

LETTER OF BUDGET TRANSMITTAL

Date: January __, 2022

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

Attached are the 2022 budget and budget message for MEADOWBROOK CROSSING METROPOLITAN DISTRICT in El Paso County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on October 27, 2021. If there are any questions on the budget, please contact:

CliftonLarsonAllen, LLP
111 S. Tejon St., Suite 705
Colorado Springs, Colorado 80903
719-635-0330

I, Josh Miller as District Manager of the Meadowbrook Crossing Metropolitan District, hereby certify that the attached is a true and correct copy of the 2022 budget.

By: _____



RESOLUTION
MEADOWBROOK CROSSING METROPOLITAN DISTRICT

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 MEADOWBROOK CROSSING METROPOLITAN DISTRICT (THE “DISTRICT”), 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 AND AMENDING THE 2021 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 October 27, 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 so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MEADOWBROOK CROSSING METROPOLITAN DISTRICT, 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 2021 budget is approved.

Section 4. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for general operating expenses is \$34,934 and the amount of money necessary to balance the budget for bonds and interest is \$174,681. The assessed valuation as certified is \$3,136,130.

Section 5. Mill Levy. That for the purpose of meeting all expenses of operations of the

District for the budget year there is hereby levied a tax of 11.132 Mills upon each dollar of the total valuation of assessment of all taxable property in the District. That for the purpose of meeting all expenses of contractual obligations of the District for the budget year there is hereby levied a tax of 55.664 mills upon each dollar of the total valuation of assessment of all taxable property in the District.

Section 6. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget does not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 7. Certification. The District's agents are hereby authorized and directed to immediately certify to the County Commissioners of El Paso County, Colorado the mill levies for the District hereinabove determined and set.

Section 8. 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 27th day of October 2021.

DISTRICT
BOARD OF DIRECTORS

DocuSigned by:
By: Deirdre Aden Smith
3183081364D548B
President

ATTEST:

DocuSigned by:
Michael Salsgiver
68F68A46DA474AD...
Secretary

MEADOWBROOK CROSSING METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 104,979	\$ 432,766	\$ 338,233
REVENUES			
Property taxes	86,294	148,473	209,534
Specific ownership taxes	9,380	12,603	20,953
Interest income	208	200	300
Other revenue	5,961	656	3,000
Maintenance fees	48,734	57,000	57,000
Impact fees	77,000	-	26,250
Design review fees	1,645	315	525
Bond proceeds	3,849,000	-	-
Developer advance	82,000	39,665	49,488
Total revenues	<u>4,160,222</u>	<u>258,912</u>	<u>367,050</u>
TRANSFERS IN	<u>75,000</u>	-	-
Total funds available	<u>4,340,201</u>	<u>691,678</u>	<u>705,283</u>
EXPENDITURES			
General Fund	71,883	78,445	88,500
Debt Service Fund	3,593,341	188,000	191,000
Capital Projects Fund	75,000	-	-
Special Revenue Fund	92,211	87,000	106,000
Total expenditures	<u>3,832,435</u>	<u>353,445</u>	<u>385,500</u>
TRANSFERS OUT	<u>75,000</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>3,907,435</u>	<u>353,445</u>	<u>385,500</u>
ENDING FUND BALANCES	<u>\$ 432,766</u>	<u>\$ 338,233</u>	<u>\$ 319,783</u>
EMERGENCY RESERVE	\$ 4,500	\$ 2,600	\$ 3,800
DEBT SERVICE RESERVE	-	274,638	274,638
TOTAL RESERVE	<u>\$ 8,500</u>	<u>\$ 279,038</u>	<u>\$ 281,038</u>

