

RESOLUTION
ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING
MILL LEVIES FOR THE CALENDAR YEAR 2026

The Board of Directors of Woodmen Hills Metropolitan District Metropolitan District (the “**Board**”), El Paso County, Colorado (the “**District**”), held a regular meeting, at 8046 Eastonville Road, Peyton, CO 80831 on **November 20, 2025**, at the hour of 5:30 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank]

NOTICE AS TO PROPOSED 2026 BUDGET

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO)
) ss.
COUNTY OF ELBERT)

I, Nikki Lister, do solemnly affirm that I am the Publisher of RANCHLAND NEWS; that the same is a weekly newspaper published at Simla, County of Elbert, State of Colorado, and has a general circulation therein; that said newspaper has been continuously and uninterruptedly published in said County of Elbert for a period of at least 52 consecutive weeks next prior to the first publication of the annexed notice, that said newspaper is entered in the post office at Calhan, Colorado as second class mail matter and that said newspaper is a newspaper within the meaning of the Act of the General Assembly of the State of Colorado, approved March 30, 1923, and entitled "Legal Notices and Advertisements," with other Acts relating to the printing and publishing of legal notices and advertisements. That the annexed notice was published in the regular and entire issue of said newspaper, once each week for One successive weeks; that the first publication of said notice was in the Issue of said newspaper dated;

November 20, 2025

and the last publication of said notice was in the issue of said newspaper dated;

November 20, 2025

and that copies of each number of said paper in which said notice and/or list was published were delivered by carriers or transmitted by mail to each of the subscribers of said newspaper, Ranchland News, according to the accustomed mode of business in this office.

Nikki Lister

Publisher

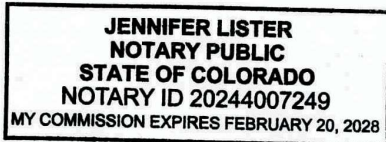
The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

20 day of November, 2025

Jennifer Lister
Notary Public

February 20, 2028

(My Notary Public Commission Expiration Date)



Notice of Budget

NOTICE OF PUBLIC HEARING ON THE PROPOSED 2026 BUDGETS

AND

NOTICE OF PUBLIC HEARING ON THE AMENDED 2025 BUDGETS

The Board of Directors (the "Board") of the WOODMEN HILLS METROPOLITAN DISTRICT (the "District"), will hold a public hearing located at 11720 Woodmen Hills Dr, Peyton, CO 80831 on NOVEMBER 20, 2025, at 5:30 p.m to consider adoption of the Districts' proposed 2026 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2025 budgets (the "Amended Budgets").

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of Woodmen Hills Metropolitan District, located at 8046 Eastonville Road, Falcon, CO 80831.

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to the final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

The agenda for any meeting may be obtained at <https://www.woodmenhills.org/> or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS

WOODMEN HILLS METROPOLITAN DISTRICT, quasi-municipal corporations and political subdivisions of the State of Colorado

/s/ WBA, PC

Published November 20, 2025

In Ranchland News

Legal No. 438

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2026. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.


Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of Page Intentionally Left Blank]

ADOPTED NOVEMBER 20, 2025.

DISTRICT:

WOODMEN HILLS METROPOLITAN DISTRICT METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: 
Wayne Krzemien (Jan 29, 2026 20:51:13 MST)
Officer of the District

Attest:

By: Troy D Stinson

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HILLS METROPOLITAN DISTRICT METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at 8046 Eastonville Road, Peyton, CO 80831, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 29th day of January 2026.


Wayne Krzemien (Jan 29, 2026 20:51:13 MST)
Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

Budget Book 2026

Table of Contents

- Board of Directors
- District Personnel
- Budget Message
- Budget Overview
- Budget Assumptions
- Fund Accounting
- Basis of Accounting
- Encumbrances
- Inventory
- Revenue
- Operating & Maintenance Expenses
- Revenue & Expense Trends
- 2026 Budget
- 2026 Rate Sheet

