



**WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3**

**Regular Board Meetings**

**Wednesday, February 1, 2023 – 1:00 p.m.**

119 N. Wahsatch Avenue  
Colorado Springs, Colorado 80903

And

*Pursuant to Resolution of the Board, this meeting will also be held via video-teleconferencing and can be joined through the directions below:*

<https://video.cloudoffice.avaya.com/join/048510349>

United States: [+1 \(213\) 463-4500](tel:+12134634500)

**Access Code:** 048-510-349

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Woodmen Heights Metropolitan District No. 1 & No. 3

<b>Board of Director</b>	<b>Title</b>	<b>Term</b>
Les Krohnfeldt	President	May 2025
Randle W Case II	Vice-President/ Treasurer	May 2023
James Morley	Secretary	May 2023
Kyle Geditz	Assistant Secretary	May 2025
VACANT	Assistant Secretary	May 2023

Woodmen Heights Metropolitan District No. 2

<b>Board of Director</b>	<b>Title</b>	<b>Term</b>
Les Krohnfeldt	President	May 2025
Randle W Case II	Vice-President/ Treasurer	May 2023
James Morley	Secretary	May 2023
Jack Amberg	Assistant Secretary	May 2025
Kyle Geditz	Assistant Secretary	May 2023

**AGENDA**

1. Call to order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of the November 2, 2022, Joint Meeting Minutes (attached)
5. District Manager Report
  - a. Shiloh Mesa Park Update and Review
  - b. D-20 School site discussion
  - c. Concrete fence repair Cumbre Vista east of park
  - d. Shiloh Mesa Perimeter Fence Staining request (see attached map)
6. Development Updates
  - a. Authentix Wolf Ranch
7. Public Comment (for items not already on the agenda)

8. Legal Matters

- a. Discuss 2023 Election
- b. Consider Adoption of City District Resolution for Marksheffel Bridge (attached)
- c. Public Hearing for District No. 3 Exclusion
  - i. Consider Adoption of District No. 3 Resolution for Exclusion (attached)
- d. Public Hearing for District No. 2 Inclusion
  - i. Consider Adoption of District No. 2 Resolution for Inclusion (attached)

9. Financial Matters

- a. Consider Approval of Unaudited Financial Statements (attached)
- b. Ratify Approval of Payables through February 2, 2023 (attached)

10. Adjourn:

- a. Next Regular Meeting Date – Scheduled for March 1, 2023, at 1:00 P.M.

## NOTICE OF SPECIAL MEETINGS

NOTICE IS HEREBY GIVEN That the Boards of Directors of **WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3**, City of Colorado Springs, County of El Paso, State of Colorado, will hold a special meetings at 1:00 p.m. on Wednesday, the 1<sup>st</sup> day of February, 2023 at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, and via tele/videoconference <https://video.cloudoffice.avaya.com/join/048510349> or dial [+1 \(213\) 463-4500](tel:+12134634500) **Access Code:** 048-510-349 for the purpose of conducting such business as may come before the Boards including the business on the attached agenda. Regular joint meetings for 2022 are on the first Wednesday of every month at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, and via televideo conference so long as there is business to conduct. The regular meetings may be canceled. Please call (719) 447-1777 for meeting confirmation and information. The meeting is open to the public.

BY ORDER OF THE BOARDS OF DIRECTORS: WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3





**MINUTES OF REGULAR MEETINGS  
OF THE BOARDS OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3  
NOVEMBER 2, 2022 AT 1:00 P.M.**

Pursuant to posted notice, the joint meeting of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1, 2 and 3 was held on Wednesday, November 2, 2022 at 1:00 p.m., at 119 Wahsatch Avenue, Colorado Springs, Colorado 80903, and via video teleconference.

In attendance were Directors:

Les Krohnfeldt, President  
James Morley, Secretary  
Randle W. Case II, Vice President/Treasurer  
Jack Amberg, Asst. Secretary  
Kyle Geditz, Asst. Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron  
Kevin Walker, WSDM  
Rebecca Hardekopf, WSDM

Combined Meeting:

The Boards of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order at 1:00 PM by President Krohnfeldt.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: President Krohnfeldt indicated that a quorum of the Boards was present and stated that each Director has been qualified as an eligible elector of the Districts pursuant to Colorado law. The Directors confirmed their qualification. Mr. Allen advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Walker reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Allen inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards determined that the participation of

