

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2024

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

Attached are the 2024 budget and budget message for STETSON RIDGE 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 09, 2023. If there are any questions on the budget, please contact:

Josh Miller, District Manager
c/o CliftonLarsonAllen LLP
121 S. Tejon Street, Suite 1100
Colorado Springs, CO 80903
Telephone number: 303-779-5710

I, Josh Miller, District Manager of the Stetson Ridge Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2024 budget.

By:



Josh Miller, District Manager

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY
RESOLUTION OF THE BOARD OF DIRECTORS OF STETSON RIDGE
METROPOLITAN DISTRICT NO. 1, EL PASO COUNTY, COLORADO, PURSUANT
TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES
FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF
MONEY FOR THE BUDGET YEAR 2024**

A. The Board of Directors of Stetson Ridge Metropolitan District No. 1 (the “**District**”) has appointed the District Accountant to prepare and submit a proposed budget to said governing body at the proper time.

B. The District Accountant has submitted a proposed 2024 budget to this governing body on or before October 15, 2023 for its consideration.

C. 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 on November 9th, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
STETSON RIDGE METROPOLITAN DISTRICT NO.1, EL PASO COUNTY, COLORADO:**

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on November 9th, 2023.

**STETSON RIDGE METROPOLITAN
DISTRICT NO. 1**

DocuSigned by:
George Leng
By: 3E8AF92E99FB4B4...
President

Attest:

DocuSigned by:
Doug Stimple
By: E6864F71209E4D1...
Secretary

EXHIBIT A

Budget

I, Douglas Stimple, hereby certify that I am the duly appointed Secretary of the Stetson Ridge Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Stetson Ridge Metropolitan District No. 1 held on November 9th, 2023.

DocuSigned by:

Doug Stimple

E6884F71269E4D1...
Secretary

STETSON RIDGE METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2024

**STETSON RIDGE METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/5/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,242,981	\$ 123,944	\$ 50,145
REVENUES			
Interest income	4,399	557	-
Other revenue	-	-	4,723
Intergovernmental revenues - District 2	510,370	481,379	650,492
Intergovernmental revenues - District 2 Contractual	1,670,901	978,517	1,148,985
Intergovernmental revenues - District 3	190,407	195,977	166,800
Total revenues	2,376,077	1,656,430	1,971,000
Total funds available	3,619,058	1,780,374	2,021,145
EXPENDITURES			
General and administrative			
Accounting	35,708	47,000	52,000
Auditing	14,499	14,700	15,000
Banking fees	8	-	-
Dues and membership	2,912	2,877	3,000
Insurance	17,785	14,605	20,000
District management	20,427	32,000	35,000
Election	21,023	3,945	-
Repay developer advance	2,496,059	950,000	1,100,000
Developer advance - interest expense	103,941	-	-
Legal	11,721	16,000	16,000
Website	457	902	1,500
Miscellaneous	1,008	-	-
Contingency	-	-	41,268
Operations and maintenance			
Landscaping	451,164	346,000	215,232
Repairs and maintenance	21,224	10,000	10,000
Fence and sign maintenance	600	-	-
Stormwater fees	12,998	22,200	25,000
Snow removal	2,170	5,000	10,000
Utilities	281,410	265,000	330,000
Total expenditures	3,495,114	1,730,229	1,874,000
Total expenditures and transfers out requiring appropriation	3,495,114	1,730,229	1,874,000
ENDING FUND BALANCES	\$ 123,944	\$ 50,145	\$ 147,145

No assurance provided. See summary of significant assumptions.

STETSON RIDGE METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/5/24

ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
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ASSESSED VALUATION

Vacant land	\$	730	\$	730	\$	700
		730		730		700
Adjustments (TIF)		-		-		-
Certified Assessed Value	\$	730	\$	730	\$	700

MILL LEVY

Total mill levy	0.000	0.000	0.000
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PROPERTY TAXES

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

	\$	-	\$	-	\$	-
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**STETSON RIDGE METROPOLITAN DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Stetson Ridge 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 January 1, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The Consolidated Service Plan, approved by the City of Colorado Springs on September 12, 2000, formed the Stetson Ridge Metropolitan Districts Nos 1 – 3 ("The Districts")

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. The District was organized in conjunction with Stetson Ridge Metropolitan District #2 ("District No. 2") and Stetson Ridge Metropolitan District No. 3 ("District No. 3") to serve the needs of the Stetson Ridge development for the purpose of financing, construction and operation of improvements and infrastructure serving the three districts. District No. 1 is responsible for managing the construction, operation and maintenance of all improvements not transferred to the City of Colorado Springs. District No. 2 and District No. 3 are responsible for providing the funding and tax base needed to support the financing plan for capital improvements and to fund ongoing operations.

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.

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.

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.