Board of Directors

Wayne Krzemien

President

Seated through 2027

Sanford Rodgers

Vice President

Seated through 2029

Kelsie Ives

Secretary

Seated through 2027

Stacey Popovich

Treasurer

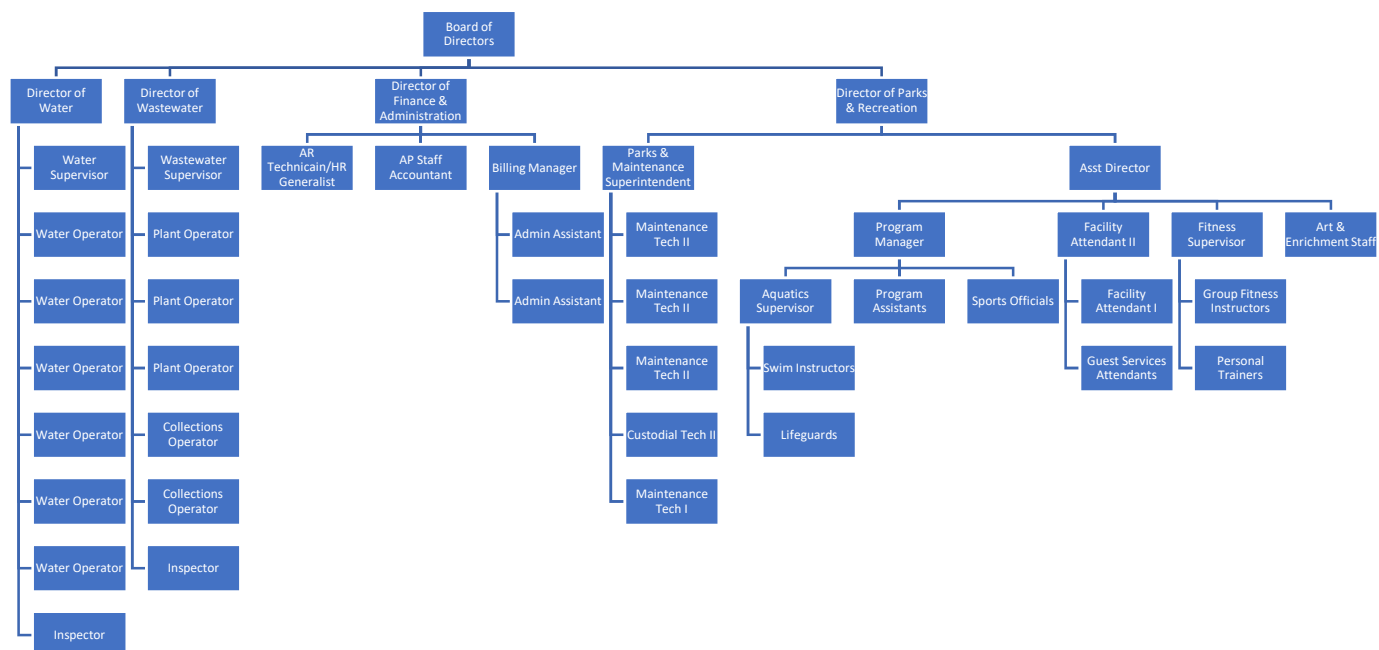
Seated through 2029

Troy Stinson

Director

Seated through 2027

District Personnel by Enterprise



Budget Message

This 2026 Budget Book has been prepared to allow the District Board of Directors, citizens, and staff to understand the finances of the District. This document is designed to answer most questions related to the budget from a policymaker and citizen perspective. Budget direction is provided by the Board of Directors. Over the last several years, the District has been re-investing in infrastructure, updating existing structures, and expanding our multi-use parks. This year, the District will continue to that focus across all three enterprises.

The major highlights of the 2026 budget include:

- Continue to use the results from the independent rate study analysis completed by Raftelis Financial Consultants:
 - Conducted every 4-6 years but updated annually to ensure that the District is charging appropriate rates & fees in order to recover costs.
 - Study found that commercial customers rates are underfunded according to their specific cost of service for water.
 - All cost-of-service metrics to be met by rate year 2028. This allows for longer-term rate adjustments.
- Rate increases across all three enterprises related to residential customers:
 - Parks & Recreation
 - Base Rate: 3% increase or \$2.26/month
 - Street Lighting: 2% increase or \$0.08/month
 - Water
 - Base Rate: 3% increase or \$0.54/month
 - Water Resource Fee: 8% increase or \$3.39/month
 - Consumption: 8% increase across all tiers
 - Wastewater
 - Base Rate: 5% increase or \$2.79/month
 - Impact to Monthly Minimum
 - Current: \$195.50
 - FY26 Approved: \$204.56
 - Change: 5% increase or \$9.06
- Major Enterprise Capital Improvement Projects
 - Creation of new park in the Bent Grass Meadows neighborhood
 - Possible water rights acquisition
 - Continuation of northern water pipeline
 - Drilling of first well site within northern well field
 - Continuation of Phase I activities for WWTP Regulatory Improvements/Capacity Upgrades

2026 Budget Overview

General

Woodmen Hills Metropolitan District is an independent quasi-government entity organized on November 8, 1995, under provisions of the Colorado Revised Statutes. It operates entirely within El Paso County but is not part of the County government. The District is governed by a Board of Directors that are elected by residents and property owners within the District.

