

LETTER OF BUDGET TRANSMITTAL

Date: January 17, 2025

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

Attached are the 2025 budget and budget message for ELBERT & HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT in Elbert County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 18, 2024. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP  
Attn: Denise Denslow, District Manager  
8390 E. Crescent Parkway, Suite 500  
Greenwood Village, CO 80111  
Telephone number: 303-779-4525

I, Denise Denslow, District Manager of the Elbert & Highway 86 Commercial Metropolitan District hereby certify that the attached is a true and correct copy of the 2025 budget.

By:



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Denise Denslow, District Manager

**BUDGET RESOLUTION  
(2025)**

**CERTIFIED COPY OF RESOLUTION**

STATE OF COLORADO )  
 ) ss.  
COUNTY OF ELBERT )

At the special meeting of the Board of Directors of Elbert Highway 86 Commercial Metropolitan District City of Elizabeth, County of Elbert, Colorado, held 1:00 p.m., Monday, November 18, 2024, via zoom: <https://us02web.zoom.us/j/81260523189?pwd=TXdQQmhEbVptSjNvRU5YMTZKQ3ZTUT09> Meeting ID: 812 6052 3189; Passcode: 201275; Telephone: 1 719 359 4580, there were present:

Karl R. Nyquist, Todd Lambert, Brent Brouillard, and Mark Harding

Also present was Dianne Miller of Miller Law PLLC (“District Counsel”); Denise Denslow and Rachel Alles of CliftonLarsonAllen LLP

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that the notice of the meeting was posted within the boundaries of the District, and to the best of their knowledge, remains posted to the date of this meeting.

Thereupon, Director Lambert introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE ELBERT HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT, CITY OF ELIZABETH, COUNTY OF ELBERT, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors (the “Board”) of the Elbert Highway 86 Commercial Metropolitan District (the “District”) has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2025; and

WHEREAS, the proposed 2025 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on November 14, 2024 said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 1:00 p.m., Monday, November 18, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; 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 THE ELBERT HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT, ELBERT, COLORADO, AS FOLLOWS:

Section 1. Summary of 2025 Revenues and 2025 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2025, as more specifically set forth in the budget attached hereto, are accepted, and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2025.

Section 3. 2025 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$0, and that the 2024 valuation for assessment, as certified by the Elbert County Assessor, is \$3,703,880. That for the purposes of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 4. 2025 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$18,519 and that the 2024 valuation for assessment, as certified by the Elbert County Assessor, is \$3,703,880. That for the purposes of meeting all debt retirement expenses of the District during the 2025 budget year, there is hereby levied a tax of 5.0 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 5. Certification to Board of County Commissioners. That the attorney, accountant, or manager for the District is hereby authorized and directed to certify to the Elbert County Board of County Commissioners, no later than December 15, 2024, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

Section 6. 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.

Section 7. Budget Certification. That the Budget shall be certified by the Secretary/Treasurer of the District and made a part of the public records of the District.

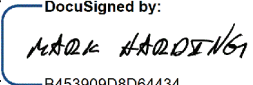
ELBERT HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT

The foregoing Resolution was seconded by Director Harding.

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER 18, 2024.

ELBERT HIGHWAY 86 COMMERCIAL  
METROPOLITAN DISTRICT

By:   
Karl R. Nyquist, President

ATTEST:  
  
Mark Harding, Assistant Secretary

STATE OF COLORADO  
COUNTY OF ELBERT  
ELBERT HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT

I, Mark Harding, hereby certify that I am a director and the duly elected and qualified Assistant Secretary of the Elbert Highway 86 Commercial Metropolitan District (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held 1:00 p.m., Monday, November 18, 2024, via

zoom: [https://us02web.zoom.us/j/81260523189?pwd=TXdQQmhEbVptSjNvRU5YMTZKQ3ZTUT09](https://us02web.zoom.us/j/81260523189?pwd=TXdQQmhEbVptSjNvRU5YMTZKQ3ZTUT09;);  
Meeting ID: 812 6052 3189; Passcode: 201275; Telephone: 1 719 359 4580 as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2025; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name on November 18, 2024

