

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

The Board of Directors of Vistas at West Mesa Metropolitan District (the “**Board**”), City of Colorado Springs, El Paso County, Colorado (the “**District**”), held a regular meeting, via teleconference on November 14, 2025, at the hour of 11:00 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 2026 BUDGET

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF El Paso

I, Eliana Hero, 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 11/07/2025

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.



Eliana Hero
Sales Center Agent

Subscribed and sworn to me this 11/07/2025, at said City of Colorado Springs, El Paso County, Colorado.

My commission expires December 15, 2025.



Karen Hogan
Notary Public
The Gazette

KAREN HOGAN NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20224024441 MY COMMISSION EXPIRES 06/23/2026
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**NOTICE OF PUBLIC HEARING ON THE
AMENDED 2025 BUDGET AND PROPOSED
2026 BUDGET**

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of VISTAS AT WEST MESA Metropolitan District (the "District"), will hold a meeting virtually, on November 14, 2025 at 11:00 a.m. for the purpose of conducting such business as may come before the Board including a public hearing on the amended 2025 Budget and the 2026 proposed budget (the "Proposed Budget"). This meeting can be joined using the following teleconference information:

Please join the meeting from your computer, tablet or smartphone.
<https://video.cloudoffice.avaya.com/join/918472376>
 Phone: (213) 463-4500 /
 Meeting ID: 918472376

NOTICE IS FURTHER GIVEN that a Proposed Budget has been submitted to the District. A copy of the Proposed Budget is on file in the office of WSDM-District Managers, 3204 N. Academy Blvd, Suite 100, Colorado Springs, Colorado 80917, where the same is open for public inspection.

Any interested elector of the District may file any objections to the Proposed Budget at any time prior to final adoption of the Proposed Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained by calling (719) 447-1777.

BY ORDER OF THE BOARD OF DIRECTORS:
VISTAS AT WEST MESA METROPOLITAN DISTRICT

/s/ DANIELLE DAIGLE-CHAVEZ
WSDM - District Managers

Published in The Gazette November 7, 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.

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ADOPTED NOVEMBER 14, 2025.

DISTRICT:

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

By: Jeff Powles
Officer of the District

ATTEST:

By: Jeff Powles
Thomas F. Pecano (Dec 1, 2025 14:03:01 MST)

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 by a majority of the Board at a District meeting held via teleconference on Friday, November 14, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ____ 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

VISTA AT WEST MESA METROPOLITAN DISTRICT

2026 BUDGET

GENERAL FUND

10/3/2025

	2024 ACTUAL	2025 ACTUAL	2025 PROJECTED	2025 BUDGET	2026 BUDGET
GENERAL FUND BEGINNING BALANCE	35,129	19,981	19,981	7,864	43,607
REVENUES					
PROPERTY TAXES	40,044	51,049	51,049	44,183	55,699
SPECIFIC OWNERSHIP TAXES	3,752	3,402	3,402	3,093	3,899
DEVELOPER ADVANCE	25,000			29,327	
OPERATIONS & MAINTENANCE FEES	53,423	71,585	93,750	93,750	154,500
NSF FEES	20	20	20	-	
TRANSFER & STATUS LETTER FEES	4,300	300	300	-	
DELINQUENT INTEREST	855	324	324	-	
INTEREST INCOME	-	2	2	-	
DEVELOPMENT FEE	-			-	
TOTAL REVENUES	127,394	126,682	148,847	170,353	214,098
TOTAL OF BALANCE AND REVENUES	153,384	146,663	168,828	178,216	257,705
EXPENDITURES					
GENERAL ADMINISTRATIVE					
AUDIT	9,600	10,550	10,550	10,550	11,250
BANK FEES	10	10	10	-	50
COUNTY TREASURERS FEE	613	771	766	663	835
DISTRICT MANAGEMENT	38,210	20,700	27,600	42,000	45,000
DUES & LICENSES	1,245	457	457	1,500	1,500
ELECTION	-	2,944	2,944	3,000	500
INSURANCE	6,733	4,653	4,653	6,000	6,000
LEGAL SERVICES	29,992	10,989	15,000	30,000	20,000
MISCELLANEOUS	92			-	
OPERATIONS					
WATER	-			4,000	
UTILITIES	-	1,716	2,300	750	2,500
LANDSCAPE MAINTENANCE	10,967	7,588	16,500	16,500	16,500
IRRIGATION MAINTENANCE	4,031			6,000	5,000
STORMWATER	-		1,141	1,141	2,000
SNOW REMOVAL	8,686	10,498	15,000	6,250	10,000
ROAD REPAIRS & MAINTENANCE	-			2,000	3,000
BANK FEES	-			20	-
TRASH	8,621	9,168	12,300	15,876	22,440
GENERAL REPAIRS & MAINTENANCE	-		1,000	1,000	1,000
TRANSFER TO DEBT SERVICE FUND	2,852			5,000	
CONTINGENCY	-		15,000	18,103	10,000
TOTAL EXPENDITURES	121,652	80,044	125,221	170,353	157,575
CAPITAL RESERVE TRANSFER	-			-	
ENDING FUND BALANCE	19,981	66,619	43,607	7,863	100,129
EMERGENCY RESERVE 3%	4,002	2,401	3,757	5,111	4,727
ASSESSED VALUATION	1,998,290			2,209,140	2,504,440
MILL LEVY				20,000	22,240
Not to exceed 5.25% limit					26.06%