the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Approval of the Agenda: Director Geditz moved to approve the Agenda as presented; seconded by Director Case II. Motion passed unanimously.
4. Approval of the September 7, 2022 Joint Meeting Minutes: Director Geditz moved to approve the September 7, 2022 Joint Meeting Minutes; seconded by Director Case II. Motion passed unanimously.
5. District Manager Report
  - a. Shiloh Mesa Park Update and Review: Mr. Walker reported he has been working with Mr. Allen and Aspen View to get the proper deed to the properties. The dirt work is completed at the site and the landscape architect ordered an updated topographic survey for the final design. Once the plans are done, they will be submitted to the City in January or February. After approvals and bids are complete, construction work is anticipated to start by July 2023.
  - b. District 20 School Site Discussion: Mr. Walker reported he reached out to District 20's new Projects Facilities Superintendent but is waiting to hear back. Mr. Walker intends to take the issue to the School Board.
  - c. Concrete Fence Repair Cumbre Vista East of Park: Mr. Walker reported he has reached out to a few people who may be able to do the repairs and is waiting to hear back.
6. Development Updates: Ms. Hardekopf reported there are 19 pending buck slips for development and the majority are for commercial. Mr. Walker noted that Challenger asked if they could opt-out their single-family piece in a similar deal that was done with The Cottages. This may be an item for the Board to consider in the future.
7. Public Comment: There was no public comment.
8. Legal Matters:
  - a. Consider Approval of Resolution Calling May 2, 2023 Director Election: Ms. Hardekopf presented the Resolution Calling May 2, 2023 Director Election. Director Geditz moved to approve the Resolution Calling May 2, 2023 Director Election; seconded by Director Case II. Motion passed unanimously.
  - b. Consider Approval of 2023 Annual Administrative Resolution: Ms. Hardekopf presented the 2023 Annual Administrative Resolution. She recommended the Director's fee be paid out of District No. 2. Director Geditz moved to approve the 2023 Annual Administrative Resolution; seconded by Director Case II. Motion passed unanimously.
  - c. Review and Consider Approval of WSDM – District Managers Engagement Letter: Ms. Hardekopf presented the WSDM – District Managers Engagement Letter. Director Geditz moved to approve the WSDM - District Managers Engagement Letter; seconded by Director Case II. Motion passed unanimously.
  - d. Review and Consider Approval of District 1 BiggsKofford 2022 Audit Engagement Letter: Director Geditz moved to approve District 1 BiggsKofford 2022 Audit Engagement Letter; seconded by Director Case II. Motion passed unanimously.

- e. Review and Consider Approval of District 2 BiggsKofford 2022 Audit Engagement Letter: Director Geditz moved to approve District 2 BiggsKofford 2022 Audit Engagement Letter; seconded by Director Amberg. Motion passed unanimously.
  - f. Review and Consider Approval of District 3 BiggsKofford 2022 Audit Engagement Letter: Director Geditz moved to approve District 3 BiggsKofford 2022 Audit Engagement Letter; seconded by Director Case II. Motion passed unanimously.
  - g. Consider and Discuss Existing Facility Platting Fee and Shiloh Mesa Park Improvements: The Board discussed applying the existing Facility Platting fee for Shiloh Mesa Park improvements now that the tiers are paid off. The Board discussed if the fee amount is still reasonable for the cost and the service provided by the District. Mr. Walker noted the fee has not been increased since 2013 and costs have gone up substantially and the park size has been expanded. After review and determining the fee is reasonable for the Shiloh Mesa Park improvements, Director Case II moved to direct WSDM to utilize the fee revenues for that purpose; seconded by Director Geditz. Motion passed unanimously.
9. Financial Matters
- a. Consider Approval of Unaudited Financial Statements and Payables: Ms. Hardekopf presented the Unaudited Financial Statements and Payables. Director Case II moved to approve the Unaudited Financial Statements and Payables; seconded by Director Geditz. Motion passed unanimously.
  - b. Public Hearing on 2022 Budget Amendment: Director Geditz moved to open the Public Hearing on 2022 Budget Amendment; seconded by Director Case II. Motion passed unanimously. Ms. Hardekopf presented the 2022 Budget Amendment. Director Amberg moved to close the Public Hearing; seconded by Director Case II. Motion passed unanimously.
    - i. Consider Adoption of District 1 Resolution Amending 2022 Budget: Director Case II moved to approve District 1 Resolution Amending 2022 Budget; seconded by Director Geditz. Motion passed unanimously.
    - ii. Consider Adoption of District 2 Resolution Amending 2022 Budget: Ms. Hardekopf confirmed there is no Amendment needed for District 2.
    - iii. Consider Adoption of District 3 Resolution Amending 2022 Budget: Ms. Hardekopf confirmed there is no Amendment needed for District 3.
  - c. Public Hearing on 2023 Budget: Director Geditz moved to open the Public Hearing on 2023 Budget; seconded by Director Case II. Motion passed unanimously. Ms. Hardekopf presented the 2023 Budget. Director Amberg moved to close the Public Hearing; seconded by Director Case II. Motion passed unanimously.
    - i. Consider Adoption of District 1 Resolution Approving 2023 Budget: Director Case II moved to adopt District 1 Resolution Approving 2023 Budget; seconded by Director Geditz. Motion passed unanimously.
    - ii. Consider Adoption of District 2 Resolution Approving 2023 Budget: Director Case II moved to adopt District 2 Resolution Approving 2023 Budget; seconded by Director Geditz. Motion passed unanimously.
    - iii. Consider Adoption of District 3 Resolution Approving 2023 Budget: Director Case II moved to adopt District 3 Resolution Approving 2023 Budget; seconded by Director Geditz. Motion passed unanimously.

10. Adjournment: The Board adjourned the meeting at 1:30 PM.

- a. Next Regular Meeting Date – Scheduled for December 7, 2022 at 1:00 PM. The Board discussed the December meeting may be cancelled.