This budget presents the activities of the District, which is legally separate and financially independent of the state and other local governments. The Woodmen Hills Metropolitan District utilizes three separate financial categories of activities: the Parks and Recreation Enterprise, the Water Enterprise, and the Wastewater Enterprise. Each of these, in turn, is segregated into operational and capital expenditures. Inclusive of each of the enterprises is the Finance and Administration department.

Together, these enterprises comprise the overall government-wide budget. The Park and Recreation Enterprise operates, maintains, and improves public parks, trails, recreation centers, recreational programs, storm water drainage, and street lighting. The Water Enterprise operates, maintains, and improves a public water system, which includes provision of reusable water, and performance of administration and environmental functions for the District service area. The Wastewater Enterprise operates, maintains, and improves the public wastewater system, which includes collection, treatment, storm water facilities, and performance of administration and environmental functions for the District service area. For Wastewater the District service area also includes Falcon Highlands Metropolitan District and Paint Brush Hills Metropolitan District. The Finance and Administration department operates the District's finance, accounting, human resources, and District administrative responsibilities.

Management has forecasted, to the best of its ability, budgetary figures for each enterprise. There have been unforeseen expenditures causing changes in the financial position of the District for the last several years and it is expected that there may be unforeseen expenditures in budget year 2026.

The Governmental Accounting Standards Board (GASB) in Section 2100 of its Codification of Governmental Accounting and Financial Reporting Standards has specified the criteria to be used in defining a government entity for financial reporting purposes.

Budget Assumptions

In the 2026 budget, there will be the following rate adjustments for parks & recreation, water, and wastewater.

Parks & Recreation Monthly Fee	3%
Street Lighting	2%
Water Monthly Base Rate	3%
Water Resource Fee	8%
Water Tiered Usage Rates	8%
Water Construction Base Rate	13%
Water Construction Usage Rate	24%
Water Commercial Base Rate	13%
Water Commercial Usage Rate	24%
Water Out-of-District Usage Rate	24%
Wastewater Monthly Fee- Residential	5%
Wastewater Monthly Fee- Commercial	24%

Fund Accounting

The District uses funds to report on its financial position and the results of its operations. The proprietary funds (Enterprises) are used to account for their activities like those found in the private sector, where the determination of net revenue is necessary or useful to sound financial administration. Goods or services from such activities can be provided to outside parties (Enterprise Funds).

The District has elected, under the GASB Statement #20 not to apply statements issued by the Financial Accounting Standards Board after November 30, 1989. New GASB pronouncements on accounting and financial reporting for proprietary activities will be followed.

Basis of Accounting

The financial statements are presented as an enterprise fund using the accrual method of accounting.

Encumbrances

The district does not utilize encumbrance accounting.

Inventories

Inventory is stated at cost.

Revenues

All base rate revenue streams for each of the three enterprises are forecasted using residential single-family equivalents. This accounts for the bulk of the District's monthly revenue which it uses to fund the operation and maintenance of each enterprise. Additional revenue streams for the District include commercial water/wastewater usage, irrigation usage, commercial drainage, wastewater treatment and collection, and system development charges.

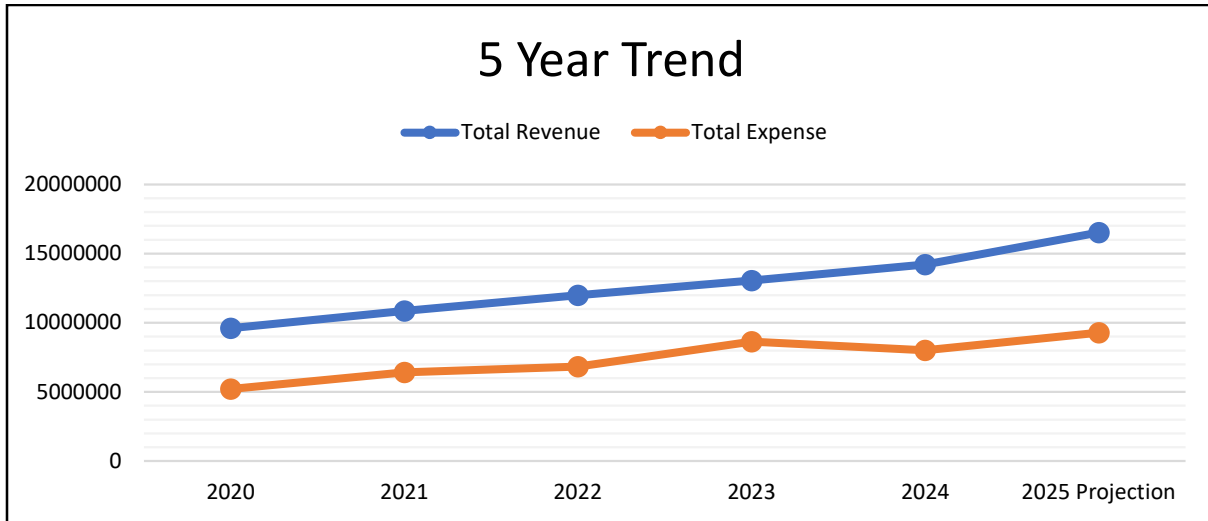
Overall District revenue is forecasted to increase by 11%. Both the Water & Wastewater Enterprises have seen a cooling in both forecasted and expected revenue over the last 2 years, but we do expect new construction, specifically commercial, to pick up in 2026. The Parks & Recreation Enterprise continues to see growth in both forecasted and actual revenues. This trend too is expected to continue in 2026. The District is still considered to be growing but at a slower pace than the previous 3-4 years. The District does expect the pace of growth to increase over the next 5-10 years as market conditions improve as well as new inclusions are approved.

