



## ICENOGLE SEAVER POGUE

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January 31, 2023

El Paso County Clerk & Recorder  
Attention: Clerk to the Board  
P.O. Box 2007  
Colorado Springs, Colorado 80901-2007  
*Via Email* [specialdistrictnotices@elpasoco.com](mailto:specialdistrictnotices@elpasoco.com)

State of Colorado  
Office of the State Auditor  
Local Government Audit Division  
1525 Sherman St., 7th Floor  
Denver, CO 80203  
*Via Email* [osa.lg@state.co.us](mailto:osa.lg@state.co.us)

El Paso County Board of County Commissioners  
200 South Cascade Avenue, Suite 100  
Colorado Springs, CO 80903

El Paso County Assessor  
1675 W. Garden of the Gods Road  
Colorado Springs, CO 80907

El Paso County Treasurer  
1675 W. Garden of the Gods Road  
Colorado Springs, CO 80907

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203  
*Via E-Portal*

**Re: Winsome Metropolitan District Nos. 1-4**  
Filing of 2022 Annual Reports & Disclosure Form

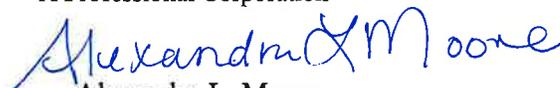
Dear Sir or Madam:

Enclosed for your information and records is a copy of the Consolidated Annual Reports and Disclosure Form for Winsome Metropolitan District Nos. 1-4. These reports are being submitted as required by Section 32-1-207(3)(c), C.R.S. and the Service Plan approved by the El Paso County Board of County Commissioners on July 23, 2019. These Annual Reports are being submitted to satisfy the February 28, 2023 deadline.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office.

Sincerely,

ICENOGLE SEAVER POGUE  
A Professional Corporation

  
Alexandra L. Moore

Alexandra L. Moore | [AMoore@isp-law.com](mailto:AMoore@isp-law.com) | Direct 303.867.3016

4725 S. Monaco St., Suite 360 | Denver, CO 80237 | 303.292.9100 | fax 303.292.9101 | [www.isp-law.com](http://www.isp-law.com)

**EL PASO COUNTY SPECIAL DISTRICTS  
ANNUAL REPORT and DISCLOSURE FORM**

1. Name of District(s)	Winsome Metropolitan District Nos. 1, 2, 3, & 4 (combined under a consolidated Service Plan)
2. Report for Calendar Year	2022
3. Contact Information	<p>c/o Icenogle Seaver Pogue, P.C. 4725 South Monaco Street, Suite 360 Denver, Colorado 80237 Attn: Jennifer Ivey (303) 867-3003 <a href="mailto:JIvey@ISP-Law.com">JIvey@ISP-Law.com</a></p> <p>c/o Public Alliance Attn: AJ Beckman (303) 877-6284 <a href="mailto:AJ@publicalliancellc.com">AJ@publicalliancellc.com</a></p>
4. Meeting Information	<p>A regular meeting will be held on Thursday, November 2, 2023 at 1:30 P.M. via video conference at <a href="https://us02web.zoom.us/j/7636703470">https://us02web.zoom.us/j/7636703470</a>, Meeting ID: 763 670 3470 and via telephone at Call In: 1 720 707 2699; Meeting ID: 763 670 3470; Participant Code: press #.</p> <p>Meeting dates, times, and locations are subject to change.</p> <p>The URL Domain <a href="https://winsomemetrodistrict.org/">https://winsomemetrodistrict.org/</a> is designated as the District's official website and posting place for notices of meetings pursuant to Sections 24-6-402(2)(c) and 32-1-104.5, C.R.S. If the Districts are unable to post notice on the official website of the Districts, the following locations are designated as the posting places for each District:</p> <p><u>District No. 1:</u> The southwest portion of the parcel described in a land survey plat recorded at Reception No. 21890072, which is a portion of Section 24, Township 11 South, Range 65 West, and located northwest of the intersection of Hodgen Road and Meridian Road.</p> <p><u>District No. 2:</u> The southwest portion of the parcel described in a land survey plat recorded at Reception No. 21890072, which is a portion of Section 24, Township 11 South, Range 65 West, and located west of the intersection of Hodgen Road and Meridian Road.</p> <p><u>District No. 3:</u> The southwest portion of the parcel described in a land survey plat recorded at Reception No. 21890072, which is part of the Southeast Quarter of Section 23 and a portion of Section 24, Township 11 South, Range 65 West, and a portion of the west half of Section 19, Township 11 South, Range 64 West, and located west of the intersection of Hodgen Road and Meridian Road.</p>

	<p><u>District No. 4:</u> The southeast portion of the parcel described in a land survey plat recorded at Reception No. 21890072, which is part of the Southwest Quarter of Section 19, Township 11 South, Range 64 West, and located west of the intersection of Hodgen Road and Meridian Road.</p> <p>Emergency meetings may be called without notice, if notice is not practicable, by the president of the Board or any two (2) Board members in the event of an emergency that requires the immediate action of the Board in order to protect the public health, safety and welfare of the property owners and residents of the Districts. If possible, notice of such emergency meeting may be given to the members of the Board by telephone or whatever other means are reasonable to meet the circumstances of the emergency, and shall be provided to the public via any practicable means available, if any.</p>
<p>5. Type of District(s)/Unique Representational Issues (if any)</p>	<p>The Districts consist of 4 separate but interrelated Title 32 Metropolitan Districts. District No. 1 is the Control District and is expected to be responsible for managing the construction, acquisition, installation, and operation of the public improvements. District Nos. 2, 3, and 4 are Financing Districts expected to be responsible for providing the funding and tax base needed to support the plan for financing the public improvements and for operation, maintenance, and administrative costs. District Nos. 2, 3, and 4 are expected to include residential and/or commercial development.</p>
<p>6. Authorized Purposes of the District(s)</p>	<p>The Service Plan for Winsome Metropolitan District Nos. 1 – 4 authorizes the Districts to provide the following facilities and services: water; storm drainage; street improvements, transportation, and safety protection; parks and recreation; mosquito control; television relay and translation; covenant enforcement and design review; and security services. The Districts may provide fire protection facilities or services only if provided pursuant to an Intergovernmental Agreement with the Falcon Fire Protection District.</p>
<p>7. Active Purposes of the District(s)</p>	<p>The primary active purpose of the Districts is to finance the construction of a part or all of various public improvements necessary and appropriate for the development of the Winsome project. Additional major purposes include covenant enforcement and design review, ongoing service and maintenance of stormwater facilities, open space, trails, noxious weeds, and mosquito control.</p>
<p>8. Current Certified Mill Levies a. Debt Service</p>	<p><u>District No. 1:</u> a. 0.000 Mills b. 10.070 Mills</p>

<ul style="list-style-type: none"> <li>b. Operational</li> <li>c. Other (Special Purpose)</li> <li>d. Total</li> </ul>	<ul style="list-style-type: none"> <li>c. 5.035 Mills</li> <li>d. 15.105 Mills</li> </ul> <p><u>District No. 2:</u></p> <ul style="list-style-type: none"> <li>a. 56.223 Mills (Contractual Obligations)</li> <li>b. 10.171 Mills</li> <li>c. 5.086 Mills</li> <li>d. 71.480 Mills</li> </ul> <p><u>District No. 3:</u></p> <ul style="list-style-type: none"> <li>a. 57.266 Mills</li> <li>b. 10.093 Mills</li> <li>c. 5.046 Mills</li> <li>d. 72.405 Mills</li> </ul> <p><u>District No. 4:</u></p> <ul style="list-style-type: none"> <li>a. 0.000 Mills</li> <li>b. 10.000 Mills</li> <li>c. 5.000 Mills</li> <li>d. 15.000 Mills</li> </ul>
<p>9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable)</p>	<p>Assumptions:</p> <p>\$200,000.00 is the total actual value of a typical single family home as determined by El Paso County.</p> <p>\$500,000.00 is the total actual value of the sample commercially-assessed property.</p> <p>Aggregate total mill levy for the <u>Winsome Metropolitan District No. 1</u> is currently at 15.105 mills but could be increased by the Board of Directors in the future.</p> <p>Sample <u>Winsome Metropolitan District No. 1</u> Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>\$200,000 x .0695 = \$13,900 (Assessed Value)  \$13,900 x .015105 mills = <b>\$209.96 per year</b> in sample taxes owed solely to this District if the District imposes its projected total mill levy.</p> <p>Sample <u>Winsome Metropolitan District No. 1</u> Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>\$500,000 x .2900 = \$145,000 (Assessed Value)  \$145,000 x .0151 mills = <b>\$2,190 per year</b> in sample taxes owed solely to this District is the District imposes its projected debt service and operations mill levy.</p>

Aggregate total mill levy for the Winsome Metropolitan District No. 2 is currently at 71.480 mills but could be increased by the Board of Directors in the future.

