

LETTER OF BUDGET TRANSMITTAL

Date: January 29,2021

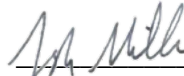
To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2021 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 18, 2020. If there are any questions on the budget, please contact:

ClifftonLarsonAllen, LLP  
Josh Miller  
111 S. Tejon St. Suite 705  
Colorado Springs, Colorado 80903  
Tel.: 719-635-0330

I, Josh Miller, as District Manager of the Gold Hill Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2021 budget.

By:



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Josh Miller, District Manager

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 2021, AND ENDING ON THE LAST DAY OF DECEMBER 2021 AND AMENDING THE 2020 BUDGET.

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 18, 2020 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 and the amended budget for 2020 is also approved.

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 18<sup>th</sup> day of November 2020.

DISTRICT  
BOARD OF DIRECTORS

DocuSigned by:  
*Stephanie Edwards*  
By: \_\_\_\_\_  
78A50B6E5C00436...  
President

ATTEST:  
DocuSigned by:  
*John Olson*  
B27101325AA84DF...  
Secretary

**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2021**

**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ (19,698)	\$ 19,324	\$ 94,985
REVENUES			
Homeowners Fee	187,814	160,000	200,000
Developer Advance	160,891	165,000	130,000
Intergovernmental Revenue - District No. 2	126,707	163,461	164,052
Intergovernmental Revenue - District No. 3	1,466	1,377	1,377
Total revenues	<u>476,878</u>	<u>489,838</u>	<u>495,429</u>
Total funds available	<u>457,180</u>	<u>509,162</u>	<u>590,414</u>
EXPENDITURES			
General Fund	437,856	414,177	496,250
Total expenditures	<u>437,856</u>	<u>414,177</u>	<u>496,250</u>
Total expenditures and transfers out requiring appropriation	<u>437,856</u>	<u>414,177</u>	<u>496,250</u>
ENDING FUND BALANCES	<u>\$ 19,324</u>	<u>\$ 94,985</u>	<u>\$ 94,164</u>
EMERGENCY RESERVE	<u>\$ 9,500</u>	<u>\$ 9,700</u>	<u>\$ 11,000</u>
TOTAL RESERVE	<u>\$ 9,500</u>	<u>\$ 9,700</u>	<u>\$ 11,000</u>

No assurance provided. See summary of significant assumptions.

**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1  
PROPERTY TAX SUMMARY INFORMATION  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
<b>ASSESSED VALUATION</b>			
Vacant land	\$ 290	\$ 290	\$ 290
	290	290	290
Adjustments	-	(10)	(10)
Certified Assessed Value	\$ 290	\$ 280	\$ 280
 <b>MILL LEVY</b>			
Total mill levy	0.000	0.000	0.000
 <b>PROPERTY TAXES</b>			
Budgeted property taxes	\$ -	\$ -	\$ -
 <b>BUDGETED PROPERTY TAXES</b>			
	\$ -	\$ -	\$ -

**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2021 BUDGET  
WITH 2019 ACTUAL AND 2020 ESTIMATED  
For the Years Ended and Ending December 31,**

1/5/21

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCE	\$ (19,698)	\$ 19,324	\$ 94,985
<b>REVENUES</b>			
Developer advance	160,891	165,000	130,000
Intergovernmental Revenue - District No. 2	126,707	163,461	164,052
Intergovernmental Revenue - District No. 3	1,466	1,377	1,377
Homeowners fee	187,814	160,000	200,000
Total revenues	476,878	489,838	495,429
Total funds available	457,180	509,162	590,414
<b>EXPENDITURES</b>			
General and administrative			
Accounting	43,055	33,000	35,000
Audit	8,200	8,200	8,300
Dues and licenses	1,184	1,504	1,750
Insurance and bonds	9,289	11,958	12,000
District management	26,443	32,190	33,000
Legal services	13,014	7,250	10,000
Miscellaneous	504	75	500
Election expense	-	-	2,000
Contingency	-	-	18,700
Operations and maintenance			
Repairs and maintenance	28,081	50,000	60,000
Landscape maintenance	153,418	145,000	150,000
Utilities	134,898	125,000	130,000
Underdrainage	19,770	-	35,000
Total expenditures	437,856	414,177	496,250
Total expenditures and transfers out requiring appropriation	437,856	414,177	496,250
ENDING FUND BALANCE	\$ 19,324	\$ 94,985	\$ 94,164
EMERGENCY RESERVE	\$ 9,500	\$ 9,700	\$ 11,000
TOTAL RESERVE	\$ 9,500	\$ 9,700	\$ 11,000

No assurance provided. See summary of significant assumptions.

