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:	Banny 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 $\frac{0}{3}$; 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 $\frac{0}{3}$; 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. <u>Adoption of Budget</u>. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Peterson Gateway Metropolitan District for calendar year 2024.
- Section 2. <u>Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 3. <u>Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 4. <u>Levy of General Property Taxes</u>. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:
- A. <u>Levy for General Operating and Other Expenses</u>. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 10.452 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.
- B. <u>Temporary Tax Credit or Rate Reduction</u>. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of _____ mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.
- C. <u>Levy for General Obligation Bonds and Interest</u>. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby

levied a tax of ____ mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

- D. <u>Levy for Contractual Obligations</u>. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of ____ mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.
- E. <u>Levy for Capital Expenditures</u>. That for the purposes of meeting all capital expenditures of the District during the 2024 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of <u>0</u> mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.
- F. <u>Levy for Refunds/Abatements</u>. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of <u>0</u> mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.
- Section 5. <u>Property Tax and Fiscal Year Spending Limits</u>. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.
- Section 6. <u>Certification</u>. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2023, to the Board of County Commissioners of El Paso County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of El Paso County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2023 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.
- Section 7. <u>Appropriations</u>. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 6th day of December, 2023.

PETERSON GATEWAY
METROPOLITAN DISTRICT

Sanny 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,

	Α	ACTUAL		ESTIMATED		BUDGET
	<u> </u>	2022		2023		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 PIF revenue		- 54,100		- 52,406		2,827 55,000
						•
Total revenues		68,532		56,846		75,021
TRANSFERS IN		7,391		29,923		18,440
Total funds available		108,664		128,663		101,234
EXPENDITURES						
General Fund		23,939		32,747		35,634
Capital Projects Fund		35,440		58,558		46,560
Total expenditures		59,379		91,305		82,194
•				,		
TRANSFERS OUT		7,391		29,585		18,440
Total expenditures and transfers out						
requiring appropriation		66,770		120,890		100,634
ENDING FUND BALANCES	\$	41,894	\$	7,773	\$	600
EMERGENCY RESERVE	\$	200	\$	200	\$	600
TOTAL RESERVE	\$	200	\$	200	\$	600

PETERSON GATEWAY METROPOLITAN DISTRICT PROPERTY TAX SUMMARY INFORMATION 2024 BUDGET

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

-		ES		I	BUDGET
	2022		2023		2024
	247,000		248,870		1,007,680
	145,590		145,590		487,840
	392,590		394,460		1,495,520
\$	392,590	\$	394,460	\$	1,495,520
	10.000		10.000		10.452
	10.000		10.000		10.452
\$	3,926	\$	3,945	\$	15,631
	3,926		3,945		15,631
\$	3.926	\$	3.945	\$	15,631
<u> </u>	0,020	<u> </u>	0,010	<u> </u>	10,001
\$	3,926	\$	3,945	\$	15,631
\$	3,926	\$	3,945	\$	15,631
	\$ \$	247,000 145,590 392,590 \$ 392,590 10.000 10.000 \$ 3,926 \$ 3,926 \$ 3,926	247,000 145,590 392,590 \$ 392,590 \$ 10.000 10.000 \$ 3,926 \$ 3,926 \$ \$ 3,926 \$	247,000 248,870 145,590 145,590 392,590 394,460 \$ 392,590 \$ 394,460 10.000 10.000 \$ 3,926 \$ 3,945 \$ 3,926 \$ 3,945 \$ 3,926 \$ 3,945 \$ 3,926 \$ 3,945	2022 2023 247,000 248,870 145,590 145,590 392,590 394,460 \$ 392,590 \$ 394,460 \$ 10.000 10.000 10.000 10.000 \$ 3,926 \$ 3,945 \$ 3,926 \$ 3,945 \$ 3,926 \$ 3,945 \$ 3,926 \$ 3,945