Sample Winsome Metropolitan District No. 2 Mill Levy Calculation for a Residential Property:

\$200,000 x .0695 = \$13,900 (Assessed Value)  
\$13,900 x .071480 mills = **\$993.57 per year** in sample taxes owed solely to this District if the District imposes its projected total mill levy.

Sample Winsome Metropolitan District No. 2 Mill Levy Calculation for a Commercial Property:

\$500,000 x .2900 = \$145,000 (Assessed Value)  
\$145,000 x .071480 mills = **\$10,364.60 per year** in sample taxes owed solely to this District is the District imposes its projected debt service and operations mill levy.

Aggregate total mill levy for the Winsome Metropolitan District No. 3 is currently at 72.405 mills but could be increased by the Board of Directors in the future.

Sample Winsome Metropolitan District No. 3 Mill Levy Calculation for a Residential Property:

\$200,000 x .0695 = \$13,900 (Assessed Value)  
\$13,900 x .072405 mills = **\$1,006.43 per year** in sample taxes owed solely to this District if the District imposes its projected total mill levy.

Sample Winsome Metropolitan District No. 3 Mill Levy Calculation for a Commercial Property:

\$500,000 x .2900 = \$145,000 (Assessed Value)  
\$145,000 x .072405 mills = **\$10,498.72 per year** in sample taxes owed solely to this District is the District imposes its projected debt service and operations mill levy.

Aggregate total mill levy for the Winsome Metropolitan District No. 4 is currently at 15.000 mills but could be increased by the Board of Directors in the future.

Sample Winsome Metropolitan District No. 4 Mill Levy Calculation for a Residential Property:

\$200,000 x .0695 = \$13,900 (Assessed Value)

	<p><math>\\$13,900 \times .015 \text{ mills} = \mathbf{\\$208.50 \text{ per year}}</math> in sample taxes owed solely to this District if the District imposes its projected total mill levy.</p> <p>Sample <u>Winsome Metropolitan District No. 4</u> Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p><math>\\$500,000 \times .2900 = \\$145,000</math> (Assessed Value)  <math>\\$145,000 \times .015 \text{ mills} = \mathbf{\\$2,175 \text{ per year}}</math> in sample taxes owed solely to this District is the District imposes its projected debt service and operations mill levy.</p>
<p>10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)</p> <ul style="list-style-type: none"> <li>a. Debt Service</li> <li>b. Operational</li> <li>c. Other</li> <li>d. Total</li> </ul>	<ul style="list-style-type: none"> <li>a. 55.277 Mills, subject to adjustment as set forth in the Service Plan</li> <li>b. 10.000 Mills, subject to adjustment as set forth in the Service Plan</li> <li>c. 5.000 Mills for covenant enforcement and design review and/or maintenance of common facilities since no homeowners association will be created, subject to adjustment as set forth in the Service Plan</li> <li>d. 70.277 Mills, subject to adjustment as set forth in the Service Plan</li> </ul>
<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable)</p>	<p>Assumptions:</p> <p><math>\\$200,000.00</math> is the total actual value of a typical single-family home as determined by El Paso County.</p> <p><math>\\$500,000</math> is the total actual value of the sample commercially-assessed property</p> <p>Sample Winsome Metropolitan District Maximum Mill Levy Calculation for a <u>Residential Property</u>:</p> <p><math>\\$200,000 \times .0695 = \\$13,900</math> (Assessed Value)  <math>\\$13,900 \times .070277 \text{ mills} = \mathbf{\\$976.85 \text{ per year}}</math> in sample taxes owed solely to these Special Districts if the Districts impose their projected debt service, operations, and other mill levy.</p> <p>Sample Winsome Metropolitan District Maximum Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p><math>\\$500,000 \times .2900 = \\$145,000</math> (Assessed Value)  <math>\\$145,000 \times .070277 \text{ mills} = \mathbf{\\$10,190 \text{ per year}}</math> in sample taxes owed solely to these Special Districts if the Districts impose their projected debt service, operations, and other mill levy.</p>

<p>12. Current Outstanding Debt of the Districts (as of the end of the year of this report)</p>	<p>On July 14, 2021, Winsome Metropolitan District No. 3 (“District No. 3”) issued its General Obligation Limited Tax Cash Flow Bonds, Series 2021A<sub>(3)</sub> in the amount of \$9,069,000 (the “Bonds”). Winsome Metropolitan District No. 2 (“District No. 2”) entered into a Capital Pledge Agreement dated as of July 14, 2021, with District No. 3 and UMB Bank, n.a. through which District No. 2 has pledged certain revenues generated by an imposition of a limited mill levy to the repayment of a portion of the Bonds. The Bonds are currently outstanding in the principal amount of \$9,069,000.</p>
<p>13. Total voter authorized debt of the Districts (including current debt)</p>	<p>At the organizational election of the Districts, voters authorized the following principal amounts of debt, which may be issued by District Nos. 1, 2, 3, or 4:</p> <ul style="list-style-type: none"> <li>Water - \$20,000,000</li> <li>Sanitation - \$20,000,000</li> <li>Streets - \$20,000,000</li> <li>Safety Protection - \$20,000,000</li> <li>Parks and Recreation - \$20,000,000</li> <li>Transportation - \$20,000,000</li> <li>Television Relay and Translation - \$20,000,000</li> <li>Mosquito Control - \$20,000,000</li> <li>Fire Protection and Emergency Medical - \$20,000,000</li> <li>Operations and Maintenance - \$20,000,000</li> <li>Refunding Debt - \$20,000,000</li> <li>Intergovernmental Agreement Debt - \$20,000,000</li> <li>Reimbursement Agreements - \$20,000,000</li> <li>Construction Management Agreement - \$20,000,000</li> </ul> <p>However, the Service Plan provides that the maximum principal amount of debt that the Districts combined may have outstanding at any time is \$20,000,000.</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year</p>	<p>It is not currently anticipated that any debt will be issued, reissued or otherwise obligated in 2023.</p>
<p>15. Major facilities/infrastructure improvements initiated or completed in the prior year</p>	<p>In 2022, the developer, on behalf of the District, completed all public improvements associated with Winsome Filing No. 1 and Filing No 2 consisting of grading, erosion control, dry utilities, paved streets, stormwater drainage, park/recreation facilities and landscaping.</p>
<p>16. Summary of major property exclusion or inclusion activities in the past year</p>	<p>There were no inclusions or exclusions in 2022.</p>

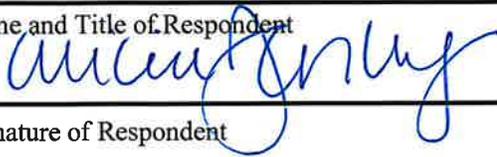
Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.
- B. Colorado Revised Statutes, Section 32-1-306, states a certificate of election results shall be filed with the County Clerk and Recorder.

Alicia J. Corley, Icenogle Seaver Pogue, P.C., General Counsel

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Name and Title of Respondent



January 31, 2023

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Signature of Respondent

Date

RETURN COMPLETED FORM TO: [specialdistrictnotices@elpasoco.com](mailto:specialdistrictnotices@elpasoco.com)

Or mail to:

El Paso County Clerk and Recorder  
Attention: Clerk to the Board  
P.O. Box 2007  
Colorado Springs, Colorado 80901-2007

**\*\*NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor - 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907

County Treasurer - 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907

**WINSOME METROPOLITAN DISTRICT NOS. 1 – 4**  
**ANNUAL REPORT PURSUANT TO SECTION 32-1-207(3)(c), C.R.S.**

Pursuant to Section 32-1-207(3)(c), C.R.S., the Winsome Metropolitan District Nos. 1-4 (collectively, the “Districts” and individually a “District”) are required to submit an annual report for the preceding calendar year commencing in 2023 for the 2022 calendar year to El Paso County, the Division of Local Government, the state auditor, and the El Paso County Clerk and Recorder. The Districts hereby submit this annual report pursuant to Section 32-1-207(3)(c), C.R.S. to satisfy the reporting requirement for the year 2022.

