

<b>Morningview Metropolitan District</b>			
<b>General Fund Budget</b>			
<b>Year Ended 12/31/2022</b>			
<b>Modified Accrual Basis</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
			<b>Proposed</b>
	<b>Actual</b>	<b>Estimated</b>	<b>Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ (4,104)	\$ 7,847	\$ 8,110
<b>REVENUES</b>			
Homeowner Fees for Operations	29,400	14,700	14,700
Property Tax - Operations & Maintenance	21,847	21,847	24,603
Specific Ownership Tax	2,375	2,594	2,706
Net investment income - delinquent property tax	-	6	-
Setup Fee	350	150	-
Status Letter Fee	-	100	-
Total Revenues	53,972	39,397	42,009
<b>EXPENDITURES</b>			
Accounting	7,190	5,000	5,000
Audit	3,700	-	-
Legal	5,922	4,000	5,000
District Management	4,957	4,800	4,800
Elections	2,522	-	2,500
Setup Fee	300	150	-
Status Letter Fee	50	100	-
Dues & subscriptions - SDA	295	288	300
Insurance	2,760	2,527	2,600
Contingency	-	-	100
Property tax collection fee - 1.5% - Operations	328	328	369
Total General Management	28,024	17,193	20,669
Maintenance			
Landscape maintenance	4,544	3,408	7,000
Landscape water	4,909	6,000	7,000
Landscape Repairs	3,585	7,530	5,000
Landscape - tree replacement	-	4,428	1,000
Electric for irrigation system	132	150	250
Stormwater Control	827	425	425
Total Maintenance	13,997	21,941	20,675
Total Expenses	42,021	39,134	41,344
Excess of Revenues over Expenditures	11,951	263	665
Net change in Fund Balance	11,951	263	665
<b>ENDING FUND BALANCE</b>	\$ 7,847	\$ 8,110	\$ 8,775
Emergency Reserve - 3% of Revenues	1,600	1,200	1,260
Unrestricted Fund Balance	6,247	6,910	7,515

<b>Morningview Metropolitan District</b>			
<b>Debt Service Fund Budget</b>			
<b>Year Ended 12/31/2022</b>			
<b>Modified Accrual Basis</b>			
	<b>2020</b>	<b>2021</b>	<b>2022</b>
			<b>Proposed</b>
	<b>Actual</b>	<b>Estimated</b>	<b>Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 12,919	\$ 21,687	\$ 30,455
<b>REVENUES</b>			
Property Tax - Debt Service	65,538	65,538	73,814
Specific Ownership Tax - Debt Service	7,124	7,124	8,120
Total Revenues	72,662	72,662	81,934
<b>EXPENDITURES</b>			
Interest on Bond	62,911	62,911	62,911
Property tax collection fee - Debt Service	983	983	1,107
<b>Total Expenditures</b>	63,894	63,894	64,018
Excess of Revenues over Expenditures	8,768	8,768	17,915
Net Change in Fund Balance	8,768	8,768	17,915
<b>ENDING FUND BALANCE</b>	\$ 21,687	\$ 30,455	\$ 48,370

<b>Morningview Metropolitan District</b>			
<b>Capital Fund Budget</b>			
<b>Year Ended 12/31/2022</b>			
<b>Modified Accrual Basis</b>			
	<b>2020</b>	<b>2021</b>	<b>2022</b>
	<b>Actual</b>	<b>Estimated</b>	<b>Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ -	\$ -	\$ -
<b>REVENUES</b>			
Property Tax - Contractual Obligations	-	-	-
Specific Ownership Tax - Contractual Obligations	-	-	-
Total Revenues	-	-	-
<b>EXPENDITURES</b>			
Property tax collection fee - Contractual Obligations	-	-	-
<b>Total Expenditures</b>	-	-	-
Excess of Revenues over Expenditures	-	-	-
Net Change in Fund Balance			-
<b>ENDING FUND BALANCE</b>	\$ -	\$ -	\$ -

**Morningview Metropolitan District  
Property Taxes  
2021 Valuations for 2022 Taxes**

	Total Adopted
Vacant Residential Land - Market Value	200
Percentage	30.0%
Assessed Value	60
Residential Land & Improvements - Market Value	30,907,335
Percentage	7.15%
Assessed Value	2,209,810
Commercial	911
Percentage	28.5%
Assessed Value	260
Public Utility state value	-
Percentage	29%
Assessed Value	-
Total Assessed Value - Final as of 11/24/21	2,210,130
Mill Levy - General Operating & Debt Service	44.530
2021 Property Tax to be paid in 2022	\$ 98,417

Tax based on Mill Levy for 2021	
Operations & Maintenance	\$ 24,603
Debt Service	\$ 73,814
Total	\$ 98,417