Operating and Maintenance Expenses

Operating costs in general are based on a rolling 4-year average but also include known increases for changes in operations. Explanations for some of the more significant operating expenditures are presented below:

- Utility costs are forecasted to remain flat but at higher-than-expected levels
- Employee costs are forecasted to increase by 32%
- G&A- Tele/Consulting Fees/Dues expenses are forecasted to increase by 4%
- Repairs & Maintenance costs are forecasted to remain flat but at higher-than-expected levels
- District debt service costs are forecasted to increase by 27% in anticipation of new debt being taken out in 2026

Revenue & Expense Trends



District	2024 Actual	Jan-Oct 2025	2025 Projection	2025 Budget	4 Year Average	2026 Budget	Diff +/-
42000 · Water Enterprise Revenue							
42110 · District Residential Water Use	\$ 1,712,259.36	\$ 972,927.71	\$ 1,667,876.07	\$ 1,771,287.38	\$ 1,627,485.23	\$ 2,092,412.57	\$ 321,125.19
42120 · Outside Water Use	\$ -	\$ -	\$ -	\$ 14,762.00	\$ 20,015.85	\$ 16,254.15	\$ 1,492.15
42130 · Park & Rec Water Use	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
42140 · Park & Rec Irr. Water Use	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
42210 · District Water Tap Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
42260 · Construction Water Use	\$ 49,804.25	\$ 16,888.50	\$ 28,951.71	\$ 70,894.00	\$ 64,684.06	\$ 59,956.69	\$ (10,937.31)
42280 · Water Acquisition Fees	\$ 2,667,312.87	\$ 1,936,038.85	\$ 3,318,923.74	\$ 2,795,547.00	\$ 1,950,313.92	\$ 2,944,369.00	\$ 148,822.00
42500 · Commercial Water Use	\$ 480,540.55	\$ 293,516.32	\$ 503,170.83	\$ 500,000.00	\$ 362,289.28	\$ 594,309.89	\$ 94,309.89
42850 · System Development Charges	\$ 909,238.87	\$ 798,649.53	\$ 1,369,113.48	\$ 967,402.00	\$ 336,403.47	\$ 1,013,839.00	\$ 46,437.00
42900 · Other Water Enterprise Revenue	\$ 170,909.05	\$ 175,004.06	\$ 300,006.96	\$ 185,000.00	\$ 184,572.68	\$ 185,000.00	\$ -
Total 42000 · Water Enterprise Revenue	\$ 5,990,064.95	\$ 4,193,024.97	\$ 7,188,042.81	\$ 6,304,892.38	\$ 4,545,764.49	\$ 6,906,141.30	\$ 601,248.92
43000 · Sewer Enterprise Revenue							
43110 · District Residential Sewer Use	\$ 2,039,915.20	\$ 1,245,672.11	\$ 2,135,437.90	\$ 2,160,481.80	\$ 1,768,717.23	\$ 2,283,428.47	\$ 122,946.67
43120 · Outside Sewer Use	\$ 298,693.76	\$ 170,634.76	\$ 292,516.73	\$ 316,788.60	\$ 380,275.74	\$ 497,337.00	\$ 180,548.40