**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1  
2021 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  
2021 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.

**Developer Advance**

The District is in the development stage. As such, a significant portion of the operating and administrative expenditures are 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.

**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 operating or capital leases.

**GOLD HILL MESA METROPOLITAN DISTRICT NO. 1  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases - continued**

	Balance at December 31, 2019	Additions	Reductions	Balance at December 31, 2020
Developer Advances	\$ 1,539,488	\$ 165,000	\$ -	\$ 1,704,488
Accrued Interest:				
Developer Advances	150,986	49,957	-	200,943
Total	<u>\$ 1,690,474</u>	<u>\$ 214,957</u>	<u>\$ -</u>	<u>\$ 1,905,431</u>
	Balance at December 31, 2020	Additions	Reductions	Balance at December 31, 2021
Developer Advances	\$ 1,704,488	\$ 130,000	\$ -	\$ 1,834,488
Accrued Interest:				
Developer Advances	200,943	54,500	-	255,443
Total	<u>\$ 1,905,431</u>	<u>\$ 184,500</u>	<u>\$ -</u>	<u>\$ 2,089,931</u>

**Emergency Reserves**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2021, as defined under TABOR.

**This information is an integral part of the accompanying budget.**

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of EL PASO COUNTY, Colorado.

On behalf of the GOLD HILL MESA METRO #1,  
(taxing entity)<sup>A</sup>

the BOARD of DIRECTORS,  
(governing body)<sup>B</sup>

of the GOLD HILL MESA METRO #1,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 290 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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<sup>G</sup> 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:** 12/10/2020 for budget/fiscal year 2021.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>0.000</u> mills	\$ <u>0</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>0.000</b> mills	<b>\$ 0</b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>0.000</b> mills	<b>\$ 0</b>

Contact person: (print) Carrie Bartow Daytime phone: (719) 635-0330

Signed: Carrie Bartow 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.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

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<sup>K</sup>:**

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.

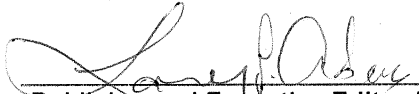
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said tri-weekly newspapers for the period of 1 consecutive insertion(s), and/or once each week and on the same days of each week; and that the first publication of said notice was in the issue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

14, OCTOBER, A.D. 2020.


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

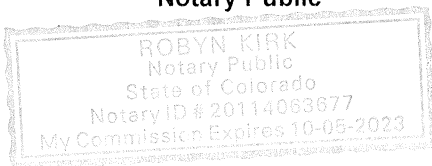
14, OCTOBER, A.D. 2020.

In witness whereof, I have hereunto set my hand this 14th day of October, A.D. 2020.

  
\_\_\_\_\_  
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 14th day of October, A.D. 2020.

  
\_\_\_\_\_  
Notary Public



NOTICE OF GENERAL BOARD  
MEETING AND BUDGET HEARING  
GOLD HILL MESA  
METROPOLITAN  
DISTRICT NO. 1  
GOLD HILL MESA  
METROPOLITAN  
DISTRICT NO. 2  
GOLD HILL MESA  
METROPOLITAN  
DISTRICT NO. 3

NOTICE IS HEREBY GIVEN THAT PROPOSED BUDGETS FOR 2021 AND PROPOSED AMENDED BUDGETS FOR 20209 HAVE BEEN PRESENTED TO THE BOARD OF DIRECTORS OF THE GOLD HILL MESA METROPOLITAN DISTRICT NO. 1, GOLD HILL MESA METROPOLITAN DISTRICT NO. 2, AND GOLD HILL MESA METROPOLITAN DISTRICT NO. 3 AND THAT THE SAME HAVE BEEN SCHEDULED FOR A PUBLIC HEARING TO BE HELD WEDNESDAY, NOVEMBER 18, 2020 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, 2020 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

Publication Date: October 14, 2020  
Published in The Transcript  
DT38180