

LETTER OF BUDGET TRANSMITTAL

Date: January 31, 2024

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

Attached are the 2024 budget and budget message for RAMPART RANGE METROPOLITAN DISTRICT NO. 4, Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 6, 2023. If there are any questions on the budget, please contact:

CliftonLarsonAllen LLP
Attn: Denise Denslow, District Manager
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Telephone number: 303-779-5710
Denise.denslow@claconnect.com

I, Denise Denslow, District Manager of the Rampart Range Metropolitan District No. 4 hereby certify that the attached is a true and correct copy of the 2024 budget.

By: 

Denise Denslow, District Manager

RESOLUTION NO. 2023-12-02

RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY

RESOLUTION OF THE BOARD OF DIRECTORS OF RAMPART RANGE METROPOLITAN DISTRICT NO. 4, DOUGLAS COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE BUDGET YEAR 2024

A. The Board of Directors of Rampart Range Metropolitan District No. 4 (the “**District**”) has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body by October 15, 2023 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 6, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers 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.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. 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, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF RAMPART RANGE METROPOLITAN DISTRICT NO. 4, DOUGLAS COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.


3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND
APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on December 6, 2023.

**RAMPART RANGE METROPOLITAN
DISTRICT NO. 4**

By: 
D37D044D683B4A6...
President

Attest:

By: 
16B677B2564B4D8...
Secretary

EXHIBIT A

Budget

RAMPART RANGE METROPOLITAN DISTRICT NO. 4

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2024

**RAMPART RANGE METROPOLITAN DISTRICT NO. 4
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/17/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Property Taxes - General Fund	-	-	19,260
Property Taxes - Contractual Obligations	-	-	116,027
Specific Ownership Taxes - General Fund	-	-	1,733
Specific Ownership Taxes - Contractual Obligations	-	-	10,442
Interest income	-	-	2,538
Total revenues	<u>-</u>	<u>-</u>	<u>150,000</u>
Total funds available	<u>-</u>	<u>-</u>	<u>150,000</u>
EXPENDITURES			
County Treasurer's Fee			2,029
General and administrative			
Accounting	-	-	18,000
Legal	-	-	8,000
Dues and licenses	-	-	1,000
Insurance and bonds	-	-	1,400
Miscellaneous expenses	-	-	500
Contingency	-	-	184
Contractual Obligation			
Contractual Debt Levy Revenue Payment to the City of Lone Tree (8.0 Mills)	-	-	114,287
Total expenditures	<u>-</u>	<u>-</u>	<u>145,400</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>145,400</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,600</u>
EMERGENCY RESERVE	\$ -	\$ -	\$ 4,500
Available for Operations	-	-	100
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,600</u>

No assurance provided. See summary of significant assumptions.

RAMPART RANGE METROPOLITAN DISTRICT NO. 4
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

1/17/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Residential	\$ -	\$ 413,080	\$ 1,285,000
Agricultural	28,240	22,610	23,690
Natural Resources	80	80	90
State assessed	95,100	405,700	393,700
Vacant land	869,850	7,098,060	12,054,530
Certified Assessed Value	\$ 993,270	\$ 7,939,530	\$ 13,757,010

MILL LEVY

General	0.000	0.000	1.400
Contractual Obligation	0.000	0.000	8.434
Total mill levy	0.000	0.000	9.834

PROPERTY TAXES

General	\$ -	\$ -	\$ 19,260
Contractual Obligation	-	-	116,027
Budgeted property taxes	\$ -	\$ -	\$ 135,287

BUDGETED PROPERTY TAXES

General	\$ -	\$ -	\$ 19,260
Contractual Obligation	-	-	116,027
Budgeted property taxes	\$ -	\$ -	\$ 135,287

No assurance provided. See summary of significant assumptions.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 4
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Rampart Range Metropolitan District No. 4 (the “District” or “District No. 4”), a quasi-municipal corporation, was organized on March 12, 2001, concurrently with five contiguous districts, Rampart Range Metropolitan District Nos. 1 – 3 and District Nos. 5 and 6, and is governed pursuant to provisions of the Colorado Special Districts Act (Title 32). In 2005, District Nos. 7 – 9 were organized concurrently and are contiguous with the aforementioned Districts. The District’s service area is located entirely within the City of Lone Tree (the “City”) in Douglas County, Colorado. Starting on January 1, 2020, for operational purposes all of the Rampart Range Districts were separated into two groups. Rampart Range Metropolitan District Nos. 1, 2, 3 and 7 are the “West Side Districts”, as those Districts operating properties on the west side of Interstate I-25, and Rampart Range Metropolitan District Nos. 4, 5, 6, 8 and 9 are the “East Side Districts”, as those Districts operating properties on the east side of Interstate I-25.

