

**RESOLUTION NO. 2023-11-04**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF CHAPARRAL POINTE  
METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, PURSUANT TO  
SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR  
EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY  
FOR THE BUDGET YEAR 2024**

A. The Board of Directors of Chaparral Pointe Metropolitan District (the “**District**”) has appointed the District Accountant to prepare and submit a proposed budget to said governing body at the proper time.

B. The District Accountant has submitted a proposed budget to this governing body for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 13, 2023, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
CHAPARRAL POINTE METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as **Exhibit A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO RESOLUTION TO ADOPT  
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on November 13, 2023.

**CHAPARRAL POINTE  
METROPOLITAN DISTRICT**

By:   
President

Attest:

By:   
Sima Annis (Jan 23, 2024 11:09 MST)  
Secretary

EXHIBIT A

PUBLISHER'S AFFIDAVIT

*[see attached document]*

**Proof of Publication**

**THE TRANSCRIPT  
Colorado Springs, Colorado**

STATE OF COLORADO, } ss.  
COUNTY OF EL PASO }

I, Fran Zankowski, Publisher, or the undersigned Authorized Agent of the Publisher, do solemnly swear that I am the Publisher, or Authorized Agent of the Publisher of The Transcript; that the same is a tri-weekly newspaper and published in the County of El Paso, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a tri-weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

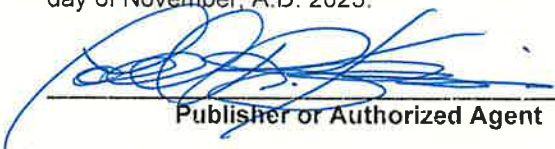
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said tri-weekly newspapers for the period of 1 consecutive insertion(s), and/or once each week and on the same days of each week; and that the first publication of said notice was in the issue of said newspaper dated:

**01, NOVEMBER, A.D. 2023.**

And that the last publication of said notice was in the issue of said newspaper dated:

**01, NOVEMBER, A.D. 2023.**

In witness whereof, I have hereunto set my hand this 1st day of November, A.D. 2023.

  
\_\_\_\_\_  
**Publisher or Authorized Agent**

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 1st day of November, A.D. 2023.

  
\_\_\_\_\_  
**Notary Public**

**ROBYN KIRK  
Notary Public  
State of Colorado  
Notary ID # 20114063677  
My Commission Expires 10-05-2027**

**NOTICE AS TO PROPOSED  
2024 BUDGET AND  
AMENDMENT OF  
2023 BUDGET  
CHAPARRAL POINTE  
METROPOLITAN DISTRICT  
EL PASO COUNTY  
COLORADO**

NOTICE IS HEREBY GIVEN, pursuant to Sections 29-1-108 and 109, C.R.S., that a proposed budget has been submitted to the Board of Directors of the Chaparral Pointe Metropolitan District (the "District") for the ensuing year of 2024. The necessity may also arise for the amendment of the 2023 budget of the District. Copies of the proposed 2024 budget and 2023 amended budget (if appropriate) are on file in the office of the District's Accountant, Walker Schooler District Managers, 614 N. Tejon St., Colorado Springs, Colorado 80903, where same are available for public inspection. Such proposed 2024 budget and 2023 amended budget will be considered at a special meeting to be held on Monday, November 13, 2023 at 5:00 p.m. via videoconference. Any interested elector within the District may, at any time prior to the final adoption of the 2024 budget or the 2023 amended budget, inspect the 2024 budget and the 2023 amended budget and file or register any objections thereto.

You may also attend the Board Meeting in any of the following ways:

1. To attend via videoconference, email adam.n@wsdistricts.co to obtain a link to the videoconference.
2. To attend via telephone, dial +1-213-463-4500 and enter the following additional information:

a. Access Code / Meeting ID: 547326735

CHAPARRAL POINTE  
METROPOLITAN DISTRICT  
/s/ Suzanne M. Meintzer  
McGEADY BECHER P.C.

Attorneys for the District  
Publication Date: November 1, 2023  
Published in The Transcript  
DT43384

