

RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2024

The Board of Directors of Woodmen Heights Metropolitan District No. 2 (the “**Board**”), El Paso County, Colorado (the “**District**”), held a regular meeting at 119 N Wahsatch Ave, Colorado Springs, CO 80903 and via teleconference on November 8th, 2023, at the hour of 1:00 PM.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with §29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank]

NOTICE AS TO PROPOSED 2024 BUDGET

WHEREAS, the Board has designated its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2024. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of 9.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2024 budget year, there is hereby levied a tax of 25.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2024 budget year, there is hereby levied a tax of

0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2024 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of Page Intentionally Left Blank]

ADOPTED THIS NOVEMBER 8TH, 2023.

DISTRICT:

WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado

By: *Les Krohnfeldt*
Les Krohnfeldt (Nov 8, 2023 18:32 MST)
Officer of the District

Attest:

By: *Randle Case, Vice President*
Randle Case, Vice President (Nov 8, 2023 15:24 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law


General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at 119 N Wahsatch Ave, Colorado Springs, CO 80903 and via Zoom Teleconference on November 8th, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 8th day of November, 2023.

Rebecca Harris

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

**WOODMEN HEIGHTS METROPOLITAN DISTRICT
2023 AMENDED BUDGET AND 2024 BUDGET
DISTRICT 2 - GENERAL FUND**

	2022 ACTUAL	2023 ACTUAL	2023 PROJECTED	2023 BUDGET	2024 BUDGET
GENERAL FUND BEGINNING BALANCE	\$ 86,444	\$ 2,221,253	\$ 2,221,253	\$ 1,604,048	\$ 2,562,490
REVENUES					
FACILITY FEES	\$ 1,329,685	\$ -	\$ -		
PARK FEES - (\$5,000 + 500 + \$1,700/ acre Platt)	\$ 256,991	\$ 12,567	\$ 15,000		\$ 20,000
BRIDGE FEES - (\$500/ acre Platt)	\$ 58,406	\$ 2,856	\$ 5,000		\$ 5,000
TIER FEES - (reallocated to Park)	\$ 2,124,965	\$ 28,561	\$ 28,561		
O&M PROPERTY TAXES	\$ 807,430	\$ 829,599	\$ 836,559	\$ 836,559	\$ 987,202
SPECIFIC OWNERSHIP TAXES	\$ 83,937	\$ 49,238	\$ 58,559	\$ 58,559	\$ 69,104
DELINQUENT TAX AND INTEREST	\$ 473	\$ 185	\$ 185	\$ -	\$ -
INSURANCE CLAIM REIMBURSEMENT/RECOVERY REFUND	\$ 26,200	\$ -		\$ -	\$ -
OTHER INCOME	\$ 15,676				
TOTAL REVENUES	\$ 4,703,763	\$ 923,006	\$ 943,864	\$ 895,118	\$ 1,081,306
TOTAL REVENUE & FUND BALANCE	\$ 4,790,207	\$ 3,144,259	\$ 3,165,117	\$ 2,499,166	\$ 3,643,796
EXPENDITURES					
AUDIT	\$ 13,238	\$ 9,325	\$ 9,325	\$ 9,325	\$ 9,605
BOARD OF DIRECTORS FEE		\$ 1,800	\$ 2,800	\$ 6,000	\$ 6,000
CAPITAL FACILITIES					
COUNTY TREASURER'S FEE	\$ 12,119	\$ 12,447	\$ 12,548	\$ 12,548	\$ 14,808
DISTRICT MANAGEMENT/ACCOUNTING	\$ 107,428	\$ 80,000	\$ 120,000	\$ 120,000	\$ 132,000
ELECTION	\$ 795	\$ 1,716	\$ 1,716	\$ 7,500	\$ -
GENERAL LIABILITY INSURANCE	\$ 17,751		\$ 20,000	\$ 20,000	\$ 22,000
LANDSCAPING (utilities, snow removal)	\$ -	\$ 208,635	\$ 300,000	\$ 425,000	\$ 450,000
LEGAL	\$ 15,446	\$ 13,783	\$ 25,000	\$ 25,000	\$ 25,000
OFFICE/POSTAGE	\$ 201			\$ 500	\$ 250
PARK CAPITAL CONSTRUCTION (EAST 9 acre)	\$ -	\$ 61,906	\$ 65,000	\$ 1,400,000	\$ 2,135,000
PROFESSIONAL FEES	\$ 20,701	\$ -			
REPAIRS & MAINTENANCE	\$ 6,522	\$ 11,341	\$ 15,000	\$ 50,000	\$ 50,000
SDA DUES	\$ 1,238	\$ 1,238	\$ 1,238	\$ 1,500	\$ 1,500
STORM WATER	\$ 4,714	\$ 23,037	\$ 30,000	\$ 30,000	\$ 45,000
CONTINGENCY	\$ 421			\$ 30,000	\$ 50,000
TOTAL EXPENDITURES	\$ 200,574	\$ 425,228	\$ 602,627	\$ 2,137,373	\$ 2,941,163
TRANSFER TO DISTRICT 1 GENERAL FUND	\$ (2,368,380)				
ENDING FUND BALANCE	\$ 2,221,253	\$ 2,719,032	\$ 2,562,490	\$ 361,792	\$ 702,634
3% EMERGENCY RESERVE	\$ 6,017	\$ 12,757	\$ 18,079	\$ 64,121	\$ 88,235
ASSESSED VALUATION DISTRICT 2	\$ 61,793,490	\$ 75,148,990	\$ 75,148,990	\$ 75,148,990	\$ 109,689,100
MILL LEVY	11.132	11.132	11.132	11.132	9.000
MILL LEVY					

