

LETTER OF BUDGET TRANSMITTAL

Date: January 23, 2024

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

Attached are the 2024 budget and budget message for CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 1 in Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 8\_, 2023. If there are any questions on the budget, please contact:

Simmons & Wheeler, P.C.  
Attn: Diane Wheeler  
304 Inverness Way, Suite 490  
Englewood, CO 80112  
Tel.: 303-689-0833

I, Jeffrey Robinson, as President of the Chambers Highpoint Metropolitan District No. 1, hereby certify that the attached is a true and correct copy of the 2024 budget.

By: Jeffrey Robinson

**RESOLUTION**  
**TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,**  
**AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY**  
**CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 1**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 1, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

WHEREAS, the Board of Directors of the Chambers Highpoint Metropolitan District No. 1 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

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

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 8, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$5,053; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$25,042; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of Douglas is \$505,310; and

WHEREAS, at an election held on November 8, 2016, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 1 OF DOUGLAS COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Chambers Highpoint Metropolitan District No. 1 for calendar year 2024.

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

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 10.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the

following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 49.557 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2024 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

Section 5. 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 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

*[remainder of page intentionally left blank; signature page follows]*

ADOPTED this 8<sup>th</sup> day of December 2023.

CHAMBERS HIGHPOINT  
METROPOLITAN DISTRICT NO. 1

*Jeffrey Robinson*

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President

ATTEST:

*Frederick V. Miale*

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Secretary

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

**CHAMBERS HIGHPOINT METROPOLITAN DISTRICT NO. 1**  
**2024**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2024 budget for Chambers Highpoint Metropolitan District No. 1.

The Chambers Highpoint Metropolitan District No. 1 has adopted a budget for two funds, a General Fund to provide for the payment of general operating expenditures of the district; and a Debt Service Fund to provide for payments on the outstanding general obligation debt.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications and public hearing.

The primary source of revenue for the district in 2024 will be developer advances and property taxes. The district intends to impose a 59.557 mill levy on the property within the district in 2024, of which 10.000 mills will be dedicated to the General Fund and the balance of 49.557 mills will be allocated to the Debt Service Fund.

**Chambers Highpoint Metropolitan District No. 1**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>06/30/23</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	\$ (5,887)	\$ (5,887)	\$ -	\$ -
Revenues:					
Property taxes	4	29	29	4	5,053
Specific ownership taxes	-	2	1	-	404
Transfer from District #2	-	-	16	25	5,675
Developer advances	<u>55,641</u>	<u>75,000</u>	<u>30,462</u>	<u>65,535</u>	<u>64,143</u>
Total revenues	<u>55,645</u>	<u>75,031</u>	<u>30,508</u>	<u>65,564</u>	<u>75,275</u>
Total funds available	<u>55,645</u>	<u>69,144</u>	<u>24,621</u>	<u>65,564</u>	<u>75,275</u>
Expenditures:					
Accounting / audit	23,364	15,000	6,964	15,000	15,000
Election expense	-	1,500	774	775	1,500
Insurance/SDA dues	6,130	3,000	5,721	539	3,000
Legal	31,968	40,000	6,116	44,150	40,000
Treasurer fees	-	-	-	-	76
Miscellaneous	70	-	5,030	5,100	-
Contingency	-	13,746	-	-	13,912
Emergency reserve (3%)	-	1,785	-	-	1,787
Total expenditures	<u>61,532</u>	<u>75,031</u>	<u>24,605</u>	<u>65,564</u>	<u>75,275</u>
Ending fund balance	<u>\$ (5,887)</u>	<u>\$ (5,887)</u>	<u>\$ 16</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 2,900</u>			<u>\$ 505,310</u>
Mill Levy		<u>10.000</u>			<u>10.000</u>



**Chambers Highpoint Metropolitan District No. 1**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	20	138	138	138	25,042
Specific ownership taxes	2	11	7	14	2,003
Developer Advance	-	-	-	-	-
	<u>22</u>	<u>149</u>	<u>146</u>	<u>153</u>	<u>27,045</u>
Total revenues					
Total funds available	<u>22</u>	<u>149</u>	<u>146</u>	<u>153</u>	<u>27,045</u>
Expenditures:					
Treasurer's fees	-	2	2	2	376
Transfer to District 2	22	147	21	151	26,669
Trustee / paying agent fees	-	-	-	-	-
	<u>22</u>	<u>149</u>	<u>23</u>	<u>153</u>	<u>27,045</u>
Total expenditures					
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 123</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 2,900</u>			<u>\$ 505,310</u>
Mill Levy		<u>47.678</u>			<u>49.557</u>
Total Mill Levy		<u>57.678</u>			<u>59.557</u>

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO The County Commissioners of Douglas County, Colorado  
 On behalf of the Chambers Highpoint Metro District 1  
 the Board of Directors  
 of the Chambers Highpoint Metropolitan District No. 1**

**Hereby** officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$505,310** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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: **\$505,310**

**Submitted:** *Diane Wheeler* for budget/fiscal year 2024

<b>PURPOSE</b>	<b>LEVY</b>	<b>REVENUE</b>
1. General Operating Expenses	10.000 mills	\$5,053
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>10.000 mills</b>	<b>\$5,053</b>
3. General Obligation Bonds and Interest	0.000 mills	\$0
4. Contractual Obligations	49.557 mills	\$25,042
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
<b>TOTAL:</b>	<b>59.557 mills</b>	<b>\$30,095</b>

**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, CONTRACT, OTHER, AND/OR JUDGMENT:**

**BONDS**

No Bonds Available

**CONTRACTS**

- 1. Purpose of Contract: Agreement to remit funds to Chambers Highpointe MD #2  
 Title: Capital Pledge Agreement

Date of Issue:	2021-07-01
Principal Amount:	\$11,300,000
Maturity Date:	2051-12-01
Levy:	49.557
Revenue:	\$25,042

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**OTHER**

No Other Available

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**JUDGMENT**

No Judgment Available

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**Explanation of Change:**

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