)	Colorado Revised Statutes Title 32 Metropolitan District, District No. 1 as control district and District No. 2 as financing district.
6.	Authorized Purposes of the Districts	The Service Plan authorizes all permissible purposes as allowed under Colorado Revised Statutes Title 32
7.	Active Purposes of the Districts	Design, construct and complete an estimated \$48,500,000 of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, water and sanitary sewer, drainage, traffic and safety, and park and recreation improvements
8.	Current Certified Mill Levies (in 2023) a. Debt Service b. Operational c. Total	a. 50 Mills (as may be Gallagher adjusted) b. 10 Mills (as may be Gallagher adjusted) c. 60 Mills (as may be Gallagher adjusted)
9.	Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Assume a residential property with a value of \$300,000 x 6.765% = \$20,295 (assessed value); \$20,295 x .060 = \$1,217.70 taxes per year due to the District
10.	Maximum Authorized Mill Levy Caps  (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)  a. Debt Service b. Operational c. Total	a. 50 Mills (as may be Gallagher adjusted) b. 10 Mills (as may be Gallagher adjusted) c. 60 Mills (as may be Gallagher adjusted)
11.	Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).	See #9 above

12. Current Outstanding Debt of the Districts (as of the end of year of this report)	\$20,000,000
13. Total voter-authorized debt of each District (including current debt)	\$1,700,000,000
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	N/A
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	Initiation of construction of public improvements authorized under the Service Plan.
16. Summary of major property exclusion or inclusion activities in the past year.	N/A
<b>ADDITIONAL ANNUAL REPORTING REQUIREMENTS PURSUANT TO C.R.S. 32-1-207(3)(C)</b>	
17. Intergovernmental agreements entered into or terminated with other governmental entities.	During the report year of 2023 the districts did not enter into or terminate any intergovernmental agreements.
18. Access information to obtain a copy of rules and regulations adopted by the Board.	During the report year of 2023 the districts have not adopted any rules and regulations.
19. A summary of litigation involving public improvements owned by the District.	During the report year of 2023 the districts have not been involved in litigation.
20. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.	During the report year of 2023 the districts did not convey or dedicate any facilities or improvements to the county or municipality.
21. The final assessed valuation of the District as of December 31 of the reporting year; and <u>Copy of current year's budget.</u>	\$511,560 for MD No. 1 and \$579,690 for MD No. 2; See Exhibit A, 2024 Budget.
22. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.	The 2023 audited financial statements were not available at the time of this filing. Copies will be available on the districts' website once available.
23. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.	N/A

24. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.	N/A
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Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.
- B. Colorado Revised Statutes, Section 32-1-306, states a certificate of election results shall be filed with the County Clerk and Recorder.

Nicole R. Peykov, Attorney

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Name and Title of Respondent

*Nicole R. Peykov*

2/29/2024

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Signature of Respondent

Date

RETURN COMPLETED FORM TO: [specialdistrictnotices@elpasoco.com](mailto:specialdistrictnotices@elpasoco.com)  
 Or mail to:  
 El Paso County  
 Clerk and Recorder  
 Attention: Clerk to the Board  
 P.O. Box 2007  
 Colorado Springs, Colorado 80901-2007

**\*\*NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor – 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907

County Treasurer - 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907

## LETTER OF BUDGET TRANSMITTAL

Date: January 31, 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: Banny 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 \$0; 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. Adoption of Budget. 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. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. 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 10.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. 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 0 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. Levy for General Obligation Bonds and Interest. 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 50.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. 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 0 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. 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 0 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. Levy for Refunds/Abatements. 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 0 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. Property Tax and Fiscal Year Spending Limits. 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. Certification. 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. Appropriations. 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



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,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 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	<u>19,979,607</u>	<u>884,952</u>	<u>679,585</u>
TRANSFERS IN	<u>5,892,778</u>	<u>3,583</u>	<u>-</u>
Total funds available	<u>25,874,058</u>	<u>16,152,814</u>	<u>13,514,332</u>
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	<u>4,717,001</u>	<u>3,314,484</u>	<u>10,228,053</u>
TRANSFERS OUT	<u>5,892,778</u>	<u>3,583</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>10,609,779</u>	<u>3,318,067</u>	<u>10,228,053</u>
ENDING FUND BALANCES	<u>\$ 15,264,279</u>	<u>\$ 12,834,747</u>	<u>\$ 3,286,279</u>
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	<u>\$ 5,250,400</u>	<u>\$ 3,950,400</u>	<u>\$ 2,650,400</u>

No assurance is provided. See summary of significant assumptions.

