

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2023


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

Attached are the 2023 budget and budget message for GOLD HILL MESA METROPOLITAN DISTRICT NO. 1 in El Paso County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 16, 2022. If there are any questions on the budget, please contact:

CliftonLarsonAllen
Attn: Josh Miller
121 South Tejon Street, Suite 1100
Colorado Springs, CO 80903
Tel.: 719-645-0330

I, Josh Miller, as District Manager of the Gold Hill Mesa Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2023 budget.

By: _____



RESOLUTION
GOLD HILL MESA METROPOLITAN DISTRICT NO. 1

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS AND IN THE AMOUNTS SET FORTH HEREIN FOR THE GOLD HILL MESA METROPOLITAN DISTRICT NO. 1 (THE "DISTRICT"), EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors of the District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time;

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held November 16, 2022 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 so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF GOLD HILL MESA METROPOLITAN DISTRICT NO. 1, EL PASO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. Budget Expenditures. That estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget. That the budget as submitted and attached and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of District for the year stated above.

Section 4. Levy of General Property Taxes. None.

Section 5. Mill Levy. None.

Section 6. 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 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 revenues of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this 16^h day of November 2022

GOLD HILL MESA METROPOLITAN
DISTRICT NO. 1

BOARD OF DIRECTORS

DocuSigned by:
Stephanie Edwards
By: _____
78A50B6F5C09436...
President

ATTEST:
DocuSigned by:
John Olson

B27101325AA84DF...
Secretary

GOLD HILL MESA METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2023

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

1/28/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 100,594	\$ 249,066	\$ 278,138
REVENUES			
Homeowners Fee	257,596	345,135	375,046
Developer Advance	187,433	8,189,398	-
Intergovernmental Revenue - District No. 2	186,510	8,876,513	247,268
Intergovernmental Revenue - District No. 3	1,385	-	-
Total revenues	<u>632,924</u>	<u>17,412,442</u>	<u>622,314</u>
Total funds available	<u>733,518</u>	<u>17,661,508</u>	<u>900,452</u>
EXPENDITURES			
General Fund	484,452	556,626	723,000
Capital Projects Fund	-	16,826,744	-
Total expenditures	<u>484,452</u>	<u>17,383,370</u>	<u>723,000</u>
Total expenditures and transfers out requiring appropriation	<u>484,452</u>	<u>17,383,370</u>	<u>723,000</u>
ENDING FUND BALANCES	<u>\$ 249,066</u>	<u>\$ 278,138</u>	<u>\$ 177,452</u>
EMERGENCY RESERVE	\$ 13,500	\$ 17,600	\$ 18,700
OPERATIONS RESERVE	-	-	158,752
TOTAL RESERVE	<u>\$ 13,500</u>	<u>\$ 17,600</u>	<u>\$ 177,452</u>

No assurance provided. See summary of significant assumptions.

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

1/28/23

ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
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ASSESSED VALUATION

Vacant land	\$ 290	\$ 290	\$ 290
	290	290	290
Adjustments	(10)	-	-
Certified Assessed Value	\$ 280	\$ 290	\$ 290

MILL LEVY

General	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000

PROPERTY TAXES

Budgeted property taxes	\$ -	\$ -	\$ -
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BUDGETED PROPERTY TAXES

	\$ -	\$ -	\$ -
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**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 100,594	\$ 249,066	\$ 278,138
REVENUES			
Developer advance	187,433	-	-
Other revenue	-	1,396	-
Intergovernmental Revenue - District No. 2	186,510	239,167	247,268
Intergovernmental Revenue - District No. 3	1,385	-	-
Homeowners fee	257,596	345,135	375,046
Total revenues	632,924	585,698	622,314
Total funds available	733,518	834,764	900,452
EXPENDITURES			
General and administrative			
Accounting	35,148	37,500	40,000
Audit	8,750	9,275	9,900
Directors' fees	-	-	-
Dues and licenses	1,279	1,317	1,500
Insurance and bonds	13,732	12,034	12,500
District management	31,642	57,500	38,000
Legal services	10,741	15,000	17,250
Miscellaneous	-	2,000	2,000
Election expense	-	-	7,000
Contingency	-	-	9,850
Repayment of Developer Advances	-	-	100,000
Operations and maintenance			
Repairs and maintenance	52,504	57,000	60,000
Landscape - tree replacement	-	-	45,000
Landscape maintenance	144,497	135,000	150,000
Utilities	161,409	185,000	148,000
Snow removal	-	10,000	10,000
Underdrainage	24,750	35,000	72,000
Total expenditures	484,452	556,626	723,000
Total expenditures and transfers out requiring appropriation	484,452	556,626	723,000
ENDING FUND BALANCE	\$ 249,066	\$ 278,138	\$ 177,452
EMERGENCY RESERVE	\$ 13,500	\$ 17,600	\$ 18,700
OPERATIONS RESERVE	-	-	158,752
TOTAL RESERVE	\$ 13,500	\$ 17,600	\$ 177,452