Mill Levy Charged in 2021	
Operations & Maintenance	11.132
Debt Service	33.398
Total	44.530

**Morningview Metropolitan District  
El Paso County, CO  
2022 Budget Message**

Morningview Metropolitan District (the District) is a quasi-municipal corporation and political subdivision of the state of Colorado, which was organized by order and decree of the District Court for El Paso County on November 14, 2013, and is governed pursuant to the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District undertakes its functions pursuant to the Service Plan dated July 11, 2013. The service area of the District is located entirely within the city of Colorado Springs, El Paso County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements, including water, sanitation, streets, safety protection, storm drainage, transportation, mosquito control, fire protection, TV relay and transmission, security, covenant enforcement and design review services, and parks and recreation facilities.

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

The following budget is prepared on the modified accrual basis of accounting, in accordance with requirements of Colorado Revised Statutes C.R.S. 29-1-105.

**2022 BUDGET STRATEGY**

**GENERAL FUND**

**REVENUES**

1. The homeowners will be assessed a \$300 annual fee to cover the shortfall of revenue over expenses in 2022.
2. Property Taxes are based on the assessed value of property within the District as established by El Paso County. Mill levies are budgeted for Operations and Maintenance at 11.132 Mills.
3. Specific ownership taxes are budgeted at 11% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county.

**GENERAL FUND**

**EXPENDITURES**

1. Accounting fees include the costs of the accounting firm to review the financial statements, review and file the budget and to prepare annual financial statements for the audit.
2. Audit fees are the cost to audit the financial statements.
3. Legal fees are estimated based on the annual requirements of the District.
4. District Management costs are estimated based on costs to manage the District.
5. Dues & subscriptions are the estimated SDA dues and office expenses.

**Morningview Metropolitan District  
El Paso County, CO  
2022 Budget Message**

**GENERAL FUND**

**EXPENDITURES - continued**

6. Insurance is the estimated charges from the Colorado Special Districts Property and Liability Pool insurance.
7. Contingency expense is budgeted for possible additional expenses.
8. A property tax collection fee is payable to the County at the rate of 1.5% of the property taxes collected, excluding specific ownership tax.
9. Landscape Maintenance and Water is the cost to maintain and water the landscaping, common areas and drainage systems.

**RESERVES**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of revenues, excluding Developer Loan Proceeds.

**CAPITAL FUND**

1. No revenues or expenditures are budgeted in the Capital Fund for 2022.

**DEBT SERVICE FUND**

**REVENUES**

1. Property Taxes are based on the assessed value of property within the District as established by El Paso County. Mill levies are budgeted for Debt Service at 33.398 Mills.
2. Specific ownership taxes re budgeted at 11% of property taxes collected. These taxes are set by the state and collected by the county treasurer primarily on vehicle licensing within the county as a whole. They are allocated by the county treasurer to all taxing entities within the county

**DEBT SERVICE FUND**

**EXPENDITURES**

1. Interest is budgeted on the Bond that was issued in 2017, to the extent of available revenues.
2. A property tax collection fee is payable to the County at the rate of 1.5% of the property taxes collected, excluding specific ownership tax.

**ADDITIONAL INFORMATION**

1. The basis of accounting for the District is the Modified Accrual Basis.
2. There are no operating or capital lease obligations of the District.
3. The District is authorized to issue General Obligation Debt, Revenue Debt and other Debt in an amount not to exceed \$2,000,000. There is a maximum 30 mill levy cap that applies to the District in connection with the Debt, subject to adjustment under the Gallagher provisions of the law.

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

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

On behalf of the Morningview Metropolitan District,  
(taxing entity)<sup>A</sup>

the Board of Directors,  
(governing body)<sup>B</sup>

of the Morningview Metropolitan District,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 2,210,130 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: \$ 2,210,130 (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:** 12/09/2021 for budget/fiscal year 2022.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	11.132 mills	\$ 24,603
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	11.132 mills	<b>\$ 24,603</b>
3. General Obligation Bonds and Interest <sup>J</sup>	33.398 mills	\$ 73,814
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> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>44.530</b> mills	<b>\$ 98,417</b>

Contact person: (print) Carrie Bartow Daytime phone: ( 719 ) 635-0330  
Signed: \_\_\_\_\_ *Carrie Bartow* Title: Accountant for the District

<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: Public Improvements  
Series: Limited Tax General Obligation Bond, Series 2017  
Date of Issue: November 16, 2017  
Coupon Rate: 5.300%  
Maturity Date: December 1, 2055  
Levy: 33.398  
Revenue: \$73,814
  
- 2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**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.