For the year ending December 31, 2022, the Districts make the following report:

**(A) Boundary changes made.**

The Districts had no boundary changes in 2022.

**(B) Intergovernmental agreements entered into or terminated with other governmental entities.**

On July 27, 2020, each District entered into that certain Intergovernmental Agreement for the Colorado Special Districts Property and Liability Pool. Additionally, on June 21, 2021, the Districts entered into that certain Intergovernmental Agreement Concerning District Operations and Funding.

**(C) Access information to obtain a copy of rules and regulations adopted by the board.**

For information concerning rules and regulations adopted by the Districts please contact the Districts’ manager:

AJ Beckman  
Public Alliance, LLC  
355 S. Teller Street  
Lakewood, CO 80226  
Phone: (303) 877-6284  
Email: [aj@publicalliancellc.com](mailto:aj@publicalliancellc.com)

**(D) A summary of litigation involving public improvements owned by the special district.**

In 2022, the Districts were not involved in any litigation involving public improvements owned by the Districts.

**(E) The status of the construction of public improvements by the special district.**

In 2022, the developer, on behalf of the District, completed all public improvements associated with Winsome Filing No. 1 and Filing No 2 consisting of grading, erosion control, dry utilities, paved streets, stormwater drainage, park/recreation facilities and landscaping.

**(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.**

In 2022, El Paso County provided Preliminary Acceptance of all public improvements associated with Winsome Filing No 1. Preliminary Acceptance signifies the beginning of a 2-year warranty period. Filing No 2 improvements are anticipated to be conveyed to El Paso County in 2023.

**(G) The final assessed valuation of the special district as of December 31 of the reporting year.**

District No. 1:	\$1,850
District No. 2:	\$1,813,820
District No. 3:	\$159,340
District No. 4:	\$1,740

**(H) A copy of the current year's budget.**

A copy of each Districts 2023 Budget is attached hereto as **Exhibit A**.

**(I) A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

As of the date of filing this annual report, the audit for Winsome Metropolitan District No. 3 is not yet completed. Winsome Metropolitan District Nos. 1, 2 and 4 intend to submit an application for exemption from audit. A copy of the 2022 audited financial statements and applications for exemption from audit will be provided with the Districts’ 2023 annual report.

**(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.**

As of December 31, 2022, the Districts did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

**(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

As of December 31, 2022, the Districts did not have any inability to pay their obligations as they come due under any obligation which continued beyond a ninety (90) day period.

**EXHIBIT A**  
**2023 ADOPTED BUDGETS**

STATE OF COLORADO  
COUNTY OF EL PASO  
WINSOME METROPOLITAN DISTRICT NO. 1  
2023 BUDGET RESOLUTION

The Board of Directors of the Winsome Metropolitan District No. 1, El Paso County, Colorado held a regular meeting on Thursday, November 3, 2022, at the hour of 1:30 P.M., at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zo.om.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #.

The following members of the Board of Directors were present:

President: Andrew Biggs  
Treasurer: Tamrin Apaydin  
Secretary: Joseph DesJardin  
Assistant Secretary: Charlie Williams  
Assistant Secretary: Jerry Biggs

Also present were: Jennifer Ivey, Icenogle Seaver Pogue, P.C. AJ Beckman, Geol Scheirman, and Noel Nail, Public Alliance, LLC and Diane Wheeler, Simmons & Wheeler P.C.

Mr. Beckman reported that proper notice was made to allow the Board of Directors of the Winsome Metropolitan District No. 1 to conduct a public hearing on the 2023 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted on a public website of the District, <https://winsomemetrodistrict.org>, no less than twenty-four hours prior to the holding of the meeting, and to the best of his knowledge, remains posted to the date of this meeting.

Thereupon, Director Aypaydin introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE WINSOME METROPOLITAN DISTRICT NO. 1, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the "Board") of the Winsome Metropolitan District No. 1 (the "District") has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2022; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Wednesday, October 19, 2022, in *The Gazette*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher's Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Thursday, November 3, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WINSOME METROPOLITAN DISTRICT NO. 1, EL PASO COUNTY, COLORADO:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the El Paso County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Joseph DesJardin, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2023 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$ 5 and that the 2022 valuation for assessment, as certified by the El Paso County Assessor, is \$ 350. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax 15.105 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6. 2023 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget

for the Debt Service Fund for debt retirement expense is \$   0   and that the 2022 valuation for assessment, as certified by the El Paso County Assessor, is   0  . That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of   0   mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. 2023 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of El Paso County on or before December 15, 2022, for collection in 2023.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of El Paso County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

**[The remainder of this page is intentionally left blank.]**

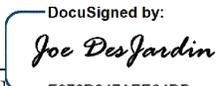
The foregoing Resolution was seconded by Director Jerry Biggs.

RESOLUTION APPROVED AND ADOPTED THIS 3RD DAY OF NOVEMBER 2022.

WINSOME METROPOLITAN DISTRICT NO. 1

By:  \_\_\_\_\_  
Its: President

ATTEST:

 \_\_\_\_\_  
Its: Secretary

STATE OF COLORADO  
COUNTY OF EL PASO  
WINSOME METROPOLITAN DISTRICT NO. 1

I, Joseph DesJardin, hereby certify that I am a director and the duly elected and qualified Secretary of the Winsome Metropolitan District No. 1, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Winsome Metropolitan District No. 1 held on Thursday, November, 3, 2022, at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 3rd day of November 2022.

DocuSigned by:  
*Joe DesJardin*  
\_\_\_\_\_  
Joseph DesJardin, Secretary

[SEAL]



**EXHIBIT A**

Affidavit  
Notice as to Proposed 2023 Budget

154020

# 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 10/19/2022**

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 10/19/2022, 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**

**PUBLIC NOTICE**  
**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING**  
**WINSOME METROPOLITAN DISTRICT NO. 1**  
NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the WINSOME METROPOLITAN DISTRICT NO. 1 for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of Simmons & Winsler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado 80112, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Winsome Metropolitan District No. 1 to be held at 1:30 P.M., on Thursday, November 3, 2022. The meeting will be held at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132 via video conference at <https://us2.zoom.us/j/7636103470> and via telephone conference at Dial-In: 1-720-707-2599. Meeting ID: 763-670-3470. Participant Code: #. Any interested elector within the Winsome Metropolitan District No. 1 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.  
BY ORDER OF THE BOARD OF DIRECTORS:  
WINSOME METROPOLITAN DISTRICT NO. 1  
By: /s/ ICENOGLE | SEAYER | POGUE  
A Professional Corporation  
Published in The Gazette October 19, 2022.

**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING  
WINSOME METROPOLITAN DISTRICT NO. 1**

**NOTICE IS HEREBY GIVEN** that a proposed budget has been submitted to the **WINSOME METROPOLITAN DISTRICT NO. 1** for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of Simmons & Wheeler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado 80112, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Winsome Metropolitan District No. 1 to be held at 1:30 P.M., on Thursday, November 3, 2022. The meeting will be held at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #. Any interested elector within the Winsome Metropolitan District No. 1 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:  
WINSOME METROPOLITAN DISTRICT NO. 1

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publish In: *The Gazette*  
Publish On: Wednesday, October 19, 2022

**EXHIBIT B**

Budget Document  
Budget Message

**WINSOME METROPOLITAN DISTRICT NO. 1**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Winsome Metropolitan District No. 1.

The Winsome Metropolitan District No. 1. has adopted one fund, a General Fund to provide for general operating expenditures.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary source of revenue for the district in 2023 will be developer advances and transfers from Winsome Metropolitan District No. 2 and 3. The district intends to impose a 15.540 mill levy on all property within the district for 2023.