43125 · Meridian Ranch Sewer Use	\$ 89,400.00	\$ 53,370.00	\$ 91,491.43	\$ 93,831.00	\$ 83,355.00	\$ 96,646.00	\$ 2,815.00
43127 · Paint Brush Hills Sewer Use	\$ 664,334.12	\$ 398,398.76	\$ 682,969.30	\$ 754,630.92	\$ 619,320.76	\$ 672,362.10	\$ (82,268.82)
43130 · PBHMD Sewer Tap Fees	\$ 255,456.00	\$ 119,745.00	\$ 205,277.14	\$ 99,792.00	\$ 99,039.00	\$ 99,792.00	\$ -
43150 · Park & Rec Sewer Use	\$ -	\$ -	\$ -	\$ -	\$ 26,406.64	\$ -	\$ -
43210 · District Sewer Tap Fees	\$ -	\$ -	\$ -	\$ -	\$ 627,058.19	\$ -	\$ -
43211 · Grandview Tap Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
43225 · Golf Course Sewer	\$ 121,451.89	\$ 27,868.56	\$ 47,774.67	\$ 85,000.00	\$ 62,906.91	\$ 63,000.00	\$ (22,000.00)
43500 · Commercial Sewer Use	\$ 311,281.57	\$ 174,453.19	\$ 299,062.61	\$ 337,472.98	\$ 218,012.39	\$ 381,546.00	\$ 44,073.02
43510 · Commercial Drainage Fees	\$ 31,569.11	\$ 18,951.52	\$ 32,488.32	\$ 32,000.00	\$ 26,461.49	\$ 25,192.92	\$ (6,807.08)
43850 · System Development Charges	\$ 848,193.75	\$ 665,275.50	\$ 1,140,472.29	\$ 742,862.50	\$ 348,401.56	\$ 949,914.00	\$ 207,051.50
43899 · Other Sewer Enterprise Revenue	\$ 14,025.00	\$ -	\$ -	\$ -	\$ 2,715.99	\$ -	\$ -
Total 43000 · Sewer Enterprise Revenue	\$ 4,674,320.40	\$ 2,874,369.40	\$ 4,927,490.40	\$ 4,622,859.80	\$ 4,262,670.89	\$ 5,069,218.48	\$ 446,358.68
44000 · Park & Rec Enterprise Revenue							
44100 · Park & Rec Assessment Fees	\$ 2,739,384.97	\$ 1,672,592.21	\$ 2,867,300.93	\$ 2,878,538.00	\$ 2,390,038.90	\$ 3,346,085.31	\$ 467,547.31
44200 · Street Lights	\$ 137,581.57	\$ 84,815.01	\$ 145,397.16	\$ 149,303.00	\$ 132,297.82	\$ 171,870.96	\$ 22,567.96
44300 · Recreational Program Revenues	\$ 187,227.00	\$ 148,608.10	\$ 254,756.74	\$ 221,825.00	\$ 162,541.24	\$ 250,000.00	\$ 28,175.00
44400 · Recreational Facility Fee	\$ 138,594.98	\$ 89,286.48	\$ 153,062.54	\$ 188,168.00	\$ 102,415.15	\$ 150,000.00	\$ (38,168.00)
44900 · Other Park & Rec Revenue	\$ 45,047.47	\$ 42,368.63	\$ 72,631.94	\$ 67,141.00	\$ 64,014.26	\$ 72,000.00	\$ 4,859.00
Total 44000 · Park & Rec Enterprise Revenue	\$ 3,247,835.99	\$ 2,037,670.43	\$ 3,493,149.31	\$ 3,504,975.00	\$ 2,851,307.36	\$ 3,989,956.28	\$ 484,981.28
49000 · Gen'l & Administrative Revenue							
49200 · Interest Income	\$ 286,541.03	\$ 28,071.27	\$ 48,122.18	\$ 71,001.00	\$ 21,001.71	\$ 169,000.00	\$ 97,999.00