District Nos. 6, 8 and 9 (collectively known as the “East Side Taxing Districts”) were established to provide financing for the design, acquisition, installation and construction of water and irrigation systems, streets, traffic and safety controls, fire protection and emergency medical services, television relay and translator facilities, transportation systems, parks and recreation facilities, sanitation facilities and mosquito and pest control. The East Side Taxing Districts provide the tax base needed to provide funding for the above described capital improvements and related operations. District No. 5 (the “East Side Operating District”) is responsible for managing the construction and operation of facilities and services of the East Side Districts and for issuing debt. Pursuant to their respective Service Plans, the East Side Taxing Districts are obligated to impose a Regional Improvements Mill Levy, which is currently equal to 1.000 mill, and convey the revenue to the City to be used for the planning, constructing or acquiring of regional improvements.

The District operates under a Second Amended and Restated Service Plan approved by the City on March 6, 2018, to give effect to the Mill Levy Pledge Agreement (“the Pledge Agreement”) between the District and the City dated November 7, 2017. From that date, the primary purpose of the District is to finance the defined Public Services provided by the City, for the use and benefit of the inhabitants and taxpayers of the East Side Districts, and the District has the authority to overlap boundaries with the East Side Districts. The District shall not incur any Debt other than as is allowed in the Pledge Agreement. According to the Pledge Agreement the boundaries of the District were modified to include all of the “East Side Property” which includes all of the property within the boundaries of the East Side Districts, and the District is obligated to impose a “Contractual Debt Levy” and to remit the Contractual Debt Levy Revenue to the City, commencing in tax certification year 2023 (for collection and remittance in 2024). Furthermore, so long as the Contractual Debt Levy is imposed, the obligation to impose the Regional Improvements Mill Levy is eliminated for the District and the East Side Districts. The specific ownership taxes collected by the District from the Contractual Debt Levy are available to be used by the District for administrative expenses.

On November 7, 2000, the District’s voters authorized the issuance of indebtedness in an amount not to exceed \$882,250,000 for the above listed facilities and powers. The election also approved an annual increase in property taxes of \$100,000, without limitation to rate, to pay the District’s operations and maintenance costs.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 4
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided - (Continued)

On November 1, 2005, the District's voters authorized the issuance of additional indebtedness in an amount not to exceed \$5,500,000,000 for the above listed facilities and powers. The election also approved an annual increase in property taxes of \$5,000,000, without limitation to rate, to pay the District's operations and maintenance costs.

On May 8, 2012, the District's voters again authorized the issuance of additional indebtedness in an amount not to exceed \$5,500,000,000 for the above listed facilities and powers. The election also approved an annual increase in property taxes of \$5,000,000, without limitation to rate, to pay the District's operations and maintenance costs.

Most recently, on May 5, 2020, the District's voters authorized the issuance of additional indebtedness in an amount not to exceed \$5,500,000,000 for the above listed facilities and powers. The election also approved an annual increase in property taxes of \$5,000,000, without limitation to rate, to pay the District's operations and maintenance costs.

Per the Second Amended and Restated Service Plan, the District shall have no Debt, other than the Pledge Agreement. In addition, the maximum debt service mill levy for the District is limited to the Contractual Debt Levy.

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.

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 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.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 4
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (Continued)

Property Taxes – (Continued)

For property tax collection year 2024, SB22-238 and SB23B-001 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 9.0% of the property taxes collected by the District.

Interest Income

Interest earned on the District's prior year cash balances and available funds from estimated 2024 cash activity has been estimated based on historical interest earnings as adjusted for interest rate changes and fluctuating cash balances.

Expenditures

Administrative Expenditures

General and administrative expenditures include legal, accounting, insurance, and other administrative expenses.

**RAMPART RANGE METROPOLITAN DISTRICT NO. 4
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures - (Continued)

County Treasurer's Fees

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

Payment to City of Lone Tree

According to the Pledge Agreement, the District is obligated to impose a "Contractual Debt Levy" and to remit the Contractual Debt Levy Revenue to the City, commencing in tax certification year 2023 (for collection and remittance in 2024). The Contractual Debt Levy is an ad valorem mill levy in the amount of 8.00 Mills for tax collection years 2024 through 2055. However, if the ratio of valuation for assessment of residential real property is changed after November 7, 2017, pursuant to Article X, Section 3 of the Colorado Constitution, the Contractual Debt Levy shall be increased or decreased to reflect such change so that, to the extent possible, the actual tax revenues generated by the Contractual Debt Levy, as adjusted, are neither diminished nor enhanced as a result of such changes in the ratio of valuation for assessment of residential property. The Contractual Debt Levy Revenue is net of the costs of collection and any tax refunds or abatements authorized by Douglas County. Furthermore, so long as the Contractual Debt Levy is imposed, the obligation to impose the Regional Improvements Mill Levy is eliminated for the District and the East Side Districts. The specific ownership taxes collected by the District from the Contractual Debt Levy are not part of the Contractual Debt Levy Revenue and are available to be used by the District for administrative expenses.

