



**HEATHER GARDENS METROPOLITAN DISTRICT
SPECIAL MEETING
October 15, 2024**

The special meeting of the Board of Directors of the Heather Gardens Metropolitan District "HGMD" was held in the Heather Gardens Boardroom at 2888 S. Heather Gardens Way, Aurora, Colorado 80014 on Tuesday, October 15, 2024, at 10:00 am.

CALL TO ORDER: President Daniel Taylor called the meeting to order at approximately 10:06 am on October 15, 2024. A quorum was present.

BOARD MEMBERS PRESENT: President Daniel Taylor, Vice President Eloise Laubach, Secretary Robin O'Meara, and Forrest McClure.

NEW BUSINESS: President Daniel Taylor, reviewed the "HGMD 2025 Annual Budget Notes and Assumptions" and a review of the 2025 HGMD Proposed Budget. The 2025 Rec Fee was set at \$1,800,000 or an average of \$62 per month per unit, which is lower than the 2024 Rec Fee of \$1,921,019, and far below the HGA Managers' Budget proposal of \$2,199,305.

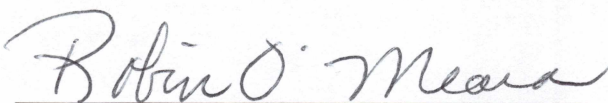
After review and public comment, Director Forrest McClure motioned the Board to approve the 2025 Budget. The motion was seconded by Secretary Robin O'Meara. The vote was as below:

Directors Taylor, O'Meara, and McClure voted in favor of the 2025 Budget. Director Laubach voted against the 2025 Budget.


PUBLIC COMMENT: None.

ADJOURNMENT: There was a motion made to adjourn by Director Taylor and a second by Director O'Meara. The motion passed unanimously. The meeting adjourned at 11:30 am.

Approved by the Heather Gardens Board of Directors on October 17, 2024.




Robin O'Meara, Secretary



Daniel Taylor, President



| ENTERPRISE FUND | 2025 Budget | 2024 Budget | 2024 Forecast | 2023 Actual | % Change 2024 Budget 2025 Budget | % Change 2024 Budget 2024 Forecast |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|--|--|
| Revenue | | | | | | |
| Bank Interest D504 | \$ 80,265 | \$ 62,828 | \$ 115,258 | \$ 87,839 | | |
| Clubhouse & Administration | \$ 157,198 | \$ 229,591 | \$ 160,738 | \$ 189,446 | | |
| Contribution Revenue D515.2 | | | | \$ 62,697 | | |
| Golf Course | \$ 608,628 | \$ 564,333 | \$ 566,721 | \$ 523,442 | Avg Per Month | |
| HGA Recreation Fee D505 | \$ 1,800,000 | \$ 1,921,019 | \$ 1,921,019 | \$ 1,739,483 | \$ | 61.83 |
| Rent Income | \$ 200,000 | \$ - | | | | |
| Restaurant | \$ 880,000 | \$ 1,624,697 | \$ 754,780 | \$ 612,388 | | |
| RV Lot | \$ 34,156 | \$ 32,000 | \$ 41,868 | \$ 32,010 | | |
| Misc Revenue | | | \$ 6,255 | | | |
| Insurance Proceeds | | | \$ 31,348 | \$ 22,964 | | |
| Total Revenue | \$ 3,760,247 | \$ 4,434,468 | \$ 3,597,987 | \$ 3,270,269 | (15.20) | (18.86) |
| Cost of Goods Sold D590 | \$ 330,852 | \$ 539,934 | \$ 319,284 | \$ 212,870 | | |
| Gross Profit | \$ 3,429,395 | \$ 3,894,534 | \$ 3,278,703 | \$ 3,057,399 | (11.94) | (15.81) |
| Wages & Benefits | | | | | | |
| Clubhouse & Administration | \$ 703,870 | \$ 390,826 | \$ 488,443 | \$ 485,439 | | |
| Golf Course | \$ 485,688 | \$ 479,608 | \$ 455,479 | \$ 461,495 | | |
| Restaurant | \$ 611,211 | \$ 1,157,750 | \$ 583,825 | \$ 419,648 | | |
| Total Wages & Benefits | \$ 1,800,769 | \$ 2,028,184 | \$ 1,527,747 | \$ 1,366,582 | (11.21) | (24.67) |
| Operating Expenses | | | | | | |
| Audit Services D-523 | \$ 40,000 | \$ 39,000 | \$ 25,000 | \$ 36,000 | | |
| Accounting Services | \$ 78,000 | | \$ 25,000 | | | |
| Bank Fees D404 | | | \$ 6,955 | | | |
| Capital Expenditure Contribution | \$ 344,404 | \$ 576,619 | | | | |
| Clubhouse & Admin D550 | \$ 1,203,293 | \$ 962,929 | \$ 796,739 | \$ 788,048 | | |
| Election Expenses D525.1 | \$ 35,000 | | \$ 200,000 | \$ 62,013 | | |
| Garden Plot Expenses D565 | \$ 300 | \$ 300 | \$ 166 | \$ 118 | | |
| Golf Course D555 | \$ 680,479 | \$ 233,958 | \$ 321,799 | \$ 204,912 | | |
| HVAC Clubhouse/Restaurant | | | \$ 5,655 | \$ 6,375 | | |
| Insurance D522 | \$ 56,000 | \$ 64,190 | \$ 54,500 | \$ 55,817 | | |
| Landscape - Charge Out D526.3 | | | \$ 3,773 | | | |
| Marketing D6013.1 | \$ 20,000 | | \$ 2,637 | | | |
| Misc Expense D526 | | \$ 8,695 | | \$ 13,831 | | |
| Operating Reserve Contribution | \$ 75,000 | | | | | |
| Operating Expense Page 1 | \$ 2,532,476 | \$ 1,885,691 | \$ 1,442,224 | \$ 1,167,114 | 34.30 | (23.52) |