49300 · Late & NSF Fees	\$ 16,873.59	\$ 8,722.44	\$ 14,952.75	\$ 33,000.00	\$ 11,498.04	\$ 17,000.00	\$ (16,000.00)
49900 · Other G&A Revenue	\$ -	\$ -	\$ -	\$ -	\$ 302.22	\$ -	\$ -
Total 49000 · Gen'l & Administrative Revenue	\$ 303,414.62	\$ 36,793.71	\$ 63,074.93	\$ 104,001.00	\$ 32,801.96	\$ 186,000.00	\$ 81,999.00
Total Income	\$ 14,215,635.96	\$ 9,141,858.51	\$ 15,671,757.45	\$ 14,536,728.18	\$ 11,692,544.70	\$ 16,151,316.06	\$ 1,614,587.88
Expense							
70010 · Accounting & Audit Fees	\$ 7,500.00	\$ 47,285.00	\$ 81,060.00	\$ 34,000.00	\$ 18,821.46	\$ 51,000.00	\$ 17,000.00
70050 · Election Cost	\$ -	\$ 1,900.00	\$ 3,257.14	\$ 34,000.00	\$ 3,548.09	\$ 10,000.00	\$ (24,000.00)
70100 · Auto, Vehicles & Truck	\$ 51,755.42	\$ 28,935.71	\$ 49,604.07	\$ 92,025.04	\$ 195,936.28	\$ 77,000.00	\$ (15,025.04)
70120 · Chemicals	\$ 160,025.05	\$ 112,897.82	\$ 193,539.12	\$ 219,499.96	\$ 141,577.83	\$ 222,000.00	\$ 2,500.04
70122 · Cherokee Water	\$ 370,386.99	\$ 123,293.44	\$ 211,360.18	\$ 400,000.00	\$ 327,946.99	\$ 255,010.00	\$ (144,990.00)
70160 · Employee Costs	\$ 51,087.29	\$ 5,685.42	\$ 9,746.43	\$ 83,456.00	\$ 67,382.56	\$ 70,000.00	\$ (13,456.00)
70170 · Employee Benefits	\$ 240,686.14	\$ 156,768.93	\$ 268,746.74	\$ 196,547.50	\$ 190,675.69	\$ 425,536.48	\$ 228,988.98
70180 · Engineering	\$ 154,837.96	\$ 95,973.40	\$ 164,525.83	\$ 176,250.00	\$ 171,096.97	\$ 260,000.00	\$ 83,750.00
70190 · G&A-Tele/Consulting/Fees/Dues	\$ 178,919.27	\$ 105,943.13	\$ 181,616.79	\$ 198,169.20	\$ 136,664.39	\$ 205,700.00	\$ 7,530.80
70195 · Bond Marketing	\$ 8,000.00	\$ 5,500.00	\$ 9,428.57	\$ 7,164.96	\$ 5,383.06	\$ 8,000.00	\$ 835.04
70200 · Insurance	\$ 169,680.99	\$ 98,817.25	\$ 169,401.00	\$ 194,315.40	\$ 130,192.78	\$ 194,130.00	\$ (185.40)
70210 · Interest Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70211 · 2026 Revenue Bond Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750,000.00	\$ 750,000.00
70211 · Revenue Bond Interest	\$ 376,853.42	\$ 218,522.15	\$ 374,609.40	\$ 522,986.31	\$ 420,002.31	\$ 327,075.00	\$ (195,911.31)
70213 · COP Lease Interest	\$ 434,162.47	\$ 287,588.35	\$ 493,008.60	\$ 585,964.13	\$ 502,983.52	\$ 434,047.50	\$ (151,916.63)
70216 · LOC Interest	\$ 400,505.04	\$ 233,627.94	\$ 400,505.04	\$ 366,750.00	\$ 342,586.23	\$ 366,750.00	\$ -
Total 70210 · Interest Expense	\$ 1,211,520.93	\$ 739,738.44	\$ 1,268,123.04	\$ 1,475,700.44	\$ 1,265,572.06	\$ 1,877,872.50	\$ 402,172.07
70220 · Landscape Maintenance	\$ 67,356.15	\$ 40,904.37	\$ 70,121.78	\$ 92,750.00	\$ 57,484.23	\$ 75,000.00	\$ (17,750.00)
70260 · Legal Fees	\$ 560,872.53	\$ 107,557.66	\$ 184,384.56	\$ 550,000.00	\$ 392,277.39	\$ 450,000.00	\$ (100,000.00)
70261 · PBH Overpayment Settlement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
70270 · Licenses, Permits & Fees	\$ 12,500.70	\$ 2,339.79	\$ 4,011.07	\$ 27,070.00	\$ 13,841.08	\$ 15,500.00	\$ (11,570.00)
70280 · Locating Service	\$ 109,755.98	\$ 66,963.07	\$ 114,793.83	\$ 120,000.00	\$ 95,634.17	\$ 120,000.00	\$ -
70330 · Office Expenses	\$ 105,835.49	\$ 63,265.76	\$ 108,455.59	\$ 158,800.00	\$ 101,639.40	\$ 154,000.00	\$ (4,800.00)
70340 · Payroll Taxes	\$ 169,999.71	\$ 107,807.02	\$ 184,812.03	\$ 159,386.19	\$ 149,895.58	\$ 205,000.00	\$ 45,613.81
70350 · Recreational Program Expenses	\$ 88,991.30	\$ 6,475.34	\$ 11,100.58	\$ 89,586.00	\$ 80,818.74	\$ 85,000.00	\$ (4,586.00)
70360 · Public Relations	\$ 40,000.00	\$ 36,000.00	\$ 61,714.29	\$ 61,800.00	\$ 48,473.93	\$ 55,000.00	\$ (6,800.00)
70370 · Repairs & Maintenance	\$ 1,012,364.76	\$ 341,600.43	\$ 701,280.87	\$ 1,178,813.00	\$ 829,292.83	\$ 1,090,000.00	\$ (88,813.00)
70371 · Sludge Hauling	\$ 81,407.49	\$ 6,761.72	\$ 93,945.33	\$ 120,000.00	\$ 94,702.68	\$ 120,000.00	\$ -
70372 · SCADA	\$ 14,226.04	\$ 9,366.47	\$ 27,648.33	\$ 80,000.00	\$ 4,779.19	\$ 45,000.00	\$ (35,000.00)
70373 · Sewer Under Drains	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 32,967.86	\$ 50,000.00	\$ -