Debt and Leases

The District has no outstanding debt or any operating or capital leases.

Reserves

Emergency Reserve

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

This information is an integral part of the accompanying budget.

I, Elizabeth Matthews, hereby certify that I am the duly appointed Secretary of the Rampart Range Metropolitan District No. 4, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Rampart Range Metropolitan District No. 4 held on December 6, 2023.

DocuSigned by:

Elizabeth Matthews

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Secretary

RESOLUTION NO. 2023-12-03

RESOLUTION TO SET MILL LEVIES

**RESOLUTION OF THE RAMPART RANGE METROPOLITAN DISTRICT NO. 4
LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111,
C.R.S., FOR THE YEAR 2023, TO HELP DEFRAID THE COSTS OF GOVERNMENT
FOR THE 2024 BUDGET YEAR**

A. The Board of Directors of the Rampart Range Metropolitan District No. 4 (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on December 6, 2023.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Rampart Range Metropolitan District No. 4, Douglas County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.


3. That for the purpose of meeting all contractual obligation expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED on December 6, 2023.

**RAMPART RANGE METROPOLITAN
DISTRICT NO. 4**

By:  DocuSigned by:
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President

Attest:

By:  DocuSigned by:
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Secretary

EXHIBIT 1

Certification of Tax Levies

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO The County Commissioners of Douglas County, Colorado
 On behalf of the Rampart Range Metro District 4
 the Board of Directors
 of the Rampart Range Metropolitan District 4**

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$13,757,010** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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: **\$13,757,010**

Submitted: *Rob Lange* for budget/fiscal year 2024

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	1.400 mills	\$19,260
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
SUBTOTAL FOR GENERAL OPERATING:	1.400 mills	\$19,260
3. General Obligation Bonds and Interest	0.000 mills	\$0
4. Contractual Obligations	8.434 mills	\$116,027
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
TOTAL:	9.834 mills	\$135,287

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, CONTRACT, OTHER, AND/OR JUDGMENT:

BONDS

No Bonds Available

CONTRACTS

1. Purpose of Contract: To finance the defined Public Services Provided by the City of Lone Tree
 Title: Second Amended and Restated Service Plan

Date of Issue:
Principal Amount: \$0
Maturity Date:
Levy: 8.434
Revenue: \$116,027

OTHER

No Other Available

JUDGMENT

No Judgment Available

Explanation of Change:

Generated On Wed, 10 Jan 2024

I, Elizabeth Matthews, hereby certify that I am the duly appointed Secretary of the Rampart Range Metropolitan District No. 4, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Rampart Range Metropolitan District No. 4 held on December 6, 2023.

DocuSigned by:

Elizabeth Matthews

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Secretary

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Public Notice

NOTICE AS TO
PROPOSED 2024 BUDGETS
AND AMENDMENT OF 2023 BUDGETS

RAMPART RANGE METROPOLITAN
DISTRICT NOS. 1, 2, 4, 5, 6, 7 & 8
DOUGLAS COUNTY, COLORADO

Rampart Range Metro District (cla) **
c/o CliftonLarsonAllen LLP
8390 E Crescent Parkway, Suite 300
Greenwood Village CO 80111

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that proposed budgets have been submitted to the Boards of Directors of the Rampart Range Metropolitan District Nos. 1, 2, 4, 5, 6, 7 & 8 (the "Districts") for the ensuing year of 2024. The necessity may also arise for the amendments of the 2023 budgets of the Districts. Copies of the proposed 2024 budgets and 2023 amended budgets (if appropriate) are on file in the office of the Districts' Accountant, CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same are available for public inspection. Such proposed 2024 budgets and 2023 amended budgets will be considered at a special meeting to be held on December 6, 2023 at 10:30 a.m. at Coventry Development Corp., 9878 Schwab Way, Suite 415, Lone Tree, Colorado 80124. Any interested elector within the Districts may, at any time prior to the final adoption of the 2024 budgets or the 2023 amended budgets, inspect the 2024 budgets and the 2023 amended budgets and file or register any objections thereto.

**AFFIDAVIT OF
PUBLICATION**

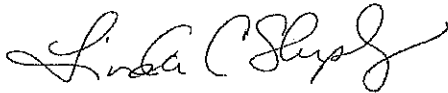
State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/16/2023, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

RAMPART RANGE METROPOLITAN
DISTRICT NOS. 1, 2, 4, 5, 6, 7 & 8

/s/ Denise Denslow
Manager for the District

Legal Notice No. 946329
First Publication: November 16, 2023
Last Publication: November 16, 2023
Publisher: Douglas County News-Press



For the Douglas County News-Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/16/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-401960

Carla Bethke
Notary Public
My commission ends April 11, 2026

