

**STADIUM METROPOLITAN DISTRICT  
ANNUAL REPORT FOR REPORT YEAR 2023  
CITY OF COLORADO SPRINGS**

This annual report is submitted to El Paso County and the City of Colorado Springs consistent with Section VII of the Service Plan for Stadium Metropolitan District.

**A. Boundary changes made or proposed during the reporting year.**

During the report year of 2023, the Board of Directors did not make or propose any changes to the boundaries of the District.

**B. Intergovernmental Agreements with other governmental bodies entered into or proposed during the reporting year.**

During the report year of 2023, the Board of Directors did not enter into any Intergovernmental Agreements.

**C. Copies of the District's rules and regulations during the reporting year.**

During the report year of 2023, the District did not adopt any rules and regulations.

**D. Summary of any litigation involving the District's Public Improvements.**

During the report year of 2023, the District was not involved in any litigation.

**E. Status of Construction of Public Improvements during the reporting year.**

During the report year of 2023, the District completed limited improvements and facilities.

**F. List of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.**

During the report year of 2023, the District did not dedicate any facilities or improvements to the City.

**G. Assessed valuation of the District in 2023.**

The assessed valuation of the District is \$11,780.

**H. 2023 Budget, including a description of the public improvements to be constructed in 2024.**

See attached Exhibit A.

**I. Audit of the District financial statements for the year ending December 31 of the previous year or audit exemption.**

The 2023 Audit will be provided once completed.

**J. Notice of any uncured events of noncompliance by the District under any Debt instrument which continue beyond a 90-day period.**

During the report year of 2023, the District has not had an event of noncompliance.

**K. Any inability of the District to pay its obligations as they come due which continue beyond a 90-day period.**

During the report year of 2023, the District has not had an inability to pay its obligations.

**L. Copies of any Certifications of an External Financial Advisor provided as required by the Privately Placed Debt Limitation provision.**

During the report year of 2023, no Certifications of an External Financial Advisor have been issued.

The foregoing Annual Report and accompanying exhibits are submitted this 1st day of August, 2024.

/s/ Nicole R. Peykov

Nicole R. Peykov, Counsel for the District

**EXHIBIT A**  
2024 Budget

**RESOLUTION**  
**TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,**  
**AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY**  
**STADIUM METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE STADIUM METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024

WHEREAS, the Board of Directors of the Stadium Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 30, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ 0; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$ 0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ 0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$ 0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$ 0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$ 0 ; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of El Paso County is \$ 11,780 ; and

WHEREAS, at an election held on November 5, 2019, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STADIUM METROPOLITAN DISTRICT OF EL PASO COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Stadium Metropolitan District for calendar year 2024.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the

following "Certification of Tax Levies," there is hereby levied a tax of 0 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2024 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2023, to the Board of County Commissioners of El Paso County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of El Paso County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2023 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

*[remainder of page intentionally left blank; signature page follows]*

ADOPTED this 30<sup>th</sup> day of October, 2023.

STADIUM METROPOLITAN DISTRICT

*Nick Ragain*

\_\_\_\_\_  
President

ATTEST:

*Robin Boddy*

\_\_\_\_\_  
Secretary

ATTACH COPY OF THE ADOPTED BUDGET AND  
THE CERTIFICATION OF TAX LEVIES



**STADIUM METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**

**STADIUM METROPOLITAN DISTRICT  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 375,273	\$ 171,063	\$ 34,813
REVENUES			
Other revenue	170,894	63,662	6,000
PIF revenue	179,003	218,000	254,900
Concessions, Hospitality and Ancillary	492,854	400,000	462,400
Developer Advance	180,000	-	118,587
Total revenues	<u>1,022,751</u>	<u>681,662</u>	<u>841,887</u>
Total funds available	<u>1,398,024</u>	<u>852,725</u>	<u>876,700</u>
EXPENDITURES			
General Fund	756,532	727,880	855,000
Capital Projects Fund	470,429	90,032	-
Total expenditures	<u>1,226,961</u>	<u>817,912</u>	<u>855,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,226,961</u>	<u>817,912</u>	<u>855,000</u>
ENDING FUND BALANCES	<u>\$ 171,063</u>	<u>\$ 34,813</u>	<u>\$ 21,700</u>
EMERGENCY RESERVE	\$ 20,400	\$ 18,800	\$ 21,700
TOTAL RESERVE	<u>\$ 20,400</u>	<u>\$ 18,800</u>	<u>\$ 21,700</u>

No assurance provided. See summary of significant assumptions.

