

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

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

10/15/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 8/31/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ (130,745)	\$ 5,000	\$ (33,478)	\$ (33,478)	\$ 10,800
REVENUES					
Property taxes	2	7	7	7	3,187
Specific ownership taxes	-	-	-	-	319
Public improvement fee	160,416	203,087	149,070	253,000	324,000
Intergovernmental revenue - District No. 2	20,018,917	7,175,021	1,252,696	4,078,798	3,176,861
Intergovernmental revenue - District No. 3	84,120	265,609	237,999	267,329	311,694
Developer advance	389,000	258,909	69,000	225,852	348,432
Developer advance	10,835,036	7,100,238	1,177,663	4,000,000	3,100,238
PILOT (Annual Operation Fee) - Facility	1,643	12,297	12,297	12,297	12,297
INO Parking Fees	58,104	-	-	-	-
Total revenues	<u>31,547,238</u>	<u>15,015,168</u>	<u>2,898,732</u>	<u>8,837,283</u>	<u>7,277,028</u>
Total funds available	<u>31,416,493</u>	<u>15,020,168</u>	<u>2,865,254</u>	<u>8,803,805</u>	<u>7,287,828</u>
EXPENDITURES					
General Fund	456,798	606,000	326,440	540,000	749,000
Debt Service Fund	160,420	203,092	149,075	253,005	326,252
Capital Projects Fund	30,832,753	14,200,476	2,355,326	8,000,000	6,200,476
Total expenditures	<u>31,449,971</u>	<u>15,009,568</u>	<u>2,830,841</u>	<u>8,793,005</u>	<u>7,275,728</u>
Total expenditures and transfers out requiring appropriation	<u>31,449,971</u>	<u>15,009,568</u>	<u>2,830,841</u>	<u>8,793,005</u>	<u>7,275,728</u>
ENDING FUND BALANCES	<u>\$ (33,478)</u>	<u>\$ 10,600</u>	<u>\$ 34,413</u>	<u>\$ 10,800</u>	<u>\$ 12,100</u>

No assurance provided. See summary of significant assumptions.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

10/15/22

ACTUAL 2021	BUDGET 2022	ACTUAL 8/31/2022	ESTIMATED 2022	BUDGET 2023
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ASSESSED VALUATION - 217

Vacant land	\$	60	\$	240	\$	240	\$	240	\$	114,030
Certified Assessed Value	\$	60	\$	240	\$	240	\$	240	\$	114,030

MILL LEVY

General	10.000	10.000	10.000	10.000	10.000	10.000
Debt Service - Series 2020A-1	9.054	8.864	8.864	8.864	8.864	8.327
Debt Service - Series 2020A-2/B-2	10.459	10.240	10.240	10.240	10.240	9.619
Total mill levy	29.513	29.104	29.104	29.104	29.104	27.946

Mill Levies being reviewed.

PROPERTY TAXES

General	\$	1	\$	2	\$	2	\$	2	\$	1,140
Debt Service - Series 2020A-1		1		2		2		2		950
Debt Service - Series 2020A-2/B-2		-		3		3		3		1,097
Budgeted property taxes	\$	2	\$	7	\$	7	\$	7	\$	3,187

BUDGETED PROPERTY TAXES

General	\$	1	\$	2	\$	2	\$	2	\$	1,140
Debt Service - Series 2020A-1		1		2		2		2		950
Debt Service - Series 2020A-2/B-2		-		3		3		3		1,097
	\$	2	\$	7	\$	7	\$	7	\$	3,187

No assurance provided. See summary of significant assumptions.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