70381 · Drainage	\$	-	\$	-	\$	40,250.00	\$	10,809.56	\$	40,000.00	\$	(250.00)
70400 · Rent Expenses	\$	48,970.80	\$	16,750.30	\$	49,000.00	\$	51,476.14	\$	52,000.00	\$	3,000.00
70410 · Salaries & Wages	\$	2,226,327.66	\$	1,071,743.29	\$	2,410,890.69	\$	1,869,896.62	\$	2,760,662.99	\$	10,195.73
70420 · Security	\$	6,507.64	\$	1,355.75	\$	2,618.00	\$	1,213.05	\$	1,800.00	\$	(818.00)
70421 · Street Lighting	\$	117,650.50	\$	71,135.00	\$	117,714.00	\$	106,016.21	\$	130,000.00	\$	12,286.00
70422 · Supplies	\$	18,384.35	\$	6,853.72	\$	19,759.18	\$	22,822.73	\$	-	\$	(38,475.00)
70430 · Tools & Equipment	\$	14,805.92	\$	31,611.00	\$	7,691.35	\$	12,862.57	\$	18,000.00	\$	(1,025.00)
70440 · Testing	\$	32,178.87	\$	150,900.61	\$	70,095.15	\$	36,833.05	\$	105,000.00	\$	-
70450 · Utilities	\$	614,821.14	\$	257,645.28	\$	677,728.94	\$	616,324.65	\$	821,000.00	\$	(26,687.00)
70457 · Well Monitoring/Repairs	\$	92.00	\$	-	\$	-	\$	228.25	\$	350,000.00	\$	348,000.00
70460 · Water Meters	\$	71,698.37	\$	27,272.03	\$	46,752.05	\$	52,725.88	\$	55,000.00	\$	5,000.00
74580 · Contingency	\$	-	\$	-	\$	195,000.00	\$	51,752.44	\$	195,000.00	\$	-
Total Expense	\$	8,019,147.44	\$	3,947,047.15	\$	7,558,394.62	\$	7,389,566.36	\$	10,649,211.97	\$	632,642.02

Net Ordinary Income	\$	5,145,965.24	\$	3,874,798.84	\$	6,642,512.30	\$	3,471,961.17	\$	5,476,104.10	\$	2,004,142.93
---------------------	----	--------------	----	--------------	----	--------------	----	--------------	----	--------------	----	--------------

Debt Service												
2026 Revenue Bond Principal	\$	-	\$	-	\$	-	\$	-	\$	575,000.00	\$	575,000.00
Revenue Bond Principal	\$	503,341.78	\$	323,750.00	\$	555,000.00	\$	641,183.85	\$	1,029,000.00	\$	474,000.00
COP Lease Principal	\$	593,100.00	\$	356,445.83	\$	611,050.00	\$	667,608.85	\$	1,086,250.00	\$	475,200.00
LOC Principal	\$	-	\$	-	\$	1,955,245.00	\$	613,811.25	\$	500,000.00	\$	(1,455,245.00)
Total Debt Service Principal	\$	1,096,441.78	\$	680,195.83	\$	1,166,050.00	\$	1,922,603.95	\$	3,190,250.00	\$	68,955.00
Net Income	\$	4,049,523.46	\$	3,194,603.01	\$	5,476,462.30	\$	1,549,357.22	\$	2,285,854.10	\$	1,935,187.93

	Wastewater	Water	P&R	Total District
Revenue	\$ 5,104,218.48	\$ 7,031,141.30	\$ 4,015,956.28	\$ 16,151,316.06
Expenses	\$ 4,297,554.47	\$ 6,292,641.08	\$ 2,773,016.41	\$ 13,363,211.97
CAPEX	\$ 5,900,000.00	\$ 21,800,000.00	\$ 250,000.00	\$ 27,950,000.00

