

**WINDSHIRE PARK METRO
DISTRICT NOS. 1 & 2
2025 ANNUAL MEETING**



AGENDA

- Call to Order/Declaration of Quorum
- Introductions
- Purpose of SB23-110
- Outstanding Debt
- Review of Unaudited Financials
- Public Infrastructure
- Constituent Forum

A landscape photograph showing rolling hills. In the foreground, there is a field of tall, green grass. A path or road winds through the middle ground, leading towards a golden field. The sky is overcast with grey clouds, and the overall lighting is soft and somewhat dim.

INTRODUCTIONS

PURPOSE OF SB23-110

1. The Colorado Legislature adopted SB23-110 in 2023, which requires an annual meeting at which NO business is conducted.
2. Statute requires the Board present information regarding the status of public infrastructure projects (roads, water lines, sewer lines, parks and recreation facilities) and outstanding debt.
3. Unaudited financial statements must also be presented showing year-to-date revenue and expenditures vs. budget.
4. Opportunity for the public to ask questions.



OUTSTANDING DEBT

THE DISTRICT HAS OUTSTANDING DEBT TOTALING \$7,400,000 AT A COMBINED INTEREST RATE OF 7.125% AND MATURES ON DECEMBER 15, 2047. THE MILL LEVY FOR DEBT SERVICE HAS BEEN AT 38.965 MILLS SINCE 2021 AND WILL INCREASE TO 40.086 MILLS STARTING IN 2026.



REVIEW OF UNAUDITED FINANCIALS AS OF OCTOBER 31, 2024

District 1 Operating	\$ 131,974.58
1st Bank	\$ 39,168.48
District 2 Operating	\$ 4,453.81
Sr. Bond Fund*	\$ 5.22
2017 A Reserve Fund*	\$ 424,068.98
Sub-Bond Fund*	\$ 999.48
UMB Capital Project Fund	\$ 40,000.00
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TOTAL	\$ 640,670.60

*These funds are tax proceeds and are pledged to the District's required loan payments scheduled for December 1 and December 15, 2024.

REVIEW OF UNAUDITED FINANCIAL STATEMENTS (CONTINUED)

Budget to Actual Summary through October 31, 2024

	Budget	Actual
Income	\$467,756	\$508,809.91
Administrative Expenses	\$142,190	\$73,855.66
Property Expenses	\$414,840	\$383,883.80
Insurance Expenses	\$23,000	\$15,767
Utility Expenses	\$43,500	\$41,415.59

PUBLIC INFRASTRUCTURE

1. The District was authorized to construct streets, traffic control devices, water and sewer lines, parks and recreation facilities and other similar infrastructure.
2. The District was **REQUIRED** to donate the streets, traffic control devices, and water & sewer lines to the Town of Windsor.
3. All infrastructure except for the common area landscape, playgrounds, pool and fences were donated to the Town of Windsor.



CONSTITUENT FORUM AND THANK YOU

Please state your name and address.
Each person will have 3 minutes to
comment and ask questions. If a
question is posed that can be answered,
a member of the Board or Management
will respond.