Respectfully Submitted,

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By: Recording Secretary







Sand Creek

Sand Creek

Marksheffel Rd

Marksheffel Rd

Marksheffel Rd

Kenosha Dr

Kenosha Dr

Kenosha Dr

Kenosha Dr

Kenosha Dr

Codrington Pl

Codrington Pl

8068

8072

8082

8051

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8038

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**RESOLUTION  
OF THE BOARD OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3**

**APPROVING CONTRIBUTION PAYMENT FOR MARKSHEFFEL BRIDGE**

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WHEREAS, the Woodmen Heights Metropolitan District Nos. 1, 2 and 3, in the City of Colorado Springs, El Paso County, Colorado (collectively the “**District**”) are each a quasi-municipal corporation and political subdivision duly organized and existing as a metropolitan district under the constitution and laws of the State of Colorado, including particularly Title 32, Article 1, C.R.S. (the “**Special District Act**”); and

WHEREAS, the 2004 annexation agreements covering properties within the boundaries of the Districts required landowners to construct 50% of Marksheffel Road north of Woodmen Road inclusive of the Marksheffel Bridge crossing over Sand Creek (the “Marksheffel Improvements”); and

WHEREAS, the Pikes Peak Regional Transportation Authority (“PPRTA”) included the Marksheffel Improvements in its projects; and

WHEREAS, the District was formed in part to fund a portion of the Marksheffel Improvements; and

WHEREAS, in 2012 the District and City of Colorado Springs (the “City”) worked collaboratively to develop a funding mechanism for certain infrastructure required by the annexation agreements including the Marksheffel Improvements; and

WHEREAS, the District, adhering to the intent and spirit of the collaboration with the City, implemented funding by establishing certain public improvement fees for costs related to the Marksheffel Bridge crossing over Sand Creek (“Bridge Fees”); and

WHEREAS, the landowners completed Marshfield Road north and south of the Sand Creek Crossing in compliance with their annexation agreements, and the PPRTA completed the Marksheffel Bridge crossing over Sand Creek; and

WHEREAS, in the spring of 2021 the City requested that the PPRTA be reimbursed for a portion of the Marksheffel Bridge and District negotiated with the City such that the requested reimbursement would come solely from the amounts collected from the Bridge Fees and would constitute full and complete satisfaction of the contribution required by the annexation agreements for the Marksheffel Bridge and the District would be released from any further obligations related to the Marksheffel Bridge; and

WHEREAS, the negotiation between the City and District also provided that the District would continue to collect the Bridge Fees and pledge the revenue therefrom to the PPRTA until such time as no further Bridge Fees are required from the land within the Districts.

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

1. The District hereby authorizes payment of the currently collected Bridge Fees in the amount of \$\_\_\_\_\_ to the City or the PPRTA as may be directed by the City on the condition that the City and PPRTA, as applicable, acknowledge, assert and otherwise states that such payment constitutes full and complete satisfaction of the cost contribution to for the Marksheffel Bridge by the District and all landowners and developers relative to the Woodmen Heights development project.
2. The District, to the extent it has land within its boundaries that is subject to paying the Bridge Fee, shall continue to impose said fee and remit the revenue therefrom to the City or PPRTA, as designated by the City, until no further land exists with the District boundaries to which the Bridge Fee applies.
3. \_\_\_\_\_?

*[Remainder of Page Intentionally Left Blank. Signature Page Follows.]*

ADOPTED THIS 1<sup>ST</sup> DAY OF FEBRUARY, 2023

**WOODMEN HEIGHTS METROPOLITAN  
DISTRICT NOS. 1, 2 AND 3**, each a quasi-  
municipal corporation and political subdivision of  
the State of Colorado

By: \_\_\_\_\_  
President of the Districts

Attest:

By: \_\_\_\_\_  
Officer of the Districts

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

*[Signature Page to Resolution Approving Marksheffel Bridge Contribution Payment]*



**Woodmen Heights Metropolitan District No. 2**  
**c/o WSDM – District Managers**  
614 N Tejon St  
Colorado Springs, CO 80903

December 20, 2022

Solace Woodmen Owner, LLC  
36 South 18<sup>th</sup> Avenue, Ste. D  
Brighton, CO 80601

**Re: Exclusion of property from the Woodmen Heights Metropolitan District No. 3 and  
Inclusion of property in the Woodmen Heights Metropolitan District No. 2**

To Whom It May Concern,

Your property is currently included in the Woodmen Heights Metropolitan District No 3 (District No. 3), which has been established as a Commercial district only. It is our understanding that this property is intended for residential use and therefore it should be transitioned to the Woodmen Heights Metropolitan District No. 2 (District No. 2), which has been established as a Residential district.

In order to facilitate this transition, the Board of Directors will be excluding the property from District No. 3 and including it in District No. 2. Attached here are two petitions:

- 1) Petition for Exclusion of Property from the Woodman Heights Metropolitan District No. 3
- 2) Petition for Inclusion of Property in the Woodman Heights Metropolitan District No. 2

Both petitions must be signed and notarized prior to filling.

At your earliest convenience, please take a moment to complete the attached forms and return them to our office using the enclosed envelope.

Please contact me if you have any questions.

Thank you.



Kevin Walker  
WSDM – District Managers



**PETITION FOR EXCLUSION OF PROPERTY**

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TO: THE BOARD OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S., **SOLACE WOODMEN OWNER, LLC** (the "Petitioner") hereby respectfully requests that **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3** (the "District"), by and through its Board of Directors, exclude the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, excluding the Property from the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of a public hearing on the Petition has been published.

The District waives the Petitioner's deposit for exclusion cost proceedings.