No assurance provided. See summary of significant assumptions.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION			
Residential	\$ 354,520	\$ 1,918,650	\$ 2,701,530
Commercial	27,480	19,460	20,240
Agricultural	340	-	-
Vacant land	1,015,750	279,840	415,160
Total	<u>1,398,090</u>	<u>2,217,950</u>	<u>3,136,930</u>
Adjustments	-	-	-
Certified Assessed Value	<u>\$ 1,398,090</u>	<u>\$ 2,217,950</u>	<u>\$ 3,136,930</u>
MILL LEVY			
General	10.287	11.132	11.132
Debt Service	51.436	55.664	55.664
Total mill levy	<u>61.723</u>	<u>66.796</u>	<u>66.796</u>
PROPERTY TAXES			
General	\$ 14,382	\$ 24,690	\$ 34,920
Debt Service	71,912	123,460	174,614
Levied property taxes	<u>86,294</u>	<u>148,150</u>	<u>209,534</u>
Adjustments to actual/rounding	-	323	-
Budgeted property taxes	<u>\$ 86,294</u>	<u>\$ 148,473</u>	<u>\$ 209,534</u>
BUDGETED PROPERTY TAXES			
General	<u>\$ 14,382</u>	<u>\$ 24,744</u>	<u>\$ 34,920</u>
Debt Service	<u>71,912</u>	<u>123,729</u>	<u>174,614</u>
	<u>\$ 86,294</u>	<u>\$ 148,473</u>	<u>\$ 209,534</u>

No assurance provided. See summary of significant assumptions.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ (14,739)	\$ 11,323	\$ 800
REVENUES			
Property taxes	14,382	24,744	34,920
Specific ownership tax	1,563	2,909	3,492
Other revenue	-	604	1,000
Developer advance	82,000	39,665	49,488
Total revenues	97,945	67,922	88,900
Total funds available	83,206	79,245	89,700
EXPENDITURES			
General and administrative			
Accounting	30,610	25,000	31,000
Auditing	3,200	3,500	3,700
County Treasurer's fee	216	371	524
District management	23,259	22,000	25,000
Directors' fees	-	2,000	2,000
Dues and subscriptions	-	452	500
Election expense	84	-	100
Repairs and maintenance	-	7,000	5,000
Insurance and bonds	4,298	4,869	5,000
Legal services	8,465	8,000	11,000
Banking fees	-	100	100
Miscellaneous	1,751	5,000	4,423
Payroll taxes	-	153	153
Total expenditures	71,883	78,445	88,500
Total expenditures and transfers out requiring appropriation	71,883	78,445	88,500
ENDING FUND BALANCE	\$ 11,323	\$ 800	\$ 1,200
EMERGENCY RESERVE	\$ 500	\$ 800	\$ 1,200
TOTAL RESERVE	\$ 500	\$ 800	\$ 1,200

No assurance provided. See summary of significant assumptions.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
SPECIAL REVENUE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 85,337	\$ 51,466	\$ 21,833
REVENUES			
Other revenue	5,961	52	2,000
Maintenance fees	48,734	57,000	57,000
Impact fees	77,000	-	26,250
Design review fees	1,645	315	525
Total revenues	133,340	57,367	85,775
Total funds available	218,677	108,833	107,608
EXPENDITURES			
Billing services	10,573	11,500	11,000
Covenant enforcement	16,782	15,000	20,000
Miscellaneous	1,632	95	-
Landscaping	22,839	29,000	35,000
Repairs and maintenance	9,592	1,000	1,000
Electricity	151	400	500
Testing and Inspections	767	1,000	1,000
Water	14,975	5,000	10,000
Snow removal	246	5,000	5,000
Trash	14,654	15,000	19,000
Contingency	-	4,005	3,500
Total expenditures	92,211	87,000	106,000
TRANSFERS OUT			
Transfers to other fund	75,000	-	-
Total expenditures and transfers out requiring appropriation	167,211	87,000	106,000
ENDING FUND BALANCE	\$ 51,466	\$ 21,833	\$ 1,608
EMERGENCY RESERVE	\$ 4,000	\$ 1,800	\$ 2,600
TOTAL RESERVE	\$ 4,000	\$ 1,800	\$ 2,600