|  | | | | | % Change 2024 Budget 2025 Budget | % Change 2024 Budget 2024 Forecast |
|---|---------------------|---------------------|---------------------|---------------------|--|--|
| ENTERPRISE FUND | 2025 Budget | 2024 Budget | 2024 Forecast | 2023 Actual | | |
| Operating Expense Continued: | | | | | | |
| Professional Services D524 | \$ 25,000 | \$ 48,000 | \$ 48,109 | \$ 106,711 | | |
| Recall Expenses D525.2 | | | \$ 158,859 | \$ 16,705 | | |
| Restaurant D557 | \$ 860,141 | \$ 1,475,379 | \$ 761,860 | \$ 541,188 | | |
| RV Lot D560 | \$ 9,328 | \$ 3,608 | \$ 25,500 | \$ 14,361 | | |
| SDA Membership Fee D526.1 | \$ 1,250 | \$ 1,250 | \$ 1,238 | \$ 1,238 | | |
| Services - Consulting D524.3 | | | \$ 22,305 | \$ 3,750 | | |
| Zion Bank Fee D519 | \$ 1,201 | \$ 1,000 | \$ 1,200 | \$ 1,300 | | |
| Operating Expense Page 1 | \$ 2,532,476 | \$ 1,885,691 | \$ 1,442,224 | \$ 1,167,114 | | |
| Operating Expense Page 2 | \$ 896,920 | \$ 1,529,237 | \$ 1,019,071 | \$ 685,253 | | |
| Total Operating Expense | \$ 3,429,395 | \$ 3,414,928 | \$ 2,461,295 | \$ 1,852,367 | 0.42 | (27.93) |

| | | | | | | |
|---------------------------------|---------------------|---------------------|---------------------|---------------------|----------------|----------------|
| Total Revenue | \$ 3,760,247 | \$ 4,434,468 | \$ 3,597,987 | \$ 3,270,269 | (15.20) | (18.86) |
| Cost of Goods Sold | \$ 330,852 | \$ 539,934 | \$ 319,284 | \$ 212,870 | (38.72) | (40.87) |
| Total Operating Expenses | \$ 3,429,395 | \$ 3,414,928 | \$ 2,461,295 | \$ 1,852,367 | 0.42 | (27.93) |
| Net Revenue/Loss | \$ (0) | \$ 479,606 | \$ 817,408 | \$ 1,205,032 | | |

| Cost Center Subsidies | 2025 Budget | 2024 Budget | 2024 Forecast | 2023 Actual | |
|----------------------------------|-----------------------|-----------------------|-----------------------|---------------------|-----------------|
| Clubhouse | \$ (1,046,095) | \$ (733,338) | \$ (636,001) | \$ (598,602) | |
| Golf Course | \$ (94,002) | \$ (168,943) | \$ (232,221) | \$ (161,222) | |
| Restaurant | \$ (288,842) | \$ (370,905) | \$ (304,700) | \$ (123,413) | Avg Per Month |
| Total Cost Center Subsidy | \$ (1,428,938) | \$ (1,273,186) | \$ (1,172,922) | \$ (883,237) | \$ 49.00 |

| HGA Rent Calculation | Square Footage | FMV Price Per Square Ft | FMV Total | HGA Total |
|-----------------------------------|----------------|----------------------------|-------------------|-------------------|
| Management Offices | 3724 | \$ 47 | \$ 175,028 | \$ 122,892 |
| Maintenance Bldg Less HGMD Bay | 7094 | \$ 20 | \$ 141,880 | \$ 78,034 |
| Totals | 10,818 | | \$ 316,908 | \$ 200,926 |