VISTA AT WEST MESA METROPOLITAN DISTRICT

2026 BUDGET

DEBT SERVICE FUND

	2024 ACTUAL	2025 ACTUAL	2025 PROJECTED	2025 BUDGET	2026 BUDGET
DEBT SERVICE FUND BEGINNING BALANCE	(5,442)	-	-	-	20,653
REVENUES					
SERIES 2022 BOND ISSUE	-	-	-	-	-
SERIES 2023 BOND ISSUE	-	-	-	-	-
PROPERTY TAX	100,110	127,622	127,622	142,832	139,247
SPECIFIC OWNERSHIP TAX	9,381	8,505	11,427	11,427	9,747
DELINQUENT INTEREST	2,137	811	811	-	-
TRANSFER IN FROM GENERAL FUND	2,852	-	-	-	-
INTEREST INCOME	1,375	577	577	-	-
TOTAL REVENUES	115,855	137,516	140,437	154,259	148,994
EXPENDITURES					
BOND PRINCIPAL PAYMENT	-	-	-	-	-
BOND INTEREST PAYMENT	105,379	-	114,137	114,137	-
TREASURERS FEE	1,534	1,927	2,147	2,142	2,089
TRUSTEES FEE	3,500	-	3,500	3,500	4,000
BANK CHARGE	-	-	-	-	-
CONTINGENCY	-	-	-	-	-
TOTAL EXPENSES	110,413	1,927	119,784	119,779	6,089
ENDING FUND BALANCE	-	135,589	20,653	34,479	163,558
ASSESSED VALUATION	1,998,290	-	2,209,140	2,504,440	-
DEBT SERVICE MILL LEVY	50.000	-	64.655	55.600	-
TOTAL MILL LEVY	70.000	-	84.655	77.840	-
Not to exceed 5.25% limit	-	-	-	-	-2.51%

VISTA AT WEST MESA METROPOLITAN DISTRICT

2026 BUDGET

CAPITAL PROJECTS FUND

	2024 ACTUAL	2025 ACTUAL	2025 PROJECTED	2025 BUDGET	2026 BUDGET
CAPITAL PROJECT FUND BEGINNING BALANCE	20,479	16,719	16,719	20,479	16,719
REVENUES					
PROCEEDS FROM BOND ISSUANCE	-	-	-	-	-
DEVELOPER ADVANCE	179,996	-	-	-	-
INTEREST INCOME	1,843	1,034	-	-	-
TOTAL REVENUES	181,839	1,034	-	-	-
TOTAL REVENUES AND FUND BALANCE	202,318	17,753	16,719	20,479	16,719
EXPENDITURES					
CAPITAL CONSTRUCTION	179,996	-	-	-	-
ENGINEERING/PLANNING	5,603	-	-	-	-
PROJECT MANAGEMENT	-	-	-	-	-
DEVELOPER REIMBURSEMENTS	-	-	-	-	-
CONSTRUCTION MISC	-	-	-	-	-
TOTAL EXPENDITURES	185,599	-	-	-	-
ENDING FUND BALANCE	16,719	17,753	16,719	20,479	16,719

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 2026 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.

3204 N. Academy Blvd., Suite 100
Colorado Springs, CO 80917
(719) 447-1777

V@WMMD Resolution Adopting 2026 Budget

Final Audit Report

2025-12-02

Created:	2025-12-01
By:	Danielle Daigle-Chavez (danielle.d@wsdistricts.co)
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"V@WMMD Resolution Adopting 2026 Budget" History

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