No assurance provided. See summary of significant assumptions.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
DEBT SERVICE FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 34,381	\$ 369,977	\$ 315,600
REVENUES			
Property taxes	71,912	123,729	174,614
Specific ownership tax	7,817	9,694	17,461
Interest income	208	200	300
Bond proceeds	3,849,000	-	-
Total revenues	<u>3,928,937</u>	<u>133,623</u>	<u>192,375</u>
Total funds available	<u>3,963,318</u>	<u>503,600</u>	<u>507,975</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	1,079	1,856	2,619
Banking fees	-	3	10
Paying agent fees	-	7,000	7,000
Contingency	-	3,003	5,233
Debt Service			
Bond interest	72,901	176,138	176,138
Bond issue costs	268,281	-	-
Refund Series 2018 Bonds	3,251,080	-	-
Total expenditures	<u>3,593,341</u>	<u>188,000</u>	<u>191,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,593,341</u>	<u>188,000</u>	<u>191,000</u>
ENDING FUND BALANCE	<u>\$ 369,977</u>	<u>\$ 315,600</u>	<u>\$ 316,975</u>
DEBT SERVICE RESERVE	\$ -	\$ 274,638	\$ 274,638
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 274,638</u>	<u>\$ 274,638</u>

No assurance provided. See summary of significant assumptions.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

1/27/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
TRANSFERS IN			
Transfers from other funds	75,000	-	-
Total funds available	75,000	-	-
EXPENDITURES			
Capital Projects			
Repay developer advance	75,000	-	-
Total expenditures	75,000	-	-
Total expenditures and transfers out requiring appropriation	75,000	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Meadowbrook Crossing Metropolitan District (“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 November 23, 2016, 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 street improvements, parks and recreational facilities, water supply, wastewater facilities, traffic and safety controls, public transportation, fire protection, mosquito control, television relay and operation and maintenance. The District's service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

During elections held on November 8, 2016, the District's voter's authorized total general obligation indebtedness of \$10,000,000 for the above listed facilities and powers as well as for refunding of debt. The elections also approved annual increases in property taxes of up to \$750,000, without limitation to rate, to pay the District's operations and maintenance costs. 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.

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 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.

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.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

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.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.1%.

Developer Advance

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. 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.

Impact Fees

The District established a onetime homeowner impact fee of \$1,750 per single family residential unit to be paid upon closing along.

Maintenance Fees

The District established an annual maintenance fee of \$500 per single family residential unit. The fee revenue is used for the purpose of paying direct and indirect costs related to maintenance, trash removal, and covenant enforcement services. The budget is prepared anticipating an increase to \$840 per single family residential unit.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to street repairs and maintenance, street lights, street sweeping, landscaping, mowing, parks and open space maintenance, utilities and snow removal were also included in the budget.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

The details of the District's general obligation bonds outstanding during 2020 are as follows:

General Obligation (Limited Tax Convertible to Unlimited Tax) Refunding Bonds, Series 2020A (the Senior Bonds) and **Subordinate General Obligation Limited Tax Refunding Bonds, Series 2020B** (the Subordinate Bonds, and together with the Senior Bonds, the Bonds)

Bond Proceeds

The District issued the Bonds on July 2, 2020, in the par amounts of \$3,355,000 for the Senior Bonds and \$494,000 for the Subordinate Bonds.

The proceeds of the Senior Bonds were used to: (i) refund a portion of the District's General Obligation Limited Tax Capital Appreciation Bonds, Series 2018 (the 2018 Bonds) originally issued in the aggregate principal amount of \$3,097,728 and outstanding, when refunded, in the aggregate principal amount of \$3,730,000; (ii) fund the Reserve Fund; (iii) fund capitalized interest on the Senior Bonds; and (iv) pay other costs of issuing the Bonds and of refunding the 2018 Bonds. Proceeds of the Subordinate Bonds were used to: (i) refund a portion of the 2018 Bonds; and (ii) pay certain other costs of issuance of the Subordinate Bonds.

Senior Bonds Details

The Senior Bonds bear interest at 5.250% per annum and are payable semiannually on June 1 and December 1, beginning on December 1, 2020, to the extent of available Senior Pledged Revenue. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. The Senior Bonds mature on December 1, 2049.

To the extent principal of any Senior Bonds is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bonds. To the extent interest on any Senior Bonds is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bonds.

