

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	\$ 2,500		\$ 2,500
LEGAL	\$	16,780	\$ 3,105	\$ 10,000	\$ 20,000	\$ 20,000		\$ 20,000
DISTRICT MANAGEMENT	\$	23,643	\$ 11,125	\$ 17,000	\$ 30,000	\$ 48,000		
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	\$ 121,467			
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?