

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2023

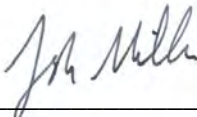
To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2024 budget and budget message for BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2 in El Paso County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 27, 2023. If there are any questions on the budget, please contact:

Josh Miller, District Manager  
c/o CliftonLarsonAllen LLP  
121 S. Tejon Street, Suite 1100  
Colorado Springs, CO 80903  
Telephone number: 303-779-5710

I, Josh Miller, District Manager of the Banning Lewis Ranch Metropolitan District No. 2, hereby certify that the attached is a true and correct copy of the 2024 budget.

By:

  
\_\_\_\_\_  
Josh Miller, District Manager

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2**  
**RESOLUTION TO ADOPT 2024 BUDGET**

WHEREAS, the Board of Directors (the “**Board**”) of Banning Lewis Ranch Metropolitan District No. 2 (the “**District**”) has appointed a budget committee to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2023 for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on November 27, 2023, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Banning Lewis Ranch Metropolitan District No. 2:

1. That estimated expenditures for each fund are as follows:

General Fund:	\$	880,000
Debt Service Fund:	\$	670,500
Capital Projects Fund	\$	<u>115,000</u>
Total	\$	1,665,500

2. That estimated revenues are as follows:

<u>General Fund:</u>		
From unappropriated surpluses	\$	0
From sources other than general property tax	\$	94,043
From general property tax	\$	<u>785,957</u>
Total	\$	880,000

Debt Service Fund:

From unappropriated surpluses	\$ 1,129,571
From sources other than general property tax	\$ 150,299
From general property tax	\$ <u>852,990</u>
Total	\$ 2,132,860

Capital Projects Fund

From unappropriated surpluses	\$ 178,066
From sources other than general property tax	\$ <u>6,000</u>
Total	\$ 184,066

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of the District for the 2024 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

**TO SET MILL LEVIES**

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$785,957; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$852,990; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$29,792,530.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Banning Lewis Ranch Metropolitan District No. 2:

1. That for the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a property tax of 26.381 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$785,957.

2. That for the purpose of meeting all debt service expenses of the District during the 2024 budget year, there is hereby levied a property tax of 28.631 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$852,990.

3. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of El Paso County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

**TO APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Banning Lewis Ranch Metropolitan District No. 2 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$	880,000
Debt Service Fund:	\$	670,500
Capital Projects Fund	\$	<u>115,000</u>
Total	\$	1,665,500

Adopted this 27<sup>th</sup> day of November, 2023.

BANNING LEWIS RANCH  
METROPOLITAN DISTRICT NO. 2

By:   
0375F190891F489...  
Donald P. Knechtel, Chair

Attest:

  
088E8FE74328450...  
Dave Barnett, Secretary

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2024**

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2**  
**SUMMARY**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/19/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,007,408	\$ 1,136,662	\$ 1,307,637
REVENUES			
Property taxes	1,232,481	1,234,093	1,638,947
Specific ownership taxes	128,150	124,792	163,895
Interest income	27,101	64,595	74,500
Other revenue	-	-	11,947
Total revenues	<u>1,387,732</u>	<u>1,423,480</u>	<u>1,889,289</u>
Total funds available	<u>2,395,140</u>	<u>2,560,142</u>	<u>3,196,926</u>
EXPENDITURES			
General Fund	608,093	608,560	880,000
Debt Service Fund	640,725	643,945	670,500
Capital Projects Fund	9,660	-	115,000
Total expenditures	<u>1,258,478</u>	<u>1,252,505</u>	<u>1,665,500</u>
Total expenditures and transfers out requiring appropriation	<u>1,258,478</u>	<u>1,252,505</u>	<u>1,665,500</u>
ENDING FUND BALANCES	<u>\$ 1,136,662</u>	<u>\$ 1,307,637</u>	<u>\$ 1,531,426</u>
DEBT SERVICE RESERVE	390,944	390,944	390,944
TOTAL RESERVE	<u>\$ 390,944</u>	<u>\$ 390,944</u>	<u>\$ 390,944</u>

No assurance provided. See summary of significant assumptions.