The name and address of the Petitioner is as follows:

Solace Woodmen Owner, LLC  
36 South 18<sup>th</sup> Avenue, Ste. D  
Brighton, CO 80601

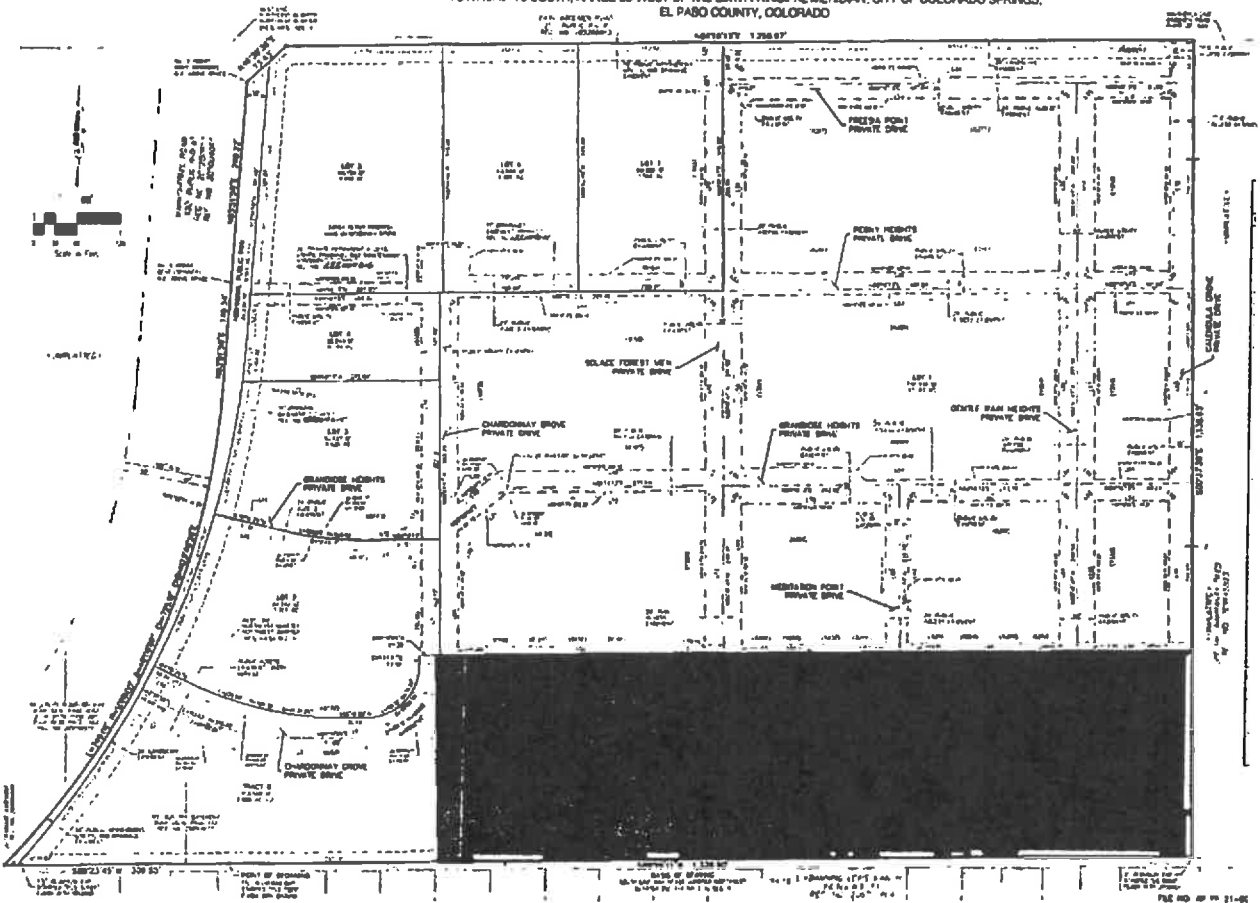
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**EXHIBIT A**  
**(The Property)**

Tract A of Tallgrass At The Ranch Filing No. 1, located in the north half of the Northwestern Quarter (N 1/2, NW 1/4) of Section 9, Township 13 South, Range 65 West of the Sixth Principal Meridian, City of Colorado Springs, El Paso County, Colorado as recorded at Reception Number 222714899 in the records of the Clerk and Recorder of El Paso County, Colorado.

**TALLGRASS AT THE RANCH FILING NO. 1**  
A PARCEL OF LAND IN THE NORTH HALF OF THE NORTHWEST QUARTER (N 1/2, NW 1/4) OF SECTION 9,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS,  
EL PASO COUNTY, COLORADO



**PETITION FOR INCLUSION OF PROPERTY**

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TO: THE BOARD OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., **SOLACE WOODMEN OWNER, LLC** (the "Petitioner") hereby respectfully requests that the **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2** (the "District"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner is as follows:

Solace Woodmen Owner, LLC  
36 South 18<sup>th</sup> Avenue, Ste. D  
Brighton, CO 80601