**Winsome Metropolitan District No. 1**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2023</u>	Actual 8/31/2022	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	284	284	284	29
Specific ownership taxes	-	23	17	34	2
Transfer from District 2	187	6,012	8,370	8,866	27,640
Transfer from District 3	-	217	2,206	2,334	383
Fees	4,900	-	7,275	8,000	8,000
Developer advances	<u>43,380</u>	<u>58,147</u>	<u>34,250</u>	<u>68,090</u>	<u>67,461</u>
Total revenues	<u>48,467</u>	<u>64,683</u>	<u>52,402</u>	<u>87,608</u>	<u>103,515</u>
Total funds available	<u>48,467</u>	<u>64,683</u>	<u>52,402</u>	<u>87,608</u>	<u>103,515</u>
Expenditures:					
Accounting / audit	4,909	15,000	4,529	12,000	15,000
Election	-	5,000	-	-	5,000
Utilities	-	-	925	1,500	3,500
Insurance/ SDA Dues	2,986	2,449	7,104	7,104	7,500
Legal	27,960	15,000	15,190	30,000	25,000
Management	12,352	20,000	24,650	37,000	37,000
Miscellaneous	260	350	-	-	2,500
Treasurer's Fees	-	-	4	4	-
Contingency	-	5,000	-	-	5,000
Emergency Reserve	-	1,884	-	-	3,015
Total expenditures	<u>48,467</u>	<u>64,683</u>	<u>52,402</u>	<u>87,608</u>	<u>103,515</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 18,830</u>			<u>\$ 1,850</u>
Mill Levy		<u>15.105</u>			<u>5.180</u>
Mill Levy					<u>10.360</u>
Mill Levy		<u>15.105</u>			<u>15.540</u>

**EXHIBIT C**

Certification of Tax Levy

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of El Paso County, Colorado.

On behalf of the Winsome Metropolitan District No. 1,  
 (taxing entity)<sup>A</sup>

the Board of Directors,  
 (governing body)<sup>B</sup>

of the Winsome Metropolitan District No. 1,  
 (local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 1,850 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 1,850 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/14/2022 for budget/fiscal year 2023.  
 (not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>10.070</u> mills	\$ <u>19</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>10.070</b> mills	<b>\$ 19</b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): <u>Covenant enforcement/review</u>	<u>5.035</u> mills	\$ <u>9</u>
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>15.105</b> mills	<b>\$ 28</b>

Contact person: Diane K Wheeler Daytime phone: (303) 689-0833  
 (print)  
 Signed: Diane K Wheeler Title: District Accountant

*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, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

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<sup>K</sup>:**

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.

## Notes:

<sup>A</sup> **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a taxing entity is also a geographic area formerly located within a *taxing entity's* boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government<sup>C</sup>.

<sup>B</sup> **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity's* mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

<sup>C</sup> **Local Government** - For purposes of this line on Page 1 of the DLG 70, the local government is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The local government is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the local government and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the local government when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the local government if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the local government when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

<sup>D</sup> **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a “tax increment financing” entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity's* total mills upon the *taxing entity's* Gross Assessed Value found on Line 2 of Form DLG 57.

<sup>E</sup> **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25<sup>th</sup> each year and may amend it, one time, prior to December 10<sup>th</sup>.

<sup>F</sup> **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use “tax increment financing” to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity's* mill levy applied against the *taxing entity's* gross assessed value after subtracting the *taxing entity's* revenues derived from its mill levy applied against the net assessed value.

<sup>G</sup> **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57.

<sup>H</sup> **General Operating Expenses (DLG 70 Page 1 Line 1)**—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

**<sup>I</sup> Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)**—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity's* levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not necessary for other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

**<sup>J</sup> General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)**—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

**<sup>K</sup> Contractual Obligation (DLG 70 Page 1 Line 4)**—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

**<sup>L</sup> Capital Expenditures (DLG 70 Page 1 Line 5)**—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

**<sup>M</sup> Refunds/Abatements (DLG 70 Page 1 Line 6)**—The county assessor reports on the Certification of Valuation (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: If the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity's* total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

**<sup>N</sup> Other (DLG 70 Page 1 Line 7)**—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Winsome Metropolitan District No. 1 of El Paso County, Colorado on this 3rd day of November, 2022.

DocuSigned by:  
*Joe Desjardin*  
\_\_\_\_\_  
Joseph Desjardin, Secretary

SEAL



STATE OF COLORADO  
COUNTY OF EL PASO  
WINSOME METROPOLITAN DISTRICT NO. 2  
2023 BUDGET RESOLUTION

The Board of Directors of the Winsome Metropolitan District No. 2, El Paso County, Colorado held a regular meeting on Thursday, November 3, 2022, at the hour of 1:30 P.M., at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #.

The following members of the Board of Directors were present:

President: Andrew Biggs  
Treasurer: Tamrin Apaydin  
Secretary: Joseph DesJardin  
Assistant Secretary: Charlie Williams  
Assistant Secretary: Jerry Biggs

Also present were: Jennifer Ivey, Icenogle Seaver Pogue, P.C. AJ Beckman, Geol Scheirman, and Noel Nail, Public Alliance, LLC and Diane Wheeler, Simmons & Wheeler P.C.

Mr. Beckman reported that proper notice was made to allow the Board of Directors of the Winsome Metropolitan District No. 2 to conduct a public hearing on the 2023 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted on a public website of the District, <https://winsomemetrodistrict.org>, no less than twenty-four hours prior to the holding of the meeting, and to the best of his knowledge, remains posted to the date of this meeting.

Thereupon, Director Aypaydin introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE WINSOME METROPOLITAN DISTRICT NO. 2, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the “Board”) of the Winsome Metropolitan District No. 2 (the “District”) has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2022; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Wednesday, October 19, 2022, in *The Gazette*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District’s increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher’s Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Thursday, November 3, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WINSOME METROPOLITAN DISTRICT NO. 2, EL PASO COUNTY, COLORADO:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the El Paso County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Joseph DesJardin, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2023 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$27,104 and that the 2022 valuation for assessment, as certified by the El Paso County Assessor, is \$1,794,340. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 15.105 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6. 2023 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget

for the Debt Service Fund for debt retirement expense is \$ 99,882 and that the 2022 valuation for assessment, as certified by the El Paso County Assessor, is \$ 1,794,340. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 55.664 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. 2023 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of El Paso County on or before December 15, 2022, for collection in 2023.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of El Paso County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

**[The remainder of this page is intentionally left blank.]**

The foregoing Resolution was seconded by Director Jerry Biggs.

RESOLUTION APPROVED AND ADOPTED THIS 3RD DAY OF NOVEMBER 2022.

WINSOME METROPOLITAN DISTRICT NO. 2

By:  \_\_\_\_\_  
Its: President

ATTEST:

 \_\_\_\_\_  
Its: Secretary

STATE OF COLORADO  
COUNTY OF EL PASO  
WINSOME METROPOLITAN DISTRICT NO. 2

I, Joseph DesJardin, hereby certify that I am a director and the duly elected and qualified Secretary of the Winsome Metropolitan District No. 2, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Winsome Metropolitan District No. 2 held on Thursday, November 3, 2022, at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 3rd day of November 2022.

DocuSigned by:  
*Joe DesJardin*  
\_\_\_\_\_  
Joseph DesJardin, Secretary

[SEAL]



**EXHIBIT A**

Affidavit  
Notice as to Proposed 2023 Budget

154022

# 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 10/19/2022**

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 10/19/2022, 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**

**PUBLIC NOTICE**  
**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING**  
**WINSOME METROPOLITAN DISTRICT NO. 2**  
NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the WINSOME METROPOLITAN DISTRICT NO. 2 for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of Simmons & Wheeler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado 80112, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Winsome Metropolitan District No. 2 to be held at 1:30 P.M., on Thursday, November 3, 2022. The meeting will be held at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132 via video conference at <https://us2.zoom.us/j/7636103470> and via telephone conference at Dial-In: 1-720-707-2599. Meeting ID: 763-670-3470. Participant Code: #. Any interested elector within the Winsome Metropolitan District No. 2 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.  
BY ORDER OF THE BOARD OF DIRECTORS:  
WINSOME METROPOLITAN DISTRICT NO. 2  
By: /s/ ICENOGLIE | SEAUER | POGUE  
A Professional Corporation  
Published in The Gazette October 19, 2022.

**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING  
WINSOME METROPOLITAN DISTRICT NO. 2**

**NOTICE IS HEREBY GIVEN** that a proposed budget has been submitted to the **WINSOME METROPOLITAN DISTRICT NO. 2** for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of Simmons & Wheeler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado 80112, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Winsome Metropolitan District No. 2 to be held at 1:30 P.M., on Thursday, November 3, 2022. The meeting will be held at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #. Any interested elector within the Winsome Metropolitan District No. 2 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:  
WINSOME METROPOLITAN DISTRICT NO. 2

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publish In: *The Gazette*  
Publish On: Wednesday, October 19, 2022

**EXHIBIT B**

Budget Document  
Budget Message

**WINSOME METROPOLITAN DISTRICT NO. 2**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Winsome Metropolitan District No. 2.