10/15/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 8/31/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ (130,748)	\$ 5,000	\$ (33,478)	\$ (33,478)	\$ 10,800
REVENUES					
Property taxes	1	2	2	2	1,140
Specific ownership tax	-	-	-	-	114
Developer advance	389,000	258,909	69,000	225,852	348,432
INO Parking Fees	58,104	-	-	-	-
PILOT (Annual Operation Fee) - Facility	1,643	12,297	12,297	12,297	12,297
Intergovernmental revenue - District No. 2	21,200	74,783	75,033	78,798	76,623
Intergovernmental revenue - District No. 3	84,120	265,609	237,999	267,329	311,694
Total revenues	<u>554,068</u>	<u>611,600</u>	<u>394,331</u>	<u>584,278</u>	<u>750,300</u>
Total funds available	<u>423,320</u>	<u>616,600</u>	<u>360,853</u>	<u>550,800</u>	<u>761,100</u>
EXPENDITURES					
General and administrative					
Accounting	49,698	60,000	28,849	55,000	60,000
Auditing	11,150	15,000	-	13,000	15,000
District management	36,764	33,000	36,762	55,000	60,000
Dues and licenses	2,450	3,000	1,536	1,536	3,000
Election expense	-	3,000	3,522	3,522	3,000
Engineering	8,735	13,000	14,478	21,000	23,000
Insurance and bonds	33,800	36,000	34,148	34,148	36,000
Legal services	39,339	60,000	65,172	98,000	107,000
County Treasurer's fee	-	-	-	-	17
Miscellaneous	904	1,000	70	1,794	983
Contingency	-	7,000	-	-	7,000
Operations and maintenance					
Landscaping	24,338	33,000	11,370	15,000	60,000
Repairs and maintenance	28,263	32,000	30,535	35,000	32,000
Security	77,826	75,000	54,431	82,000	82,000
Snow removal	69,782	70,000	14,278	60,000	100,000
Utilities	54,214	60,000	26,963	50,000	55,000
Parking garage					
Elevator inspections and repairs	12,084	20,000	2,995	10,000	20,000
Parking garage porter services	-	5,000	-	-	5,000
Parking garage repairs and maintenance	7,451	20,000	1,331	5,000	20,000
Parking garage snow removal	-	35,000	-	-	35,000
Parking garage sweeping	-	10,000	-	-	10,000
Parking garage utilities	-	15,000	-	-	15,000
Total expenditures	<u>456,798</u>	<u>606,000</u>	<u>326,440</u>	<u>540,000</u>	<u>749,000</u>
Total expenditures and transfers out requiring appropriation	<u>456,798</u>	<u>606,000</u>	<u>326,440</u>	<u>540,000</u>	<u>749,000</u>
ENDING FUND BALANCES	<u>\$ (33,478)</u>	<u>\$ 10,600</u>	<u>\$ 34,413</u>	<u>\$ 10,800</u>	<u>\$ 12,100</u>
EMERGENCY RESERVE	<u>\$ 3,200</u>	<u>\$ 10,600</u>	<u>\$ 9,800</u>	<u>\$ 10,800</u>	<u>\$ 12,100</u>
TOTAL RESERVE	<u>\$ 3,200</u>	<u>\$ 10,600</u>	<u>\$ 9,800</u>	<u>\$ 10,800</u>	<u>\$ 12,100</u>

No assurance provided. See summary of significant assumptions.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

10/15/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 8/31/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 3	\$ -	\$ -	\$ -	\$ -
REVENUES					
Property taxes - Series 2020A-1	1	2	2	2	950
Property taxes - Series 2020A-2/B-2	-	3	3	3	1,097
Specific ownership taxes - Series 2020A-1	-	-	-	-	95
Specific ownership taxes - Series 2020A-2/B-2	-	-	-	-	110
Public improvement fee	160,416	203,087	149,070	253,000	324,000
Total revenues	160,417	203,092	149,075	253,005	326,252
Total funds available	160,420	203,092	149,075	253,005	326,252
EXPENDITURES					
General and administrative					
County Treasurer's fee - Series 2020A-1	-	-	-	-	14
County Treasurer's fee - Series 2020A-2/B-2	-	-	-	-	16
PIF Collection Fees	3,270	3,030	8,961	13,500	15,000
Transfer to District No. 2 - Series 2020A-1 - Taxes	3	2	2	2	1,031
Transfer to District No. 2 - Series 2020A-2/B-2 - Taxes	-	3	3	3	1,190
Transfer to District No. 2 - Series 2020A-1 - PIF	72,916	92,826	65,009	111,125	143,372
Transfer to District No. 2 - Series 2020A-2/B-2 - PIF	84,231	107,231	75,100	128,375	165,628
Total expenditures	160,420	203,092	149,075	253,005	326,252
Total expenditures and transfers out requiring appropriation	160,420	203,092	149,075	253,005	326,252
ENDING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