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/19/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

**ASSESSED VALUATION**

Residential	\$ 24,585,210	\$ 23,947,730	\$ 29,775,920
Commercial	5,220	5,850	3,770
State assessed	5,720	12,460	7,400
Vacant land	5,690	5,690	5,440
	24,601,840	23,971,730	29,792,530
Certified Assessed Value	\$ 24,601,840	\$ 23,971,730	\$ 29,792,530

**MILL LEVY**

General	22.266	22.906	26.381
Debt Service	27.831	28.631	28.631
Total mill levy	50.097	51.537	55.012

**PROPERTY TAXES**

General	\$ 547,785	\$ 549,096	\$ 785,957
Debt Service	684,694	686,335	852,990
Levied property taxes	1,232,479	1,235,431	1,638,947
Adjustments to actual/rounding	2	-	-
Refunds and abatements	-	(1,338)	-
Budgeted property taxes	\$ 1,232,481	\$ 1,234,093	\$ 1,638,947

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 547,785</b>	<b>\$ 548,502</b>	<b>\$ 785,957</b>
<b>Debt Service</b>	<b>684,696</b>	<b>685,591</b>	<b>852,990</b>
	<b>\$ 1,232,481</b>	<b>\$ 1,234,093</b>	<b>\$ 1,638,947</b>

No assurance provided. See summary of significant assumptions.



**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/19/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property taxes	547,785	548,501	785,957
Specific ownership taxes	56,957	55,464	78,596
Interest income	3,351	4,595	3,500
Other revenue	-	-	11,947
Total revenues	<u>608,093</u>	<u>608,560</u>	<u>880,000</u>
TRANSFERS IN			
Total funds available	<u>608,093</u>	<u>608,560</u>	<u>880,000</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	8,221	8,236	11,789
Directors' fees	1,546	2,600	3,000
Banking fees	37	100	100
Payroll taxes	391	200	250
Contingency	-	-	11,947
Intergovernmental expenditures	597,898	597,424	852,914
Total expenditures	<u>608,093</u>	<u>608,560</u>	<u>880,000</u>
Total expenditures and transfers out requiring appropriation	<u>608,093</u>	<u>608,560</u>	<u>880,000</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2**  
**DEBT SERVICE FUND**  
**2024 BUDGET**  
**WITH 2022 ACTUAL AND 2023 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/19/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 832,703	\$ 968,596	\$ 1,129,571
REVENUES			
Property taxes	684,696	685,592	852,990
Specific ownership taxes	71,193	69,328	85,299
Interest income	20,729	50,000	65,000
Total revenues	<u>776,618</u>	<u>804,920</u>	<u>1,003,289</u>
Total funds available	<u>1,609,321</u>	<u>1,773,516</u>	<u>2,132,860</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	10,275	10,295	12,795
Paying agent fees	3,000	3,000	3,000
Contingency	-	-	11,255
Debt Service			
Bond interest	457,450	450,650	443,450
Bond Principal	170,000	180,000	200,000
Total expenditures	<u>640,725</u>	<u>643,945</u>	<u>670,500</u>
Total expenditures and transfers out requiring appropriation	<u>640,725</u>	<u>643,945</u>	<u>670,500</u>
ENDING FUND BALANCES	<u>\$ 968,596</u>	<u>\$ 1,129,571</u>	<u>\$ 1,462,360</u>
DEBT SERVICE RESERVE	<u>\$ 390,944</u>	<u>\$ 390,944</u>	<u>\$ 390,944</u>
TOTAL RESERVE	<u>\$ 390,944</u>	<u>\$ 390,944</u>	<u>\$ 390,944</u>

No assurance provided. See summary of significant assumptions.

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/19/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 174,705	\$ 168,066	\$ 178,066
REVENUES			
Interest income	3,021	10,000	6,000
Total revenues	<u>3,021</u>	<u>10,000</u>	<u>6,000</u>
Total funds available	<u>177,726</u>	<u>178,066</u>	<u>184,066</u>
EXPENDITURES			
General and Administrative			
Contingency	-	-	15,000
Capital Projects			
Capital outlay	9,660	-	100,000
Total expenditures	<u>9,660</u>	<u>-</u>	<u>115,000</u>
Total expenditures and transfers out requiring appropriation	<u>9,660</u>	<u>-</u>	<u>115,000</u>
ENDING FUND BALANCES	<u>\$ 168,066</u>	<u>\$ 178,066</u>	<u>\$ 69,066</u>

No assurance provided. See summary of significant assumptions.

