

**ELLSTON PARK METROPOLITAN DISTRICT
NOTICE OF ANNUAL TOWN HALL BOARD MEETING AGENDA**

Monday, December 1, 2025 – 3:00 P.M.

NOTICE IS HEREBY GIVEN that pursuant to Section 32-1-903(6)(a), C.R.S., the Ellston Park Metropolitan District will hold an Annual Meeting at the date, time, and location as shown above. No official action shall be taken at the Annual Meeting.

3204 N. Academy Blvd. Ste. 100
Colorado Springs, CO 80917

-AND-

Please join the Microsoft Teams meeting from your computer, tablet, or smartphone.

<https://teams.microsoft.com/>

Meeting ID: 214 625 019 574 5

Passcode: Wm9FY6bJ

| Board of Directors | Title | Term |
|--------------------|---------------------|-----------|
| Kate Cloud | President | May 2027 |
| Bryan Reid | Secretary/Treasurer | May 2027 |
| Robbie Higgins | Assistant Secretary | May 2027 |
| VACANT | Director | May 2029* |
| VACANT | Director | May 2029* |

- 1) Call to Order**
- 2) Presentation regarding the status of public infrastructure projects within the District (enclosed)**
- 3) Presentation regarding outstanding bonds, if any (enclosed)**
- 4) Review of unaudited Financial Statements showing the year-to-date revenue and expenditures of the District in relation to its adopted budget, as amended if applicable, for the present calendar year (enclosed)**
- 5) Open Floor for Questions – Members of the public may ask questions about the District. The Board may determine the amount of time reserved for questions and for each individual speaker**
- 6) Adjournment**



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ELLSTON PARK METROPOLITAN DISTRICT

ANNUAL TOWN HALL MEETING

December 1, 2025, at 3:00 pm

- IN PERSON AT:

- 3204 N. ACADEMY BLVD. STE. 100

- VIRTUALLY

- [HTTPS://TEAMS.MICROSOFT.COM](https://teams.microsoft.com)

- MEETING ID: 214 625 019 574 5

- PASSCODE: Wm9FY6bJ

AGENDA



1 - Call to Order



2 - Current Public Infrastructure Projects



3 - Current Bond/ Debt Status



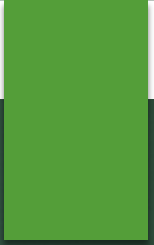
4 - Review Current Year to Last Month Unaudited Financial Statements



5 - Questions



6 - Adjourn



Agenda Item 2) Current Public Infrastructure Projects

THERE ARE CURRENTLY NO PLANNED PUBLIC
INFRASTRUCTURE PROJECTS

Agenda Item 3)

Current Bond and Debt Status

- ▶ Anticipated bond issuance:
 - ▶ \$2,235,000 – Series 2025A
 - ▶ \$295,000 – Series 2025B
- ▶ Bond anticipated to close in December 2025

| GENERAL FUND | | | | | |
|--|----------------|----------------|-------------------|----------------|----------------|
| | 2024 ACTUAL | 2025 ACTUAL | 2025 PROJECTED | 2025 BUDGET | 2026 BUDGET |
| GENERAL FUND BEGINNING BALANCE | \$ - | \$ 61 | \$ 61 | \$ 2,050 | \$ 26,117 |
| REVENUES | | | | | |
| PROPERTY TAX REVENUE | \$ - | | \$ - | \$ 3,902 | \$ 6,037 |
| SPECIFIC OWNERSHIP TAXES | \$ - | | \$ - | \$ 273 | \$ 423 |
| DEVELOPER ADVANCE | \$ 40,784 | \$ 58,000 | \$ 58,000 | \$ 50,000 | \$ 25,586 |
| WORKING CAPITAL | | | | | \$ 17,700 |
| INTEREST INCOME | \$ - | | | \$ - | |
| OPERATIONS AND MAINTENANCE SERVICE FEE | | | | | \$ 28,350 |
| VACANT LOTS | | | | | \$ 18,627 |
| TRASH SERVICE | | | | | |
| RESERVE FEES | | | | | \$ - |
| MISCELLANEOUS INCOME | \$ - | | | \$ - | |
| TOTAL REVENUES | \$ 40,784 | \$ 58,000 | \$ 58,000 | \$ 54,175 | \$ 96,722 |
| TOTAL FUNDS AVAILABLE | \$ 40,784 | \$ 58,061 | \$ 58,061 | \$ 56,225 | \$ 122,840 |

Agenda Item 4)

Unaudited Financial Statements

EXPENDITURES

| | | | | |
|---------------------------------|------------------|------------------|------------------|------------------|
| AUDIT | \$ - | \$ - | \$ - | \$ 9,000 |
| ELECTION | \$ 1,194 | \$ 1,194 | \$ 500 | |
| INSURANCE | \$ 200 | \$ (100) | \$ 2,500 | \$ 2,500 |
| LEGAL | \$ 16,780 | \$ 3,105 | \$ 10,000 | \$ 20,000 |
| DISTRICT MANAGEMENT | \$ 23,643 | \$ 11,125 | \$ 17,000 | \$ 30,000 |
| DUES AND SUBSCRIPTIONS | | \$ 450 | \$ 450 | |
| TREASURER'S FEES (1.5%) | \$ - | \$ - | \$ 59 | \$ 91 |
| TRASH SERVICE | | | \$ 6,426 | |
| LANDSCAPE MAINTENANCE | | | \$ - | |
| SNOW REMOVAL | | | \$ - | |
| REPAIRS AND MAINTENANCE | | | \$ - | |
| UTILITIES | | \$ 800 | \$ 20,000 | |
| STORM WATER | | | \$ 3,000 | |
| COPIES, POSTAGE, ADMINISTRATIVE | | | \$ 1,500 | |
| CONTINGENCY | \$ 100 | \$ 4 | \$ - | \$ 10,000 |
| TOTAL EXPENDITURES | \$ 40,723 | \$ 15,328 | \$ 31,944 | \$ 52,559 |

TRANSFER OUT TO RESERVE FUND \$ -

| | | | | | |
|---|--------------|------------------|------------------|-----------------|-----------------|
| ENDING FUND BALANCE | \$ 61 | \$ 42,733 | \$ 26,117 | \$ 3,667 | \$ 1,373 |
| EMERGENCY RESERVE: State Required at 3% | \$ 1,222 | \$ 460 | \$ 958 | \$ 1,577 | \$ 3,644 |

| | | | | | |
|------------------------------------|---------|---------|---------|---------|------------|
| ASSESSED VALUE | 389,950 | 390,220 | 390,220 | 390,220 | \$ 473,980 |
| MILL LEVY | 0.000 | 0.000 | 0.000 | 10.000 | 12.736 |
| Not to Exceed 5.25% TABOR (waived) | | | | | |

Agenda Item 4)

Unaudited Financial Statements

Questions?