

**CRESCENT CANYON METROPOLITAN DISTRICT
ANNUAL REPORT FOR REPORT YEAR 2022
CITY OF FOUNTAIN**

In compliance with 32-1-207(3)(c) and (d), this Annual Report is submitted to the City in accordance with Section F of the Service Plan for the Crescent Canyon Metropolitan District (the “District”), and is filed on behalf of the District by Spencer Fane LLP, general counsel to the District.

1. Boundary changes made or proposed.

During report year 2022, there were no changes made to the boundaries of the District.

2. Intergovernmental Agreements with other governmental bodies entered into or proposed.

During report year 2022, the District did not enter into any intergovernmental agreements with any governmental bodies.

3. Changes or proposed changes in the District's policies.

During report year 2022, the District did not change its policies.

4. Changes or proposed changes in the District's operations.

During report year 2022, the District did not make any changes to its operations.

5. Any changes in the financial status of the District including revenue projections or operating costs.

There were no changes in the financial status of the District in 2022. For current financial status, please see attached 2023 budget, which includes estimated revenues and expenditures for budget year 2023. For 2023, the projected general fund expenditures will be funded through property taxes, specific ownership taxes and developer contributions. The District will file an application for exemption from audit for budget year 2022.

6. A summary of any litigation which involves the District.

During report year 2022, the District was not involved in any litigation.

7. Proposed plans for 2023.

The District anticipates possibly constructing and installing capital improvements in 2023. As it stands, in 2023, funds will come from developer advances but in the event that substantial capital improvements are made, the District may pursue a bond issuance.

8. Status of District's public improvement construction schedule.

The District has not yet commenced construction of any public improvements.

9. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City.

During the report year of 2022, the District did not construct any facilities or improvements that were dedicated to and accepted by the City of Fountain.

In addition:

1. Total acreage of property within the District.

Property within the boundaries of the District as of December 31, 2022, consisted of approximately 158 acres in District.

2. The District's current outstanding Debt (stated separately for each class of debt).

To date, the District has not issued any debt.

3. The District's current debt service mill levy (stated separately for each class of debt).

The District did not certify a debt service mill levy in 2021 for collection in 2022.

4. The District's tax revenue.

The District certified a mill levy of 11.132 mills for general operating expenses and 27.832 mills for contractual obligations in 2021 for collection in 2022. Mill levy certifications are attached with 2022 budget.

5. Other revenues, expenditures and assessed valuations for the District.

Please see 2023 budget.

6. Public improvement expenditures of the District.

During report year 2022, the District did not have any public improvement expenditures.

Respectfully submitted this 28th day of March, 2023.

SPENCER FANE LLP

/s/ *Becky Johnson*

Becky Johnson, Paralegal

**RESOLUTION
TO ADOPT 2023 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
CRESCENT CANYON METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAID 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 CRESCENT CANYON METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Crescent Canyon Metropolitan District 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 November 18, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues 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 \$6,848; 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 \$17,120; 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 2022 valuation for assessment for the District as certified by the County Assessor of El Paso County is \$597,910; and

WHEREAS, at an election held on November 7, 2006 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 CRESCENT CANYON METROPOLITAN DISTRICT OF EL PASO 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 Crescent Canyon Metropolitan District for calendar year 2023.

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 2023 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 2023 budget year, there is hereby levied a tax of 11.453 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

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 2022.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2023 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 2022.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2023 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 28.633 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2023 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 2022.

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 2022.

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 by December 15, 2022, to the Board of County Commissioners of El Paso 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 El Paso 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 on or about December 10, 2022 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.

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ADOPTED this 18th day of November, 2022.

CRESCENT CANYON METROPOLITAN
DISTRICT

George A Lenz

President

ATTEST:

Gerald Richardson

Secretary

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

CRESCENT CANYON METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2023

**CRESCENT CANYON METROPOLITAN DISTRICT
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 2,819	\$ 192	\$ 800
REVENUES			
Property taxes	5,351	6,656	6,848
Property taxes - contractual	13,377	16,640	17,120
Specific ownership tax	2,199	2,338	2,397
Interest income	7	51	100
Developer advance	-	5,929	15,535
Total revenues	20,934	31,614	42,000
Total funds available	23,753	31,806	42,800
EXPENDITURES			
General and administrative			
Accounting	6,552	12,000	13,800
County Treasurer's fee	80	100	103
County Treasurer's fee - contractual	201	249	257
Dues and licenses	-	182	200
Election expense	-	627	2,000
Insurance and bonds	-	250	300
Legal services	3,728	2,000	4,500
Website	-	2,000	2,000
Repay developer advance	13,000	13,598	16,862
Contingency	-	-	1,978
Total expenditures	23,561	31,006	42,000
Total expenditures and transfers out requiring appropriation	23,561	31,006	42,000
ENDING FUND BALANCE	\$ 192	\$ 800	\$ 800
EMERGENCY RESERVE	\$ 700	\$ 800	\$ 800
TOTAL RESERVE	\$ 700	\$ 800	\$ 800

No assurance provided. See summary of significant assumptions.