**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,**

1/29/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Vacant land	\$ 516,040	\$ 446,810	\$ 511,440
Commercial	-	-	120
	516,040	446,810	511,560
Certified Assessed Value	\$ 516,040	\$ 446,810	\$ 511,560

**MILL LEVY**

General	10.000	10.000	10.000
Debt Service	0.000	50.000	50.000
	10.000	60.000	60.000
Total mill levy	10.000	60.000	60.000

**PROPERTY TAXES**

General	\$ 5,160	\$ 4,468	\$ 5,116
Debt Service	-	22,341	25,578
	5,160	26,809	30,694
Levied property taxes	5,160	26,809	30,694
Budgeted property taxes	\$ 5,160	\$ 26,809	\$ 30,694

**BUDGETED PROPERTY TAXES**

General	\$ 5,160	\$ 4,468	\$ 5,116
Debt Service	-	22,341	25,578
	\$ 5,160	\$ 26,809	\$ 30,694
	\$ 5,160	\$ 26,809	\$ 30,694

No assurance is provided. See summary of significant assumptions.

**CROSSROADS METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,673	\$ (13,228)	\$ 400
REVENUES			
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	<u>34,446</u>	<u>111,754</u>	<u>120,000</u>
Total funds available	<u>36,119</u>	<u>98,526</u>	<u>120,400</u>
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	<u>49,347</u>	<u>94,543</u>	<u>120,000</u>
TRANSFERS OUT			
Transfers to other funds	<u>-</u>	<u>3,583</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>49,347</u>	<u>98,126</u>	<u>120,000</u>
ENDING FUND BALANCES	<u>\$ (13,228)</u>	<u>\$ 400</u>	<u>\$ 400</u>
EMERGENCY RESERVE	<u>\$ 400</u>	<u>\$ 400</u>	<u>\$ 400</u>
TOTAL RESERVE	<u>\$ 400</u>	<u>\$ 400</u>	<u>\$ 400</u>

No assurance is provided. See summary of significant assumptions.

**CROSSROADS METROPOLITAN DISTRICT NO. 1  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/24

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

No assurance is provided. See summary of significant assumptions.

**CROSSROADS METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/29/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ 9,938,811	\$ 8,488,669
<b>REVENUES</b>			
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
<b>EXPENDITURES</b>			
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
<b>TRANSFERS OUT</b>			
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	\$ -

No assurance is provided. See summary of significant assumptions.

**Crossroads Metropolitan District No. 1  
2024 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  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
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 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.

**Crossroads Metropolitan District No. 1  
2024 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.

**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

**Crossroads Metropolitan District No. 1  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**. Debt and Leases – (continued)**

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

\*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

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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	<u>\$ 20,000,000</u>	<u>\$ 27,749,800</u>	<u>\$ 47,749,800</u>

No assurance is provided. See summary of significant assumptions.

## LETTER OF BUDGET TRANSMITTAL

Date: January 31, 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. 2 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. 2, hereby certify that the attached is a true and correct copy of the 2024 budget.

By: *Danny Mientka*  
President

**RESOLUTION  
TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,  
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY  
CROSSROADS METROPOLITAN DISTRICT NO. 2**

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. 2, 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. 2 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 \$ 5,797 ; 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 \$ 0 ; 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 \$ 28,985 ; 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 2023 valuation for assessment for the District as certified by the County Assessor of El Paso County is \$579,690; 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. 2 OF EL PASO COUNTY, COLORADO:

Section 1. Adoption of Budget. 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. 2 for calendar year 2024.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. 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 10.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. 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 0 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. Levy for General Obligation Bonds and Interest. 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  0  mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. 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 50.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. 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  0  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. Levy for Refunds/Abatements. 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  0  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. Property Tax and Fiscal Year Spending Limits. 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. Certification. 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. Appropriations. 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. 2