**EXHIBIT B**

Budget Document

Budget Message

**CHAPARRAL POINTE METROPOLITAN DISTRICT  
2024 BUDGET  
GENERAL FUND**

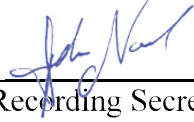
	2022 ACTUAL	2023 ACTUAL	2023 BUDGET	2024 BUDGET
<b>GENERAL FUND BEGINNING BALANCE</b>	\$ 4,866.00	\$ 1,864.00	\$ 237.00	\$ 16,363
<b>REVENUES</b>				
PROPERTY TAXES - O&M	\$ 10,673	\$ 15,476	\$ 15,476	\$ 21,109
SPECIFIC OWNERSHIP TAXES - O&M	\$ 1,110	\$ 1,621	\$ 1,548	\$ 1,478
OTHER REVENUE	\$ -	\$ -	\$ 175	\$ -
DEVELOPER ADVANCE	\$ 21,000	\$ -	\$ 18,500	\$ -
DISTRICT SERVICE FEES	\$ 71,920	\$ 84,786	\$ 85,680	\$ 85,680
LATE FEES/PENALTIES	\$ 645	\$ -	\$ 500	\$ -
INTEREST INCOME	\$ 24	\$ -	\$ 60	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 105,372</b>	<b>\$ 101,882</b>	<b>\$ 121,939</b>	<b>\$ 108,267</b>
<b>TOTAL REVENUES AND FUND BALANCE</b>	<b>\$ 110,238</b>	<b>\$ 103,746</b>	<b>\$ 122,176</b>	<b>\$ 124,630</b>
<b>EXPENDITURES</b>				
ACCOUNTING	\$ 22,521	\$ 18,301	\$ 25,000	\$ -
AUDIT	\$ 4,200	\$ 4,700	\$ 4,700	\$ 9,000
BILLING	\$ 19,610	\$ 5,648	\$ 12,500	\$ -
CONTINGENCY	\$ 500	\$ -	\$ 2,078	\$ 5,000
ELECTION	\$ 4,091	\$ 3,743	\$ 5,000	\$ -
DUES AND LICENSES	\$ 311	\$ 403	\$ 350	\$ 400
COUNTY TREASURERS FEE	\$ 161	\$ 232	\$ 232	\$ 317
DISTRICT MANAGERS	\$ 25,214	\$ 17,422	\$ 20,000	\$ 45,000
INSURANCE	\$ 3,095	\$ 3,044	\$ 3,200	\$ 3,200
LEGAL SERVICES	\$ 11,580	\$ 24,203	\$ 20,000	\$ 20,000
MISCELLANEOUS	\$ 82	\$ -	\$ 100	\$ -
<b>OPERATIONS AND MAINTENANCE</b>				
COVENANT ENFORCEMENT	\$ 8,762	\$ 3,615	\$ 7,500	\$ -
LANDSCAPING	\$ -	\$ -	\$ 7,500	\$ 10,000
WEBSITE	\$ -	\$ -	\$ 750	\$ 750
TRASH COLLECTION	\$ 8,247	\$ 13,686	\$ 8,590	\$ 13,000
UTILITIES	\$ -	\$ -	\$ 500	\$ 2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 108,374</b>	<b>\$ 94,996</b>	<b>\$ 118,000</b>	<b>\$ 108,667</b>
Transfer to Bond Fund		\$ 2,322	\$ -	\$ -
<b>ENDING FUND BALANCE</b>	<b>\$ 1,864</b>	<b>\$ 6,428</b>	<b>\$ 4,176</b>	<b>\$ 15,963</b>
EMERGENCY RESERVE: State Required 3%	\$ 3,251	\$ 2,850	\$ 3,200	\$ 3,260
ASSESSED VALUE	\$ 958,780.00	\$ 1,351,240.00	\$ 1,351,240	\$ 1,776,740
O&M MILL LEVY	11.132	11.453	11.453	11.881

**CHAPARRAL POINTE METROPOLITAN DISTRICT  
2023 AMENDED AND 2024 BUDGET  
DEBT SERVICE FUND**

	2022 ACTUAL	2023 ACTUAL	2023 BUDGET	2024 BUDGET
<b>DEBT FUND BEGINNING BALANCE</b>	\$ 47	\$ 476.00	\$ 467	\$ (0)
<b>REVENUES</b>				
PROPERTY TAXES	\$ 32,020	\$ 46,427	\$ 46,427	\$ 63,327
SPECIFIC OWNERSHIP TAXES	\$ 3,329	\$ 4,862	\$ 4,643	\$ 4,433
OTHER REVENUE	\$ -	\$ -	\$ 346	\$ -
TRANSFER IN FROM OTHER FUNDS	\$ 1,004	\$ 2,322	\$ -	\$ -
INTEREST INCOME	\$ 313	\$ 569	\$ 170	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 36,666</b>	<b>\$ 54,179</b>	<b>\$ 51,586</b>	<b>\$ 67,759</b>
<b>TOTAL REVENUES AND FUND BALANCE</b>	<b>\$ 36,713</b>	<b>\$ 54,655</b>	<b>\$ 52,053</b>	<b>\$ 67,759</b>
<b>EXPENDITURES</b>				
COUNTY TREASURER'S FEE	\$ 481	\$ 696	\$ 696	\$ 950
PAYING AGENT FEE	\$ 4,000	\$ 4,000	\$ 6,500	\$ 6,500
CONTINGENCY	\$ -	\$ -	\$ 1,027	\$ -
SERIES 2021A BOND INTREST EXPENSE	\$ 31,756	\$ 49,036	\$ 42,777	\$ 60,309
SERIES 2021A BOND PRINCIPAL			\$	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ 36,237</b>	<b>\$ 53,732</b>	<b>\$ 51,000</b>	<b>\$ 67,759</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 476</b>	<b>\$ 923</b>	<b>\$ 1,053</b>	<b>\$ 0</b>
ASSESSED VALUATION	\$ 958,780	\$ 1,351,240	\$ 1,351,240	\$ 1,776,740
DEBT MILL LEVY	33.397	34.359	34.359	35.642



I, Adam Noel, hereby certify that I am the duly appointed Recording Secretary of the Chaparral Pointe Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Chaparral Pointe Metropolitan District held on November 13, 2023.



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Recording Secretary

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

Chaparral Pointe Metropolitan District

The attached 2024 Budget for Chaparral Pointe Metropolitan District includes these important features:

- The primary sources of revenue for the district are tax revenues and a monthly District Service Fee.
- Payment of debt service obligations.

The Budgetary basis of accounting timing measurement method used is:

- Cash basis
- Modified accrual basis
- Encumbrance basis
- Accrual basis

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the district's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The services to be provided/ delivered during the budget year are the following:

- Contracted legal and management services including state required reporting, financial and accounting reports, billing and other services.
- Accounting and bookkeeping, billing, collection and related services.
- Landscape maintenance in common areas and storm drainage, water, and sewer improvements and maintenance.



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Colorado Springs, CO 80903  
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