LETTER OF BUDGET TRANSMITTAL

Date: January <u>30</u>, 2024

To: Division of Local Government

1313 Sherman Street, Room 521

Denver, Colorado 80203

Attached are the 2024 budget and budget message for REAGAN RANCH METROPOLITAN DISTRICT NO. 1 in Colorado Springs, 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:

Spencer Fane LLP Attn: Russell W. Dykstra 1700 Lincoln Street, Suite 2000 Denver, CO 80203 Tel.: 303-839-3800

I, Danny Mientka, as President of the Reagan Ranch Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2024 budget.

By:	Banny	Mientka	
-			

RESOLUTION

TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY, AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY REAGAN RANCH 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 REAGAN RANCH METROPOLITAN DISTRICT NO. 1, COLORADO SPRINGS, 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 Reagan Ranch 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

budget remains in barance, as required by raw, and
WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$2,484; 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 \$12,421; 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 \$; 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 \$______; 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 \$238,990; and

WHEREAS, at an election held on November 3, 2020 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 REAGAN RANCH METROPOLITAN DISTRICT NO. 1 OF COLORADO SPRINGS, 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 Reagan Ranch Metropolitan District No. 1 for calendar year 2024.
- Section 2. <u>Budget Revenues</u>. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 3. <u>Budget Expenditures</u>. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.
- Section 4. <u>Levy of General Property Taxes</u>. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:
- A. <u>Levy for General Operating and Other Expenses</u>. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of <u>10.394</u> mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.
- B. <u>Temporary Tax Credit or Rate Reduction</u>. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of <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.
- C. <u>Levy for General Obligation Bonds and Interest</u>. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of <u>51.971</u> mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

- D. <u>Levy for Contractual Obligations</u>. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of <u>0</u> 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.

[remainder of page intentionally left blank; signature page follows]

ADOPTED this 6th day of December, 2023.

	REAGAN RANCH METROPOLITAN
	DISTRICT NO. 1
	Banny Mientka
	President
ATTEST:	
Secretary	

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

REAGAN RANCH METROPOLITAN DISTRICT NO. 1 ANNUAL BUDGET FOR THE YEAR ENDING DECEMBER 31, 2024

REAGAN RANCH METROPOLITAN DISTRICT NO. 1 SUMMARY 2024 BUDGET

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 16,303,510	\$ 13,897,837	\$ 12,826,990
REVENUES Property taxes Specific ownership taxes Interest income Developer advance Other revenue	30 3 227,815 10,300 - 13	6,404 648 600,250 6,620	14,905 1,490 350,550 7,850 5,798
Intergovernmental Revenues - District No. 2 Total revenues	238,161	5,596 619,518	8,291 388,884
Total funds available	16,541,671	14,517,355	13,215,874
EXPENDITURES General Fund Debt Service Fund Capital Projects Fund	8 - 2,643,826	1,225 11,711 1,677,429	3,103 27,931 13,184,840
Total expenditures	2,643,834	1,690,365	13,215,874
Total expenditures and transfers out requiring appropriation	2,643,834	1,690,365	13,215,874
ENDING FUND BALANCES	\$ 13,897,837	\$ 12,826,990	\$ -

REAGAN RANCH METROPOLITAN DISTRICT NO. 1 PROPERTY TAX SUMMARY INFORMATION 2024 BUDGET

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

	ACTUAL ESTIMATED 2022 2023		BUDGET 2024		
ASSESSED VALUATION					
Agricultural Vacant land	\$	670 -	\$ 810 105,930	\$	- 238,990
Certified Assessed Value	\$	670	\$ 106,740	\$	238,990
MILL LEVY					
General Debt Service		11.132 33.398	10.000 50.000		10.394 51.971
Total mill levy		44.530	60.000		62.365
PROPERTY TAXES					
General Debt Service	\$	7 22	\$ 1,067 5,337	\$	2,484 12,421
Levied property taxes		29	6,404		14,905
Budgeted property taxes	\$	29	\$ 6,404	\$	14,905
BUDGETED PROPERTY TAXES					
General Debt Service	\$	7 22	\$ 1,067 5,337	\$	2,484 12,421
	\$	29	\$ 6,404	\$	14,905

REAGAN RANCH METROPOLITAN DISTRICT NO. 1 GENERAL FUND 2024 BUDGET

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

	ACTUAL 2022	E	STIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$	- \$	-	\$ -
REVENUES Property taxes Specific ownership taxes Interest income Other revenue		7 1 -	1,067 108 50	2,484 248 50 321
Total revenues		8	1,225	3,103
Total funds available		8	1,225	3,103
EXPENDITURES General and administrative County Treasurer's fee		-	16	37
Contingency Intergovernmental expenditures	;	- 8	- 1,209	423 2,643
Total expenditures		8	1,225	3,103
Total expenditures and transfers out requiring appropriation		8	1,225	3,103
ENDING FUND BALANCES	\$	- \$		\$ -

REAGAN RANCH METROPOLITAN DISTRICT NO. 1 DEBT SERVICE FUND 2024 BUDGET

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

	P	CTUAL	ESTIMATED 2023		В	UDGET
	<u> </u>	2022	20	123		2024
BEGINNING FUND BALANCES	\$	-	\$	38	\$	-
REVENUES						
Property taxes		23		5,337		12,421
Specific ownership taxes		2		540		1,242
Intergovernmental Revenues - District No. 2		13		5,596		8,291
Interest income		-		200		500
Other revenue		-		-		5,477
Total revenues		38		11,673		27,931
Total funds available		38		11,711		27,931
EXPENDITURES						
General and administrative						
County Treasurer's fee		-		82		186
Paying agent fees		-		4,000		4,000
Contingency		-		-		5,988
Debt Service						
Bond interest		-		7,629		17,757
Total expenditures		-		11,711		27,931
Total expenditures and transfers out						
requiring appropriation		-		11,711		27,931
ENDING FUND BALANCES	\$	38	\$	-	\$	_