No assurance provided. See summary of significant assumptions.

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

1/28/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Developer Advance	-	8,189,398	-
Intergovernmental Revenue - District No. 2	-	8,637,346	-
Total revenues	-	16,826,744	-
Total funds available	-	16,826,744	-
EXPENDITURES			
Capital Projects			
Repay developer advance	-	8,637,346	-
Capital outlay	-	8,189,398	-
Total expenditures	-	16,826,744	-
Total expenditures and transfers out requiring appropriation	-	16,826,744	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Gold Hill Mesa Metropolitan District No. 1 (“District No. 1”), 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 November 8, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The Preliminary Consolidated Service Plan, approved by the City of Colorado Springs on September 14, 2004, formed the Gold Hill Mesa Metropolitan Districts Nos 1 – 3 (“The Districts”) as ‘shell districts’ which could not operate until an amended service plan was approved. The Amended Consolidated Service Plan was approved by the City on July 11, 2006.

The District was organized to provide planning, acquisition, construction, installation and financing of public improvements, including streets, water, wastewater, traffic and safety, park and recreation, mosquito control, television relay and transportation facilities, primarily for residential and commercial development known as Gold Hill Mesa. The District was organized in conjunction with two other related Financing Districts, Gold Hill Mesa Metropolitan District No. 2 (“District No. 2”), the Residential District, and Gold Hill Mesa Metropolitan District No. 3 (“District No. 3”), the Commercial District. District No. 1 will own (subject to dedication of improvements to the City), operate, maintain, finance and construct facilities benefiting all three Districts, and District No. 2 and District No. 3 will contribute to the costs of construction, operation and maintenance of such facilities. The District's service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

The District's voters held an election on November 2, 2004. The election approved general obligation indebtedness of \$30,000,000 for street improvements, \$5,000,000 for water facilities, \$10,000,000 for wastewater facilities, \$1,000,000 for traffic and safety controls, \$8,000,000 for parks and recreational facilities, \$500,000 for mosquito control, \$1,000,000 for television relay, \$500,000 for transportation system and \$57,000,000 for refinancing of District debt. The election approved an annual increase in taxes of \$1,000,000 for general operations and maintenance. The election also allows the District to retain all revenues without regard to the limitation contained in Article X, Section 20 of the Colorado constitution or any other law.

Pursuant to the Service Plan, the Districts are permitted to collectively issue bond indebtedness of up to \$57,000,000.

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

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

**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues

Intergovernmental Revenue

The three Districts' administrative expenditures such as legal, accounting, management, insurance, including costs of snow removal and landscape maintenance, are being paid by the District. The District anticipates receiving net revenues collected from District No. 2 and District No. 3's operational mill levy assessment to cover a portion of these costs.

Homeowners Fee

The District collects a monthly fee from the homeowners to pay for water, and landscape costs in order to assure the maintenance of a quality appearance of the common areas, hence preserving the property values in the community.

Expenditures

Administrative and Operations and Maintenance Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, landscaping, utilities, and other administrative expenses.

Debt and Leases

Developer Advances

The District entered into a Reimbursement Agreement (Agreement) with the Developer. The District agrees to repay the Developer along with accrued interest, at a rate of 3.08% beginning on the date the advance were made to the date of repayment. The Agreement does not constitute a multiple-fiscal year obligation.

The District has no debt, not any operating or capital leases.