**CRESCENT CANYON METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/23

ACTUAL	ESTIMATED	BUDGET
2021	2022	2023

ASSESSED VALUATION

Residential - Single-Family	\$ 1,510	\$ 1,510	\$ 1,470
Agricultural	1,960	1,970	1,790
State assessed	10,490	6,840	7,550
Vacant land	520,970	587,100	587,100
	534,930	597,420	597,910
Adjustments	-	-	-
Certified Assessed Value	\$ 534,930	\$ 597,420	\$ 597,910

MILL LEVY

General	10.003	11.132	11.453
General - contractual	25.008	27.832	28.633
Total mill levy	35.011	38.964	40.086

PROPERTY TAXES

General	\$ 5,350	\$ 6,651	\$ 6,848
General - contractual	13,377	16,627	17,120
Levied property taxes	18,727	23,278	23,968
Adjustments to actual/rounding	1	18	-
Refunds and abatements	-	-	-
Budgeted property taxes	\$ 18,728	\$ 23,296	\$ 23,968

BUDGETED PROPERTY TAXES

General	\$ 5,351	\$ 6,656	\$ 6,848
General - contractual	13,377	16,640	17,120
	\$ 18,728	\$ 23,296	\$ 23,968

No assurance provided. See summary of significant assumptions.

**CRESCENT METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Crescent Canyon Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by court order and decree of the District Court on November 14, 2006, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan dated August 8, 2006, and approved by the City of Fountain, Colorado. The District's service area is located in the City of Fountain, El Paso County, Colorado. The District was organized to provide financing for the design, acquisition, construction and installation and maintenance of essential public-purpose facilities.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirement 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 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.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

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.

**CRESCENT METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

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.

Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Expenditures

County Treasurer's Collection Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Administrative and Operating Expenditures

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

Interest Expenditure

Principal and interest payments are provided based on the debt amortization schedule from the Developer Advance (discussed under Debt and Leases).

**CRESCENT METROPOLITAN DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

Developer Advances

The District entered into an Operations Reimbursement Agreement (Agreement) with the Developer. The District agrees to repay the Developer along with accrued interest, at a rate of 6% beginning on the date the advance were made to the date of repayment. The Agreement does not constitute a multiple-fiscal year obligation.

Schedule of Long Term Obligations

	Balance at December 31, 2021	Additions*	Repayments*	Balance at December 31, 2022*
Developer Advances - Operating	\$ 68,479	\$ 5,929	\$ -	\$ 74,408
Accrued interest - Operating	18,036	4,287	13,598	8,725
Total	<u>\$ 86,515</u>	<u>\$ 10,216</u>	<u>\$ 13,598</u>	<u>\$ 83,133</u>
	Balance at December 31, 2022*	Additions*	Repayments*	Balance at December 31, 2023*
Developer Advances - Operating	\$ 74,408	\$ 15,535	\$ 3,306	\$ 86,637
Accrued interest - Operating	8,725	4,831	13,556	-
Total	<u>\$ 83,133</u>	<u>\$ 20,366</u>	<u>\$ 16,862</u>	<u>\$ 86,637</u>

* Estimate

The District has no operating or capital leases.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3.0% of fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of El Paso County, Colorado.

On behalf of the CRESCENT CANYON METROPOLITAN DISTRICT,
(taxing entity)^A

the Board of Directors
(governing body)^B


of the CRESCENT CANYON METROPOLITAN DISTRICT
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 597,910 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: \$ 597,910 (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: 12/09/2022 for budget/fiscal year 2023.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	11.453 mills	\$ 6,848
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	11.453 mills	\$ 6,848
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	28.633 mills	\$ 17,120
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]	40.086 mills	\$23,968

Contact person: (print) Seef Le Roux Daytime phone: (719) 635-0330
Signed:  Title: Accountant for the District

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 3. Purpose of Contract: Developer Reimbursement
Title: _____
Date: 2006
Principal Amount: _____
Maturity Date: N/A
Levy: 28.633
Revenue: \$17,120

- 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.