

TRANSPORT METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

**TRANSPORT METROPOLITAN DISTRICT NO. 1
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/2/24

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ (2,681,146) | \$ (4,218,526) | \$ 47,700 |
| REVENUES | | | |
| Property taxes | 1 | 1 | 1 |
| Developer advance | 438,243 | 4,325,124 | 2,013,519 |
| Developer contribution | 391,052 | 200,619 | 200,619 |
| IGA Revenue Transport MD2 | 256,715 | 1,578,236 | 786,820 |
| IGA Revenue Transport MD3 | 1,087,325 | 288 | 284 |
| IGA Revenue Transport MD4 | 16,164 | 9,069 | 10,566 |
| IGA Revenue Transport MD5 | - | 555 | 522 |
| Other revenue | - | - | 5,407 |
| Total revenues | 2,189,500 | 6,113,892 | 3,017,738 |
| TRANSFERS IN | 356,079 | 1,337,477 | 413,300 |
| Total funds available | (135,567) | 3,232,843 | 3,478,738 |
| EXPENDITURES | | | |
| General Fund | 168,374 | 618,128 | 421,000 |
| Capital Projects Fund | 3,558,506 | 1,229,538 | 2,627,438 |
| Total expenditures | 3,726,880 | 1,847,666 | 3,048,438 |
| TRANSFERS OUT | 356,079 | 1,337,477 | 413,300 |
| Total expenditures and transfers out requiring appropriation | 4,082,959 | 3,185,143 | 3,461,738 |
| ENDING FUND BALANCES | \$ (4,218,526) | \$ 47,700 | \$ 17,000 |
| EMERGENCY RESERVE | \$ 8,200 | \$ 47,700 | \$ 24,200 |
| TOTAL RESERVE | \$ 8,200 | \$ 47,700 | \$ 24,200 |

No assurance provided. See summary of significant assumptions.

TRANSPORT METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

| ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|----------------|-------------------|----------------|
|----------------|-------------------|----------------|

| | | | |
|---------------------------|----|----|-------------|
| ASSESSED VALUATION | | | |
| Agricultural | \$ | 10 | \$ 10 \$ 10 |
| Certified Assessed Value | \$ | 10 | \$ 10 \$ 10 |

| | | | |
|------------------|--|--------|---------------|
| MILL LEVY | | | |
| General | | 50.000 | 50.000 50.000 |
| Total mill levy | | 50.000 | 50.000 50.000 |

| | | | |
|-------------------------|----|---|-----------|
| PROPERTY TAXES | | | |
| General | \$ | 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
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/2/24

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 252,015 | \$ 800 | \$ 47,700 |
| REVENUES | | | |
| Property taxes | 1 | 1 | 1 |
| IGA Revenue Transport MD2 | 256,715 | 1,578,236 | 786,820 |
| IGA Revenue Transport MD3 | 358 | 288 | 284 |
| IGA Revenue Transport MD4 | 16,164 | 9,069 | 10,566 |
| IGA Revenue Transport MD5 | - | 555 | 522 |
| Other revenue | - | - | 5,407 |
| Developer Advance | - | 225,660 | 7,200 |
| Total revenues | 273,238 | 1,813,809 | 810,800 |
| Transfers from other funds | - | 94,348 | - |
| Total funds available | 525,253 | 1,908,957 | 858,500 |
| EXPENDITURES | | | |
| General and administrative | | | |
| Accounting | 34,284 | 45,000 | 47,300 |
| Auditing | 12,000 | 12,600 | 13,300 |
| Dues and membership | 1,736 | 2,183 | 2,500 |
| Insurance | 15,752 | 12,680 | 15,000 |
| Legal | 42,901 | 45,000 | 50,000 |
| Legal - Contingency | 61,010 | 500,000 | 250,000 |
| Miscellaneous | - | - | 5,000 |
| Banking fees | 91 | 65 | 1,000 |
| Election | - | - | 10,000 |
| Contingency | - | - | 25,400 |
| Website | 600 | 600 | 1,500 |
| Total expenditures | 168,374 | 618,128 | 421,000 |
| TRANSFERS OUT | | | |
| Transfers to other fund | 356,079 | 1,243,129 | 413,300 |
| Total expenditures and transfers out requiring appropriation | 524,453 | 1,861,257 | 834,300 |
| ENDING FUND BALANCES | \$ 800 | \$ 47,700 | \$ 24,200 |

No assurance provided. See summary of significant assumptions.

**TRANSPORT METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/2/24

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|-----------------------|-------------------|------------------|
| BEGINNING FUND BALANCES | \$ (2,933,161) | \$ (4,219,326) | \$ - |
| REVENUES | | | |
| Developer advance | 438,243 | 4,099,464 | 2,013,519 |
| Developer contribution | 391,052 | 200,619 | 200,619 |
| IGA Revenue Transport MD3 | 1,086,967 | - | - |
| Total revenues | <u>1,916,262</u> | <u>4,300,083</u> | <u>2,214,138</u> |
| TRANSFERS IN | | | |
| Transfers from other funds | <u>356,079</u> | <u>1,243,129</u> | <u>413,300</u> |
| Total funds available | <u>(660,820)</u> | <u>1,323,886</u> | <u>2,627,438</u> |
| EXPENDITURES | | | |
| Capital Projects | | | |
| Accounting | 34,285 | 45,000 | 47,300 |
| Legal | 50,546 | 55,000 | 55,000 |
| Repay developer advance | 213,687 | 200,619 | 200,619 |
| Engineering | 32,481 | 26,000 | 50,000 |
| Capital outlay | 3,013,820 | 702,300 | 2,073,900 |
| Capital outlay - developer certified costs | 213,687 | 200,619 | 200,619 |
| Total expenditures | <u>3,558,506</u> | <u>1,229,538</u> | <u>2,627,438</u> |
| TRANSFERS OUT | | | |
| Transfers to other fund | <u>-</u> | <u>94,348</u> | <u>-</u> |
| Total expenditures and transfers out requiring appropriation | <u>3,558,506</u> | <u>1,323,886</u> | <u>2,627,438</u> |
| ENDING FUND BALANCES | <u>\$ (4,219,326)</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions.

TRANSPORT METROPOLITAN DISTRICT NO. 1
2025 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 Metropolitan 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 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'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.

**TRANSPORT METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

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:

| Category | Rate | | Category | Rate | Actual Value Reduction | Amount |
|---------------------------|-------------|--|-----------------------|-------------|-------------------------------|---------------|
| 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% | | |

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 total property taxes collected.

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.

Intergovernmental Revenue

Pursuant to the District Coordinating Services Agreement dated November 20, 2019, the District will provide certain operation, maintenance, and administrative services benefiting Transport Metropolitan Districts No. 2-15 (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.

**TRANSPORT METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections for the budget year 2025.

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 anticipates infrastructure improvements as noted in the Capital Projects Fund.

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 2025, as defined under TABOR.

This information is an integral part of the accompanying budget.