Senior Bonds Optional Redemption

The Senior Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, 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:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2025, to May 31, 2026	3.00%
June 1, 2026, to May 31, 2027	2.00
June 1, 2027, to May 31, 2028	1.00
June 1, 2028, and thereafter	0.00

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

Senior Pledged Revenue

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

Senior Required Mill Levy

Prior to the Conversion Date the District is required to impose a Senior Required Mill Levy on all taxable property of the District each year in an amount sufficient pay the Senior Bonds when due, and if necessary, an amount sufficient to replenish the Reserve Fund to the amount of the Required Reserve, but (i) not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation occurring after January 1, 2016), and (ii) for so long as the Surplus Fund is required to be maintained and the amount on deposit therein is less than the Maximum Surplus Amount, not less than 50 mills (subject to adjustment), or such lesser mill levy which will pay the Senior Bonds when due and will fund the Surplus Fund up to the Maximum Surplus Amount. The Senior Required Mill Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

On and after the Conversion Date, the Senior Required Mill Levy is to be an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of, premium if any, and interest on the Senior Bonds when due, without limitation of rate and in amounts sufficient to make such payments when due. On and after the Conversion Date, the definition of "Required Mill Levy" thereafter shall be determined exclusively by this paragraph regardless of any subsequent increase in the Senior Debt to Assessed Ratio.

The Conversion Date is the first date on which all of the following conditions are met: (a) the Senior Debt to Assessed Ratio is 50% or less; (b) no amounts of principal or interest on the Senior Bonds are due but unpaid; (c) the amount of the Reserve Fund is not less than the Required Reserve; and (d) consent of the El Paso Board of County Commissioners regarding the conversion to an unlimited debt service mill levy has been provided to the District, as evidenced by a resolution provided by such Board.

Additional Security for Senior Bonds

The Senior Bonds are additionally secured by capitalized interest which was funded from proceeds of the Senior Bonds in the amount of \$50,000, by the Reserve Fund which was funded from proceeds of the Senior Bonds in the amount of the Required Reserve of \$274,638, and by amounts, if any, in the Surplus Fund. The balances in the capitalized interest account and the Reserve Fund at December 31, 2020, are \$0 and \$274,718, respectively.

Subject to the receipt of sufficient Senior Pledged Revenue, the Reserve Fund shall be maintained in the amount of the Required Reserve for so long as any Senior Bonds are outstanding.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

Prior to the Conversion Date, Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of \$335,500. The Surplus Fund is to be terminated on the Conversion Date and any moneys therein applied to the payment of the Subordinate Bonds and thereafter, to any legal purpose of the District. The balance in the Surplus Fund as of December 31, 2020, is \$0.

Subordinate Bonds Details

The Subordinate Bonds bear interest at the rate of 7.750% per annum and are payable annually on December 15, beginning December 15, 2020, from, and to the extent of, available Subordinate Pledged Revenue, if any, and mature on December 15, 2049. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15.

In the event that any amount of principal or interest on the Subordinate Bonds remains unpaid on December 16, 2060, the Subordinate Bonds will be deemed discharged.

Subordinate Bonds Optional Redemption

The Subordinate Bonds are subject to redemption prior to maturity, at the option of the District, on June 1, 2025, 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:

<u>Date of Redemption</u>	<u>Redemption Premiur</u>
<u>m</u>	
June 1, 2025, to May 31, 2026	3.00%
June 1, 2026, to May 31, 2027	2.00
June 1, 2027, to May 31, 2028	1.00
June 1, 2028, and thereafter	0.00

Subordinate Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which means the moneys derived by the District from the following sources: (a) the Subordinate Required Mill Levy; (b) the portion of the Specific Ownership Tax resulting from the Subordinate Required Mill Levy; (c) the amounts, if any, in the Surplus Fund released to the District pursuant to the Senior Indenture; and (d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

Subordinate Required Mill Levy

The District is required to impose a Subordinate Required Mill Levy in the amount of (i) 50 mills (subject to adjustment for changes in the method of calculating assessed valuation occurring after January 1, 2016) less the Senior Bond Mill Levy, or such lesser mill levy which will pay all of the principal of and interest on the Subordinate Bonds in full. The Subordinate Required Mill Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County. The Senior Bond Mill Levy means the mill levy required to be used in connection with any Senior Bonds.

Senior Bonds Debt Service

The outstanding principal and interest of the Senior Bonds are due as can be seen in the attached debt service schedule.

