

**VISTAS AT WEST MESA METROPOLITAN DISTRICT
RESOLUTION TO AMEND 2024 BUDGET**

WHEREAS, the Board of Directors of Vistas at West Mesa Metropolitan District (the “**District**”) certifies that at a special meeting of the Board of Directors of the District held January 24, 2024, a public hearing was held regarding the 2024 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2024 as follows:

General Fund	\$125,176
Capital Project Fund	\$0
Debt Service Fund	\$64,834

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2024; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2024 as follows:

General Fund	\$125,176
Capital Project Fund	\$0
Debt Service Fund	\$104,999

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

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ADOPTED JANUARY 24, 2024.

DISTRICT:

VISTAS AT WEST MESA METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: *Jeff Powlas*
Officer of the District

Attest:

By: *Thomas Puchajko*
Thomas Puchajko (Jan 29, 2024 15:57 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

George M Rowley
General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
VISTAS AT WEST MESA METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held via teleconference on January 24, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 24th day of January, 2024.

Heather Smith

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 01/22/2024**

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 01/22/2024, 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**

Document Authentication Number
20224024441-605380

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGET

NOTICE IS HEREBY GIVEN that the Boards of Directors (the "Board") of the VISTAS AT WEST MESA METROPOLITAN DISTRICT (the "District"), will hold a meeting via teleconference on January 24, 2024 at 3:00 p.m., for the purpose of conducting such business as may come before the Board including a public hearing to amend the 2024 budget (the "Amended Budget"). This meeting can be joined using the following teleconference information:

<https://video.judofree.com/join/348696537>
Phone: (313) 462-4007 / Meeting ID: 348696537

NOTICE IS FURTHER GIVEN that the Amended Budget has been submitted to the District. A copy of the Amended Budget is on file in the office of Walker-Schneider District Managers, 814 N. Tejon Street, Colorado Springs, Colorado, where the same is open for public inspection. Any interested elector of the District may file any objections to the Amended Budget at any time prior to final adoption of the Amended Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained at <http://wvdistricts.co/projects/vistas-at-west-mesa-metropolitan-district/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

VISTAS AT WEST MESA METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

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

Published in the Gazette January 22, 2024.

EXHIBIT A

**BUDGET DOCUMENT
BUDGET MESSAGE**

BUDGET MESSAGE

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

Vistas at West Mesa Metropolitan District

The attached 2024 Budget for Vistas at West Mesa Metropolitan District includes these important features:

- The primary sources of revenue for the district are tax revenues, developer advance funding, and fees.
- Development of a capital construction plan and construction of priority projects with the use of borrowed funds.
- 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.
- Facilitate repayment of debt for the District.
- Provide maintenance services for common tracts.
- Provide trash and recycling disposal services for the District.
- Conduct compliance enforcement and architectural review as outlined in the Service Plan.



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

VISTA AT WEST MESA METROPOLITAN DISTRICT

2024 BUDGET

GENERAL FUND

	2022	2023	2023	2024	2024
	ACTUAL	ACTUAL	2nd-AMENDMENT	BUDGET	PROPOSED
		YTD			AMENDMENT
GENERAL FUND BEGINNING BALANCE	-	(12,940)	(12,940)	21,596	21,596
REVENUES					
PROPERTY TAXES	-	635	635	39,966	39,966
SPECIFIC OWNERSHIP TAXES	-	67	102	2,798	2,798
DEVELOPER ADVANCE	50,000	183,247	130,000	90,000	62,000
UNIT CHARGES	-	82	3,163	24,000	24,000
DELINQUENT INTEREST	-	10	10	-	-
DEVELOPMENT FEE	-	100	-	-	-
TOTAL REVENUES	50,000	184,141	133,910	156,763	128,763
TOTAL OF BALANCE AND REVENUES	50,000	171,201	120,970	178,360	150,360
EXPENDITURES					
GENERAL ADMINISTRATIVE					
ACCOUNTING/MANAGEMENT	-		-	-	-
AUDIT	-	8,500	8,500	8,755	8,755
COUNTY TREASURERS FEE	-	10	10	599	599
DISTRICT MANAGEMENT	20,032	28,997	30,000	42,000	42,000
DUES & LICENSES	825	1,238	1,238	1,500	1,500
ELECTION	1,487	1,069	1,069	-	-
INSURANCE	862	5,197	2,526	4,500	4,500
LEGAL SERVICES	38,730	44,450	45,000	30,000	30,000
MISCELLANEOUS	1,004	-	-	-	-
OPERATIONS					
WATER	-	-	-	2,600	2,600
ELECTRICITY	-	-	-	750	750
GROUNDS MAINTENANCE	-	1,395	4,000	-	-
LANDSCAPE MAINTENANCE	-	-	-	15,000	15,000
DETENTION POND R&M	-	-	-	-	-
STORMWATER	-	-	-	400	400
SNOW REMOVAL	-	1,176	-	6,250	6,250
STREET SWEEPING	-	-	-	300	300
ROAD REPAIRS & MAINTENANCE	-	-	-	1,750	1,750
BANK FEES	-	20	20	20	20
TRASH	-	1,740	2,320	4,752	4,752
GENERAL REPAIRS & MAINTENANCE	-	-	-	1,000	1,000
MISCELLANEOUS	-	85	66	-	-
RESERVE FUNDING	-	-	4,625	5,000	5,000
CONTINGENCY	-	-	-	5,000	5,000