DocuSigned by:

*MARK HARDING*

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Mark Harding, Assistant Secretary

**EXHIBIT A**  
**BUDGET DOCUMENT & BUDGET MESSAGE**  
**ELBERT HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT**  
**2025 BUDGET**

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**



**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
SUMMARY  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 3,170,391	\$ 3,327,982	\$ 3,402,413
REVENUES			
Property taxes	16,272	18,431	18,519
Specific ownership taxes	2,626	2,400	2,593
Interest income	135,577	140,000	120,000
Road maintenance fee	11,944	18,216	15,535
Developer advance	5,004	-	25,000
Other income	-	-	50,000
Water service fees	269,426	360,000	378,000
Water tap fees	56,109	39,066	200,000
PIF revenue	2,105,763	2,195,000	2,261,000
PILOT revenue	41,495	74,517	83,029
Total revenues	<u>2,644,216</u>	<u>2,847,630</u>	<u>3,153,676</u>
TRANSFERS IN	<u>25,503</u>	<u>25,993</u>	<u>26,016</u>
Total funds available	<u>5,840,110</u>	<u>6,201,605</u>	<u>6,582,105</u>
EXPENDITURES			
General Fund	36,827	36,867	60,000
Debt Service Fund	2,098,028	2,225,153	2,400,000
Capital Projects Fund	26,235	112,113	25,000
Enterprise Fund	325,535	399,066	578,000
Total expenditures	<u>2,486,625</u>	<u>2,773,199</u>	<u>3,063,000</u>
TRANSFERS OUT	<u>25,503</u>	<u>25,993</u>	<u>26,016</u>
Total expenditures and transfers out requiring appropriation	<u>2,512,128</u>	<u>2,799,192</u>	<u>3,089,016</u>
ENDING FUND BALANCES	<u>\$ 3,327,982</u>	<u>\$ 3,402,413</u>	<u>\$ 3,493,089</u>
EMERGENCY RESERVE	\$ 400	\$ 600	\$ 500
DEBT SERVICE RESERVE - SERIES 2021A	2,090,947	2,090,947	2,090,947
SURPLUS - SERIES 2021A	1,088,926	1,268,363	1,377,488
TOTAL RESERVE	<u>\$ 3,180,273</u>	<u>\$ 3,359,910</u>	<u>\$ 3,468,935</u>

No assurance provided. See summary of significant assumptions.

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/25

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

**ASSESSED VALUATION**

Commercial	\$ 2,669,460	\$ 3,185,020	\$ 3,185,020
State assessed	-	4,002	4,650
Vacant land	304,770	294,390	294,390
Personal property	280,140	202,860	219,820
Certified Assessed Value	\$ 3,254,370	\$ 3,686,272	\$ 3,703,880

**MILL LEVY**

Debt Service	5.000	5.000	5.000
Total mill levy	5.000	5.000	5.000

**PROPERTY TAXES**

Debt Service	\$ 16,272	\$ 18,431	\$ 18,519
Budgeted property taxes	\$ 16,272	\$ 18,431	\$ 18,519

**BUDGETED PROPERTY TAXES**

Debt Service	\$ 16,272	\$ 18,431	\$ 18,519
	\$ 16,272	\$ 18,431	\$ 18,519

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
GENERAL FUND  
2025 BUDGET**

**WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 35,611	\$ 36,231	\$ 43,103
REVENUES			
Road maintenance fee	11,944	18,216	15,535
Total revenues	11,944	18,216	15,535
TRANSFERS IN			
Transfer from Debt Service Fund	25,503	25,758	26,016
Total funds available	73,058	80,205	84,654
EXPENDITURES			
General and administrative			
Accounting	12,000	13,200	13,600
Accounting - non-recurring	1,369	1,500	2,000
Auditing	1,920	1,920	2,200
Dues and membership	495	120	600
Insurance	4,993	4,127	5,000
District management	6,129	7,000	9,000
Legal	6,657	6,000	9,000
Miscellaneous/Contingency	213	-	3,800
Election	440	-	800
Engineering	2,611	3,000	4,000
Street maintenance	-	-	10,000
Total expenditures	36,827	36,867	60,000
TRANSFERS OUT			
Transfers to other fund	-	235	-
Total expenditures and transfers out requiring appropriation	36,827	37,102	60,000
ENDING FUND BALANCES	\$ 36,231	\$ 43,103	\$ 24,654
EMERGENCY RESERVE	\$ 400	\$ 600	\$ 500
TOTAL RESERVE	\$ 400	\$ 600	\$ 500

No assurance provided. See summary of significant assumptions.

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 3,001,671	\$ 3,179,873	\$ 3,359,310
REVENUES			
Property taxes	16,272	18,431	18,519
Specific ownership taxes	2,626	2,400	2,593
PIF revenue	2,105,763	2,195,000	2,261,000
PILOT revenue	41,495	74,517	83,029
Interest income	135,577	140,000	120,000
Other income	-	-	50,000
Total revenues	<u>2,301,733</u>	<u>2,430,348</u>	<u>2,535,141</u>
Total funds available	<u>5,303,404</u>	<u>5,610,221</u>	<u>5,894,451</u>
EXPENDITURES			
Debt Service			
Bond interest	1,238,000	1,238,000	1,234,438
Bond principal	-	95,000	195,000
Paying agent fees	7,000	7,000	7,000
PIF revenue payment to Town of Elizabeth	839,837	873,600	899,600
PIF collection fees	12,703	11,000	12,000
County Treasurer's fee	488	553	556
Miscellaneous/Contingency	-	-	51,406
Total expenditures	<u>2,098,028</u>	<u>2,225,153</u>	<u>2,400,000</u>
TRANSFERS OUT			
Transfer to General Fund	<u>25,503</u>	<u>25,758</u>	<u>26,016</u>
Total expenditures and transfers out requiring appropriation	<u>2,123,531</u>	<u>2,250,911</u>	<u>2,426,016</u>
ENDING FUND BALANCES	<u>\$ 3,179,873</u>	<u>\$ 3,359,310</u>	<u>\$ 3,468,435</u>
DEBT SERVICE RESERVE - SERIES 2021A	\$ 2,090,947	\$ 2,090,947	\$ 2,090,947
SURPLUS - SERIES 2021A	1,088,926	1,268,363	1,377,488
TOTAL RESERVE	<u>\$ 3,179,873</u>	<u>\$ 3,359,310</u>	<u>\$ 3,468,435</u>

No assurance provided. See summary of significant assumptions.

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 133,109	\$ 111,878	\$ -
REVENUES			
Developer advance	5,004	-	25,000
Total revenues	5,004	-	25,000
TRANSFERS IN			
Transfers from other funds	-	235	-
Total funds available	138,113	112,113	25,000
EXPENDITURES			
Capital Projects			
Capital outlay	26,235	2,113	-
Repay Developer advance	-	110,000	-
Stormwater/Erosion control	-	-	25,000
Total expenditures	26,235	112,113	25,000
TRANSFERS OUT			
Total expenditures and transfers out requiring appropriation	26,235	112,113	25,000
ENDING FUND BALANCES	\$ 111,878	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
WILD POINTE WATER ACTIVITY ENTERPRISE FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUNDS AVAILABLE	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Water service fees	269,426	360,000	378,000
Water tap fees	56,109	39,066	200,000
Total revenues	<u>325,535</u>	<u>399,066</u>	<u>578,000</u>
Total funds available	<u>325,535</u>	<u>399,066</u>	<u>578,000</u>
<b>EXPENDITURES</b>			
Wild Pointe Water Activity enterprise expenditures			
Accounting	18,000	19,800	20,400
Accounting - non-recurring	7,689	6,000	7,000
Auditing	2,880	2,880	3,300
Dues and membership	743	180	900
Insurance	7,490	6,190	7,500
District management	9,194	10,500	13,000
Legal	9,762	9,000	13,000
Miscellaneous/Contingency	78	-	1,000
Election	661	-	1,200
Operations and maintenance			
Utilities	57,467	65,000	70,000
Water operations	73,711	75,000	100,000
Water service agreement payment	137,860	204,516	340,700
Total expenditures	<u>325,535</u>	<u>399,066</u>	<u>578,000</u>
Total expenditures and transfers out requiring appropriation	<u>325,535</u>	<u>399,066</u>	<u>578,000</u>
ENDING FUNDS AVAILABLE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT BUDGET ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for Elbert County on November 26, 2002, 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 approved by the County on July 10, 2002, and as modified on October 2, 2002. The District's service area is located entirely in Elbert County, Colorado.