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

Refunding of 2018 Bonds

On July 2, 2020, the District refunded the 2018 Bonds at a discount of \$179,812 to the Developer who held the 2018 Bonds. Proceeds from the Senior Bonds and the Subordinate Bonds in the total amount of \$3,251,080 were applied to refund the 2018 Bonds which had an accreted value of \$3,430,892. The 2018 Bonds, which had been accruing at an interest rate of 6.000%, were refunded by proceeds of the Senior Bonds issued at an interest rate of 5.250% and the Subordinate Bonds issued at an interest rate of 7.750%. As annual debt service requirements of the Subordinate Bonds are not currently determinable, the savings (if any) on the transaction is not currently determinable.

The District has no capital or operating leases.

The District has outstanding long-term obligations for the years ended December 31, 2021 and 2022:

	Balance at December 31, 2020	Additions*	Repayments*	Balance at December 31, 2021*
G.O. Bonds - Series 2020A	\$ 3,355,000	\$ -	\$ -	\$ 3,355,000
G.O. Subordinate Bonds - Series 2020B	494,000	-	-	494,000
G.O. Subordinate Bonds - Series 2020B Accrued Interest	19,780	38,285	-	58,065
Developer Advances - Capital	18,052	-	-	18,052
Accrued interest - Capital	966	1,444		2,411
Developer Advances - Operating	202,459	39,665		242,124
Accrued interest - Operating	20,183	16,948		37,131
	<u>4,110,440</u>	<u>96,342</u>	<u>-</u>	<u>4,206,782</u>
	<u>\$ 4,110,440</u>	<u>\$ 96,342</u>	<u>\$ -</u>	<u>\$ 4,206,782</u>

**MEADOWBROOK CROSSING METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (continued)

	Balance at December 31, 2020	Additions*	Repayments*	Balance at December 31, 2021*
G.O. Bonds - Series 2020A	\$ 3,355,000	\$ -	\$ -	\$ 3,355,000
G.O. Subordinate Bonds - Series 2020B	494,000	-	-	494,000
G.O. Subordinate Bonds - Series 2020B Accrued Interest	58,065	38,285	-	96,350
Developer Advances - Capital	18,052	-	-	18,052
Accrued interest - Capital	2,410	1,444	-	3,854
Developer Advances - Operating	242,124	49,488	-	291,612
Accrued interest - Operating	37,131	21,365	-	58,496
	<u>4,206,781</u>	<u>110,582</u>	<u>-</u>	<u>4,317,363</u>
	<u>\$ 4,206,781</u>	<u>\$ 110,582</u>	<u>\$ -</u>	<u>\$ 4,317,363</u>

* Estimate

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.

Debt Service Reserve

The Series 2020 Bonds are secured by funds held with the Trustee in the Reserve Fund in the required amount of \$274,638.

This information is an integral part of the accompanying budget.

**Meadowbrook Crossing Metro District
Schedule of Debt Service Requirements to Maturity
Bonds and Interest Maturing in the Year Ending**

2020A Senior Bonds

\$3,355,000

Dated July 2, 2020

Interest Rate: 5.250%

Interest Payable June 15 & December 15 Principal

Due December 15

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u> ⁽²⁾
2022		\$ 176,138	\$ 176,138
2023		\$ 176,138	\$ 176,138
2024	\$ 20,000	\$ 176,138	\$ 196,138
2025	40,000	\$ 175,088	\$ 215,088
2026	45,000	\$ 172,988	\$ 217,988
2027	50,000	\$ 170,625	\$ 220,625
2028	55,000	\$ 168,000	\$ 223,000
2029	55,000	\$ 165,113	\$ 220,113
2030	65,000	\$ 162,225	\$ 227,225
2031	70,000	\$ 158,813	\$ 228,813
2032	75,000	\$ 155,138	\$ 230,138
2033	80,000	\$ 151,200	\$ 231,200
2034	90,000	\$ 147,000	\$ 237,000
2035	95,000	\$ 142,275	\$ 237,275
2036	105,000	\$ 137,288	\$ 242,288
2037	110,000	\$ 131,775	\$ 241,775
2038	120,000	\$ 126,000	\$ 246,000
2039	125,000	\$ 119,700	\$ 244,700
2040	140,000	\$ 113,138	\$ 253,138
2041	145,000	\$ 105,788	\$ 250,788
2042	160,000	\$ 98,175	\$ 258,175
2043	165,000	\$ 89,775	\$ 254,775
2044	180,000	\$ 81,113	\$ 261,113
2045	190,000	\$ 71,663	\$ 261,663
2046	205,000	\$ 61,688	\$ 266,688
2047	215,000	\$ 50,925	\$ 265,925
2048	235,000	\$ 39,638	\$ 274,638
2049	520,000	\$ 27,300	\$ 272,663
TOTAL ⁽¹⁾	\$ 3,355,000	\$ 3,726,975	\$ 6,830,239

(1) Due to rounding, amounts may not total.