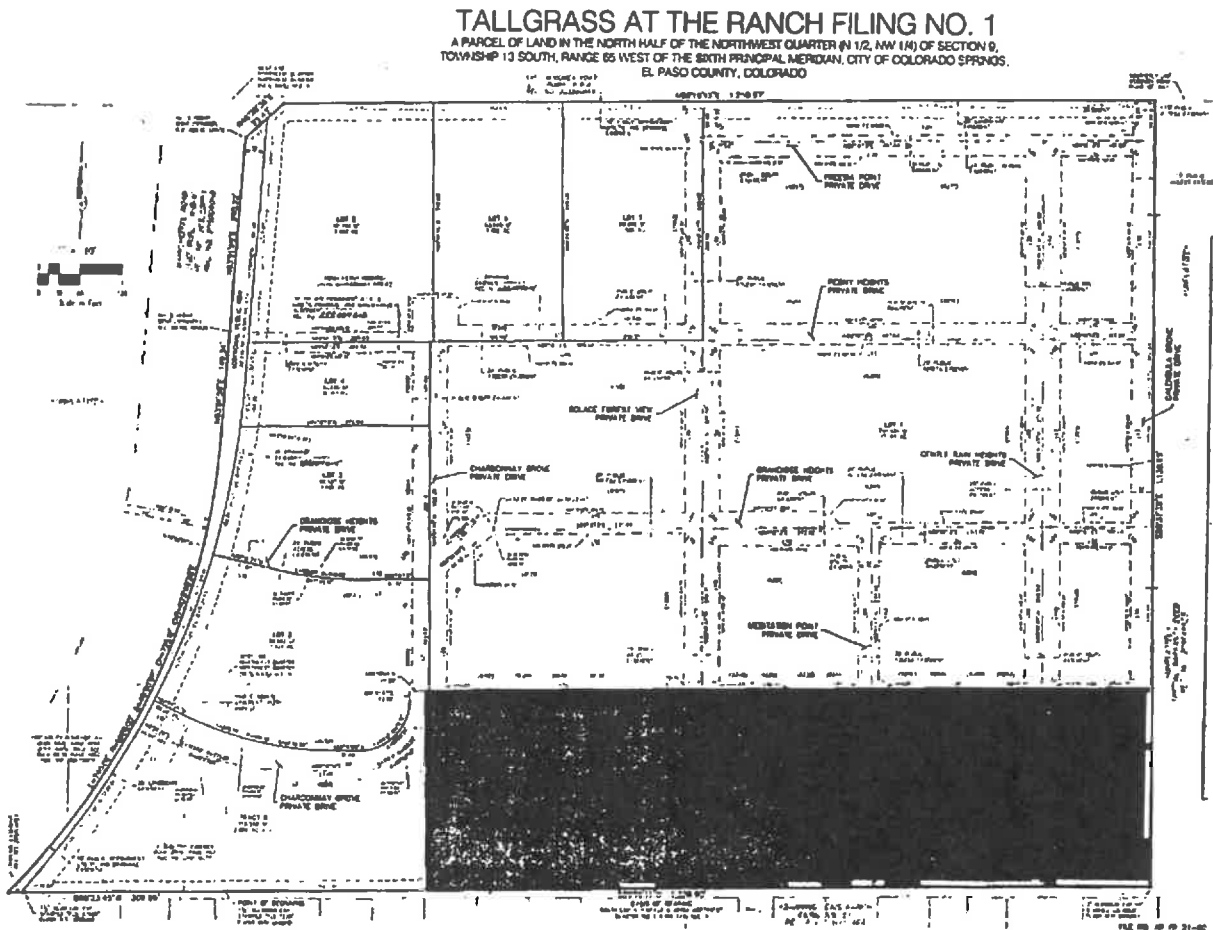
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# EXHIBIT A

The land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows:

Lot 1 of Tallgrass At The Ranch Filing No. 1, located in the north half of the Northwestern Quarter (N 1/2, NW 1/4) of Section 9, Township 13 South, Range 65 West of the Sixth Principal Meridian, City of Colorado Springs, El Paso County, Colorado as recorded at Reception Number 222714899 in the records of the Clerk and Recorder of El Paso County, Colorado.





**Woodmen Heights Metropolitan District #1**  
**Balance Sheet**  
As of December 31, 2022

	Dec 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Eastern Colorado Bank Checking	1,285,925.69
1110 · WHMD Wells Fargo Checking	72,094.52
<b>Total Checking/Savings</b>	1,358,020.21
<b>Total Current Assets</b>	1,358,020.21
<b>Fixed Assets</b>	
<b>1300 · Construction in Progress</b>	
1329 · 51-29 Black Forest Park	428,567.04
1337 · 51-37 Landscape/Fence/Park 5.6	1,386,773.17
1340 · 51-40 Landscape/Fence/StreetW	910,647.47
1341 · 51-41 Landscape/Pocket Parks	165,522.00
<b>Total 1300 · Construction in Progress</b>	2,891,509.68
<b>1540 · Accumulated Depreciation</b>	-1,898,894.00
<b>Total Fixed Assets</b>	992,615.68
<b>TOTAL ASSETS</b>	<b>2,350,635.89</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 · Accounts Payable	7,186.21
<b>Total Accounts Payable</b>	7,186.21
<b>Total Current Liabilities</b>	7,186.21
<b>Total Liabilities</b>	7,186.21
<b>Equity</b>	
3000 · Opening Balance Equity	-291,538.89
3910 · Retained Earnings	960,515.80
Net Income	1,674,472.77
<b>Total Equity</b>	2,343,449.68
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,350,635.89</b>