PETERSON GATEWAY METROPOLITAN DISTRICT GENERAL FUND 2024 BUDGET

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

	AC	CTUAL	EST	IMATED	Вι	JDGET
		2022	2	2023		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		14,432		4,440		17,194
TRANSFERS IN						
Transfers from other funds		7,391		29,923		18,440
Total funds available		22,923		33,347		36,234
EXPENDITURES						
General and administrative						
Accounting		11,150		13,772		14,000
County Treasurer's fee		60		61		234
Directors' fees		462 290		500 283		500 300
Dues and membership 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		23,939		32,747		35,634
Total expenditures and transfers out						
requiring appropriation		23,939		32,747		35,634
ENDING FUND BALANCES	\$	(1,016)	\$	600	\$	600
EMERGENCY RESERVE	\$	200	\$	200	\$	600
TOTAL RESERVE	\$	200	\$	200	\$	600

PETERSON GATEWAY METROPOLITAN DISTRICT CAPITAL PROJECTS FUND 2024 BUDGET

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

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

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.

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:

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

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.

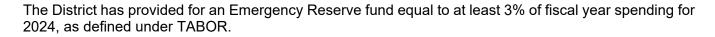
The following is analysis of changes in the District's long-term obligations for the years ending December 31, 2023 and 2024.

		alance - ember 31, 2022	Ad	ditions*	Ret	irements*	Ва	ticipated alance - ember 31, 2023
Developer Advances: Operating Accrued Interest - Developer Advance: Operating	\$	57,800 13,377	\$	- 3,769	\$	11,717 13,783	\$	46,083 3,363
Total	\$	71,177	\$	3,769	\$	25,500	\$	49,446
	Ва	iticipated alance - ember 31,					Ва	ticipated alance - ember 31,
		2023	Ad	ditions*	Ret	irements*		2024
					•		•	44.250
Developer Advances: Operating Accrued Interest - Developer Advance: Operating	\$	46,083 3,363	\$	- 3,506	\$	4,724 5,202	\$	41,359 1,667

^{*}Estimate

Reserves

Emergency	Reserve
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This information is an integral part of the accompanying budget.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners ¹ of			, Colorado.
On behalf of the			,
tha		axing entity) ^A	
the	(g	overning body) ^B	
of the		cal government) ^C	
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area ^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy	\$ (GROSS ^D as (NET ^G as	assessed valuation, Line 2 of the Certific sessed valuation, Line 4 of the Certifica JE FROM FINAL CERTIFICATION	tion of Valuation Form DLG 57)
multiplied against the NET assessed valuation of:		BY ASSESSOR NO LATER THA	
Submitted: (no later than Dec. 15) (mm/dd/yyyy)	Ior	budget/fiscal year	· (уууу)
PURPOSE (see end notes for definitions and examples)		LEVY ²	REVENUE ²
1. General Operating Expenses ^H		mills	\$
2. Minus Temporary General Property Tax Temporary Mill Levy Rate Reduction ¹	x Credit/	< > mills	<u></u> \$< >
SUBTOTAL FOR GENERAL OPERAT	ING:	mills	\$
3. General Obligation Bonds and Interest ^J		mills	\$
4. Contractual Obligations ^K		mills	\$
5. Capital Expenditures ^L		mills	\$
6. Refunds/Abatements ^M		mills	\$
7. Other ^N (specify):		mills	\$
		mills	\$
TOTAL: Sum of General Subtotal and I	ral Operating Lines 3 to 7	mills	\$
Contact person:	Lan Can	Phone:	B :
Signed: Canic	Santon	Title: Accountant for	r District
Survey Question: Does the taxing entity have operating levy to account for changes to assess Include one copy of this tax entity's completed form when filing	sment rates?	,	\Box Yes \Box No

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

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¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to <u>three</u> decimal places and revenue must be calculated from the total <u>NET assessed valuation</u> (Line 4 of Form DLG57 on the County Assessor's <u>FINAL</u> certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

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

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

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

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

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