

RESOLUTION
ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING
MILL LEVIES FOR THE CALENDAR YEAR 2025

The Board of Directors of Central Marksheffel Metropolitan District (the “**Board**”), El Paso County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 5, 2024, at the hour of 9:00 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.

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NOTICE AS TO PROPOSED 2025 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 10/25/2024**

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.



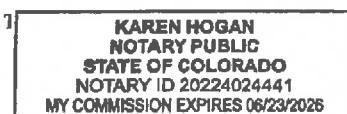
Lorre Cosgrove
Sales Center Agent

Subscribed and sworn to me this 10/30/2024, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires June 23, 2026.



Karen Hogan
Notary Public



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<p style="text-align: center;">PUBLIC NOTICE</p> <p>NOTICE OF PUBLIC HEARING ON THE PROPOSED 2025 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGET</p> <p>NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the Central Marks-Hefner Metropolitan District ("WSBM"), will hold a public hearing at 133 N. Wahsatch Ave., Colorado Springs, CO and via teleconference on November 5, 2024 at 8:00 A.M., to consider adoption of the proposed budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2024 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:</p> <p>Please join using this link: https://video.cloudoffice.aws/avaya.com/join/601538554 Or dial: +1 (213) 465-0800 US and Canada (Los Angeles, CA) Access Code: 14668364</p> <p>The Proposed Budget and Amended Budget are available for inspection by the public at the offices of WSBM District Managers, 624 N. Taylor St., Colorado Springs, CO. Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.</p> <p>The Agenda for any meeting may be obtained at https://wsbm.districts.colorado.gov/centralmarkshefnermetropolitandistrict, or by calling 719-447-7777.</p> <p>BY ORDER OF THE BOARD OF DIRECTORS: CERI ALLEN, MARKSHEFNER METROPOLITAN DISTRICT A quasi-municipal corporation and political subdivision of the State of Colorado</p> <p>/s/ ADAM NOEL WSBM - District Managers</p> <p>Published In The Gazette October 25, 2024.</p>
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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 2025. 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 2025 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.

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ADOPTED NOVEMBER 5, 2024.

DISTRICT:

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

By: Randle Case II, Board Member
Randle Case II, Board Member (Jan 23, 2025 17:14 MST)
Officer of the District

ATTEST:

By: 
Bryan Living, Jan 27, 2025 12:17 MST

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Sean Allen

General Counsel to the District

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 via teleconference on Tuesday, November 5, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 5th day of November, 2024.


Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT
2025 BUDGET
GENERAL FUND

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
GENERAL FUND: BEGINNING BALANCE	\$ 400,551	\$ 652,538	\$ 459,275	\$ 1,028,380
REVENUES				
PROPERTY TAXES	\$ 262,001	\$ 324,506	\$ 311,940	\$ 311,120
PRIOR YEAR	\$ 74	\$ -	\$ -	\$ -
ABATEMENT TAX & INTEREST	\$ -	\$ (1,387)	\$ -	\$ -
SPECIFIC OWNERSHIP TAXES	\$ 27,601	\$ 29,286	\$ 21,836	\$ 21,778
DELINQUENT TAX AND INTEREST	\$ 278	\$ 658	\$ -	\$ -
IMPACT FEES: COMMERCIAL/ RESIDENTIAL	\$ -	\$ 60,944	\$ -	\$ -
EL PASO COUNTY IGA AGREEMENT	\$ -	\$ 75,765	\$ -	\$ -
BRIDGE CREDITS	\$ 680,230	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 14,060	\$ 5,250	\$ -	\$ -
TOTAL REVENUES	\$ 984,244	\$ 495,022	\$ 333,776	\$ 332,899
TOTAL REVENUE & FUND BALANCE	\$ 1,384,795	\$ 1,147,560	\$ 793,051	\$ 1,361,279
EXPENDITURES				
ACCOUNTING	\$ -	\$ 9,600	\$ -	\$ -
BOARD OF DIRECTORS FEE	\$ 1,700	\$ 400	\$ 1,500	\$ 1,500
BRIDGE LIGHTS/UTILITIES	\$ 2,639	\$ 1,219	\$ 4,000	\$ 2,000
CAPITAL IMPROVEMENT (IMPACT FEES)	\$ -	\$ -	\$ -	\$ 60,944
DISTRICT MANAGEMENT	\$ 84,000	\$ 60,105	\$ 60,000	\$ 60,000
ELECTION	\$ -	\$ -	\$ -	\$ 10,000
OFFICE/POSTAGE/LEGAL NOTICES	\$ 69	\$ 94	\$ 300	\$ 300
AUDIT	\$ 9,325	\$ -	\$ 9,750	\$ 10,100
INSURANCE/SDA DUES	\$ 2,575	\$ 2,392	\$ 3,700	\$ 3,850
LEGAL	\$ 18,878	\$ 13,566	\$ 15,000	\$ 15,000
TREASURER'S FEES	\$ 3,937	\$ 4,877	\$ 4,679	\$ 4,667
BANK CHARGES	\$ 3,214	\$ 988	\$ 500	\$ 500
LANDSCAPING MAINTENANCE	\$ 7,111	\$ 16,090	\$ 15,000	\$ 15,000
LANDSCAPE REPLACEMENT	\$ -	\$ -	\$ -	\$ -
SECURITY PATROL	\$ -	\$ -	\$ -	\$ 50,000
DETENTION POND MAINTENANCE	\$ -	\$ -	\$ 15,000	\$ 15,000
CONTINGENCY	\$ -	\$ 32	\$ -	\$ 10,000
TRANSFER TO DEBT SERVICE FUND	\$ 598,809	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 732,257	\$ 109,364	\$ 129,429	\$ 258,861
GENERAL FUND: ENDING BALANCE	\$ 652,538	\$ 1,038,196	\$ 663,622	\$ 1,102,418
EMERGENCY RESERVE: State Required at 3%	\$ 4,003	\$ 2,993	\$ 3,883	\$ 7,766
ASSESSED VALUATION (000'S)	\$ 52,716,670	\$ 16,388,040	\$ 62,388,040	\$ 62,224,020
MILL LEVY	5.000	5.000	5.000	5.000

**CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT
2025 BUDGET
DEBT SERVICE FUND**

	2023 ACTUAL	2024 ACTUAL	2024 BUDGET	2025 BUDGET
REVENUE FUND: BEGINNING BALANCE	\$ 673,064	\$ -	\$ -	\$ -
REVENUES				
PROPERTY TAXES	\$ 1,186,184	\$ -	\$ -	\$ -
ABATEMENT TAX & INTEREST	\$ -	\$ -	\$ -	\$ -
PRIOR YEAR TAXES	\$ 334	\$ -	\$ -	\$ -
SPECIFIC OWNERSHIP TAXES	\$ 124,961	\$ -	\$ -	\$ -
TRANSFER IN: GENERAL FUND	\$ 1,860	\$ -	\$ -	\$ -
DELINQUENT TAX AND INTEREST	\$ -	\$ -	\$ -	\$ -
IMPACT FEES: COMMERCIAL/ RESIDENTIAL	\$ -	\$ -	\$ -	\$ -
BRIDGE CREDITS	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 52,563	\$ -	\$ -	\$ -
TOTAL REVENUES	\$ 1,365,902	\$ -	\$ -	\$ -
TOTAL REVENUE & FUND BALANCE	\$ 2,038,966	\$ -	\$ -	\$ -
EXPENDITURES				
BANK CHARGES	\$ -	\$ -	\$ -	\$ -
BOND PRINCIPAL PAYMENTS	\$ 2,540,000	\$ -	\$ -	\$ -
BOND INTEREST PAYMENTS	\$ 76,948	\$ -	\$ -	\$ -
CONTINGENCY	\$ 3,000	\$ -	\$ -	\$ -
TREASURERS FEES	\$ 17,826	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 2,637,774	\$ -	\$ -	\$ -
OTHER FINANCING SOURCES (USES)				
TRANSFER IN: GENERAL FUND	\$ 598,809	\$ -	\$ -	\$ -
TRANSFER OUT: DEBT FUND	\$ -	\$ -	\$ -	\$ -
REVENUE FUND: ENDING BALANCE	\$ -	\$ -	\$ -	\$ -
ASSESSED VALUATION	\$ 52,716,670	\$ 62,388,040	\$ 62,388,040	\$ 62,224,020
MILL LEVY	\$ 22.637	\$ 0.000	\$ 0.000	\$ 0.000
TOTAL MILL LEVY	\$ 27.637	\$ 5.000	\$ 5.000	\$ 5.000

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

Central Marksheffel Metropolitan District

The attached 2025 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.



614 N. Tejon St
Colorado Springs, CO 80903
(719) 447-1777

CMM 2025 Budget Resolution Final

Final Audit Report

2025-01-28

Created:	2025-01-23
By:	Adam Noel (adam.n@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3bGUjEqiflJskDf67YKvsH0HPOEi5J3N

"CMM 2025 Budget Resolution Final" History

- 📄 Document created by Adam Noel (adam.n@wsdistricts.co)
2025-01-23 - 10:51:01 PM GMT
- ✉️ Document emailed to Randle Case (rwcase@crlr.net) for signature
2025-01-23 - 10:51:52 PM GMT
- 📄 Email viewed by Randle Case (rwcase@crlr.net)
2025-01-24 - 0:12:15 AM GMT
- ✍️ Signer Randle Case (rwcase@crlr.net) entered name at signing as Randle Case II, Board Member
2025-01-24 - 0:14:15 AM GMT
- ✍️ Document e-signed by Randle Case II, Board Member (rwcase@crlr.net)
Signature Date: 2025-01-24 - 0:14:17 AM GMT - Time Source: server
- ✉️ Document emailed to btlong@crlr.net for signature
2025-01-24 - 0:14:19 AM GMT
- 📄 Email viewed by btlong@crlr.net
2025-01-27 - 7:17:07 PM GMT
- ✍️ Signer btlong@crlr.net entered name at signing as Bryan Long
2025-01-27 - 7:17:52 PM GMT
- ✍️ Document e-signed by Bryan Long (btlong@crlr.net)
Signature Date: 2025-01-27 - 7:17:54 PM GMT - Time Source: server
- ✉️ Document emailed to Sean Allen (sallen@wbapc.com) for signature
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 Document e-signed by Sean Allen (sallen@wbapc.com)
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 Agreement completed.
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CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of EL PASO COUNTY, Colorado.
On behalf of the CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT,
the BOARD OF DIRECTORS
of the CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT

Hereby officially certifies the following mills
to be levied against the taxing entity's GROSS \$ 62,224,020
assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

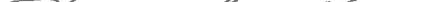
Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 62,224,020
(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/09/2024 for budget/fiscal year 2025
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
General Operating Expenses ^H	5.000	mills \$ 311,120
<Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< >	mills \$ < >
SUBTOTAL FOR GENERAL OPERATING:	5.000	mills \$ 311,120
General Obligation Bonds and Interest ^J		mills
Contractual Obligations ^K		mills \$
Capital Expenditures ^L		mills \$
Refunds/Abatements ^M		mills \$
Other ^N (specify): _____		mills \$
		mills \$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	5.000	mills \$ 311,120

Contact person:
(print) Susan Gonzales

Daytime
phone: (719)-447-1777

Signed: 

Daytime
phone: (719)-447-1777

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1513 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

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:

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:

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.