The Winsome Metropolitan District No. 2. has adopted two funds, a General Fund to provide for operating and maintenance expenditures; and a Debt Service Fund to account for the repayment of principal and interest on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2023 will be property taxes. The district intends to impose a 71.480 mill levy on property within the district for 2023, of which 15.257 mills will be dedicated to the General Fund and the balance of 56.223 mills will be allocated to the Debt Service Fund.

**Winsome Metropolitan District No. 2**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2023</u>	Actual <u>8/31/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	94	8,376	7,982	8,376	27,673
Specific ownership taxes	11	108	491	600	2,768
Interest	-	-	17	17	
Developer advances	-	-	-	-	-
	<u>105</u>	<u>8,484</u>	<u>8,490</u>	<u>8,993</u>	<u>30,441</u>
Total revenues					
	<u>105</u>	<u>8,484</u>	<u>8,490</u>	<u>8,993</u>	<u>30,441</u>
Total funds available					
	<u>105</u>	<u>8,484</u>	<u>8,490</u>	<u>8,993</u>	<u>30,441</u>
Expenditures:					
Transfer to District 1	104	6,012	8,370	8,866	27,640
Insurance/ SDA Dues	-	2,254	-	-	2,254
Miscellaneous	-	20	-	-	20
Treasurer's Fees	1	127	120	127	457
Emergency Reserve	-	71	-	-	70
	<u>105</u>	<u>8,484</u>	<u>8,490</u>	<u>8,993</u>	<u>30,441</u>
Total expenditures					
	<u>105</u>	<u>8,484</u>	<u>8,490</u>	<u>8,993</u>	<u>30,441</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 554,570</u>			<u>\$ 1,813,820</u>
Mill Levy		<u>5.035</u>			<u>5.086</u>
Mill Levy		<u>10.070</u>			<u>10.171</u>
Mill Levy		<u>15.105</u>			<u>15.257</u>

**Winsome Metropolitan District No. 2**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual 2021	Adopted Budget 2023	Actual 8/31/2022	Estimate 2022	Adopted Budget 2023
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	30,870	29,417	30,870	101,978
Specific ownership taxes	-	2,470	1,805	2,500	8,158
Interest income	-	-	42	80	-
Total revenues	<u>-</u>	<u>33,340</u>	<u>31,264</u>	<u>33,450</u>	<u>110,136</u>
Total funds available	<u>-</u>	<u>33,340</u>	<u>31,264</u>	<u>33,450</u>	<u>110,136</u>
Expenditures:					
Treasurer's fees	-	434	441	463	1,501
Transfer to District #3	-	32,906	30,823	32,987	108,635
Trustee / paying agent fees	-	-	-	-	-
Total expenditures	<u>-</u>	<u>33,340</u>	<u>31,264</u>	<u>33,450</u>	<u>110,136</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 554,570</u>			<u>\$ 1,813,820</u>
Mill Levy		<u>55.664</u>			<u>56.223</u>
Total Mill Levy		<u>70.769</u>			<u>71.480</u>

**EXHIBIT C**

Certification of Tax Levy

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of El Paso County, Colorado.

On behalf of the Winsome Metropolitan District No. 2,  
 (taxing entity)<sup>A</sup>

the Board of Directors,  
 (governing body)<sup>B</sup>

of the Winsome Metropolitan District No. 2,  
 (local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 1,813,820 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 1,813,820 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/14/2022 for budget/fiscal year 2023.  
 (not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>10.171</u> mills	\$ <u>18,449</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>10.171</b> mills	<b>\$ 18,449</b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	<u>56.223</u> mills	\$ <u>101,978</u>
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): <u>Covenant enf. Design review</u>	<u>5.086</u> mills	\$ <u>9,225</u>
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>71.480</b> mills	<b>\$ 129,652</b>

Contact person: Diane K Wheeler Daytime phone: (303) 689-0833  
 (print)  
 Signed: Diane K Wheeler Title: District Accountant

*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, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

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<sup>K</sup>:**

3. Purpose of Contract: Agreement to remit funds to Winsome Metropolitan District No. 3  
 Title: Capital Pledge Agreement  
 Date: July 14, 2021  
 Principal Amount: N/A  
 Maturity Date: December 2, 2060  
 Levy: 56.223  
 Revenue: \$101,978
  
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.

## Notes:

<sup>A</sup> **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a taxing entity is also a geographic area formerly located within a *taxing entity's* boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government<sup>C</sup>.

<sup>B</sup> **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity's* mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

<sup>C</sup> **Local Government** - For purposes of this line on Page 1 of the DLG 70, the local government is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The local government is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the local government and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the local government when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the local government if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the local government when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

<sup>D</sup> **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a “tax increment financing” entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity's* total mills upon the *taxing entity's* Gross Assessed Value found on Line 2 of Form DLG 57.

<sup>E</sup> **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25<sup>th</sup> each year and may amend it, one time, prior to December 10<sup>th</sup>.

<sup>F</sup> **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use “tax increment financing” to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity's* mill levy applied against the *taxing entity's* gross assessed value after subtracting the *taxing entity's* revenues derived from its mill levy applied against the net assessed value.

<sup>G</sup> **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57.

<sup>H</sup> **General Operating Expenses (DLG 70 Page 1 Line 1)**—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

**<sup>I</sup> Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)**—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity's* levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not necessary for other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

**<sup>J</sup> General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)**—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

**<sup>K</sup> Contractual Obligation (DLG 70 Page 1 Line 4)**—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

**<sup>L</sup> Capital Expenditures (DLG 70 Page 1 Line 5)**—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

**<sup>M</sup> Refunds/Abatements (DLG 70 Page 1 Line 6)**—The county assessor reports on the Certification of Valuation (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: If the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity's* total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

**<sup>N</sup> Other (DLG 70 Page 1 Line 7)**—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Winsome Metropolitan District No. 2 of El Paso County, Colorado on this 3rd day of November, 2022.

DocuSigned by:  
*Joe Desjardin*  
\_\_\_\_\_  
Joseph Desjardin, Secretary

SEAL



STATE OF COLORADO  
COUNTY OF EL PASO  
WINSOME METROPOLITAN DISTRICT NO. 3  
2023 BUDGET RESOLUTION

The Board of Directors of the Winsome Metropolitan District No. 3, El Paso County, Colorado held a regular meeting on Thursday, November 3, 2022, at the hour of 1:30 P.M., at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #.

The following members of the Board of Directors were present:

President: Andrew Biggs  
Treasurer: Tamrin Apaydin  
Secretary: Joseph DesJardin  
Assistant Secretary: Charlie Williams  
Assistant Secretary: Jerry Biggs

Also present were: Jennifer Ivey, Icenogle Seaver Pogue, P.C. AJ Beckman, Geol Scheirman, and Noel Nail, Public Alliance, LLC and Diane Wheeler, Simmons & Wheeler P.C.

Mr. Beckman reported that proper notice was made to allow the Board of Directors of the Winsome Metropolitan District No. 3 to conduct a public hearing on the 2023 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted on a public website of the District, <https://winsomemetrodistrict.org>, no less than twenty-four hours prior to the holding of the meeting, and to the best of his knowledge, remains posted to the date of this meeting.

Thereupon, Director Aypaydin introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE WINSOME METROPOLITAN DISTRICT NO. 3, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the “Board”) of the Winsome Metropolitan District No. 3 (the “District”) has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2022; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Wednesday, October 19, 2022, in *The Gazette*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District’s increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher’s Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Thursday, November 3, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WINSOME METROPOLITAN DISTRICT NO. 3, EL PASO COUNTY, COLORADO:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the El Paso County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Joseph DesJardin, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2023 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$2,110 and that the 2022 valuation for assessment, as certified by the El Paso County Assessor, is \$139,690. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 15.105 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6. 2023 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget

for the Debt Service Fund for debt retirement expense is \$ 7,776 and that the 2022 valuation for assessment, as certified by the El Paso County Assessor, is \$ 139,690. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 55,664 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. 2023 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of El Paso County on or before December 15, 2022, for collection in 2023.

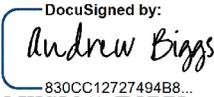
Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of El Paso County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

**[The remainder of this page is intentionally left blank.]**

The foregoing Resolution was seconded by Director Jerry Biggs.

RESOLUTION APPROVED AND ADOPTED THIS 3RD DAY OF NOVEMBER 2022.

