

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

1.	Name of District:	Peterson Gateway Metropolitan District
2.	Report for Calendar Year:	2023
3.	Contact Information	Nicole Peykov Spencer Fane LLP 1700 Lincoln Street, Ste. 2000 Denver, CO 80203 (303) 839-3800 npeykov@spencerfane.com
4.	Meeting Information	Information about special meetings can be found on the District's website: www.petersongatewaymd.com
5.	Type of District/ Unique Representational Issues (if any)	The District is a single conventional Title 32 Metropolitan District. All property owners within the boundaries of the District who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections of the District and are eligible to run for Director positions when these positions become open.
6.	Authorized Purposes of the District	The Service Plan authorizes all allowable purposes for Title 32 Special Districts except the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services unless such facilities and services are provided pursuant to an intergovernmental agreement with the applicable fire district. For additional details, please contact the District's contact person listed above.
7.	Active Purposes of the District(s)	Proposed design, construction and completion of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, landscaping, water, sanitary sewer, and park and recreation improvements.
8.	Current Certified Mill Levies a. Debt Service b. Operational c. Other (contractual obligations) d. Total	a. none b. 10.452 mills c. none d. 10.452 mills
9.	Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Sample Calculation of Mill Levy for <u>Residential</u> Property: \$300,000 Actual Value x 6.70% assessment rate (2023 rate) = \$20,100 assessed value Property tax: \$20,100 assessed / divide by 1,000 (mill levy applies to every \$1,000 in value) x 10.452 mills = \$210.09 in annual property tax, or \$17.51 per month on a 12-month basis.

	<p>Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>$\\$300,000 \times 27.9\% = \\$83,700$ (Assessed Value) $\\$83,700 / \text{divide by } 1,000 \times 10.452 \text{ mills} = \\874.83 in annual property tax, or $\\$72.90$ per month on a 12-month basis.</p>
<p>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)</p> <p>a. Debt Service b. Operational c. Other d. Total</p>	<p>a. The Maximum Debt Service Mill Levy shall be Zero (0) mills, subject to Gallagher Adjustment.</p> <p>b. Maximum Operational Mill Levy. The Maximum Operational Mill Levy Cap for each District shall be Ten (ten) mills, subject to Gallagher Adjustment.</p> <p>c. Maximum Special Purpose Mill Levy. The Maximum Special Purpose Mill Levy for each District is Zero (0) Mills, subject to Gallagher Adjustment.</p> <p>d. Maximum Combined Mill Levy. The Maximum Combined Mill Levy for each District is Ten (10) Mills, subject to Gallagher Adjustment.</p>
<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).</p>	<p>See assumptions in #9 above.</p>
<p>12. Current Outstanding Debt (as of the end of year of this report)</p>	<p>The District has not issued general obligation or revenue bonds as of the date of this report.</p>
<p>13. Total voter-authorized debt of the District (including current debt)</p>	<p>At formation an aggregate total of \$210,000,000 in debt was voter-authorized by this district.</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.</p>	<p>The District does not anticipate issuing any debt in the coming year.</p>
<p>15. Major facilities/ infrastructure improvements initiated or completed in the prior year</p>	<p>The District constructed limited public improvements in 2023 in accordance with the Service Plan.</p>
<p>16. Summary of major property exclusion or inclusion activities in the past year.</p>	<p>The District had land included into the District; See Exhibit A, Inclusion Order dated June 8, 2023.</p>
ADDITIONAL ANNUAL REPORTING REQUIREMENTS PURSUANT TO C.R.S. 32-1-207(3)(C)	
<p>17. Intergovernmental agreements entered into or terminated with other governmental entities.</p>	<p>N/A</p>
<p>18. Access information to obtain a copy of rules and regulations adopted by the Board.</p>	<p>N/A</p>

19.	A summary of litigation involving public improvements owned by the District.	N/A
20.	A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.	N/A
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>	\$1,495,520; See Exhibit B, 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.	2023 Audit Exemption Application will be provided when 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