The District was established to provide for the construction, acquisition, and installation of water improvements and facilities in its service area within Elbert County (County). During 2004, the District amended its Service Plan to allow it to construct, acquire, finance, operate, and maintain certain public improvements including streets, traffic safety controls, street lighting, water, sanitary sewer, landscaping, storm drainage, television relay, and mosquito control facilities and improvements for the District's commercial development, in addition to the water services and facilities outlined in its original Service Plan.

On November 5, 2002, the District's voters authorized general obligation indebtedness of \$2,300,000 for water facilities and \$56,500 for general operations and maintenance. The election also approved \$2,300,000 for repayment of the combined approved debt. In an election held on November 2, 2004, the following general obligation indebtedness was authorized: street improvements - \$4,139,107, storm sewer/drainage improvements - \$811,662, water improvements - \$5,119,761, sanitary sewer improvements - \$4,929,560, operations/maintenance - \$50,000, and debt refunding - \$15,000,000.

On December 15, 2016 the District entered into a Water Service Agreement with Rangeview Metropolitan District (Provider) where the Provider paid the District in the amount of \$1,600,000 in exchange for the exclusive license to use, treat, and distribute the water rights for the purpose of furnishing water service to the District customers. The District shall transfer ownership of all components of the SCADA system and the automated meter reading system to the Provider so the Provider can read the meters and bill the District customers. The Provider shall keep and maintain accurate records of all contracts and expenses related to the District water system and all other records necessary for the administration and operation of the District water system.

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

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.

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT BUDGET ASSUMPTIONS**

**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 District is required to impose a maximum Required Mill Levy of 5.000 mills for collection in 2023. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund].

Per a Memorandum of Mill Levy Cap dated August 7, 2007 the District has agreed that Wal-Mart, which is the major owner of the property within the District, will not be subject to an operations mill levy in excess of 5.000 mills.

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

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.

**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 14% of the property taxes collected.



**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT BUDGET ASSUMPTIONS**

**Revenues (continued)**

**PILOT Revenue**

PILOT Revenues are the revenues received by the District pursuant to the terms and provisions of the PILOT Covenants with respect to payments in lieu of debt service mill levy property taxes. PILOT Covenants means collectively (i) the Exclusion/PILOT Agreement by and among the District and Wild Point Partners, Inc., Shops at Wild Pointe, LLC and Shops East, LLC dated April 4, 2012 (the “East PILOT Covenant”); and (ii) the First Amendment to Exclusion/PILOT Agreement dated April 8, 2021 made by Wild Pointe Investment Properties, LLC for the benefit of the District (the “West PILOT Covenant”).

The East PILOT Covenant and the West PILOT Covenant contain substantially similar terms and provisions, but impose their respective payments in lieu of taxes at different rates. The East PILOT Covenant imposes a PILOT of 12 mills and applies to the property in Property Groups 2 and 3. The West PILOT Covenant imposes a PILOT of 30 mills and applies to the property in Property Group 4. The Walmart parcel is located within the boundaries of the District and is subject to the mill levies of the District rather than the PILOT Covenants.

**Water Tap Fees**

For the provision of water service, the District imposes a tap fee on each developable lot which the District will serve, at the time of issuance of a building permit by the County.