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2**  
**2024 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Banning Lewis Ranch Metropolitan District No. 2 (“the District”), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City of Colorado Springs, El Paso County, Colorado on December 1, 2005, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was organized to provide street improvements, parks and recreational facilities, water supply, wastewater facilities, traffic and safety controls, public transportation, fire protection, mosquito control and television relay. The District is one of the Financing Districts organized in conjunction with ten other related Districts - Banning Lewis Ranch Metropolitan District Nos. 1, 2, 4, 5, 6 (now Banning Lewis Ranch Regional Metropolitan District No. 1), 7 (now Banning Lewis Ranch Regional Metropolitan District No. 2), 8, 9, 10, and 11. District No. 1 serves as the Operating District which will pay all vendors of and receive reimbursement/contributions from the Financing Districts. All other Districts, including District No. 2, are the Financing Districts which will issue debt, levy ad valorem taxes on taxable properties within each District and assess fees, rates and other charges as authorized by law. Banning Lewis Ranch Regional Metropolitan District will serve as the Regional Improvement District serving all of the Districts. The District’s service area is located entirely within the City of Colorado Springs, El Paso County, Colorado.

During elections held on November 1, 2005, the District’s voters authorized total general obligation indebtedness of \$929,500,000 for the above listed facilities and powers as well as for refunding debt. The elections also approved annual increases in property taxes of up to \$8,000,000, without limitation to rate, to pay the District’s operations and maintenance costs. The election also allows the District to retain all revenues without regard to the limitation contained in Article X, Section 20 of the Colorado constitution or any other law.

Pursuant to the Service Plan, District No. 2 is permitted to issue bond indebtedness of up to \$84,500,000.

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 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.

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT 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 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.

Pursuant to the Service Plan, the District is required to adjust its maximum Required Mill Levy for changes in the ratio of actual 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 a amount sufficient 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].

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.

For property tax collection year 2024, SB22-238 and SB23B-001 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%			

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2  
2024 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 10% of the property taxes collected.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 5.00%.

**Expenditures**

**County Treasurer's Fees**

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

**Administrative Expenditures**

The District has budgeted for administrative expenditures related to the payment of fees to the board of directors, as well as a contingency for unexpected expenditures. Directors are paid \$100 per meeting, up to a maximum of \$2,400 per director per year.

**Intergovernmental expenditure – Banning Lewis Ranch Metropolitan District No. 1 – O&M Taxes**

Property taxes generated from the mills levied by the District for operations and maintenance, net of fees and other administrative expenditures, are expected to be transferred to District No. 1, the Operating District, which pays all other administrative expenditures of the District.

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the District's Series 2016 General Obligation Refunding Bonds (discussed under Debt and Leases).

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On December 8, 2016, the District issued General Obligation Refunding Bonds, Series 2016 (2016 Bonds), in the principal amount of \$11,310,000, for the purpose of (1) refunding the District's General Obligation Limited Tax Bonds, Series 2013, (2) refunding the District's Subordinate General Obligation Limited Tax Bonds, Series 2014, (3) purchasing an insurance policy for the 2016 Bonds, and (4) paying the costs of issuing the 2016 Bonds. The 2016 Bonds have an anticipated maturity date of December 1, 2046, and are comprised of term and serial bonds with an interest rate between 2.000% and 5.000%.

For the purpose of paying the principal of, premium if any, and interest on the Bonds and if necessary replenishing the Reserve Fund up to the Required Reserve, the District covenants to cause to be levied on all of the taxable property of the District, in addition to all other taxes, direct annual taxes in each of the years 2016 to 2045, inclusive (and, to the extent necessary to make up any overdue payments on the Bonds, in each year subsequent to 2045), without limitation of rate and in amounts sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable.

The 2016 Bonds are further secured by amounts held by the Trustee in the Reserve Fund in the amount of \$390,944.

**Schedule of Long Term Obligations**

	Balance at December 31, 2022	Additions*	Repayments*	Balance at December 31, 2023*
Seires 2016 G.O. Bonds	\$ 10,475,000	\$ -	\$ 180,000	\$ 10,295,000
Bond Issue Discount:	(76,898)	-	4,998	(71,900)
	<u>\$ 10,398,102</u>	<u>\$ -</u>	<u>\$ 184,998</u>	<u>\$ 10,223,100</u>
	Balance at December 31, 2023*	Additions*	Repayments*	Balance at December 31, 2024*
Seires 2016 G.O. Bonds	\$ 10,295,000	\$ -	\$ 200,000	\$ 10,095,000
Bond Issue Discount:	(71,900)	-	4,918	(66,982)
	<u>\$ 10,223,100</u>	<u>\$ -</u>	<u>\$ 204,918</u>	<u>\$ 10,028,018</u>

\* Estimate

The District has no operating or capital leases.