WOODMEN HILLS

METROPOLITAN DISTRICT

2026 Rate Schedule

Residential

Water:

Base Fee: \$18.66

Leasing Fee: \$45.75

Usage:

Tier 1 (0-7,500 gal) \$0.37 per 100 gal

Tier 2 (7,501-10,000 gal) \$0.51 per 100 gal

Tier 3 (10,001-20,000 gal) \$1.54 per 100 gal

Tier 4 (20,001-30,000 gal) \$1.98 per 100 gal

Tier 5 (over 30,000 gal) \$2.53 per 100 gal

Wastewater:

WHMD Base Fee: \$58.69

FHMD Base Fee: \$58.69

FHMD Flow Rate: \$0.38 per 100 gal

PBHMD Base Fee: \$43.71

Parks & Recreation:

Base Fee: \$77.48

Street Lights: \$3.98

Residential Monthly Minimum: \$204.56 + water consumption

Commercial

Water:

Base Fee: \$20.52 per SFE

Leasing Fee: \$45.75 per SFE

Usage: \$0.77 per 100 gal

Irrigation:

Base Fee: \$18.66 per SFE

Leasing Fee: \$45.75 per SFE

Usage:

Tier 1 (0-100,000) \$2.23 per 100 gal

Tier 2 (over 100,000) \$3.20 per 100 gal

Wastewater:

Usage: \$2.47 per 100 gal

Drainage: \$14.09 per SFE

Builder: \$107.37

Signature: 
Troy D Stinson (Jan 30, 2026 09:02:32 MST)

Email: troy.stinson@whmd.org

Other Fees

System Development Fees:

Tap Size	Water	Wastewater	SFE Equivalent
5/8" and 3/4"	\$14,621	\$11,088	1
1"	\$24,418	\$18,517	3
1.5"	\$48,688	\$36,924	5
2"	\$77,930	\$59,100	8
3"	\$170,628	\$129,397	16

For every residential tap, there is also a Parks & Recreation System Development fee of \$1,493

Water Acquisition Fees:

For every SFE of purchased water there is a fee of \$17,515. The amount of SFEs is determined by the tap size.

Inspection Fee:

Residential: 0-100 foot frontage- \$60, 100 plus frontage- \$100 per lot

Commercial: \$1,000 per lot

Failed Water Meter Inspection Fee: \$75 1st occurrence, \$100 2nd occurrence, \$150 3rd occurrence or above

Water meter setup fee: \$565

Water Meter Fee

Tap Size	Fee
5/8" and 3/4"	\$454
1"	\$1,680
1.5"	\$1,960
2"	\$2,240
3"	\$2,800

Other Fees Continued:

Water Service Turn OFF Fee: \$100

Water Service Turn ON Fee: \$100

Late Payment Fee: \$15

Return Check Fee: \$50

Certification of Delinquent Account Fee: \$75











Woodmen Hills MD - 2026 Budget Resolution

Final Audit Report

2026-01-30

Created:	2026-01-29
By:	Chloe Edens (cedens@wbapc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJKTk-t0B7Mz5aOnhdKkMLsUcgdLf5oJ4

"Woodmen Hills MD - 2026 Budget Resolution" History

-  Document created by Chloe Edens (cedens@wbapc.com)
2026-01-29 - 11:27:47 PM GMT
-  Document emailed to wayne.krzemien@whmd.org for signature
2026-01-29 - 11:27:54 PM GMT
-  Document emailed to troy.stinson@whmd.org for signature
2026-01-29 - 11:27:54 PM GMT
-  Email viewed by wayne.krzemien@whmd.org
2026-01-30 - 3:50:41 AM GMT
-  Signer wayne.krzemien@whmd.org entered name at signing as Wayne Krzemien
2026-01-30 - 3:51:11 AM GMT
-  Document e-signed by Wayne Krzemien (wayne.krzemien@whmd.org)
Signature Date: 2026-01-30 - 3:51:13 AM GMT - Time Source: server
-  Email viewed by troy.stinson@whmd.org
2026-01-30 - 3:59:37 PM GMT
-  Signer troy.stinson@whmd.org entered name at signing as Troy D Stinson
2026-01-30 - 4:02:30 PM GMT
-  Document e-signed by Troy D Stinson (troy.stinson@whmd.org)
Signature Date: 2026-01-30 - 4:02:32 PM GMT - Time Source: server
-  Agreement completed.
2026-01-30 - 4:02:32 PM GMT