**Interest Income**

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

**Water Service Fees**

Rangeview Metropolitan District (Provider) operates a potable water facility and charges homeowners and commercial users a fee for water usage. The Provider is responsible for reading the meters and billing the District customers. The Provider is also responsible for collection efforts on delinquent accounts.

**PIF Revenue**

The District will collect a public improvement fee (a “PIF”) of 4.0% of the total taxable sales transactions occurring within the boundaries of the District. Upon receipt of the PIF, the District shall remit 40% of the amount received, net of collection fees, to the Town of Elizabeth to pay for the costs associated with the commercial property and its related impacts. The remaining 60% of the proceeds of the fee are pledged for debt service.

**Road Maintenance Fee**

The District collects an annual road maintenance fee from the commercial property owners to help with the cost of maintaining, repairing and replacing the road. The initial fee of \$2,600 per lot is due and payable on or before January 1 and shall increase by 2% every year for the first 20 years starting from 2017.

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT BUDGET ASSUMPTIONS**

**Expenditures**

**General and Administration Expenses**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, general engineering, insurance, banking, meeting expense, and other administrative expenses. The costs to operate the potable water facility are accounted for in the Wild Pointe Water Activity Enterprise Fund.

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the Series 2021A Bonds (discussed under Debts and Leases).

**Debt and Leases**

On April 20, 2021, the District issued \$25,150,000 of Special Revenue and Tax Supported Refunding and Improvement Senior Bonds, Series 2021A, and \$3,815,000 of Special Revenue and Tax Supported Subordinate Bonds, Series 2021B. The proceeds from the sale of the Bonds were used for the purposes of (i) refunding the District's outstanding Public Improvement Fee Revenue Bonds, Series 2008A, (ii) finance or reimburse the costs of public improvements, (iii) fund the Reserve Fund, (iv) fund capitalized interest on the Senior Bonds, and (v) pay the cost of issuing the Bonds.

The Senior Bonds were issued as three term bonds that bear interest at rates ranging from 3.750% to 5.000% per annum, payable semiannually on June 1 and December 1, beginning June 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. The Senior Bonds have a final maturity of December 1, 2051.

To the extent principal of any Senior Bond 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 Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall accrue and compound on each interest payment date at the rate then borne by such Senior Bond.

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue which means the following: (a) Senior Property Tax Revenues; (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; (c) the PIF (Public Improvement Fee) Revenues; (d) the PILOT (Payment in Lieu of Taxes) Revenues; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

The Subordinate Bonds bear interest at the rate of 8.000% per annum and are payable annually on December 15, beginning December 15, 2021 from, and to the extent of, Subordinate Pledged Revenue available, if any, pursuant to a mandatory redemption. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The Subordinate Bonds mature on December 15, 2051. 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.

In the event that any amount of principal or interest on the Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenues available therefor on December 15, 2060, the Subordinate Bonds shall be deemed discharged.

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT BUDGET ASSUMPTIONS**

**Debt and Leases (continued)**

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue from the following sources, net of any costs of collection and any property tax refunds or abatement authorized by or on behalf of the County: (a) the Subordinate Property Tax Revenues; (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy; (c) the PIF Revenues and PILOT Revenues remaining after deduction of all amounts applied to the payment of Senior Bonds; 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.

Subordinate Property Tax Revenues means all moneys derived from imposition by the District of the Subordinate Required Mill Levy, net of the costs of collection of the County and any tax refunds or abatements authorized by or on behalf of the County.