**STADIUM METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION</b>			
Commercial	\$ 854,980	\$ 11,220	\$ 11,780
State assessed	-	24,510	-
Vacant land	457,800	-	-
Certified Assessed Value	\$ 1,312,780	\$ 35,730	\$ 11,780
 <b>MILL LEVY</b>			
General	0.000	0.000	0.000
Debt Service	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000
 <b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
Debt Service	-	-	-
Budgeted property taxes	\$ -	\$ -	\$ -
 <b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
Debt Service	-	-	-
	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

**STADIUM METROPOLITAN DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 168,006	\$ 138,693	\$ 34,813
<b>REVENUES</b>			
Other revenue	5,362	6,000	6,000
PIF revenue	179,003	218,000	254,900
Concessions, Hospitality and Ancillary	492,854	400,000	462,400
Developer Advance	50,000	-	118,587
Total revenues	<u>727,219</u>	<u>624,000</u>	<u>841,887</u>
Total funds available	<u>895,225</u>	<u>762,693</u>	<u>876,700</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	26,927	25,000	31,200
Auditing	4,425	4,730	5,250
Dues and licenses	1,091	1,200	1,050
Insurance	45,483	53,000	77,800
Legal	8,730	15,000	13,500
Miscellaneous	1,875	5,000	-
Banking fees	313	350	180
Election Expense	18	-	-
Operations and maintenance			
Stadium operating expenses - Other	7,114	-	-
Repairs & Maintenance - Other	75,919	88,000	104,000
Maintenance Supplies	29,152	25,000	26,000
Landscaping		7,500	-
Events	1,056	500	6,000
Event subcontracted services - security	2,340	16,000	10,000
Event Expense - cleaning	66,590	50,000	84,500
Event suncontracted services - ambulance/medical	310	-	-
Event subcontracted services - Parking	40,530	34,000	43,500
Pest Control		3,600	-
Fire protection		10,000	-
Small Equipment Expense	12,223	50,000	11,500
Furniture and Fixtures		15,000	-
Utilities	230,881	150,000	213,000
Trash Collection	15,382	13,000	12,000
Software	23,429	36,000	76,500
Computer & Internet - other	112,744	125,000	135,500
Contingency	-	-	3,520
Repay developer advance	50,000	-	-
Total expenditures	<u>756,532</u>	<u>727,880</u>	<u>855,000</u>
Total expenditures and transfers out requiring appropriation	<u>756,532</u>	<u>727,880</u>	<u>855,000</u>
ENDING FUND BALANCES	<u>\$ 138,693</u>	<u>\$ 34,813</u>	<u>\$ 21,700</u>
EMERGENCY RESERVE	<u>\$ 20,400</u>	<u>\$ 18,800</u>	<u>\$ 21,700</u>
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 18,800</u>	<u>\$ 21,700</u>

No assurance provided. See summary of significant assumptions.

**STADIUM METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/22/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 207,267	\$ 32,370	\$ -
REVENUES			
Other revenue	165,532	57,662	-
Developer Advance	130,000	-	-
Total revenues	<u>295,532</u>	<u>57,662</u>	<u>-</u>
Total funds available	<u>502,799</u>	<u>90,032</u>	<u>-</u>
EXPENDITURES			
Capital Projects			
Small Equipment Expense	72,040	-	-
Capital outlay	149,500	90,032	-
Repay Developer Advace	248,889	-	-
Total expenditures	<u>470,429</u>	<u>90,032</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>470,429</u>	<u>90,032</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 32,370</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**STADIUM METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the El Paso County, Colorado District Court on November 20, 2019 and is governed pursuant to provision of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Colorado Springs, Colorado on September 24, 2019. The District's service area is located in the City of Colorado Springs, Colorado.

