LETTER OF BUDGET TRANSMITTAL

Date: January <u>31</u>, 2022

To: Division of Local Government 1313 Sherman Street, Room 521 Denver, Colorado 80203

Attached are the 2022 budget and budget message for MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1 in the Town of Monument, El Paso County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 22, 2021. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP Attn: Carrie Bartow 111 South Tejon Street, Suite 705 Colorado Springs, CO 80903 Tel.: 719-473-3630

I, ______ as President of the Monument Junction Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2022 budget.

By: _____

RESOLUTION TO ADOPT 2022 BUDGET, APPROPRIATE SUMS OF MONEY, AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2022 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 MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1, TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2022, AND ENDING ON THE LAST DAY OF DECEMBER, 2022,

WHEREAS, the Board of Directors of the Monument Junction 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 November 22, 2021 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 \$0; 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 2021 valuation for assessment for the District as certified by the County Assessor of El Paso County is \$0; and

WHEREAS, at an election held on November 2, 2021 the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1 OF THE TOWN OF MONUMENT, 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 Monument Junction Metropolitan District No. 1 for calendar year 2022.

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 2022 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 2022 budget year, there is hereby levied a tax of 10.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2021.

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 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2021.

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 2022 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," there is hereby levied a tax of 50.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2021.

D. <u>Levy for Contractual Obligations</u>. That for the purposes of meeting the contractual obligation expense of the District during the 2022 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2021.

E. <u>Levy for Capital Expenditures</u>. That for the purposes of meeting all capital expenditures of the District during the 2022 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 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2021.

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 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2021.

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, 2021, 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, 2021 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.

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ADOPTED this 22nd day of November 2021.

MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1

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President

ATTEST:

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Secretary

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

MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2022

MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1 SUMMARY 2022 BUDGET WITH 2020 ACTUAL AND 2021 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ -	\$-	\$ 12,685,760
REVENUES Developer advance Bond issuance - Series 2021A	-	20,000 13,312,000	54,000
Total revenues		13,332,000	54,000
Total funds available		13,332,000	12,739,760
EXPENDITURES General Fund Debt Service Fund Capital Projects Fund Total expenditures	- - -	20,000 - 626,240 646,240	50,000 4,000 12,685,760 12,739,760
Total expenditures and transfers out requiring appropriation		646,240	12,739,760
ENDING FUND BALANCES	\$ -	\$ 12,685,760	<u>\$</u>
CAPITAL PROJECTS FUND	\$-	\$ 12,685,760	\$-

MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1 PROPERTY TAX SUMMARY INFORMATION 2022 BUDGET WITH 2020 ACTUAL AND 2021 ESTIMATED For the Years Ended and Ending December 31,

	A	CTUAL 2020	ES	TIMATED 2021	E	BUDGET 2022
ASSESSED VALUATION Residential	\$	-	\$	-	\$	-
Adjustments Certified Assessed Value	\$	-	\$	-	\$	-
MILL LEVY General Debt Service Total mill levy		0.000 0.000 0.000		0.000 0.000 0.000		10.000 50.000 60.000
PROPERTY TAXES General Debt Service	\$:	\$	-	\$	- -
Levied property taxes Adjustments to actual/rounding Refunds and abatements				- -		-
Budgeted property taxes	\$	-	\$	-	\$	-
BUDGETED PROPERTY TAXES General Debt Service ARI	\$	- - -	\$		\$	- - -
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MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1 GENERAL FUND 2022 BUDGET WITH 2020 ACTUAL AND 2021 ESTIMATED For the Years Ended and Ending December 31,

	A	CTUAL 2020	E	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$	-	\$; -	\$-
REVENUES					
Developer advance		-		20,000	50,000
Total revenues		-		20,000	50,000
Total funds available		-		20,000	50,000
EXPENDITURES General and administrative					
Accounting		-		5,000	10,000
Insurance and bonds		-		-	2,500
District management		-		-	1,500
Legal services Miscellaneous		-		5,000 5,000	20,000 1,000
Contingency		_		5,000	15,000
Total expenditures		-		20,000	50,000
Total expenditures and transfers out requiring appropriation		-		20,000	50,000
ENDING FUND BALANCES	\$	-	\$	-	\$ -

MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1 DEBT SERVICE FUND 2022 BUDGET WITH 2020 ACTUAL AND 2021 ESTIMATED For the Years Ended and Ending December 31,