VISTA AT WEST MESA METROPOLITAN DISTRICT

2024 BUDGET

DEBT SERVICE FUND

	2022	2023	2023	2024	2024
	ACUTAL	ACTUAL YTD	2nd-AMENDMENT	BUDGET	AMENDED
DEBT SERVICE FUND BEGINNING BALANCE	-	3	3	(468)	(468)
REVENUES					
SERIES 2022 BOND ISSUE	1,381,000	-	-	-	-
SERIES 2023 BOND ISSUE	-	2,635,000	2,635,000	-	-
PROPERTY TAX	10,535	3,807	3,807	59,949	99,915
SPECIFIC OWNERSHIP TAX	-	402	305	4,796	7,993
DELINQUENT INTEREST	-	60	60	-	-
TRANSFERS IN	-	-	-	-	-
INTEREST INCOME	-	4,337	6,800	-	-
TOTAL REVENUES	1,391,535	2,643,606	2,645,972	64,745	107,908
EXPENDITURES					
TRANSFER TO CAPITAL PROJECT FUND	1,141,474	649,169	649,169	-	-
TRANSFER TO CAPITALIZED INTEREST FUND	-	-	-	-	-
TRANSFER TO DEBT SERVICE RESERVE FUND	-	-	-	-	-
OTHER COST OF ISSUANCES	234,421	490,545	204,700	-	-
UNDERWRITERS DISCOUNT	-	285,845	285,845	-	-
BOND PRINCIPAL PAYMENT	-	1,381,000	1,381,000	-	-
BOND INTEREST PAYMENT	4,637	112,251	112,251	56,435	96,000
TREASURERS FEE	-	58	58	899	1,499
TRUSTEES FEE	11,000	7,500	7,500	7,500	7,500
BANK CHARGE	-	-	-	-	-
COST CERTIFICATION	-	8,371	5,920	-	-
CONTINGENCY	-	-	-	-	-
TOTAL EXPENSES	1,391,532	2,934,739	2,646,443	64,834	104,999
ENDING FUND BALANCE	3	(291,130)	(468)	(558)	2,441
ASSESSED VALUATION	500	126,900	126,900	1,998,290	1,998,290
DEBT SERVICE MILL LEVY	30.000	30.000	30.000	30.000	50.000
TOTAL MILL LEVY	35.000	35.000	35.000	50.000	70.000

VISTA AT WEST MESA METROPOLITAN DISTRICT

2024 BUDGET

CAPITAL PROJECTS FUND

	2022	2023	2023	2024	2024
	ACTUAL	ACTUAL	2nd-AMENDMENT	BUDGET	AMENDED
		YTD			
CAPITAL PROJECT FUND BEGINNING BALANCE	-	123,261	123,261	-	-
REVENUES					
PROJECT CAPITAL TRANSFER IN	1,151,664	649,169	649,169	-	-
INTEREST INCOME	-	1,592	-	-	-
TOTAL REVENUES	1,151,664	650,761	649,169	-	-
TOTAL REVENUES AND FUND BALANCE	1,151,664	774,022	772,430	-	-
EXPENDITURES					
CAPITAL CONSTRUCTION	1,028,403	749,592	772,430	-	-
ENGINEERING/PLANNING	-	-	-	-	-
PROJECT MANAGEMENT	-	-	-	-	-
DEVELOPER REIMBURSEMENTS	-	-	-	-	-
CONSTRUCTION MISC	-	-	-	-	-
TOTAL EXPENDITURES	1,028,403	749,592	772,430	-	-
ENDING FUND BALANCE	123,261	24,430	-	-	-