REAGAN RANCH METROPOLITAN DISTRICT NO. 1 CAPITAL PROJECTS FUND 2024 BUDGET

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

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 16,303,510	\$ 13,897,799	\$ 12,826,990
REVENUES			
Interest income Developer advance	227,815 10,300	600,000 6,620	350,000 7,850
Total revenues	238,115	606,620	357,850
Total funds available	16,541,625	14,504,419	13,184,840
EXPENDITURES General and Administrative			
Accounting	3,414	3,254	3,850
Legal	34	-	-
Banking fees Capital Projects	2,600	-	-
Engineering	9,549	3,366	4,000
Capital outlay	2,628,229	1,670,809	13,176,990
Total expenditures	2,643,826	1,677,429	13,184,840
Total expenditures and transfers out requiring appropriation	2,643,826	1,677,429	13,184,840
ENDING FUND BALANCES	\$ 13,897,799	\$ 12,826,990	\$ -

Services Provided

The Reagan Ranch 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 August 25, 2020, 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 is the Operating District organized in conjunction with two other related Financing Districts – Reagan Ranch Metropolitan District No 2 and 3. The District serves as a Financing District. District No. 3 (Operating District) will pay all vendors of and receive reimbursement/contributions from the Financing Districts. The District 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.

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.

Revenues – (continued)

Property Taxes – (continued)

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual to assessed value of property within the District. As of December 31, 2023, the adjusted maximum mill levy for debt service is 51.971 mills. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund].

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				Single-Family	\$55,000
Residential	6.70%	Agricultural Land	26.40%	Residential	, ,
Multi-Family		Renewable		Multi-Family	\$55,000
Residential	6.70%	Energy Land	26.40%	Residential	
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
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 total property taxes collected.

Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Intergovernmental Revenue

The District anticipates receiving net revenues collected from District No. 2's debt service mill levy assessment.

Revenues – (continued)

Developer Advance

A major portion of the capital expenditures are also expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

Bond Issuance

The District issued Limited Tax General Obligation Bonds, Series 2021.

Expenditures

Administrative Expenses

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, and insurance.

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Capital Outlay

The District plans to accept the costs of eligible public improvements costs paid for by the Developer, based on costs certified by the District Accountant and Engineer. The budgeted amounts are based on an estimate of those costs.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2021A Bonds. (Discussed under Debt and Leases).

Debt and Leases

On December 1, 2021, the District issued Limited Tax General Obligation Bonds, Series 2021 (2021 Bonds), in the principal amount of \$17,890,000 for the purposes of paying and reimbursing the costs of capital infrastructure improvements. The Series 2021 Bonds have an anticipated maturity date of December 1, 2051 and carry a fixed interest rate of 5.250%.

The District has no operating or capital leases.

The following is an analysis of the District's long -term obligations through the year-ended December 31, 2023:

	Balance at December 31, 2022	Additions*	Retirement of Long-Term Obligations*	Balance at December 31, 2023	Additions*	Retirement of Long-Term Obligations*	Balance at December 31, 2024	Due Within One Year
Bonds Payable								
G.O Limited Tax Bonds -								
Series 2021	\$ 17,890,000	\$ -	\$ -	\$ 17,890,000	\$ -	\$ -	\$ 17,890,000	\$ -
Accrued interest	1,046,026	543,867	7,629	1,582,264	543,867	15,344	2,110,787	-
Bonds Payable Subtotal	18,936,026	543,867	7,629	19,472,264	543,867	15,344	20,000,787	-
Developer Advances:								
Capital	14,663	6,620	-	21,283	7,850	-	29,133	-
Accrued Interest on Developer								
Advances:								
Capital	697	1,438		2,135	2,017		4,151	-
Developer Advance Subtotal	15,360	8,058	-	23,418	9,867	-	33,284	-
Total Long Term Obligations	\$ 18,951,386	\$ 551,925	\$ 7,629	\$ 19,495,682	\$ 553,734	\$ 15,344	\$ 20,034,071	\$ -
*Estimate	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,							

Reserves

Emergency Reserve

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 are transferred to Reagan Ranch Metropolitan District No. 3, which pays for all the District's operations and maintenance costs, the Emergency Reserve for these funds is reflected in the budget of Reagan Ranch Metropolitan District No. 3.

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			
the		axing entity) ^A	
	(g	overning body) ^B	
of the	(lo	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 multiplied against the NET assessed valuation of: Submitted:	\$ (GROSS ^D as the control of the co	assessed valuation, Line 2 of the Certific	tion of Valuation Form DLG 57) NOF VALUATION PROVIDED N DECEMBER 10
(no later than Dec. 15) (mm/dd/yyyy)	101	oudget/fiscal year	(уууу)
PURPOSE (see end notes for definitions and examples)		LEVY ²	REVENUE ²
1. General Operating Expenses ^H		mills	<u>\$</u>
2. Minus Temporary General Property Tax Temporary Mill Levy Rate Reduction ^I	ς 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	al Operating Lines 3 to 7	mills	\$
Contact person: Signed: Canic S	rata	Phone: Accountant fo	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?	,	□ Yes □ No Der 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.

DLG 70 (Rev.9/23) Page 1 of 4

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.

Page 2 of 4 DLG 70 (Rev.9/23)