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 Peykov

Name and Title of Respondent

/s/ Nicole Peykov

Signature of Respondent

2/28/2024

Date

RETURN COMPLETED FORM TO: specialdistrictnotices@elpasoco.com

****NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:
 County Assessor – asrweb@elpasoco.com County Treasurer - trsweb@elpasoco.com

EXHIBIT A

DISTRICT COURT, EL PASO COUNTY, COLORADO	
Court Address: 270 S. TEJON, COLORADO SPRINGS, CO, 80903	
In the Matter of: PETERSON GATEWAY METROPOLITAN DISTRICT	DATE FILED: June 8, 2023 11:31 AM CASE NUMBER: 2017CV32388
	△ COURT USE ONLY △
	Case Number: 2017CV32388 Division: 15 Courtroom:
Order: Proposed Order for Inclusion of Property	

The motion/proposed order attached hereto: GRANTED.

Issue Date: 6/8/2023

Gregory R. Werner

GREGORY ROBERT WERNER
District Court Judge

DISTRICT COURT, EL PASO COUNTY, COLORADO 270 S. Tejon Street Colorado Springs, Colorado 80903	▲ COURT USE ONLY ▲
IN RE THE MATTER OF PETERSON GATEWAY METROPOLITAN DISTRICT	
By the Court	Case Number: 2017CV32388 Division: 15
ORDER FOR INCLUSION OF PROPERTY	

THIS MATTER having come before the Court and the Court having examined the motion and certified copy of resolution, with attached petition and affidavit of publication of notice of hearing on petition on file in this proceeding:

IT IS ORDERED:

That pursuant to Section 32-1-401(1)(c)(I), C.R.S., as amended, the land and property hereinafter described shall be, and is hereby included within the boundaries of Peterson Gateway Metropolitan District.

The name and address of the owner of said property to be included within the boundaries of the District and the legal description thereof are as follows:

Owner: Colorado Springs Equities LLC

Address: 90 S. Cascade Avenue, Suite 1500
Colorado Springs, CO 80903

Legal Description: TRACT B, CROSSROADS MIXED USE FILING NO. 1, EL PASO COUNTY, COLORADO; SCHEDULE NUMBER 5408305003

DONE this _____ day of _____, 2023.

BY THE COURT:

DISTRICT JUDGE

EXHIBIT B

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 PETERSON GATEWAY METROPOLITAN DISTRICT 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 Peterson Gateway Metropolitan District, 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
PETERSON GATEWAY METROPOLITAN DISTRICT**

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 PETERSON GATEWAY METROPOLITAN DISTRICT, 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 Peterson Gateway Metropolitan District 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 \$ 15,631 ; 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 \$ 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 \$1,495,520, and

WHEREAS, at an election held on November 7, 2017, 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 PETERSON GATEWAY METROPOLITAN DISTRICT 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 Peterson Gateway Metropolitan District 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 10.452 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 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.

PETERSON GATEWAY
METROPOLITAN DISTRICT

Banny Mientka

President

ATTEST:



Secretary

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

PETERSON GATEWAY METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**PETERSON GATEWAY METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 32,741	\$ 41,894	\$ 7,773
REVENUES			
Property taxes	4,024	4,042	15,631
Specific ownership taxes	408	398	1,563
Developer advance	10,000	-	-
Other revenue	-	-	2,827
PIF revenue	54,100	52,406	55,000
Total revenues	<u>68,532</u>	<u>56,846</u>	<u>75,021</u>
TRANSFERS IN	<u>7,391</u>	<u>29,923</u>	<u>18,440</u>
Total funds available	<u>108,664</u>	<u>128,663</u>	<u>101,234</u>
EXPENDITURES			
General Fund	23,939	32,747	35,634
Capital Projects Fund	35,440	58,558	46,560
Total expenditures	<u>59,379</u>	<u>91,305</u>	<u>82,194</u>
TRANSFERS OUT	<u>7,391</u>	<u>29,585</u>	<u>18,440</u>
Total expenditures and transfers out requiring appropriation	<u>66,770</u>	<u>120,890</u>	<u>100,634</u>
ENDING FUND BALANCES	<u>\$ 41,894</u>	<u>\$ 7,773</u>	<u>\$ 600</u>
EMERGENCY RESERVE	\$ 200	\$ 200	\$ 600
TOTAL RESERVE	<u>\$ 200</u>	<u>\$ 200</u>	<u>\$ 600</u>

No assurance provided. See summary of significant assumptions.