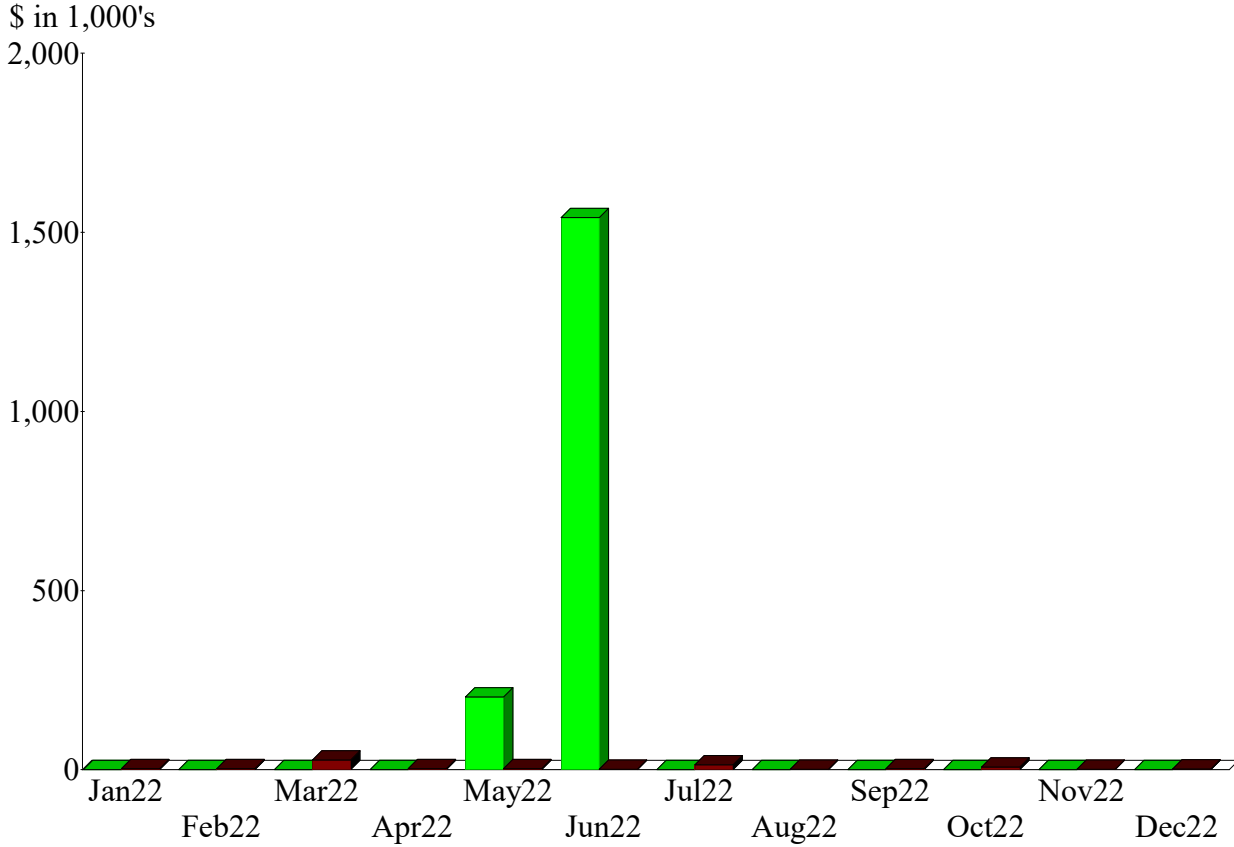


**Woodmen Heights Metropolitan District #1**  
**Profit & Loss Budget vs. Actual**  
January through December 2022

	TOTAL				
	Dec 22	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Fees</b>					
<b>Platting Fees</b>					
Tiers Fee	0.00	1,719,878.99			
Rivers Park Fee	0.00	4,568.00			
<b>Total Platting Fees</b>	0.00	1,724,446.99			
<b>Facility Fees</b>					
East Park Fee	0.00	15,531.20			
Bridge Fees	0.00	4,568.00			
<b>Total Facility Fees</b>	0.00	20,099.20			
<b>Total Fees</b>	0.00	1,744,546.19			
<b>Total Income</b>	0.00	1,744,546.19			
<b>Gross Profit</b>	0.00	1,744,546.19			
<b>Expense</b>					
<b>Parks</b>					
Rivers FM	0.00	25,143.54			
<b>Total Parks</b>	0.00	25,143.54			
Copies & Postage	0.00	0.00	500.00	-500.00	0.0%
<b>Fees Due</b>					
BOD	0.00	1,100.00			
<b>Total Fees Due</b>	0.00	1,100.00			
6060 · Bank Service Charges	74.20	1,512.08			
6090 · Business License & Fees	0.00	794.11			
6155 · Directors Fees	0.00	0.00	6,000.00	-6,000.00	0.0%
6160 · Dues and Subscriptions	0.00	269.25			
6170 · Election Expense	0.00	1,689.72	1,000.00	689.72	168.97%
6180 · Insurance	0.00	5,726.00			
6570 · Professional Fees					
District Management	1,120.00	13,440.00	13,500.00	-60.00	99.56%
Landscaping Maintenance	0.00	86.25			
6571 · Accounting	0.00	8,825.00	8,500.00	325.00	103.82%
6572 · Legal Fees	1,115.21	12,112.43			
<b>Total 6570 · Professional Fees</b>	2,235.21	34,463.68	22,000.00	12,463.68	156.65%
6610 · Postage and Delivery	0.00	244.75	0.00	244.75	100.0%
6612 · RE Property Taxes	0.00	30.18			
<b>Total Expense</b>	2,309.41	70,973.31	29,500.00	41,473.31	240.59%
<b>Net Ordinary Income</b>	-2,309.41	1,673,572.88	-29,500.00	1,703,072.88	-5,673.13%
<b>Other Income/Expense</b>					
<b>Other Income</b>					
7010 · Interest Income					
O&M	40.10	881.60	700.00	181.60	125.94%
7010 · Interest Income - Other	0.00	18.29			
<b>Total 7010 · Interest Income</b>	40.10	899.89	700.00	199.89	128.56%
<b>Total Other Income</b>	40.10	899.89	700.00	199.89	128.56%
<b>Net Other Income</b>	40.10	899.89	700.00	199.89	128.56%
<b>Net Income</b>	<b>-2,269.31</b>	<b>1,674,472.77</b>	<b>-28,800.00</b>	<b>1,703,272.77</b>	<b>-5,814.14%</b>