**STETSON RIDGE METROPOLITAN DISTRICT NO. 1
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

Developer Advances

The District entered into a Facilities Funding and Acquisition Agreement (Agreement) with the Developer. The District agrees to repay the Developer along with accrued interest, at a rate of 6.00% beginning on the date the advance were made to the date of repayment. The Agreement does not constitute a multiple-fiscal year obligation.

**Stetson Ridge Metropolitan District No. 1
Schedule of Long Term Obligations**

	Balance at December 31, 2022	Additions*	Repayments*	Balance at December 31, 2023*
Developer Advances - Operating	\$ 1,300,000	\$ -	\$ 111,317	\$ 1,188,683
Accrued Interest - Operating	79,083	77,952	144,950	12,085
Developer Advances - Capital	653,951	-	653,951	-
Accrued Interest - Capital	6,648	33,134	39,782	-
Total	\$ 2,039,682	\$ 111,086	\$ 950,000	\$ 1,200,768
	Balance at December 31, 2023*	Additions*	Repayments*	Balance at December 31, 2024*
Developer Advances - Operating	\$ 1,188,683	\$ -	\$ 1,016,594	\$ 172,089
Accrued Interest - Operating	12,085	71,321	83,406	-
Developer Advances - Capital	-	-	-	-
Accrued Interest - Capital	-	-	-	-
Total	\$ 1,200,768	\$ 71,321	\$ 1,100,000	\$ 172,089

* Estimate

The District has no operating or capital leases.

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.

RESOLUTION TO SET MILL LEVIES

RESOLUTION OF THE STETSON RIDGE METROPOLITAN DISTRICT NO. 1 LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2024, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2024 BUDGET YEAR

A. The Board of Directors of the Stetson Ridge Metropolitan District No.1 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 9th, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Stetson Ridge Metropolitan District No. 1, El Paso County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.


4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of El Paso County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED on November 9th, 2023.

**STETSON RIDGE METROPOLITAN
DISTRICT NO. 1**

By:  _____
President

Attest:

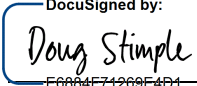
By:  _____
Secretary

EXHIBIT 1

Certification of Tax Levies

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.

I, Douglas Stimple, hereby certify that I am the duly appointed Secretary of the Stetson Ridge Metropolitan District No. 1, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Stetson Ridge Metropolitan District No. 1 held on November 9th, 2023.

DocuSigned by:

Doug Stimple

E6884F71269E4D1...

Secretary

Proof of Publication

THE TRANSCRIPT
Colorado Springs, Colorado

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

I, Fran Zankowski, Publisher, or the undersigned Authorized Agent of the Publisher, do solemnly swear that I am the Publisher, or Authorized Agent of the Publisher 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:

01, NOVEMBER, A.D. 2023.

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


01, NOVEMBER, A.D. 2023.

In witness whereof, I have hereunto set my hand this 1st day of November, A.D. 2023.



Publisher or Authorized Agent

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 1st day of November, A.D. 2023.



Notary Public

ROBYN KIRK
Notary Public
State of Colorado
Notary ID # 20114063677
My Commission Expires 10-05-2027

NOTICE OF BUDGET HEARING AND SPECIAL MEETING STETSON RIDGE METROPOLITAN DISTRICT NO. 1, NO. 2, AND NO. 3
NOTICE IS HEREBY GIVEN THAT THE PROPOSED BUDGETS FOR 2024 AND AMENDED BUDGETS FOR 2023 WILL BE PRESENTED TO THE BOARD OF DIRECTORS OF THE STETSON RIDGE METROPOLITAN DISTRICT NO. 1, NO. 2, AND NO. 3 AND THAT THE SAME HAVE BEEN SCHEDULED FOR A PUBLIC HEARING TO BE HELD AT THE REGULAR BOARD MEETING SCHEDULED FOR THURSDAY, NOVEMBER 9, 2023, AT 9:00 A.M. AT THE DISTRICTS' OFFICES, CLASSIC HOMES, 2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, COLORADO 80921. THE HEARING MAY ALSO BE ACCESSED VIA TELECONFERENCE USING THE INFORMATION LISTED BELOW:
https://teams.microsoft.com/join/19%3ameeting_YTQwNWJmOGMYWMwMS00ODBjLTg3OTMzMONTVIYzE4Yjlk%40tthead.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Old%22%3a%2278e91a46-bdccc4fe5-980c-8ff3dcc70755%22%7d
Or call in (audio only)
+1 720-547-5281,,794927060#
United States, Denver
Phone Conference ID: 794 927 060#
AFTER OCTOBER 15, 2023 THE PROPOSED BUDGETS ARE OPEN AND AVAILABLE FOR INSPECTION AT THIS ADDRESS. ANY INTERESTED ELECTOR OF THE DISTRICT 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.
Susemihl, McDermott & Downie, P.C.
Counsel for the District
660 Southpointe
Suite 210
Colorado Springs, Colorado 80906
(719) 679-6500
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