The following is an analysis of anticipated changes in the District's long-term obligations for years ending December 31, 2024 and 2025:

	Balance at December 31, 2023	Additions	Retirements	Anticipated Balance at December 31, 2024
Series 2021A Senior Bonds	\$ 25,150,000	\$ -	\$ 95,000	\$ 25,055,000
Series 2021B Subordinate Bonds	3,815,000	-	-	3,815,000
Accrued Interest - Series 2021B Subordinate Bonds	649,649	358,362	-	1,008,011
Developer Advance - Wild Pointe Investment Properties	1,269,754	-	110,000	1,159,754
Accrued Interest - Wild Pointe Investment Properties	552,470	81,183	-	633,653
Total	<u>\$ 31,436,873</u>	<u>\$ 439,545</u>	<u>\$ 205,000</u>	<u>\$ 31,671,418</u>

	Anticipated Balance at December 31, 2024	Additions	Retirements	Anticipated Balance at December 31, 2025
Series 2021A Senior Bonds	\$ 25,055,000	\$ -	\$ 195,000	\$ 24,860,000
Series 2021B Subordinate Bonds	3,815,000	-	-	3,815,000
Accrued Interest - Series 2021B Subordinate Bonds	1,008,011	387,127	-	1,395,138
Developer Advance - Wild Pointe Investment Properties	1,159,754	25,000	-	1,184,754
Accrued Interest - Wild Pointe Investment Properties	633,653	81,183	-	714,836
Total	<u>\$ 31,671,418</u>	<u>\$ 493,310</u>	<u>\$ 195,000</u>	<u>\$ 31,969,728</u>

The District has no operating or capital leases.

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT BUDGET ASSUMPTIONS**

**Reserves**

**Emergency Reserves**

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2025, as defined under TABOR.

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

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
December 31, 2025**

**\$25,150,000  
Special Revenue and Tax Supported Refunding  
and Improvement Senior Bonds dated April 20, 2021  
Series 2021A  
Interest Rate of 3.75 to 5.00%%  
Payable June 1 and December 1  
Principal Payable December 1**

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 195,000	\$ 1,234,438	\$ 1,429,438
2026	245,000	1,227,125	1,472,125
2027	290,000	1,217,938	1,507,938
2028	340,000	1,207,063	1,547,063
2029	395,000	1,194,313	1,589,313
2030	450,000	1,179,500	1,629,500
2031	505,000	1,157,000	1,662,000
2032	570,000	1,131,750	1,701,750
2033	635,000	1,103,250	1,738,250
2034	710,000	1,071,500	1,781,500
2035	785,000	1,036,000	1,821,000
2036	860,000	996,750	1,856,750
2037	935,000	953,750	1,888,750
2038	1,020,000	907,000	1,927,000
2039	1,110,000	856,000	1,966,000
2040	1,205,000	800,500	2,005,500
2041	1,295,000	740,250	2,035,250
2042	1,400,000	675,500	2,075,500
2043	1,500,000	605,500	2,105,500
2044	1,610,000	530,500	2,140,500
2045	1,725,000	450,000	2,175,000
2046	1,850,000	363,750	2,213,750
2047	1,340,000	271,250	1,611,250
2048	455,000	204,250	659,250
2049	480,000	181,500	661,500
2050	515,000	157,500	672,500
2051	2,635,000	131,750	2,766,750
	<u>\$ 25,055,000</u>	<u>\$ 21,585,625</u>	<u>\$ 46,640,625</u>

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Elbert County, Colorado.


On behalf of the Elbert & Hwy 86 Comm Metro Dist,  
(taxing entity)<sup>A</sup>  
 the Board of Directors,  
(governing body)<sup>B</sup>  
 of the Elbert & Highway 86 Commercial Metropolitan District,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 3,703,880 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 3,703,880 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/05/2024 for budget/fiscal year 2025.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	0.000 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	0.000 mills	\$ 0
3. General Obligation Bonds and Interest <sup>J</sup>	5.000 mills	\$ 18,519
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> <small>[ Sum of General Operating Subtotal and Lines 3 to 7 ]</small>	5.000 mills	\$ 18,519

Contact person: Thuy Dam Daytime phone: (303) 779-5710  
 Signed:  Title: Accountant for the District