**PETERSON GATEWAY METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
ASSESSED VALUATION			
Commercial	247,000	248,870	1,007,680
Vacant land	145,590	145,590	487,840
	392,590	394,460	1,495,520
Certified Assessed Value	\$ 392,590	\$ 394,460	\$ 1,495,520
 MILL LEVY			
General	10.000	10.000	10.452
Total mill levy	10.000	10.000	10.452
 PROPERTY TAXES			
General	\$ 3,926	\$ 3,945	\$ 15,631
Levied property taxes	3,926	3,945	15,631
Budgeted property taxes	\$ 3,926	\$ 3,945	\$ 15,631
 BUDGETED PROPERTY TAXES			
General	\$ 3,926	\$ 3,945	\$ 15,631
	\$ 3,926	\$ 3,945	\$ 15,631

No assurance provided. See summary of significant assumptions.

**PETERSON GATEWAY METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,100	\$ (1,016)	\$ 600
REVENUES			
Property taxes	4,024	4,042	15,631
Specific ownership taxes	408	398	1,563
Developer advance	10,000	-	-
Total revenues	<u>14,432</u>	<u>4,440</u>	<u>17,194</u>
TRANSFERS IN			
Transfers from other funds	<u>7,391</u>	<u>29,923</u>	<u>18,440</u>
Total funds available	<u>22,923</u>	<u>33,347</u>	<u>36,234</u>
EXPENDITURES			
General and administrative			
Accounting	11,150	13,772	14,000
County Treasurer's fee	60	61	234
Directors' fees	462	500	500
Dues and membership	290	283	300
Insurance	2,521	2,571	2,500
Legal	8,017	14,734	15,000
Banking fees	-	388	500
Payroll taxes	77	38	38
Election	1,362	400	-
Contingency	-	-	2,562
Total expenditures	<u>23,939</u>	<u>32,747</u>	<u>35,634</u>
Total expenditures and transfers out requiring appropriation	<u>23,939</u>	<u>32,747</u>	<u>35,634</u>
ENDING FUND BALANCES	<u>\$ (1,016)</u>	<u>\$ 600</u>	<u>\$ 600</u>
EMERGENCY RESERVE	<u>\$ 200</u>	<u>\$ 200</u>	<u>\$ 600</u>
TOTAL RESERVE	<u>\$ 200</u>	<u>\$ 200</u>	<u>\$ 600</u>

No assurance provided. See summary of significant assumptions.

**PETERSON GATEWAY METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/25/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 31,641	\$ 42,910	\$ 7,173
REVENUES			
PIF revenue	54,100	52,406	55,000
Other revenue	-	-	2,827
Total revenues	<u>54,100</u>	<u>52,406</u>	<u>57,827</u>
Total funds available	<u>85,741</u>	<u>95,316</u>	<u>65,000</u>
EXPENDITURES			
General and Administrative			
Contingency	-	-	2,798
Capital Projects			
Repay developer advance	-	25,500	9,926
PIF collection fees	9,507	4,272	5,000
Repairs and maintenance	600	1,150	1,200
Engineering	-	-	-
Capital Lease	-	27,636	27,636
Capital outlay	25,333	-	-
Total expenditures	<u>35,440</u>	<u>58,558</u>	<u>46,560</u>
TRANSFERS OUT			
Transfer to other funds	<u>7,391</u>	<u>29,585</u>	<u>18,440</u>
Total expenditures and transfers out requiring appropriation	<u>42,831</u>	<u>88,143</u>	<u>65,000</u>
ENDING FUND BALANCES	<u>\$ 42,910</u>	<u>\$ 7,173</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**PETERSON GATEWAY METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Peterson Gateway Metropolitan District (the "District") was formed under a Service Plan approved by El Paso County, Colorado (the "County"), on October 24, 2017. The District's service area is located entirely within the County. The primary purpose of the District will be to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of public improvements and services as listed below. The District was organized by El Paso County Court Order on December 1, 2017.