	_	TUAL 2020	ES	TIMATED 2021	BI	UDGET 2022
BEGINNING FUND BALANCES	\$	-	\$	-	\$	-
REVENUES Developer advance		-		-		4,000
Total revenues		-		-		4,000
Total funds available		-		-		4,000
EXPENDITURES General and administrative						
Paying agent fees		-		-		4,000
Total expenditures		-		-		4,000
Total expenditures and transfers out requiring appropriation		-		-		4,000
ENDING FUND BALANCES	\$	-	\$	-	\$	

MONUMENT JUNCTION METROPOLITAN DISTRICT NO. 1 CAPITAL PROJECTS FUND 2022 BUDGET WITH 2020 ACTUAL AND 2021 ESTIMATED For the Years Ended and Ending December 31,

	ACTUAL 2020		ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$	-	\$ -	· \$ 12,685,760
REVENUES				
Bond issuance - Series 2021A		-	13,312,000) –
Total revenues		-	13,312,000) –
Total funds available		-	13,312,000	12,685,760
EXPENDITURES General and Administrative				
Accounting		-	-	5,000
Organization costs		-	100,000	
Contingency		-	10,000	
Engineering		-		. 15,000
Bond issue costs		-	516,240	
Capital outlay		-	-	12,665,760
Total expenditures		-	626,240	12,685,760
Total expenditures and transfers out				
requiring appropriation		-	626,240	12,685,760
ENDING FUND BALANCES	\$	-	\$ 12,685,760) \$ -
CAPITAL PROJECTS FUND	\$	-	\$ 12,685,760	- \$

Services Provided

The Monument Junction 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 El Paso County, Colorado on August 2, 2021, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town of Monument on August 2, 2021.

The District was organized to provide for the finance, design, construct, acquire, install of Public Improvements and related operation and maintenance services. The District is organized in conjunction with one other related financing district – Monument Junction Metropolitan District No. 2. The District serves as the Operating District which will pay all vendors of and receive reimbursement/contributions from the Financing Districts. The Financing Districts which will levy ad valorem taxes on taxable properties within each District and assess fees, rates and other charges as authorized by law. The District's service area is located entirely within the Town of Monument, El Paso County, Colorado.

Pursuant to the Service Plan approved by the Town, the District is permitted to issue bond indebtedness of up to \$37,000,000. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area, however, as of the date of this budget, the amount and timing of any debt issuances is not determinable.

Pursuant to the District's Service Plan approved by the Town, the maximum debt mill levy is 50 mills, and the maximum operating mill levy for the payment of administrative, operations and maintenance expense is 10 mills.

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

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

Revenues

Developer Advance

The District is in the development state. As such, the operating and administrative expenditures will be mainly 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 Series 2021A bonds in 2021. See Debt and Leases significant assumptions.

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.

Capital Outlay

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

Debt and Leases

General Obligation Limited Tax Bonds, Series 2021A(3) (the Bonds)

Bond Proceeds

The District issued the Bonds on December 14, 2021, in the par amount of \$12,258,000. Proceeds from the sale of the Bonds were used for the purposes of (i) financing or reimbursing a portion of the costs of designing, acquiring, constructing, relocating, installing, completing, and providing certain public infrastructure improvements relating to the Development; and (ii) paying costs of issuance of the Bonds.

Pledge Agreement

The District, Monument Junction Metropolitan District No. 2 (the "Pledge District") and the Trustee have entered into a Capital Pledge Agreement (the "Pledge Agreement") to provide ad valorem property tax revenue derived from the taxable property of the Pledge District and other revenue received and to be received by the Pledge District in order to pay, in combination with revenue of the District, the debt service on the Bonds.

Details of the Bonds

The Bonds bear interest at the rate of 5.750% per annum and are payable annually on December 1, beginning on December 1, 2022, but only to the extent of available Pledged Revenue. The Bonds mature on December 1, 2051 and are subject to mandatory redemption to the extent of available Pledged Revenue.

The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the maturity date. Unpaid interest on the Bonds compounds annually on December 1. In the event any amounts due and owing on the Bonds remain outstanding on December 2, 2061, such amounts shall be deemed discharged and no longer due and outstanding.

Debt and Leases - Continued

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2026, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

 Date of Redemption
 Redemption Premium

December 1, 2026, to November 30, 2027	3.00%
December 1, 2027, to November 30, 2028	2.00
December 1, 2028, to November 30, 2029	1.00
December 1, 2029, and thereafter	0.00

Pledged Revenue

The Bonds are secured by and payable from moneys derived by the District from the following sources: (a) the Required Mill Levy; (b) the Pledged Public Improvement Fees; (c) the Pledged Fees; (d) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

Required Mill Levy

The District is required to impose an ad valorem mill levy, the Required Mill Levy, upon all taxable property of the District each year in the amount of 50 mills (subject to adjustment for changes in the ratio between market value and assessed value of taxable property with the District that would cause a reduction in the revenue otherwise produced from such maximum mill levy on or after January 1, 2021) or such lesser mill levy which is sufficient to pay all of the principal of and interest on the Bonds in full.