**WOODMEN HEIGHTS METROPOLITAN DISTRICT
2023 AMENDED BUDGET AND 2024 BUDGET
DISTRICT 2 - DEBT SERVICE FUND**

	2022 ACTUAL	2023 ACTUAL	2023 PROJECTED	2023 BUDGET	2024 BUDGET
DEBT SERVICE BEGINNING BALANCE	\$ 2,539,325	\$ 3,818,375	\$ 3,818,375	\$ 3,450,816	\$ 4,026,241
REVENUES					
BOND ISSUANCE					
PROPERTY TAXES	\$ 1,986,371	\$ 2,040,909	\$ 2,058,030	\$ 2,058,030	\$ 2,742,228
SPECIFIC OWNERSHIP TAXES	\$ 206,496	\$ 121,130	\$ 144,062	\$ 144,062	\$ 191,956
DELINQUENT TAX AND INTEREST	\$ 1,166	\$ 454	\$ 454	\$ -	\$ -
PY TAX ABATEMENT AND INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -
DUE FROM DISTRICT 3 - TAXES		\$ 183,239	\$ 183,239		
INTEREST INCOME	\$ 37,372	\$ 73,818	\$ 100,000	\$ 20,000	
PLATTING FEES	\$ -	\$ -			
IMPACT FEES RESIDENTIAL (\$4,584.04/unit) 50	\$ 187,566	\$ 200,825	\$ 218,288	\$ 218,288	\$ 229,202
IMPACT FEES RES MULTI (\$2,750.43/unit) 50	\$ 1,293,534	\$ 114,757	\$ 130,973	\$ 130,973	\$ 137,522
TOTAL REVENUES	\$ 3,712,504	\$ 2,735,132	\$ 2,835,046	\$ 2,571,353	\$ 3,300,907
EXPENDITURES					
2020A BOND INTEREST	\$ 961,766	\$ 468,529	\$ 937,058	\$ 937,058	\$ 911,640
2020A BOND PRINCIPAL	\$ 985,000		\$ 895,000	\$ 895,000	\$ 955,000
2020B - 1 BOND INTEREST	\$ 456,875		\$ 449,668	\$ 449,688	\$ 440,313
2020B - 2 BOND INTEREST	\$ -	\$ -	\$ 314,584	\$ 314,584	\$ 606,526
2012 - BOND INTEREST	\$ -	\$ -		\$ -	\$ -
CO TREASURER'S FEE	\$ 29,813	\$ 30,620	\$ 30,870	\$ 30,870	\$ 41,133
COST OF ISSUANCE	\$ -	\$ -		\$ -	\$ -
CONTINGENCY				\$ -	\$ -
MISCELLANEOUS	\$ -	\$ -		\$ -	\$ -
TOTAL EXPENDITURES	\$ 2,433,454	\$ 499,149	\$ 2,627,180	\$ 2,627,200	\$ 2,954,612
TRANSFER TO DISTRICT 1 DEBT SERVICE FUND	\$ -	\$ -			
TRANSFER FROM DISTRICT 3 DEBT SERVICE FUND	\$ -			\$ 217,629	\$ 366,145
ENDING FUND BALANCE	\$ 3,818,375	\$ 6,054,358	\$ 4,026,241	\$ 3,612,597	\$ 4,738,682
ASSESSED VALUATION DISTRICT 2	\$ 72,517,670	\$ 75,148,990	\$ 75,148,990	\$ 75,148,990	\$ 109,689,100
MILL LEVY	27.386	27.386	27.386	27.386	25.000
TOTAL MILL LEVY	38.518	38.518	38.518	38.518	34.000

BUDGET MESSAGE
(Pursuant to § 29-1-103(1) (e), C.R.S.)

Woodmen Heights Metropolitan District No. 2

The attached 2024 Budget for Woodmen Heights Metropolitan District No. 2 includes these important features:

- The primary sources of revenue for the district are tax revenues, building permit fees, and platting fees
- Development of a capital construction plan and construction of priority projects with the use of borrowed funds.
- Funding of landscape maintenance, including any possible repairs
- Payment of debt service obligations.

The Budgetary basis of accounting timing measurement method used is:

- Cash basis
- Modified accrual basis
- Encumbrance basis
- Accrual basis

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the district's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The services to be provided/ delivered during the budget year are the following:

- Contracted legal and management services including state required reporting, financial and accounting reports, billing and other services.
- Capital construction for a new 14 acre park located at the intersection of Marksheffel and Cowpoke