(2) Total debt service payments are shown net of capitalized interest in the amount of \$50,000 funded with a portion of the proceeds of the 2020A Senior Bonds and application of the amount of \$274,637.50 on deposit in the Reserve fund to the last debt service payment. Includes the payment of interest on June 1 and December 1 of each year and the payment of principal on December 1 of each year indicated. Amounts shown assume that mandatory sinking fund redemption payments are made when due and further assume no optional redemptions will be made prior to maturity.

No assurance provided. See summary of significant assumptions.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of El Paso County, Colorado.

On behalf of the Meadowbrook Crossing Metropolitan District,
(taxing entity)^A

the Board of Directors,
(governing body)^B

of the Meadowbrook Crossing Metropolitan District,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 3,136,930 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: \$ 3,136,930 (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: 12/10/2021 for budget/fiscal year 2022.
(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	11.132 mills	\$ 34,920
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	11.132 mills	\$ 34,920
3. General Obligation Bonds and Interest ^J	55.664 mills	\$ 174,614
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]	66,796 mills	\$ 209,534

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

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.

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:	<u>Refund a portion of the District's GO 2018 Bonds</u>
	Series:	<u>2020 General Obligation Limited Tax Convertible Refunding Bonds</u>
	Date of Issue:	<u>July 02, 2020</u>
	Coupon Rate:	<u>5.250%</u>
	Maturity Date:	<u>December 1, 2049</u>
	Levy:	<u>55.664</u>
	Revenue:	<u>\$174,614</u>

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:

13, OCTOBER, A.D. 2021.

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

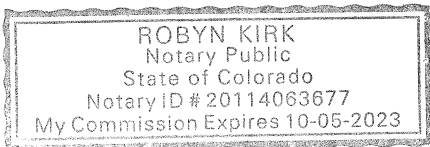
13, OCTOBER, A.D. 2021.

In witness whereof, I have hereunto set my hand this 13th day of October, A.D. 2021.

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 13th day of October, A.D. 2021.

Notary Public



MEADOWBROOK CROSSING
METROPOLITAN DISTRICT
BUDGET NOTICE

NOTICE IS HEREBY GIVEN THAT A PROPOSED BUDGET FOR 2022 AND AMENDED BUDGET FOR 2021 WILL BE PRESENTED TO THE BOARD OF DIRECTORS OF THE DISTRICT AND THAT THE SAME HAVE BEEN SCHEDULED FOR A PUBLIC HEARING TO BE HELD WEDNESDAY, NOVEMBER 24, 2021, AT 1:00 P.M. AT THE OFFICES OF SUSEMIHL, MCDERMOTT & DOWNIE, P.C., 660 SOUTHPOINTE, SUITE 210, COLORADO SPRINGS, CO 80906. ON OR AFTER OCTOBER 15, 2021, THE PROPOSED BUDGETS ARE OPEN AND AVAILABLE FOR INSPECTION AT THE OFFICES OF CLIFTONLARSONALLEN, 111 SOUTH TEJON, SUITE 705, COLORADO SPRINGS, COLORADO 80903. ANY INTERESTED ELECTOR OF THE DISTRICTS MAY FILE OBJECTIONS TO THE PROPOSED BUDGETS AT ANY TIME PRIOR TO THE FINAL ADOPTION OF THE BUDGETS. ALL MEETINGS ARE OPEN TO THE PUBLIC. THIS MEETING MAY BE CONTINUED TO A LATER DATE.
DEIRDRE ADEN-SMITH
PRESIDENT
Publication Date: October 13, 2021
Published in The Transcript
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