WINSOME METROPOLITAN DISTRICT NO. 3

By:  \_\_\_\_\_  
Its: President

ATTEST:

 \_\_\_\_\_  
Its: Secretary

STATE OF COLORADO  
COUNTY OF EL PASO  
WINSOME METROPOLITAN DISTRICT NO. 3

I, Joseph DesJardin, hereby certify that I am a director and the duly elected and qualified Secretary of the Winsome Metropolitan District No. 3, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Winsome Metropolitan District No. 3 held on Thursday, November 3, 2022, at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 3rd day of November 2022.

DocuSigned by:  
*Joe DesJardin*  
\_\_\_\_\_  
Joseph DesJardin, Secretary

[SEAL]



**EXHIBIT A**

Affidavit  
Notice as to Proposed 2023 Budget

154023

# 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 10/19/2022**

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 10/19/2022, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires June 23, 2026.



Karen Hogan  
Notary Public

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

**PUBLIC NOTICE**  
**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING**  
**WINSOME METROPOLITAN DISTRICT NO. 3**  
NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the WINSOME METROPOLITAN DISTRICT NO. 3 for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of Simmons & Wheeler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado 80112, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Winsome Metropolitan District No. 3 to be held at 1:30 P.M., on Thursday, November 3, 2022. The meeting will be held at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132 via video conference at <https://us2.zoom.com/j/7636103470> and via telephone conference at Dial-In: 1-720-707-2599. Meeting ID: 763-670-3470. Participant Code: #. Any interested elector within the Winsome Metropolitan District No. 3 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.  
BY ORDER OF THE BOARD OF DIRECTORS:  
WINSOME METROPOLITAN DISTRICT NO. 3  
By: /s/ ICENOGLI | SEAVER | POGUE  
A Professional Corporation  
Published in The Gazette October 19, 2022.

Document Authentication Number  
20224024441-691958

**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING  
WINSOME METROPOLITAN DISTRICT NO. 3**

**NOTICE IS HEREBY GIVEN** that a proposed budget has been submitted to the **WINSOME METROPOLITAN DISTRICT NO. 3** for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of Simmons & Wheeler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado 80112, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Winsome Metropolitan District No. 3 to be held at 1:30 P.M., on Thursday, November 3, 2022. The meeting will be held at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #. Any interested elector within the Winsome Metropolitan District No. 3 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:  
WINSOME METROPOLITAN DISTRICT NO. 3

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publish In: *The Gazette*  
Publish On: Wednesday, October 19, 2022

**EXHIBIT B**

Budget Document  
Budget Message

**WINSOME METROPOLITAN DISTRICT NO. 3**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Winsome Metropolitan District No. 3.

The Winsome Metropolitan District No. 3. has adopted three funds, a General Fund to provide for operating and maintenance expenditures; a Capital Projects Fund to provide for the regional improvements that are to be built for the benefit of the District; and a Debt Service Fund to account for the repayment of principal and interest on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2023 will be property taxes and transfers from Winsome Metropolitan District No. 2. The district intends to impose a 72.405 mill levy on property within the district for 2023, of which 15.139 mills will be dedicated to the General Fund and the balance of 57.266 mills will be allocated to the Debt Service Fund.

**Winsome Metropolitan District No. 3**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>8/31/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	74	2,116	2,115	2,116	2,412
Specific ownership taxes	8	678	123	250	212
Developer advances	-	-	-	-	332
	<u>82</u>	<u>2,794</u>	<u>2,238</u>	<u>2,366</u>	<u>2,956</u>
Total revenues					
	<u>82</u>	<u>2,794</u>	<u>2,238</u>	<u>2,366</u>	<u>2,956</u>
Total funds available					
	<u>82</u>	<u>2,794</u>	<u>2,238</u>	<u>2,366</u>	<u>2,956</u>
Expenditures:					
Transfer to District 1	81	217	2,206	2,334	383
Insurance/ SDA Dues	-	2,449	-	-	2,449
Miscellaneous	-	20	-	-	20
Treasurer's Fees	1	40	32	32	36
Contingency	-	-	-	-	-
Emergency Reserve	-	68	-	-	68
	<u>-</u>	<u>68</u>	<u>-</u>	<u>-</u>	<u>68</u>
Total expenditures					
	<u>82</u>	<u>2,794</u>	<u>2,238</u>	<u>2,366</u>	<u>2,956</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 140,060</u>			<u>\$ 159,340</u>
Mill Levy		<u>15.105</u>			<u>5.046</u>
Mill Levy		<u>15.105</u>			<u>10.093</u>
Mill Levy					<u>15.139</u>

**Winsome Metropolitan District No. 3**  
**Amended Budget**  
**Capital Projects Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>8/31/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ 5,558,620	\$ 4,046,163	\$ 4,046,163	\$ 1,933,858
Revenues:					
Bond proceeds	9,069,000	-	-		-
Interest & other income	747		19,450	25,000	25,000
Developer advances	-	-	-	-	-
Total revenues	<u>9,069,747</u>	<u>-</u>	<u>19,450</u>	<u>25,000</u>	<u>25,000</u>
Total funds available	<u>9,069,747</u>	<u>5,558,620</u>	<u>4,065,613</u>	<u>4,071,163</u>	<u>1,958,858</u>
Expenditures:					
Issuance costs	417,713	-	-	-	-
Capital expenditures	4,605,871	5,558,620	2,137,305	2,137,305	1,958,858
Transfer to Debt Service	-	-	-	-	-
Total expenditures	<u>5,023,584</u>	<u>5,558,620</u>	<u>2,137,305</u>	<u>2,137,305</u>	<u>1,958,858</u>
Ending fund balance	<u>\$ 4,046,163</u>	<u>\$ -</u>	<u>\$ 1,928,308</u>	<u>\$ 1,933,858</u>	<u>\$ -</u>

**Winsome Metropolitan District No. 3**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

	Actual 2021	Adopted Budget 2022	Actual 8/31/2022	Estimate 2022	Adopted Budget 2023
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	7,796	7,796	7,796	9,125
Specific ownership taxes	-	622	456	900	728
Transfer from District 2	-	32,906	30,823	32,987	108,635
Interest income	-	-	-	-	-
Total revenues	<u>-</u>	<u>41,324</u>	<u>39,075</u>	<u>41,683</u>	<u>118,488</u>
Total funds available	<u>-</u>	<u>41,324</u>	<u>39,075</u>	<u>41,683</u>	<u>118,488</u>
Expenditures:					
Bond interest expense	-	37,178	-	37,566	114,322
Treasurer's fees	-	146	117	117	166
Trustee / paying agent fees	-	4,000	-	4,000	4,000
Total expenditures	<u>-</u>	<u>41,324</u>	<u>117</u>	<u>41,683</u>	<u>118,488</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 38,958</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 140,060</u>			<u>\$ 159,340</u>
Mill Levy		<u>55.664</u>			<u>57.266</u>
Total Mill Levy		<u>70.769</u>			<u>72.405</u>

**EXHIBIT C**

Certification of Tax Levy

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of El Paso County, Colorado.

On behalf of the Winsome Metropolitan District No. 3,  
 (taxing entity)<sup>A</sup>

the Board of Directors,  
 (governing body)<sup>B</sup>

of the Winsome Metropolitan District No. 3,  
 (local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 159,340 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 159,340 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/14/2022 for budget/fiscal year 2023.  
 (not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>10.093</u> mills	\$ <u>1,608</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>10.093</u> mills</b>	<b><u>\$ 1,608</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>57.266</u> mills	\$ <u>9,125</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): <u>Covenant enforce/Design</u>	<u>5.046</u> mills	\$ <u>804</u>
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>72.405</u> mills</b>	<b><u>\$ 11,537</u></b>

Contact person: Diane K Wheeler Daytime phone: (303) 689-0833  
 (print)  
 Signed: Diane K Wheeler Title: District Accountant

*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, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

1.	Purpose of Issue:	<u>\$9,069,000 General Obligation Limited Tax Cash Flow Bonds</u>
	Series:	<u>2021A(3)</u>
	Date of Issue:	<u>July 14, 2021</u>
	Coupon Rate:	<u>5.125%</u>
	Maturity Date:	<u>December 1, 2050</u>
	Levy:	<u>57.266</u>
	Revenue:	<u>\$9,125</u>

2.	Purpose of Issue:	_____
	Series:	_____
	Date of Issue:	_____
	Coupon Rate:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

**CONTRACTS<sup>K</sup>:**

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.

## Notes:

<sup>A</sup> **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a taxing entity is also a geographic area formerly located within a *taxing entity's* boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government<sup>C</sup>.