**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – continued

The District has outstanding developer advances and activity as follows:

	Balance at December 31, 2021	Additions	Reductions	*Balance at December 31, 2022
Developer Advances - O&M	\$ 1,120,761	\$ -	\$ -	\$ 1,120,761
Developer Advances - Capital Outlay	788,738	8,189,398	8,637,346	340,790
Accrued Interest: Developer Advances	269,077	58,846	-	327,923
Total	<u>\$ 2,178,576</u>	<u>\$ 8,248,244</u>	<u>\$ 8,637,346</u>	<u>\$ 1,789,474</u>
	*Balance at December 31, 2022	Additions	Reductions	*Balance at December 31, 2023
Developer Advances - O&M	\$ 1,120,761	\$ -	\$ -	\$ 1,120,761
Developer Advances - Capital Outlay	340,790	-	-	340,790
Accrued Interest: Developer Advances	327,923	49,297	100,000	277,220
Total	<u>\$ 1,789,474</u>	<u>\$ 49,297</u>	<u>\$ 100,000</u>	<u>\$ 1,738,771</u>

*ESTIMATED

Reserves

Emergency Reserves

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of EL PASO COUNTY, Colorado.

On behalf of the GOLD HILL MESA METROPOLITAN DISTRICT NO. 1,
(taxing entity)^A

the BOARD of DIRECTORS
(governing body)^B

of the GOLD HILL MESA METROPOLITAN DISTRICT NO. 1
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 290 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: \$ 280 (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: 12/08/2022 for budget/fiscal year 2023.
(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	<u>0.000</u> mills	\$ <u>0</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	0.000 mills	\$ 0
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]	0.000 mills	\$ 0

Contact person: Seef Le Roux Daytime phone: (719) 635-0330

Signed:  Title: Accountant for the District

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.

Proof of Publication

**THE TRANSCRIPT
Colorado Springs, Colorado**

STATE OF COLORADO, } ss.
COUNTY OF EL PASO }

I, Amy Sweet, Publisher and Executive Editor, or the undersigned Authorized Agent of the Publisher and Executive Editor, do solemnly swear that I am the Publisher and Executive Editor, or Authorized Agent of the Publisher and Executive Editor of The Transcript; that the same is a tri-weekly newspaper and published in the County of El Paso, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a tri-weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said tri-weekly newspapers for the period of 1 consecutive insertion(s), and/or once each week and on the same days of each week; and that the first publication of said notice was in the issue of said newspaper dated:

28, SEPTEMBER, A.D. 2022.

And that the last publication of said notice was in the issue of said newspaper dated:

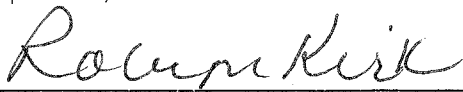
28, SEPTEMBER, A.D. 2022.

In witness whereof, I have hereunto set my hand this 28th day of September, A.D. 2022.



Publisher and Executive Editor / Authorized Agent

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 28th day of September, A.D. 2022.



Notary Public



**NOTICE OF BOARD MEETING
AND AMENDED
BUDGET HEARING
GOLD HILL MESA
METROPOLITAN
DISTRICT NO. 1
GOLD HILL MESA
METROPOLITAN
DISTRICT NO. 2**

NOTICE IS HEREBY GIVEN THAT PROPOSED BUDGETS FOR 2023 AND AMENDED BUDGETS FOR 2022 HAVE BEEN PRESENTED TO THE BOARD OF DIRECTORS OF THE GOLD HILL MESA METROPOLITAN DISTRICT NO. 1 AND GOLD HILL MESA METROPOLITAN DISTRICT NO. 2 AND THAT THE SAME HAVE BEEN SCHEDULED FOR A PUBLIC HEARING TO BE HELD WEDNESDAY, NOVEMBER 16, 2022, AT 9:00 A.M. AT THE DISTRICT'S OFFICES, 142 SOUTH RAVEN MINE DRIVE, SUITE 200, COLORADO SPRINGS, COLORADO 80904. ON OR AFTER OCTOBER 15, 2022, THE PROPOSED BUDGETS ARE OPEN AND AVAILABLE FOR INSPECTION AT THE DISTRICT'S OFFICES. ANY INTERESTED ELECTOR OF THE DISTRICTS MAY FILE OBJECTIONS TO THE PROPOSED BUDGETS AT ANY TIME PRIOR TO THE FINAL ADOPTION OF THE BUDGETS. THE MEETINGS ARE OPEN TO THE PUBLIC. THE MEETING MAY BE CONTINUED.

STEPHANIE EDWARDS
PRESIDENT

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