Pledged Public Improvement Fees

The Developer has recorded a Declaration of Covenants Imposing and Implementing the Monument Junction Public Improvement Fee ("PIF") on the PIF Property which is generally defined as the anticipated commercial development in the District. A PIF of 1% is imposed on all PIF Sales occurring within the PIF Property. Pledged PIF are the PIF Revenues received in each Bond Year up to but not exceeding the Public Improvement Fee Cap and are net of any costs of collection; provided, however, Pledged Public Improvement Fees may be used for such other legally available purposes as the District may determine without being subject to the Public Improvement Fee Cap. Public Improvement Fee Cap means, for each Bond Year, an amount equal to 50% of the scheduled debt service due on the Bonds in such Bond Year.

Pledged Fees

Pledged Fees means the moneys derived from the Pledge District Capital Revenue as imposed pursuant to the Pledge Agreement. Pledge District Capital Revenue means the moneys derived from the following sources: (1) the Mandatory Capital Levy; and (2) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Mandatory Capital Levy.

Debt and Leases - Continued

The Pledge District has covenanted, for so long as the Bonds are outstanding, to cause to be levied on all of the taxable property of the Pledge District, the amount of the Mandatory Capital Levy. Mandatory Capital Levy means an ad valorem mill levy imposed on all taxable property of the Pledge District each year in the amount of 40 mills (subject to adjustment for changes in the ratio between market value and assessed value of taxable property with the Pledge District that would cause a reduction in the revenue otherwise produced from such maximum mill levy on or after January 1, 2021) or such lesser mill levy which is sufficient to pay all of the principal of and interest on the Bonds, and any Refunding Obligations thereof, in full for so long as the Bonds (or any Refunding Obligations thereof) are outstanding. The Mandatory Capital Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

Bonds Debt Service

The annual debt service requirements of the Bonds are not currently determinable since they are payable only from available Pledged Revenue.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2022, as defined under TABOR.

This information is an integral part of the accompanying budget.

CERTIFICATION OF TAX LEV	IES for NON-SCHOOL (Governments
TO: County Commissioners ¹ of El Paso Coun	nty	, Colorado.
On behalf of the MONUMENT JUNCTION I		NO. 1 ,
	(taxing entity) ^A	
the Board of Directors	(governing body) ^B	
of the MONUMENT JUNCTION		NO. 1
	(local government) ^C	
Hereby officially certifies the following mills to be levied against the taxing entity's GROSS $\frac{0}{(GR)}$	OSS ^D assessed valuation, Line 2 of the Certific	ration of Valuation Form DLG 57 ^E)
	VET ^G assessed valuation, Line 4 of the Certifica E VALUE FROM FINAL CERTIFICATION	
multiplied against the NET assessed valuation of:	BY ASSESSOR NO LATER THA	
Submitted: (no later than Dec. 15) (mm/dd/yyyy)	for budget/fiscal year	<u>2022</u> . (уууу)
PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE²
1. General Operating Expenses ^H	mills	\$ 0
 <minus> Temporary General Property Tax Cred Temporary Mill Levy Rate Reduction^I</minus> 	lit/ < > mills	<u></u> \$< >
SUBTOTAL FOR GENERAL OPERATING:	10.000 mills	\$ 0
3. General Obligation Bonds and Interest ^J	50.000mills	<u>\$0</u>
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 Operat Subtotal and Lines 3 to	^{ing} ₅₇] 60.000 mills	0
Contact person:	Daytime	
(print) <u>Carrie Bartow</u>	phone: (719) 635-033	30
Signed: Canie Batton _	Title: Accountant for	or the District
Include one copy of this tax entity's completed form when filing the lo Division of Local Government (DLG), Room 521, 1313 Sherman Stree		

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 <u>NET assessed valuation</u> (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:	
CON	TRACTS ^κ :	
3.		
	Title:	_
	Date:	_
	Principal Amount:	_
	Maturity Date:	_
	Levy:	_
	Revenue:	_
4.	Dumage of Contract	
4.	Purpose of Contract: Title:	
	Date:	
	Principal Amount: Maturity Date:	
	Levy: Revenue:	
	Revenue.	

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