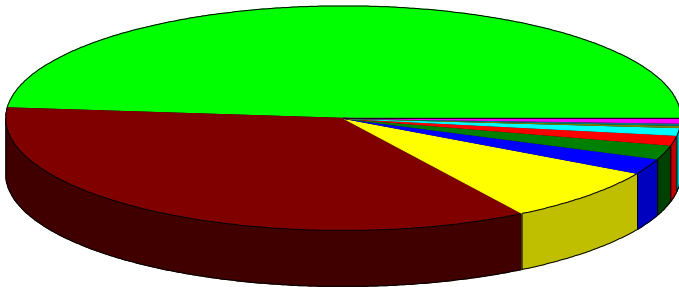
Income and Expense by Month  
January through December 2022

Income  
Expense



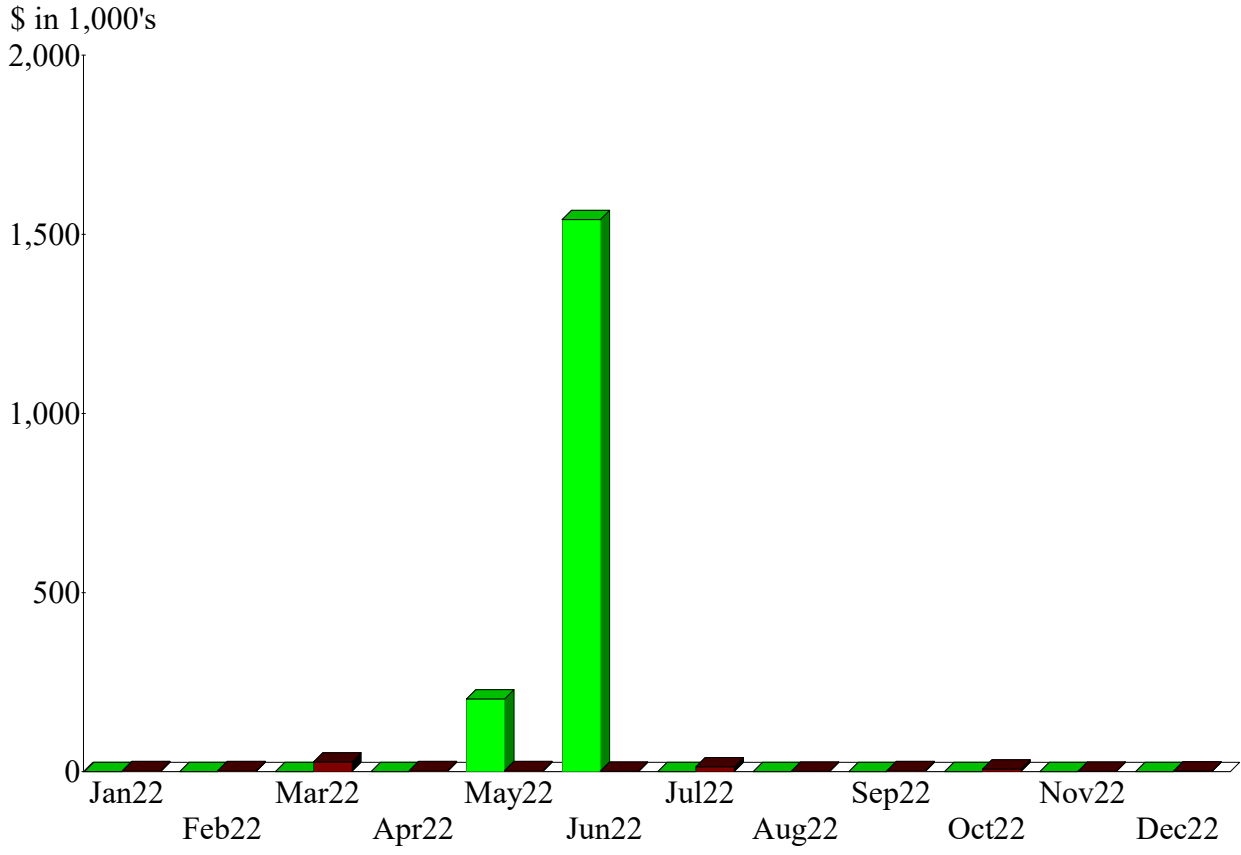
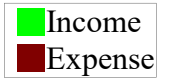
Expense Summary  
January through December 2022

6570 · Professional Fees	48.56%
Parks	35.43
6180 · Insurance	8.07
6170 · Election Expense	2.38
6060 · Bank Service Charges	2.13
Fees Due	1.55
6090 · Business License & Fees	1.12
6160 · Dues and Subscriptions	0.38
6610 · Postage and Delivery	0.34
6612 · RE Property Taxes	0.04
<b>Total</b>	<b>\$70,973.31</b>