At an election held on November 7, 2017, the voters approved general indebtedness of \$210,000,000 at a maximum interest rate of 12% for each of the following improvements and services: streets, water supply, sanitary sewer, traffic and safety controls, parks and recreation, mosquito control, television relay and translation, public transportation, security services, and fire protection/medical emergency services. The election authorized indebtedness of \$210,000,000 each for operations and maintenance, reimbursement agreements, and debt refunding. The voters also approved an annual increase in taxes of up to \$5,000,000 at a mill levy rate without limitation or with such limitations as may be determined by the board for the purpose of the District's operations, maintenance, and other expenses and an annual increase in taxes of up to \$15,000,000 at a mill levy rate without limitation or with such limitations as may be determined by the board for the purposes of the District's capital costs. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

Pursuant to the Districts' Service Plan filed with the County, the maximum debt mill levy for the district shall be 0 mills on commercial property located within the District, which can be adjusted for changes in the method of calculating assessed valuation after January 1, 2006. Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$3,000,000.

The maximum operating mill levy for the payment of operating and maintenance expenses is 10 mills.

Increases to or removal of any of the maximum mill levies shall be subject to Board of County Commissioner approval without the need for a formal Service Plan Amendment (unless the Board otherwise requires).

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 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.

**PETERSON GATEWAY METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues

PIF Fees

The District charges a public improvement fee (PIF). The nature of the PIF is that a fee imposed under private contract and not through the exercise of any governmental taxing authority. The PIF is applied to the sale of goods and services at a rate of 2% in addition to all sales and use taxes that may be imposed and is collected by the retailers in the District and remitted to the District within 20 days after month end.

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.

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 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.

**PETERSON GATEWAY METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Administrative Expenditures

Administrative 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, landscape maintenance, and other administrative expenses.

County Treasurer’s Fees

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

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 Infrastructure Acquisition Agreement with The Equity Group LLC (Developer) pursuant to which the District agrees to reimburse the Developer for 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 limitations set forth in the Service Plan. As of December 31, 2021, outstanding advances under the agreement totaled \$47,800 and accrued interest totaled \$9,104.

The following is analysis of changes in the District’s long-term obligations for the years ending December 31, 2023 and 2024.

	Balance - December 31, 2022	Additions*	Retirements*	Anticipated Balance - December 31, 2023
Developer Advances: Operating	\$ 57,800	\$ -	\$ 11,717	\$ 46,083
Accrued Interest - Developer Advance: Operating	13,377	3,769	13,783	3,363
Total	\$ 71,177	\$ 3,769	\$ 25,500	\$ 49,446
	Anticipated Balance - December 31, 2023	Additions*	Retirements*	Anticipated Balance - December 31, 2024
Developer Advances: Operating	\$ 46,083	\$ -	\$ 4,724	\$ 41,359
Accrued Interest - Developer Advance: Operating	3,363	3,506	5,202	1,667
Total	\$ 49,446	\$ 3,506	\$ 9,926	\$ 43,026

*Estimate

**PETERSON GATEWAY METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

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

This information is an integral part of the accompanying budget.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of _____, Colorado.

On behalf of the _____
(taxing entity)^A
the _____
(governing body)^B
of the _____
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ _____ assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

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 multiplied against the NET assessed valuation of: \$ _____ (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: _____ for budget/fiscal year _____
(no later than Dec. 15) (mm/dd/yyyy) (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 Credit/ Temporary Mill Levy Rate Reduction ^I	< _____ > mills	\$ < _____ >
SUBTOTAL FOR GENERAL OPERATING:	<input type="text"/> mills	\$ <input type="text"/>
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	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<input type="text"/> mills	\$ <input type="text"/>

Contact person: _____ Phone: _____
Signed: *Carrie Batten* Title: Accountant for District

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? Yes No

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

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

CERTIFICATION OF TAX LEVIES, continued

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

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^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: _____

CONTRACTS^K:

- 3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

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