

RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2023

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 2nd, 2022, 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.

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NOTICE AS TO PROPOSED 2023 BUDGET

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 10/25/2022**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 10/27/2022, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.



Karen Hogan
Notary Public

KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026

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PUBLIC NOTICE

NOTICE OF PUBLIC HEARING ON THE AMENDED 2022 BUDGET AND NOTICE OF PUBLIC HEARING ON THE PROPOSED 2023 BUDGET

NOTICE IS HEREBY GIVEN that the Boards of Directors (collectively the "**Boards**") of the WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1-3 (collectively the "**Districts**"), will hold a meeting at 119 N Walsatch Ave, Colorado Springs, Colorado 80903 and via teleconference on November 2nd, 2022 at 1:00 PM, for the purpose of conducting such business as may come before the Boards including a public hearing on the 2023 proposed budgets (the "**Proposed Budgets**"). The necessity may also arise for an amendment to the 2022 budgets (the "**Amended Budgets**"). This meeting can be joined using the following teleconference information:

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/726448573>
You can also dial in using your phone.
United States: +1 (408) 650-3123
Access Code: 726-448-573

NOTICE IS FURTHER GIVEN that the Proposed Budgets and Amended Budgets (if applicable) have been submitted to the Districts. A copy of the Proposed Budgets and Amended Budgets are on file in the office of Walker Schooler District Managers, 614 N. Tejon St., Colorado Springs, CO, where the same are open for public inspection. Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to final adoption of the Proposed Budgets or the Amended Budgets by the Boards. This meeting is open to the public and the agenda for any meeting may be obtained by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1-3, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WHITE BEAR ANKELE TANAKA & WADRON
Attorneys at Law

Published in The Gazette October 25, 2022.

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 2023. 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 2023 budget year, there is hereby levied a tax of 11.132 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 2023 budget year, there is hereby levied a tax of 27.386 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 2023 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 2023 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.

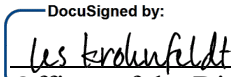
Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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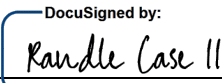
ADOPTED THIS NOVEMBER 2ND, 2022.

DISTRICT:

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


By:  _____
Officer of the District

Attest:

By:  _____
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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 2nd, 2022, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 2nd day of November, 2022.

 _____
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EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

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

Woodmen Heights Metropolitan District No. 2

The attached 2023 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
- Transfer of revenues earned to Woodmen Heights Metropolitan District No. 1
- 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 park located in Shiloh Mesa subdivision

**WOODMEN HEIGHTS METROPOLITAN DISTRICT
2022 AMENDED BUDGET AND 2023 BUDGET
DISTRICT 2 - GENERAL FUND**

	2021 ACTUAL	2021 AMENDED	2022 BUDGET	2023 BUDGET
\$5,000/ACRE PLATTING FEE - PARK	-	-	275,000.00	100,000.00
\$500/ACRE PLATTING FEE-PARK	-	-	27,500.00	10,000.00
\$1,700/ACRE CITY FEE FOR PARKS	-	-	93,500.00	34,000.00
\$500/ACRE CITY FEE FOR BRIDGE	-	-	27,500.00	10,000.00
TOTAL CREDITS GIVEN FOR TIER DEBT				
	2021 ACTUAL	2022 AMENDED	2022 BUDGET	2023 BUDGET
GENERAL FUND BEGINNING BALANCE	1,025,010.49	1,248,205.51	269,112.82	1,604,048.11
REVENUES				
O&M PROPERTY TAXES	687,885.63	807,430.00	807,266.70	836,558.56
SPECIFIC OWNERSHIP TAXES	73,451.19	83,937.00	56,508.67	58,559.10
DELINQUENT TAX AND INTEREST	593.88	460.00	-	-
INSURANCE CLAIM REIMBURSEMENT/RECOVERY REFUND	9,480.77	-	-	-
TOTAL REVENUES	771,411.47	891,827.00	863,775.37	895,117.66
TOTAL REVENUE & FUND BALANCE	1,796,421.96	2,140,032.51	1,132,888.19	2,499,165.77
EXPENDITURES				
BOARD OF DIRECTORS FEE				6,000.00
LANDSCAPING (utilities, snow removal)	363,973.76	356,001.00	425,000.00	425,000.00
CAPITAL FACILITIES			100,000.00	
DISTRICT MANAGEMENT/ACCOUNTING	105,600.00	107,428.00	120,000.00	120,000.00
OFFICE/POSTAGE	143.40	109.00	200.00	500.00
AUDIT	17,150.00	8,825.00	19,000.00	9,325.00
GENERAL LIABILITY INSURANCE	15,094.00	17,751.00	12,000.00	20,000.00
SDA DUES	240.32	1,237.50	500.00	1,500.00
LEGAL	29,268.21	15,446.00	30,000.00	25,000.00
ELECTION		795.40	7,500.00	7,500.00
COUNTY TREASURER'S FEE	10,359.57	12,118.55	12,109.00	12,548.38
STORM WATER	6,387.19	16,272.95	7,500.00	30,000.00
CONTINGENCY			30,000.00	30,000.00
REPAIRS	2,524.36	6,522.17	50,000.00	50,000.00
REPAY DEVELOPER ADVANCE / OLD VENDERS	266,039.00	133,305.00	275,000.00	-
PARK CAPITAL CONSTRUCTION (EAST 9 acre)	26,643.00	26,201.00	-	1,400,000.00
TOTAL EXPENDITURES	548,216.45	535,984.40	1,088,809.00	2,131,373.38
TRANSFER TO DISTRICT 1 GENERAL FUND				
ENDING FUND BALANCE	1,248,205.51	1,604,048.11	44,079.19	367,792.39
3% EMERGENCY RESERVE	16,446.49	16,079.53	32,664.27	63,941.20
ASSESSED VALUATION DISTRICT 2	61,793,490	61,793,490	72,517,670	75,148,990
MILL LEVY	11.132	11.132	11.132	11.132
MILL LEVY				