The District was established to provide the financing, design, acquisition, construction, completion, installation, replacement and/or operation and maintenance of public improvement and services, including the following types of improvements: water, sanitation, streets, traffic and safety protection, parks and recreation, transportation, television relay and translation, mosquito control, security, business recruitment, and fire protection.

On November 5, 2019, the District's voters approved total indebtedness of \$480,000,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$40,000 each for debt refunding and debt related agreements or other contracts with other public entities. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution. Pursuant to the District's Service Plan the maximum debt issuance is \$50,000,000 without further approval by the City. The maximum debt service mill levy the District can impose is 50.000 mills and operations and maintenance mill levy impose is 15.000 mills.

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 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**

**PIF Fees**

The District charges a public improvement fee (PIF). The nature of the PIF is that of a fee imposed under private contract and not through the exercise of any governmental taxing authority. The PIF is applied to the sale of goods at a rate of 2.00%, in addition to all sales and use taxes that may be imposed and is collected by the retailers in the District and remitted to the District within 20 days after month end.

**Developer Advance**

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 and other legally available revenue.

**STADIUM METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

**Other Revenues**

The District anticipates additional revenues from hospitality and concessions.

**Expenditures**

**Administrative, Operations and Maintenance Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, and other administrative expenses.

**Capital Outlay**

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

**Debt and Leases**

**Developer Advances**

The District entered into a Funding and Reimbursement Agreement – Capital and Operations and Maintenance (Agreement) with the Developer. The District agrees to repay the Developer along with accrued interest, at a rate of 8% beginning on the date the advance were made to the date of repayment. The Agreement does not constitute a multiple-fiscal year obligation.

The District has outstanding Developer Advances with anticipated activity as follows:

	Balance - December 31, 2022	Additions*	Repayments*	Balance - December 31, 2023
Developer Advance				
- Capital	\$ 10,749,579	\$ -	\$ -	\$ 10,749,579
Accrued Interest - Developer Advances				
- Capital	1,514,532	859,966	-	2,374,498
Developer Advance				
- Operations	449,500	-	-	449,500
Accrued Interest - Developer Advances				
- Operations	16,756	35,960	-	52,716
	<u>\$ 12,730,367</u>	<u>\$ 895,926</u>	<u>\$ -</u>	<u>\$ 13,626,293</u>

**STADIUM METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (continued)**

	Balance - December 31, 2023	Additions*	Repayments*	Balance - December 31, 2024
Developer Advance				
- Capital	\$ 10,749,579	\$ -	\$ -	\$ 10,749,579
Accrued Interest - Developer Advances				
- Capital	2,374,498	859,966	-	3,234,465
Developer Advance				
- Operations	449,500	118,587	-	568,087
Accrued Interest - Developer Advances				
- Operations	52,716	35,960	-	88,676
	<u>\$ 13,626,293</u>	<u>\$ 1,014,513</u>	<u>\$ -</u>	<u>\$ 14,640,807</u>

\* Estimates

**Operating Leases**

The District accounts for contracts containing both lease and non-lease components as separate contracts when possible. In cases where the contract does not provide separate price information for lease and non-lease components, and it is impractical to estimate the price of such components, the District treats the components as a single lease unit.

The District leases certain areas of the stadium facility to a related party, and a related lease receivable and deferred inflow have been recorded. The lease provides for minimum annual lease payments of \$12,000 through December 31, 2051. The District has elected to recognize payments received for short-term leases with a lease term of 12 months or less as revenue as the payments are received.

The District has no capital leases.

**Reserves**

**Emergency Reserve**

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

**This information is an integral part of the accompanying budget.**





**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: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
- 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.