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Debt Service Reserve**

The District maintains a Debt Service Reserve of \$390,944 as required with the issuance of the Series 2016 Bonds.

**Emergency Reserve**

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all funds received by the District subject to TABOR are transferred to District No. 1, which pays for all District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's 2024 Budget. The Emergency Reserve for these revenues is reflected in District No. 1.



**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>Bonds and Interest Maturing in the Year Ending December 31, Year</b>	<b>\$11,310,000 General Obligation Refunding Bonds Series 2016 Dated December 8, 2016 Principal Due December 1 Interest Rate 2.00% - 5.00% Payable June 1 and December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2024	\$ 200,000	\$ 443,450	\$ 643,450
2025	210,000	433,450	643,450
2026	230,000	422,950	652,950
2027	240,000	411,450	651,450
2028	265,000	399,450	664,450
2029	280,000	386,200	666,200
2030	305,000	373,776	678,776
2031	320,000	361,194	681,194
2032	345,000	347,994	692,994
2033	360,000	333,763	693,763
2034	390,000	318,912	708,912
2035	405,000	302,825	707,825
2036	435,000	286,119	721,119
2037	455,000	268,175	723,175
2038	485,000	248,837	733,837
2039	510,000	228,225	738,225
2040	545,000	206,550	751,550
2041	565,000	183,387	748,387
2042	605,000	159,375	764,375
2043	630,000	133,662	763,662
2044	675,000	106,887	781,887
2045	700,000	78,200	778,200
2046	1,140,000	48,450	1,188,450
	<u>\$ 10,295,000</u>	<u>\$ 6,483,281</u>	<u>\$ 16,778,281</u>

No assurance provided. See summary of significant assumptions.

**CERTIFICATION OF 2024 BUDGET FOR**  
**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 2**

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Banning Lewis Ranch Metropolitan District No. 2, for the budget year ending December 31, 2024, as adopted on November 27, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Banning Lewis Ranch Metropolitan District No. 2 in El Paso County, Colorado, this 27<sup>th</sup> day of November, 2023.

DocuSigned by:  
*Don Knechtel*  
8375F190891F489...  
\_\_\_\_\_  
Donald P. Knechtel, Chair

Proof of Publication

THE TRANSCRIPT  
Colorado Springs, Colorado

STATE OF COLORADO, } ss.  
COUNTY OF EL PASO }

I, Fran Zankowski, Publisher, or the undersigned Authorized Agent of the Publisher, do solemnly swear that I am the Publisher, or Authorized Agent of the Publisher of The Transcript; that the same is a tri-weekly newspaper and published in the County of El Paso, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a tri-weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

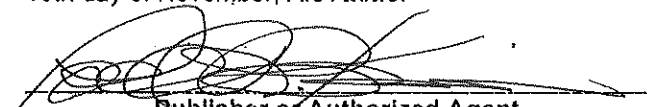
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said tri-weekly newspapers for the period of 1 consecutive insertion(s), and/or once each week and on the same days of each week; and that the first publication of said notice was in the issue of said newspaper dated:

10, NOVEMBER, A.D. 2023.

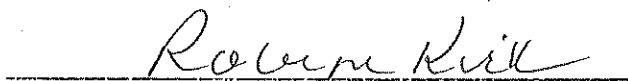
And that the last publication of said notice was in the issue of said newspaper dated:

10, NOVEMBER, A.D. 2023.

In witness whereof, I have hereunto set my hand this 10th day of November, A.D. 2023.

  
\_\_\_\_\_  
Publisher or Authorized Agent

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 10th day of November, A.D. 2023.