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

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

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.)**. Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- |    |                   |   |
|----|-------------------|---|
| 1. | Purpose of Issue: | <u>Public Improvements</u>  |
|    | Series:           | <u>Special Revenue and Tax Supported Refunding and Improvement Senior Bonds, Series 2021A</u> |
|    | Date of Issue:    | <u>April 20, 2021</u>   |
|    | Coupon Rate:      | <u>3.75% to 5.00%</u>   |
|    | Maturity Date:    | <u>December 1, 2051</u>   |
|    | Levy:             | <u>5.000</u>  |
|    | Revenue:          | <u>\$18,519</u>   |
|    |                   |   |
| 2. | Purpose of Issue: | <u>Public Improvements</u>  |
|    | Series:           | <u>Special Revenue and Tax Supported Subordinate Bonds, Series 2021B</u>                      |
|    | Date of Issue:    | <u>April 20, 2021</u>   |
|    | Coupon Rate:      | <u>8.00%</u>  |
|    | Maturity Date:    | <u>December 15, 2051</u>  |
|    | Levy:             | <u>0.000</u>  |
|    | Revenue:          | <u>\$0</u>  |

**CONTRACTS<sup>K</sup>:**

- |    |                      |       |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |
|    |                      |       |
| 4. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

**PUBLISHER'S AFFIDAVIT**

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF ELBERT )

I, Nikki Lister, do solemnly affirm that I am the Publisher of RANGLAND NEWS; that the same is a weekly newspaper published at Simla, County of Elbert, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Elbert for a period of at least 52 consecutive weeks next prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Calhan, Colorado as second class mail matter and that said newspaper is a newspaper within the meaning of the Act of the General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notices and Advertisements," with other Acts relating to the printing and publishing of legal notices and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper, once each week for ONE successive weeks; that the first publication of said notice was in the Issue of said newspaper dated;

November 14, 2024

and the last publication of said notice was in the issue of said newspaper dated;

November 14, 2024

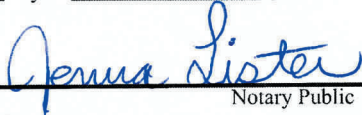
and that copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, Ranchland News, according to the accustomed mode of business in this office.



Publisher

The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

14 day of November, 2024

  
Notary Public

February 20, 2028

(My Notary Public Commission Expiration Date)

**NOTICE OF BUDGET**

**ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT  
NOTICE OF REGULAR MEETING AND NOTICE AS TO PROPOSED 2025 BUDGET AND NOTICE AS TO PROPOSED AMENDMENT TO 2024 BUDGET**

ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT ("the District") County of Denver, State of Colorado, will hold a regular meeting on November 18, 2024 via Zoom for the purpose of conducting such business as may come before the Board. Pursuant to § 32-1-903, Colorado Revised Statutes, interested parties are encouraged to join the meeting and participate in the public hearing by telephone at: +1 719-359-4580, or by videoconference at: <https://us02web.zoom.us/j/81260523189?pwd=TXdQQmhEbVptSjNvRU5YMTZKQ3ZTUT09> Meeting ID: 812 6052 3189 Passcode: 201275.

FURTHER NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the District for the fiscal year of 2025. A copy of the proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Ste. 300, Greenwood Village, CO 80111, where the same is open for public inspection. Such proposed budget will be considered at the meeting of the District to be held at 1:00 p.m. on November 18, 2024. Any interested elector of the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2025 budget.

FURTHER NOTICE IS HEREBY GIVEN that a proposed amended budget has been submit to the District for the fiscal year of 2024. A copy of the proposed amended budget has been filed in the office of CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Ste. 300, Greenwood Village, CO 80111, where the same is open for public inspection. Such proposed amended budget will be considered at the meeting of the District to be held at 1:00 p.m. on November 18, 2024. Any interested elector of the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2024 budget amendment.

The meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS

ELBERT AND HIGHWAY 86 COMMERCIAL METROPOLITAN DISTRICT

By: /s/ MILLER LAW PLLC

Published November 14, 2024

In Ranchland News

Legal No. 353

**JENNIFER LISTER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20244007249  
MY COMMISSION EXPIRES FEBRUARY 20, 2028**