<sup>B</sup> **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity's* mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

<sup>C</sup> **Local Government** - For purposes of this line on Page 1 of the DLG 70, the local government is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The local government is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the local government and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the local government when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the local government if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the local government when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

<sup>D</sup> **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a “tax increment financing” entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity's* total mills upon the *taxing entity's* Gross Assessed Value found on Line 2 of Form DLG 57.

<sup>E</sup> **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25<sup>th</sup> each year and may amend it, one time, prior to December 10<sup>th</sup>.

<sup>F</sup> **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use “tax increment financing” to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity's* mill levy applied against the *taxing entity's* gross assessed value after subtracting the *taxing entity's* revenues derived from its mill levy applied against the net assessed value.

<sup>G</sup> **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57.

<sup>H</sup> **General Operating Expenses (DLG 70 Page 1 Line 1)**—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

**<sup>I</sup> Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)**—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity's* levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not necessary for other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

**<sup>J</sup> General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)**—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

**<sup>K</sup> Contractual Obligation (DLG 70 Page 1 Line 4)**—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

**<sup>L</sup> Capital Expenditures (DLG 70 Page 1 Line 5)**—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

**<sup>M</sup> Refunds/Abatements (DLG 70 Page 1 Line 6)**—The county assessor reports on the Certification of Valuation (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: If the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity's* total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

**<sup>N</sup> Other (DLG 70 Page 1 Line 7)**—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Winsome Metropolitan District No. 3 of El Paso County, Colorado on this 3rd day of November, 2022.

DocuSigned by:  
*Joe Desjardin*  
\_\_\_\_\_  
Joseph Desjardin, Secretary

SEAL



STATE OF COLORADO  
COUNTY OF EL PASO  
WINSOME METROPOLITAN DISTRICT NO. 4  
2023 BUDGET RESOLUTION

The Board of Directors of the Winsome Metropolitan District No. 4, El Paso County, Colorado held a regular meeting on Thursday, November 3, 2022, at the hour of 1:30 P.M., at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #.

The following members of the Board of Directors were present:

President: Andrew Biggs  
Treasurer: Tamrin Apaydin  
Secretary: Joseph DesJardin  
Assistant Secretary: Charlie Williams  
Assistant Secretary: Jerry Biggs

Also present were: Jennifer Ivey, Icenogle Seaver Pogue, P.C. AJ Beckman, Geol Scheirman, and Noel Nail, Public Alliance, LLC and Diane Wheeler, Simmons & Wheeler P.C.

Mr. Beckman reported that proper notice was made to allow the Board of Directors of the Winsome Metropolitan District No. 4 to conduct a public hearing on the 2023 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted on a public website of the District, <https://winsomemetrodistrict.org>, no less than twenty-four hours prior to the holding of the meeting, and to the best of his knowledge, remains posted to the date of this meeting.

Thereupon, Director Aypaydin introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE WINSOME METROPOLITAN DISTRICT NO. 4, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the "Board") of the Winsome Metropolitan District No. 4 (the "District") has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2022; and

WHEREAS, the proposed budget is less than fifty thousand dollars (\$50,000.00), due and proper notice was made by posting in three public places within the District's boundaries a notice indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division pursuant to Section 29-1-302(1), C.R.S.; and the Affidavit of Posting evidencing the same is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Thursday, November 3, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WINSOME METROPOLITAN DISTRICT NO. 4, EL PASO COUNTY, COLORADO:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the El Paso County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Joseph DesJardin, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2023 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$ 26 and that the 2022 valuation for assessment, as certified by the El Paso County Assessor, is \$ 1,740. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 15.105 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6. 2023 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget

for the Debt Service Fund for debt retirement expense is \$     0     and that the 2022 valuation for assessment, as certified by the El Paso County Assessor, is \$     0    . That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of     0     mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. 2023 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of El Paso County on or before December 15, 2022, for collection in 2023.

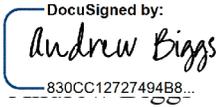
Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of El Paso County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

**[The remainder of this page is intentionally left blank.]**

The foregoing Resolution was seconded by Director Jerry Biggs.

RESOLUTION APPROVED AND ADOPTED THIS 3RD DAY OF NOVEMBER 2022.

WINSOME METROPOLITAN DISTRICT NO. 4

By:  \_\_\_\_\_  
Its: President

ATTEST:

 \_\_\_\_\_  
Its: Secretary

STATE OF COLORADO  
COUNTY OF EL PASO  
WINSOME METROPOLITAN DISTRICT NO. 4

I, Joseph DesJardin, hereby certify that I am a director and the duly elected and qualified Secretary of the Winsome Metropolitan District No. 4, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Winsome Metropolitan District No. 4 held on Thursday, November 3, 2022, at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 3rd day of November 2022.

DocuSigned by:  
*Joe DesJardin*  
\_\_\_\_\_  
Joseph DesJardin, Secretary

[SEAL]



**EXHIBIT A**

Affidavit  
Notice as to Proposed 2023 Budget

154024

# 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 10/19/2022**

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 10/19/2022, at said City of Colorado Springs, El Paso County, Colorado.  
My commission expires June 23, 2026.



Karen Hogan  
Notary Public

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

**PUBLIC NOTICE**  
**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING**  
**WINSOME METROPOLITAN DISTRICT NO. 4**  
NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the WINSOME METROPOLITAN DISTRICT NO. 4 for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of Simmons & Wheeler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado 80112, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Winsome Metropolitan District No. 4 to be held at 1:30 P.M., on Thursday, November 3, 2022. The meeting will be held at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132 via video conference at <https://us2.zoom.com/j/7636103470> and via telephone conference at Dial-In: 1-720-707-2599. Meeting ID: 763-670-3470. Participant Code: #. Any interested elector within the Winsome Metropolitan District No. 4 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.  
BY ORDER OF THE BOARD OF DIRECTORS:  
WINSOME METROPOLITAN DISTRICT NO. 4  
By: /s/ ICENOGLIE | SEAVER | POGUE  
A Professional Corporation  
Published in The Gazette October 19, 2022.

**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING  
WINSOME METROPOLITAN DISTRICT NO. 4**

**NOTICE IS HEREBY GIVEN** that a proposed budget has been submitted to the **WINSOME METROPOLITAN DISTRICT NO. 4** for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of Simmons & Wheeler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado 80112, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Winsome Metropolitan District No. 4 to be held at 1:30 P.M., on Thursday, November 3, 2022. The meeting will be held at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132; via video conference at <https://us02web.zoom.us/j/7636703470>; and via telephone conference at Dial-In: 1-720-707-2699, Meeting ID: 763-670-3470, Participant Code: #. Any interested elector within the Winsome Metropolitan District No. 4 may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:  
WINSOME METROPOLITAN DISTRICT NO. 4

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publish In: *The Gazette*  
Publish On: Wednesday, October 19, 2022

**EXHIBIT B**

Budget Document  
Budget Message

**WINSOME METROPOLITAN DISTRICT NO. 4**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Winsome Metropolitan District No. 4.

The Winsome Metropolitan District No. 4. has adopted one fund, a General Fund to provide for general operating expenditures.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary source of revenue for the district in 2023 will be developer advances and property taxes. The district intends to impose a 15.000 mill levy on all property within the district for 2023.

**Winsome Metropolitan District No. 4**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>8/31/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	2	104	104	104	26
Specific ownership taxes	-	8	6	6	2
Developer advances	-	2,232	-	2,142	2,283
	<u>2</u>	<u>2,344</u>	<u>110</u>	<u>2,252</u>	<u>2,311</u>
Total revenues					
	<u>2</u>	<u>2,344</u>	<u>110</u>	<u>2,252</u>	<u>2,311</u>
Total funds available					
	<u>2</u>	<u>2,344</u>	<u>110</u>	<u>2,252</u>	<u>2,311</u>
Expenditures:					
Transfer to District 1	2	-	-	-	-
Insurance/ SDA Dues	-	2,254	-	2,250	2,254
Miscellaneous	-	20	-	-	20
Treasurer's Fees	-	35	2	2	2
Emergency Reserve	-	35	-	-	35
	<u>-</u>	<u>2,344</u>	<u>2</u>	<u>2,252</u>	<u>2,311</u>
Total expenditures					
	<u>2</u>	<u>2,344</u>	<u>2</u>	<u>2,252</u>	<u>2,311</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 108</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 6,900</u>			<u>\$ 1,740</u>
Mill Levy		<u>15.105</u>			<u>5.000</u>
Mill Levy		<u>-</u>			<u>10.000</u>
Mill Levy		<u>15.105</u>			<u>15.000</u>

**EXHIBIT C**

Certification of Tax Levy

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of El Paso County, Colorado.