**WOODMEN HEIGHTS METROPOLITAN DISTRICT
2022 AMENDED BUDGET AND 2023 BUDGET
DISTRICT 2 - DEBT SERVICE FUND**

	2021 ACTUAL	2022 AMENDED	2022 BUDGET	2023 BUDGET
DEBT SERVICE BEGINNING BALANCE	1,415,362.15	1,916,794.36	377,283.68	3,450,815.95
REVENUES				
BOND ISSUANCE				
PROPERTY TAXES	1,692,259.13	1,986,371.06	1,985,968.91	2,058,030.24
SPECIFIC OWNERSHIP TAXES	206,061.85	206,495.79	139,017.82	144,062.12
DELINQUENT TAX AND INTEREST	1,506.45	1,130.58	-	-
PY TAX ABATEMENT AND INTEREST		-	-	-
INTEREST INCOME	48,137.60	37,371.63	96.00	20,000.00
PLATTING FEES	272,101.06	-		
IMPACT FEES RESIDENTIAL (\$4,365.75/unit) 50	483,873.99	212,050.86	415,786.00	218,287.50
IMPACT FEES RES MULTI (\$2,619.46/unit) 50	254,223.44	1,229,171.76	74,841.60	130,973.00
TOTAL REVENUES	2,958,163.52	3,672,591.68	2,615,710.33	2,571,352.86
EXPENDITURES				
2020A BOND INTEREST	1,245,198.30	967,766.00	961,766.00	937,058.00
2020A BOND PRINCIPAL	570,000.00	870,000.00	870,000.00	895,000.00
2020B - 1 BOND INTEREST	456,875.00	456,875.00	456,875.00	449,687.50
2020B - 2 BOND INTEREST	-	-	-	314,584.00
2012 - BOND INTEREST	178,800.00	-		-
CO TREASURER'S FEE	25,374.14	29,813.01	29,789.53	30,870.45
COST OF ISSUANCE	45,000.00	-		-
CONTINGENCY	6,000.00		10,000.00	-
MISCELLANEOUS	11,905.00	-	1,000.00	-
TOTAL EXPENDITURES	2,527,247.44	2,324,454.01	2,329,430.53	2,627,199.95
TRANSFER TO DISTRICT 1 DEBT SERVICE FUND	-	-	-	
TRANSFER FROM DISTRICT 3 DEBT SERVICE FUND	70,516.13	185,883.92	164,608.93	217,628.57
ENDING FUND BALANCE	1,916,794.36	3,450,815.95	828,172.41	3,612,597.43
ASSESSED VALUATION DISTRICT 2	61,793,490	72,517,670	72,517,670	75,148,990
MILL LEVY	27.386	27.386	27.386	27.386
TOTAL MILL LEVY	38.518	38.518	38.518	38.518