

**RESOLUTION**  
**ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY**  
**AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026**

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The Board of Directors of Central Marksheffel Metropolitan District (the “**Board**”), El Paso County, Colorado (the “**District**”), held a regular meeting, via teleconference and at 119 N. Wahsatch Ave., Colorado Springs, CO 80903 on November 10, 2025, at the hour of 10:30 a.m.

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 2026 BUDGET

# AFFIDAVIT OF PUBLICATION

STATE OF COLORADO  
COUNTY OF El Paso

I, Fredrick Rogers, being first duly sworn, deposes and says that he 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 11/01/2025**

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.

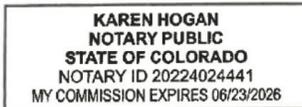


**Fredrick Rogers**  
Sales Center Agent

Subscribed and sworn to me this 11/03/2025, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires December 15, 2025.



**Karen Hogan**  
Notary Public  
The Gazette



**NOTICE OF PUBLIC HEARING ON THE PROPOSED 2026 BUDGET**

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the Central Marksheffel Metropolitan District (the "District"), will hold a public hearing at 119 N. Wahsatch Ave., Colorado Springs, CO and via teleconference on November 10, 2025 at 10:30 A.M., to consider adoption of the District's proposed 2026 budget (the "Proposed Budget"). The public hearing may be joined using the following teleconference information:

Please join using this link: <https://video.cloudoffice.avaya.com/join/178666730>  
Meeting ID: 178666730  
Or dial: +1 (213) 4634500 United States (Los Angeles, CA)  
Access Code / Meeting ID: 178666730

The Proposed Budget is available for inspection by the public at the offices of WSDM District Managers, 3204 N. Academy Blvd. Ste. 100, Colorado Springs, CO 80917.

Any interested elector of the District may file any objections to the Proposed Budget at any time prior to the final adoption of the Proposed Budget by the Board.

The Agenda for any meeting may be obtained at <https://wsdistricts.co/projects/central-marksheffel-metropolitan-district/> or by calling 719-447-1777.

**BY ORDER OF THE BOARD OF DIRECTORS:  
CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT,  
A quasi-municipal corporation and political subdivision of the State of Colorado**

/s/ ADAM NOEL  
WSDM - District Managers

Published in The Gazette November 1, 2025.

WHEREAS, the Board has appointed 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 available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final 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 2026. 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 of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. 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 4. 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 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. 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 7. 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 NOVEMBER 10, 2025.

**DISTRICT:**

**CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT**, a quasi-municipal corporation and political subdivision of the State of Colorado

By:   
\_\_\_\_\_  
Officer of the District

**ATTEST:**

By:   
\_\_\_\_\_

STATE OF COLORADO  
COUNTY OF EL PASO  
CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT

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 teleconference on Monday, November 10, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 10th day of November, 2025.

  
\_\_\_\_\_  
Signature

*[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money and Certifying Mill Levies for the Calendar Year 2026]*

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT  
2026 BUDGET  
GENERAL FUND**

	2024 ACTUAL	2025 ACTUAL	2025 BUDGET	2026 BUDGET
<b>GENERAL FUND: BEGINNING BALANCE</b>	\$ 882,374	\$ 1,266,745	\$ 1,028,380	\$ 1,463,552
<b>REVENUES</b>				
PROPERTY TAXES	\$ 324,506	\$ 311,444	\$ 311,120	\$ 333,842
PRIOR YEAR		\$ 121	\$ -	
ABATEMENT TAX & INTEREST	\$ (1,387)	\$ (1,637)	\$ -	
SPECIFIC OWNERSHIP TAXES	\$ 29,286	\$ 29,821	\$ 21,778	\$ 23,369
DELINQUENT TAX AND INTEREST	\$ 658	\$ 803	\$ -	
IMPACT FEES: COMMERCIAL/ RESIDENTIAL	\$ 60,944			
EL PASO COUNTY IGA AGREEMENT	\$ 75,765	\$ 31,271	\$ -	
BRIDGE CREDITS			\$ -	
INTEREST INCOME	\$ 5,250		\$ -	
TOTAL REVENUES	\$ 495,022	\$ 371,823	\$ 332,899	\$ 357,211
<b>TOTAL REVENUE &amp; FUND BALANCE</b>	<b>\$ 1,377,396</b>	<b>\$ 1,638,568</b>	<b>\$ 1,361,279</b>	<b>\$ 1,820,763</b>
<b>EXPENDITURES</b>				
BOARD OF DIRECTORS FEE	\$ 400	\$ 400	\$ 1,500	\$ 2,000
BRIDGE LIGHTS/UTILITIES	\$ 1,219	\$ 1,602	\$ 2,000	\$ 2,000
CAPITAL IMPROVEMENT (IMPACT FEES)			\$ 60,944	\$ -
DISTRICT MANAGEMENT	\$ 60,105	\$ 60,000	\$ 60,000	\$ 60,000
ELECTION		\$ 2,667	\$ 10,000	\$ -
OFFICE/POSTAGE/LEGAL NOTICES	\$ 94	\$ 1,161	\$ 300	\$ 2,000
AUDIT	\$ 9,600	\$ -	\$ 10,100	\$ -
INSURANCE/SDA DUES	\$ 3,680	\$ 2,398	\$ 3,850	\$ 3,800
LEGAL	\$ 13,566	\$ 8,109	\$ 15,000	\$ 10,000
TREASURER'S FEES	\$ 4,877	\$ 4,686	\$ 4,667	\$ 5,008
BANK CHARGES	\$ 988		\$ 500	\$ 500
LANDSCAPING MAINTENANCE	\$ 16,090	\$ 9,013	\$ 15,000	\$ 15,000
LANDSCAPE REPLACEMENT			\$ -	\$ 20,000
SECURITY PATROL			\$ 50,000	\$ 12,000
DETENTION POND MAINTENANCE			\$ 15,000	\$ 15,000
CONTINGENCY	\$ 32		\$ 10,000	\$ 50,000
TOTAL EXPENDITURES	\$ 110,651	\$ 90,036	\$ 258,861	\$ 197,308
<b>GENERAL FUND: ENDING BALANCE</b>	<b>\$ 1,266,745</b>	<b>\$ 1,548,532</b>	<b>\$ 1,102,418</b>	<b>\$ 1,623,456</b>
EMERGENCY RESERVE: State Required at 3%	\$ 3,320	\$ 2,701	\$ 7,766	\$ 5,919
ASSESSED VALUATION (000'S)	\$ 16,388,040	\$ 62,224,020	\$ 62,224,020	\$ 68,564,850
MILL LEVY	5.000	5.000	5.000	4.869
Not to exceed 5.25% Limit				5.25%

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

Central Marksheffel Metropolitan District

The attached 2026 Budget for Central Marksheffel Metropolitan District includes these important features:

- The primary sources of revenue for the district are property tax and SO tax revenues.

The Budgetary basis of the 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.
- Landscape maintenance along Marksheffel Road, Colorado Tech Ave, and snow removal on Meadowbrook Parkway.



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Colorado Springs, CO 80917  
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