

TRANSPORT METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2023

**TRANSPORT METROPOLITAN DISTRICT NO. 1
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/4/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ (81,862)	\$ (768,713)	\$ 233,003
REVENUES			
Property taxes	1	1	1
Specific ownership taxes	1	-	-
Developer advance	2,322,820	19,069,850	500,000
Developer contributions	557,109	299,100	24,994
Transfer from District No. 2	170,732	220,337	260,019
Transfer from District No. 3	19,263,144	51,200,343	2,156,863
Transfer from District No. 4	36,679	17,869	17,854
Other Revenue	-	-	766
Total revenues	<u>22,350,486</u>	<u>70,807,500</u>	<u>2,960,497</u>
TRANSFERS IN	<u>10,838</u>	-	-
Total funds available	<u>22,279,462</u>	<u>70,038,787</u>	<u>3,193,500</u>
EXPENDITURES			
General Fund	142,270	115,786	276,000
Capital Projects Fund	22,895,067	69,689,998	2,681,500
Total expenditures	<u>23,037,337</u>	<u>69,805,784</u>	<u>2,957,500</u>
TRANSFERS OUT	<u>10,838</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>23,048,175</u>	<u>69,805,784</u>	<u>2,957,500</u>
ENDING FUND BALANCES	<u>\$ (768,713)</u>	<u>\$ 233,003</u>	<u>\$ 236,000</u>
EMERGENCY RESERVE	<u>\$ 6,500</u>	<u>\$ 7,200</u>	<u>\$ 8,400</u>
TOTAL RESERVE	<u>\$ 6,500</u>	<u>\$ 7,200</u>	<u>\$ 8,400</u>

No assurance is provided. See summary of significant assumptions.

TRANSPORT METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

1/4/23

ACTUAL	ESTIMATED	BUDGET
2021	2022	2023

ASSESSED VALUATION

Commercial	\$	10	\$	10	\$	10
Certified Assessed Value	\$	10	\$	10	\$	10

MILL LEVY

General	50.000	50.000	50.000	50.000
Total mill levy	50.000	50.000	50.000	50.000

PROPERTY TAXES

General	\$	1	\$	1	\$	1
Levied property taxes		1		1		1
Budgeted property taxes	\$	1	\$	1	\$	1

BUDGETED PROPERTY TAXES

General	\$	1	\$	1	\$	1
	\$	1	\$	1	\$	1

**TRANSPORT METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/4/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ (31,692)	\$ 110,239	\$ 233,003
REVENUES			
Property taxes	1	1	1
Specific ownership taxes	1	-	-
Developer advance	81,185	-	-
Transfer from District No. 2	170,732	220,337	260,019
Transfer from District No. 3	6,441	343	357
Transfer from District No. 4	36,679	17,869	17,854
Other revenue	-	-	766
Total revenues	295,039	238,550	278,997
Total funds available	263,347	348,789	512,000
EXPENDITURES			
General and administrative			
Accounting	52,092	44,000	73,000
Audit	-	11,500	12,500
Dues and membership	1,055	1,537	1,700
Insurance	9,549	9,549	10,200
Legal	79,212	46,000	110,000
Miscellaneous	-	-	5,000
Banking fees	362	500	600
Election	-	2,700	3,000
Contingency	-	-	60,000
Total expenditures	142,270	115,786	276,000
TRANSFERS OUT			
Transfers to other fund	10,838	-	-
Total expenditures and transfers out requiring appropriation	153,108	115,786	276,000
ENDING FUND BALANCES	\$ 110,239	\$ 233,003	\$ 236,000

No assurance is provided. See summary of significant assumptions.

**TRANSPORT METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/4/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ (50,170)	\$ (878,952)	\$ -
REVENUES			
Developer advance	2,241,635	19,069,850	500,000
Developer contribution	557,109	299,100	24,994
Transfer from District No. 3	19,256,703	51,200,000	2,156,506
Total revenues	<u>22,055,447</u>	<u>70,568,950</u>	<u>2,681,500</u>
TRANSFERS IN			
Transfers from other funds	10,838	-	-
Total transfers in	<u>10,838</u>	<u>-</u>	<u>-</u>
Total funds available	<u>22,016,115</u>	<u>69,689,998</u>	<u>\$ 2,681,500</u>
EXPENDITURES			
Capital Projects			
Accounting	25,377	35,000	29,000
Legal	34,565	75,000	63,000
Repay developer advance	2,241,635	19,069,850	500,000
Engineering - cost verification	63,575	50,000	50,000
Engineering	-	-	-
Capital outlay - District costs	13,708,282	31,390,298	1,539,500
Capital outlay - Developer certified cost	6,821,633	19,069,850	500,000
Contingency	-	-	-
Total expenditures	<u>22,895,067</u>	<u>69,689,998</u>	<u>2,681,500</u>
Total expenditures and transfers out requiring appropriation	<u>22,895,067</u>	<u>69,689,998</u>	<u>2,681,500</u>
ENDING FUND BALANCES	<u>\$ (878,952)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance is provided. See summary of significant assumptions.

**TRANSPORT METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

TransPort Metropolitan District No. 1 (the District), a quasi-municipal corporation and a political subdivision of the State of Colorado, which is located in the City of Aurora was organized on November 7, 2006 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). It is anticipated that Transport Metro Districts Nos. 1-15 will collectively undertake the financing and construction of certain public improvements within and without the boundaries of the Districts. The service plans authorize the Districts to enter into certain intergovernmental cost sharing and recovery agreements which govern the relationships between and among the Districts with respect to financing, construction, and operation of the public improvements. These services will be determined through the Coordinating Services Agreement.

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 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 the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale 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's maximum Required Mill Levy is 50.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable.

The calculation of the taxes levied 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%.

**TRANSPORT METROPOLITAN DISTRICT NO. 1
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7.00% of the property taxes collected by both the General Fund and the Debt Service Fund.

Developer Advance

The District is in the development stage. As such, all of the District's general and administrative expenditures will 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 (if applicable) and other legally available revenues.

Transfers from Other Districts

Pursuant to the District Coordinating Services Agreement dated November 20, 2019, the District will provide certain operation, maintenance, and administrative services benefiting Transport Metro Districts No.(s) 2,3 and 4 (collectively "Districts"). The Districts will pay the costs of such services through the imposition of ad valorem taxes and transferring such taxes, net of collection fees, to the District.

Expenditures

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections.

Administrative and Operating

General and administrative expenditures include the service necessary to maintain the District's administrative viability such as legal, accounting, insurance, and other administrative expenses.

Capital Outlay

The District has no debt, capital, or operating leases.

Debt and Leases

The District has no debt, capital, or operating leases.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.