  
\_\_\_\_\_  
Notary Public

ROBYN KIRK  
Notary Public  
State of Colorado  
Notary ID # 20114063677  
My Commission Expires 10-05-2027

NOTICE CONCERNING  
PROPOSED 2024 BUDGET OF  
BANNING LEWIS RANCH  
METROPOLITAN  
DISTRICT NO. 2

NOTICE is hereby given that a proposed budget has been submitted to the Board of Directors of Banning Lewis Ranch Metropolitan District No. 2 for the ensuing year of 2024; that a copy of such proposed budget has been filed in the office of the District at CliftonLarsonAllen LLP, 121 S. Tejon Street, Suite 1100, Colorado Springs, Colorado, where the same is open for public inspection; and that such proposed budget will be considered at a public hearing of the Board of Directors of the District to be held at North Tree Ranch House 6885 Vista Del Pico Blvd., Colorado Springs, Colorado and via telephone and videoconference on Monday, November 27, 2023, at 1:00 p.m. To attend and participate by telephone, dial 720-547-5281 and enter passcode 373 195 829#. To attend and participate by videoconference, visit: [https://teams.microsoft.com/join/19%3ameeting\\_NTAzYTI52WEIYzdhMC00YTYxLTlhNTktZTM0ZWY2M2NlMGVl%40thread.v2/0?context=%7b%22Tid%22%3a%24aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d](https://teams.microsoft.com/join/19%3ameeting_NTAzYTI52WEIYzdhMC00YTYxLTlhNTktZTM0ZWY2M2NlMGVl%40thread.v2/0?context=%7b%22Tid%22%3a%24aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d).

At such public hearing the Board of Directors of the District may certify a property tax levy of approximately 23.759 mills for operations, which may exceed the property tax limits set forth in Sections 29-1-306(2) and (3), C.R.S., and which property tax limitation would only be in effect if Proposition HH passes at the November 7, 2023 election. Any elector within the District may, at any time prior to the final adoption of the budget, inspect the budget and file or register any objections thereto.

BANNING LEWIS RANCH  
METROPOLITAN  
DISTRICT NO. 2  
/s/ David Barnett  
Secretary  
Publication Date: November 10, 2023  
Published in The Transcript  
DT43403

Published and posted on District's website at least ten (10) days prior to budget hearing.



**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 infrastructure improvements                            |
|    | Series:           | Unlimited Tax General Obligation Refunding Bonds, Series 2016 |
|    | Date of Issue:    | December 8, 2016  |
|    | Coupon Rate:      | 2.000% – 4.250%   |
|    | Maturity Date:    | December 1, 2046  |
|    | Levy:             | 28.631  |
|    | Revenue:          | \$ 852,990  |
|    |                   |   |
| 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.

Notes:

<sup>A</sup> **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a *taxing entity* is also a geographic area formerly located within a *taxing entity's* boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government<sup>C</sup>.

<sup>B</sup> **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity's* mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

<sup>C</sup> **Local Government** - For purposes of this line on Page 1 of the DLG 70, the *local government* is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The *local government* is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the *local government* and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the *local government* when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the *local government* if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the *local government* when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

<sup>D</sup> **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a “tax increment financing” entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity's* total mills upon the *taxing entity's* *Gross Assessed Value* found on Line 2 of Form DLG 57.

<sup>E</sup> **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25<sup>th</sup> each year and may amend it, one time, prior to December 10<sup>th</sup>. Each entity must use the **FINAL** valuation provided by assessor when certifying a tax levy.

<sup>F</sup> **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use “tax increment financing” to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity's* mill levy applied against the *taxing entity's* gross assessed value after subtracting the *taxing entity's* revenues derived from its mill levy applied against the net assessed value.

<sup>G</sup> **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57. **Please Note:** A downtown development authority (DDA) may be both a *taxing entity* and have also created its own *TIF area* and/or have a URA *TIF Area* within the DDA's boundaries. As a result DDAs may both receive operating revenue from their levy applied to their certified *NET assessed value* and also receive TIF revenue generated by any *tax entity* levies overlapping the DDA's *TIF Area*, including the DDA's own operating levy.

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**<sup>H</sup> General Operating Expenses (DLG 70 Page 1 Line 1)**—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

**<sup>I</sup> Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)**—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity*'s levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not applicable to other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

**<sup>J</sup> General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)**—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

**<sup>K</sup> Contractual Obligation (DLG 70 Page 1 Line 4)**—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

**<sup>L</sup> Capital Expenditures (DLG 70 Page 1 Line 5)**—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

**<sup>M</sup> Refunds/Abatements (DLG 70 Page 1 Line 6)**—The county assessor reports on the *Certification of Valuation* (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: Pursuant to Article X, Section 3 of the Colorado Constitution, if the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity*'s total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

**<sup>N</sup> Other (DLG 70 Page 1 Line 7)**—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.