*Banny Mientka*

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President

ATTEST:



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Secretary

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

**CROSSROADS METROPOLITAN DISTRICT NO. 2**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**CROSSROADS METROPOLITAN DISTRICT NO. 2  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	4,938	29,626	34,782
Specific ownership taxes	513	2,963	3,479
Other revenue	-	-	1,239
Total revenues	<u>5,451</u>	<u>32,589</u>	<u>39,500</u>
Total funds available	<u>5,451</u>	<u>32,589</u>	<u>39,500</u>
EXPENDITURES			
General Fund	5,451	5,432	7,000
Debt Service Fund	-	27,157	32,500
Total expenditures	<u>5,451</u>	<u>32,589</u>	<u>39,500</u>
Total expenditures and transfers out requiring appropriation	<u>5,451</u>	<u>32,589</u>	<u>39,500</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions.

**CROSSROADS METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/3/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Vacant land	\$ 493,760	\$ 493,760	\$ 579,690
	493,760	493,760	579,690
Certified Assessed Value	\$ 493,760	\$ 493,760	\$ 579,690

**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	\$ 4,938	\$ 4,938	\$ 5,797
Debt Service	-	24,688	28,985
Levied property taxes	4,938	29,626	34,782
Budgeted property taxes	\$ 4,938	\$ 29,626	\$ 34,782

**BUDGETED PROPERTY TAXES**

General	\$ 4,938	\$ 4,938	\$ 5,797
Debt Service	-	24,688	28,985
	\$ 4,938	\$ 29,626	\$ 34,782

No assurance is provided. See summary of significant assumptions.

**CROSSROADS METROPOLITAN DISTRICT NO. 2  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	4,938	4,938	5,797
Specific ownership taxes	513	494	580
Other revenue	-	-	623
Total revenues	5,451	5,432	7,000
Total funds available	5,451	5,432	7,000
EXPENDITURES			
General and administrative			
County Treasurer's fee	74	74	87
Contingency	-	-	623
Intergovernmental expenditures	5,377	5,358	6,290
Operations and maintenance			
Total expenditures	5,451	5,432	7,000
Total expenditures and transfers out requiring appropriation	5,451	5,432	7,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

No assurance is provided. See summary of significant assumptions.

**CROSSROADS METROPOLITAN DISTRICT NO. 2**  
**DEBT SERVICE FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/3/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	-	24,688	28,985
Specific ownership taxes	-	2,469	2,899
Other revenue	-	-	616
Total revenues	<u>-</u>	<u>27,157</u>	<u>32,500</u>
TRANSFERS IN			
Total funds available	<u>-</u>	<u>27,157</u>	<u>32,500</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	370	435
Intergovernmental expenditures	-	26,787	616
Contingency	-	-	31,449
Total expenditures	<u>-</u>	<u>27,157</u>	<u>32,500</u>
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>27,157</u>	<u>32,500</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions.

**CROSSROADS METROPOLITAN DISTRICT NO. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Crossroads Metropolitan District No. 2 (“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 Financing District for Crossroads Metropolitan District No. 1 which will pay all vendors of and receive reimbursement/contributions from the District, which will levy ad valorem taxes on taxable properties within the 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. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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:

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
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 10% of the property taxes collected.

**Expenditures**

**County Treasurer’s Fees**

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

**Intergovernmental Expense – Crossroads Metropolitan District No. 1**

Property taxes generated from the 10.000 mills levied by the District for operations and maintenance, net of fees, are expected to be transferred to the Crossroads Metropolitan District No. 1, which pays all administrative expenditures of the District. Property taxes generated from the 50.000 mills levied by the District for Debt Service, net of fees, are expected to be transferred to the Crossroads Metropolitan District No. 1, which holds the bonds.

**CROSSROADS METROPOLITAN DISTRICT NO. 2** Error! Bookmark not defined.  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserves**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District subject to TABOR are transferred to District No. 1, which pays for all District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's 2024 Budget. The Emergency Reserve for these revenues is reflected in District No. 1.

**This information is an integral part of the accompanying budget.**