On behalf of the Winsome Metropolitan District No. 4,  
 (taxing entity)<sup>A</sup>

the Board of Directors,  
 (governing body)<sup>B</sup>

of the Winsome Metropolitan District No. 4,  
 (local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 1,740 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 1,740 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

**Submitted:** 12/14/2022 for budget/fiscal year 2023.  
 (not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>10.000</u> mills	\$ <u>17</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>10.000</b> mills	<b>\$ 17</b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): <u>Covenant Enforce/design</u>	<u>5.000</u> mills	\$ <u>9</u>
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>15.000</b> mills	<b>\$ 26</b>

Contact person: Diane K Wheeler Daytime phone: (303) 689-0833  
 (print)  
 Signed: Diane K Wheeler Title: District Accountant

*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, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

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<sup>K</sup>:**

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.

## Notes:

<sup>A</sup> **Taxing Entity**—A jurisdiction authorized by law to impose ad valorem property taxes on taxable property located within its territorial limits (please see notes B, C, and H below). For purposes of the DLG 70 only, a taxing entity is also a geographic area formerly located within a *taxing entity's* boundaries for which the county assessor certifies a valuation for assessment and which is responsible for payment of its share until retirement of financial obligations incurred by the *taxing entity* when the area was part of the *taxing entity*. For example: an area of excluded property formerly within a special district with outstanding general obligation debt at the time of the exclusion or the area located within the former boundaries of a dissolved district whose outstanding general obligation debt service is administered by another local government<sup>C</sup>.

<sup>B</sup> **Governing Body**—The board of county commissioners, the city council, the board of trustees, the board of directors, or the board of any other entity that is responsible for the certification of the *taxing entity's* mill levy. For example: the board of county commissioners is the governing board ex officio of a county public improvement district (PID); the board of a water and sanitation district constitutes ex officio the board of directors of the water subdistrict.

<sup>C</sup> **Local Government** - For purposes of this line on Page 1 of the DLG 70, the local government is the political subdivision under whose authority and within whose boundaries the *taxing entity* was created. The local government is authorized to levy property taxes on behalf of the *taxing entity*. For example, for the purposes of this form:

1. a municipality is both the local government and the *taxing entity* when levying its own levy for its entire jurisdiction;
2. a city is the local government when levying a tax on behalf of a business improvement district (BID) *taxing entity* which it created and whose city council is the BID board;
3. a fire district is the local government if it created a subdistrict, the *taxing entity*, on whose behalf the fire district levies property taxes.
4. a town is the local government when it provides the service for a dissolved water district and the town board serves as the board of a dissolved water district, the *taxing entity*, for the purpose of certifying a levy for the annual debt service on outstanding obligations.

<sup>D</sup> **GROSS Assessed Value** - There will be a difference between gross assessed valuation and net assessed valuation reported by the county assessor only if there is a “tax increment financing” entity (see below), such as a downtown development authority or an urban renewal authority, within the boundaries of the *taxing entity*. The board of county commissioners certifies each *taxing entity's* total mills upon the *taxing entity's* Gross Assessed Value found on Line 2 of Form DLG 57.

<sup>E</sup> **Certification of Valuation by County Assessor, Form DLG 57** - The county assessor(s) uses this form (or one similar) to provide valuation for assessment information to a *taxing entity*. The county assessor must provide this certification no later than August 25<sup>th</sup> each year and may amend it, one time, prior to December 10<sup>th</sup>.

<sup>F</sup> **TIF Area**—A downtown development authority (DDA) or urban renewal authority (URA), may form plan areas that use “tax increment financing” to derive revenue from increases in assessed valuation (gross minus net, Form DLG 57 Line 3) attributed to the activities/improvements within the plan area. The DDA or URA receives the differential revenue of each overlapping *taxing entity's* mill levy applied against the *taxing entity's* gross assessed value after subtracting the *taxing entity's* revenues derived from its mill levy applied against the net assessed value.

<sup>G</sup> **NET Assessed Value**—The total taxable assessed valuation from which the *taxing entity* will derive revenues for its uses. It is found on Line 4 of Form DLG 57.

<sup>H</sup> **General Operating Expenses (DLG 70 Page 1 Line 1)**—The levy and accompanying revenue reported on Line 1 is for general operations and includes, in aggregate, all levies for and revenues raised by a *taxing entity* for purposes not lawfully exempted and detailed in Lines 3 through 7 on Page 1 of the DLG 70. For example: a fire pension levy is included in general operating expenses, unless the pension is voter-approved, if voter-approved, use Line 7 (Other).

**<sup>I</sup> Temporary Tax Credit for Operations (DLG 70 Page 1 Line 2)**—The Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction of 39-1-111.5, C.R.S. may be applied to the *taxing entity's* levy for general operations to effect refunds. Temporary Tax Credits (TTCs) are not necessary for other types of levies (non-general operations) certified on this form because these levies are adjusted from year to year as specified by the provisions of any contract or schedule of payments established for the payment of any obligation incurred by the *taxing entity* per 29-1-301(1.7), C.R.S., or they are certified as authorized at election per 29-1-302(2)(b), C.R.S.

**<sup>J</sup> General Obligation Bonds and Interest (DLG 70 Page 1 Line 3)**—Enter on this line the total levy required to pay the annual debt service of all general obligation bonds. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments. Title 32, Article 1 Special districts and subdistricts must complete Page 2 of the DLG 70.

**<sup>K</sup> Contractual Obligation (DLG 70 Page 1 Line 4)**—If repayment of a contractual obligation with property tax has been approved at election and it is not a general obligation bond (shown on Line 3), the mill levy is entered on this line. Per 29-1-301(1.7) C.R.S., the amount of revenue levied for this purpose cannot be greater than the amount of revenue required for such purpose as specified by the provisions of any contract or schedule of payments.

**<sup>L</sup> Capital Expenditures (DLG 70 Page 1 Line 5)**—These revenues are not subject to the statutory property tax revenue limit if they are approved by counties and municipalities through public hearings pursuant to 29-1-301(1.2) C.R.S. and for special districts through approval from the Division of Local Government pursuant to 29-1-302(1.5) C.R.S. or for any *taxing entity* if approved at election. Only levies approved by these methods should be entered on Line 5.

**<sup>M</sup> Refunds/Abatements (DLG 70 Page 1 Line 6)**—The county assessor reports on the Certification of Valuation (DLG 57 Line 11) the amount of revenue from property tax that the local government did not receive in the prior year because taxpayers were given refunds for taxes they had paid or they were given abatements for taxes originally charged to them due to errors made in their property valuation. The local government was due the tax revenue and would have collected it through an adjusted mill levy if the valuation errors had not occurred. Since the government was due the revenue, it may levy, in the subsequent year, a mill to collect the refund/abatement revenue. An abatement/refund mill levy may generate revenues up to, but not exceeding, the refund/abatement amount from Form DLG 57 Line 11.

1. Please Note: If the *taxing entity* is in more than one county, as with all levies, the abatement levy must be uniform throughout the entity's boundaries and certified the same to each county. To calculate the abatement/refund levy for a *taxing entity* that is located in more than one county, first total the abatement/refund amounts reported by each county assessor, then divide by the *taxing entity's* total net assessed value, then multiply by 1,000 and round down to the nearest three decimals to prevent levying for more revenue than was abated/refunded. This results in an abatement/refund mill levy that will be uniformly certified to all of the counties in which the *taxing entity* is located even though the abatement/refund did not occur in all the counties.

**<sup>N</sup> Other (DLG 70 Page 1 Line 7)**—Report other levies and revenue not subject to 29-1-301 C.R.S. that were not reported above. For example: a levy for the purposes of television relay or translator facilities as specified in sections 29-7-101, 29-7-102, and 29-7-105 and 32-1-1005 (1) (a), C.R.S.; a voter-approved fire pension levy; a levy for special purposes such as developmental disabilities, open space, etc.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Winsome Metropolitan District No. 4 of El Paso County, Colorado on this 3rd day of November, 2022.

DocuSigned by:  
*Joe Desjardin*  
\_\_\_\_\_  
Joseph Desjardin, Secretary

SEAL