10/15/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 8/31/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES					
Intergovernmental revenue - District No. 2	19,997,717	7,100,238	1,177,663	4,000,000	3,100,238
Developer advance	10,835,036	7,100,238	1,177,663	4,000,000	3,100,238
Total revenues	<u>30,832,753</u>	<u>14,200,476</u>	<u>2,355,326</u>	<u>8,000,000</u>	<u>6,200,476</u>
Total funds available	<u>30,832,753</u>	<u>14,200,476</u>	<u>2,355,326</u>	<u>8,000,000</u>	<u>6,200,476</u>
EXPENDITURES					
Capital Projects					
Repay developer advance	19,997,717	7,100,238	1,177,663	4,000,000	3,100,238
Capital outlay	10,835,036	7,100,238	1,177,663	4,000,000	3,100,238
Total expenditures	<u>30,832,753</u>	<u>14,200,476</u>	<u>2,355,326</u>	<u>8,000,000</u>	<u>6,200,476</u>
Total expenditures and transfers out requiring appropriation	<u>30,832,753</u>	<u>14,200,476</u>	<u>2,355,326</u>	<u>8,000,000</u>	<u>6,200,476</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Colorado Crossing Metropolitan District No. 1's (the "District") organization was approved by eligible electors on November 7, 2006. The court order forming the District was issued by the District Court in and for El Paso County on December 5, 2006. The District's service area is located entirely within the City of Colorado Springs (the "City"), El Paso County Colorado. The District was organized in conjunction with two other related districts, Colorado Crossing Metropolitan District No. 2 (Residential & Commercial) ("District No. 2") and Colorado Crossing Metropolitan District No. 3 (Commercial) ("District No. 3"). The District is the Managing District. The District was organized to provide for the financing, design, acquisition, construction and installation of essential public purpose facilities such as water, streets, traffic and safety controls, landscaping, parks and recreation, sewer and drainage facilities, public transportation, television relay, and mosquito control, for the development within the District.

The District has no employees and all administrative functions are contractual.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Primary 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, sale of 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.

Developer Advance

The Districts are in the development stage. As such, a significant portion of the administrative and operating expenditures are to be funded by the Developer. Similarly, construction of certain public improvements within the Districts will be funded by the Developer.

Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the Districts are financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Primary Revenues (continued)

Transfers from District No. 2 and District No. 3

Pursuant to a certain intergovernmental agreement, District No. 2 and District No. 3 will levy an ad valorem tax to support the overall administration and operating costs of all the Districts. District No. 2 and District No. 3 will transfer tax revenues generated from its operating mill levies, net of collection fees, along with specific ownership taxes, to the District.

Expenditures

Administrative, Operations and Maintenance Expenditures

Administrative, operations and maintenance expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, and other administrative expenses. Operations and maintenance expenditures include landscaping, snow removal, security, and utilities. The District also operates and maintains a parking garage facility.

Debt and Leases

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance at December 31, 2021	Additions*	Reductions*	Balance at December 31, 2022*
Developer Advance - Operations (OFA)	\$ 823,460	\$ 225,852	\$ -	\$ 1,049,312
Developer Advance Accrued Interest - Operations (OFA)	82,481	70,319	-	152,800
Total	\$ 905,941	\$ 296,171	\$ -	\$ 1,202,112

* Estimates

Reserves

Emergency Reserve

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.