

RESOLUTION
WOODMEN ROAD METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS AND IN THE AMOUNTS SET FORTH HEREIN FOR THE WOODMEN ROAD METROPOLITAN DISTRICT (THE “DISTRICT”), EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026 AND ENDING ON THE LAST DAY OF DECEMBER 2026 AND AMENDING THE 2025 BUDGET.

WHEREAS, the Board of Directors of the District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time;

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration;

WHEREAS, 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 October 20, 2025 and interested electors were given the opportunity to file or register any objections to said proposed budget; 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WOODMEN ROAD METROPOLITAN DISTRICT, EL PASO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. Budget Expenditures. That estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget. That the budget as submitted and attached and incorporated herein by this reference is hereby approved and adopted as the budget of District for the year stated above. The 2024 Budget as amended is hereby approved and adopted.

Section 4. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for Bonds and Interest is \$0. That the valuation for assessment, as certified by the El Paso County Assessor, is \$416,604,110.

Section 5. Mill Levy. No mill levy is certified.

Section 6. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 7. Certification. The District's agents are hereby authorized and directed to immediately certify to the County Commissioners of El Paso County, Colorado, the mill levies for the District hereinabove determined and set.

Section 8. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this October 20, 2025.

DISTRICT
BOARD OF DIRECTORS

By: Les Krohnfeldt
President

ATTEST:

Thomas A. Kerby
Secretary

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

Woodmen Road Metropolitan District

The attached 2026 Budget for Woodmen Road Metropolitan District includes these important features:

- The 2026 Budget reflects a fee established to pay the costs to administer the billing, collection and payment to facilitate this scope of work.
- There is no longer a source of revenue for this Districts
- The District entered into an Intergovernmental Agreement with Public Improvement District No. 1 and appropriated to transfer funds in the amount of \$1,300,000 to fund infrastructure improvements to the Woodmen Road widening project.

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.

**WOODMEN ROAD METROPOLITAN DISTRICT
2026 BUDGET
GENERAL FUND**

	2024 ACTUAL	2025 ACTUAL	2025 AMENDED	2025 BUDGET	2026 BUDGET
GENERAL FUND	\$ 1,933,733	\$ 2,087,634	\$ 2,087,634	\$ 1,888,946	\$ 773,685
REVENUES					
PLATTING FEES RESIDENTIAL (\$385/750 LOT)	\$ 83,160				
PLATTING FEES COMMERCIAL (\$1,540/60 ACRE)					
IMPACT FEES SF RESIDENTIAL (\$550/ LOT)	\$ 133,650	\$ 68,640	\$ 68,640		
IMPACT FEES MF RESIDENTIAL (\$385 LOT)	\$ 7,975				
IMPACT FEES COMMERCIAL (\$1-\$6/100K SQUARE FOOT)					
IMPACT FEE - SENIOR HOUSING (\$220/ 0 UNITS)					
IMPACT FEES - OPT OUT OF DISTRICT					
BUILDING PERMIT AND PLATTING FEES					
LAND SALE					
INTEREST INCOME		\$ 13	\$ 17		
TRANSFERS IN					
TOTAL REVENUES	\$ 224,785	\$ 68,653	\$ 68,657	\$ -	\$ -
TOTAL REVENUE & FUND BALANCE	\$ 2,158,518	\$ 2,156,287	\$ 2,156,291	\$ 1,888,946	\$ 773,685
EXPENDITURES					
DISTRICT MANAGEMENT/ACCOUNTING	\$ 24,188	\$ 20,315	\$ 30,000	\$ 24,000	\$ 30,000
OFFICE/POSTAGE/LEGAL NOTICES	\$ 27	\$ 17	\$ 10,000	\$ 100	\$ 10,000
ELECTION		\$ 10,846	\$ 10,846	\$ 5,000	\$ -
INSURANCE	\$ 2,091			\$ 2,500	\$ 2,500
SPECIAL DISTRICT DUES (SDA)	\$ 872	\$ 360	\$ 360	\$ 1,500	\$ 500
LEGAL	\$ 5,212	\$ 13,397	\$ 20,000	\$ 10,000	\$ 20,000
BANK FEES	\$ 40	\$ 1,287	\$ 1,300	\$ 500	\$ 500
PROFESSIONAL FEES	\$ 37,975	\$ 6,111	\$ 10,000	\$ 20,000	\$ 20,000
IGA WITH EL PASO COUNTY			\$ 1,300,000		
WETLAND BANK PURCHASE					
CONTINGENCY	\$ 479	\$ 100	\$ 100	\$ 50,000	\$ 50,000
TOTAL EXPENDITURES	\$ 70,884	\$ 52,433	\$ 1,382,606	\$ 113,600	\$ 133,500
TRANSFER TO DEBT SERVICE FUND					
GENERAL FUND: ENDING BALANCE	\$ 2,087,634	\$ 2,103,854	\$ 773,685	\$ 1,775,346	\$ 640,185
EMERGENCY RESERVE: State Required at 3%	\$ 2,127	\$ 1,573	\$ 41,478	\$ 3,408	\$ 4,005
ASSESSED VALUATION	\$ 383,065,550	\$ 391,338,940	\$ 391,338,940	\$ 391,338,940	\$ 416,604,110

Budget-Approp. Resolution

Final Audit Report

2025-10-20

Created:	2025-10-20
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-  Signer les.krohnfeldt@gmail.com entered name at signing as Les Krohnfeldt
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