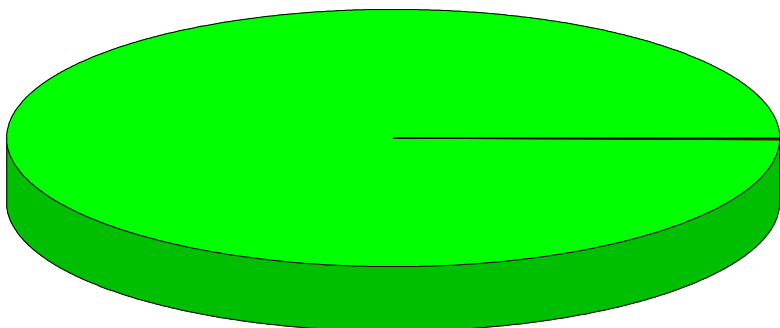
By Account

Income and Expense by Month  
January through December 2022



Income Summary  
January through December 2022

Fees	99.95%
7010 · Interest Income	0.05
<b>Total</b>	<b>\$1,745,446.08</b>



By Account

## Woodmen Heights Metropolitan District #2

## Balance Sheet

01/27/23

Accrual Basis

As of December 31, 2022

	<u>Dec 31, 22</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ECB - Operating	2,420,309.69
1112 · PNC Bank Reserve 9339	1,171,705.26
1111 · PNC Bank Loan 9048	599,796.35
UMB 2020B-1 Reserve 394.2	734,862.83
UMB 2020B-1 Surplus 394.3	302,940.09
Total Checking/Savings	<u>5,229,614.22</u>
Accounts Receivable	
1211 · AR Couy Treasurer	23,748.86
1210 · Accounts Receivable	938,550.37
1230 · Property Taxes Receivable	2,894,588.80
Total Accounts Receivable	<u>3,856,888.03</u>
Other Current Assets	
Due From District No. 3	3,884.00
Total Other Current Assets	<u>3,884.00</u>
Total Current Assets	<u>9,090,386.25</u>
<b>TOTAL ASSETS</b>	<b><u>9,090,386.25</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	48,320.90
Total Accounts Payable	<u>48,320.90</u>
Other Current Liabilities	
2022 · Deferred Property Tax Rev	2,894,588.80
2030 · Interest Payable - 2020 Loan	40,074.00
2031 · Interest Payable - 2020B1	19,036.00
2032 · Interest Payable - 2020B2	554,028.00
Total Other Current Liabilities	<u>3,507,726.80</u>
Total Current Liabilities	<u>3,556,047.70</u>

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01/27/23

Accrual Basis

## Woodmen Heights Metropolitan District #2

### Balance Sheet

As of December 31, 2022

---

	<u>Dec 31, 22</u>
Long Term Liabilities	
2650 · Series 2020A Loan	32,994,950.00
2640 · Series 2020B-2 Bond	6,714,000.00
2630 · Series 2020B-1 Bond	7,195,000.00
	<hr/>
Total Long Term Liabilities	46,903,950.00
	<hr/>
Total Liabilities	50,459,997.70
	<hr/>
Equity	
3000 · Opening Balance Equity	1,293,534.46
3910 · Retained Earnings	-45,876,369.41
Net Income	3,213,223.50
	<hr/>
Total Equity	-41,369,611.45
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>9,090,386.25</u></u></b>

## Woodmen Heights Metropolitan District #2

### Profit & Loss Budget vs. Actual

January through December 2022

	TOTAL				
	Dec 22	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Due From District 3 - Taxes	3,015.55	185,883.92			
<b>Fees</b>					
<b>Facility Fees</b>					
Bridge Fee	0.00	45,076.58	27,500.00	17,576.58	163.92%
East Park Fee	0.00	100,703.17	93,500.00	7,203.17	107.7%
Facility Fees - Other	0.00	1,441,222.62			
<b>Total Facility Fees</b>	0.00	1,587,002.37	121,000.00	1,466,002.37	1,311.57%
<b>Impact Fees</b>					
Impact Fees Res Multi	0.00	0.00	74,841.60	-74,841.60	0.0%
Impact Fees Residential	0.00	0.00	415,786.00	-415,786.00	0.0%
<b>Total Impact Fees</b>	0.00	0.00	490,627.60	-490,627.60	0.0%
<b>Platting Fees</b>					
Rivers Park Fee	0.00	45,076.58	27,500.00	17,576.58	163.92%
Tiers Fee	0.00	391,785.80	275,000.00	116,785.80	142.47%
<b>Total Platting Fees</b>	0.00	436,862.38	302,500.00	134,362.38	144.42%
<b>Taxes</b>					
Current Year - O&M	0.00	807,430.17	807,266.70	163.47	100.02%
Spec Own Tax - O&M	13,283.90	83,937.46	56,508.67	27,428.79	148.54%
Delinquent Int - O&M	0.00	459.55			
Prior Year	0.00	45.39			
Current Year - Debt	0.00	1,986,371.06	1,985,968.91	402.15	100.02%
Spec Own Tax - Debt	32,679.93	206,495.79			
Delinquent Int - Debt	0.00	1,130.58			
<b>Total Taxes</b>	45,963.83	3,085,870.00	2,849,744.28	236,125.72	108.29%
<b>Fees - Other</b>	0.00	0.00	182,103.64	-182,103.64	0.0%
<b>Total Fees</b>	45,963.83	5,109,734.75	3,945,975.52	1,163,759.23	129.49%
Reimbursements	0.00	15,676.02			
Construction Income	26,199.81	26,199.81			
<b>Total Income</b>	75,179.19	5,337,494.50	3,945,975.52	1,391,518.98	135.26%
<b>Gross Profit</b>	75,179.19	5,337,494.50	3,945,975.52	1,391,518.98	135.26%
<b>Expense</b>					
Property Tax	0.00	414.42			
Bank Service Charges	0.00	0.00			
<b>Bond Expense</b>					
Debt Service	0.00	0.00	870,000.00	-870,000.00	0.0%
Debt Service Interest	937,708.00	1,418,591.00	1,418,641.00	-50.00	100.0%
<b>Total Bond Expense</b>	937,708.00	1,418,591.00	2,288,641.00	-870,050.00	61.98%
Capital Facilities	0.00	0.00	100,000.00	-100,000.00	0.0%
Contingency	0.00	0.00	40,000.00	-40,000.00	0.0%
Copies & Postage	0.00	108.60			
Dues and Subscriptions	0.00	1,237.50	500.00	737.50	247.5%
Election	0.00	795.40	7,500.00	-6,704.60	10.61%

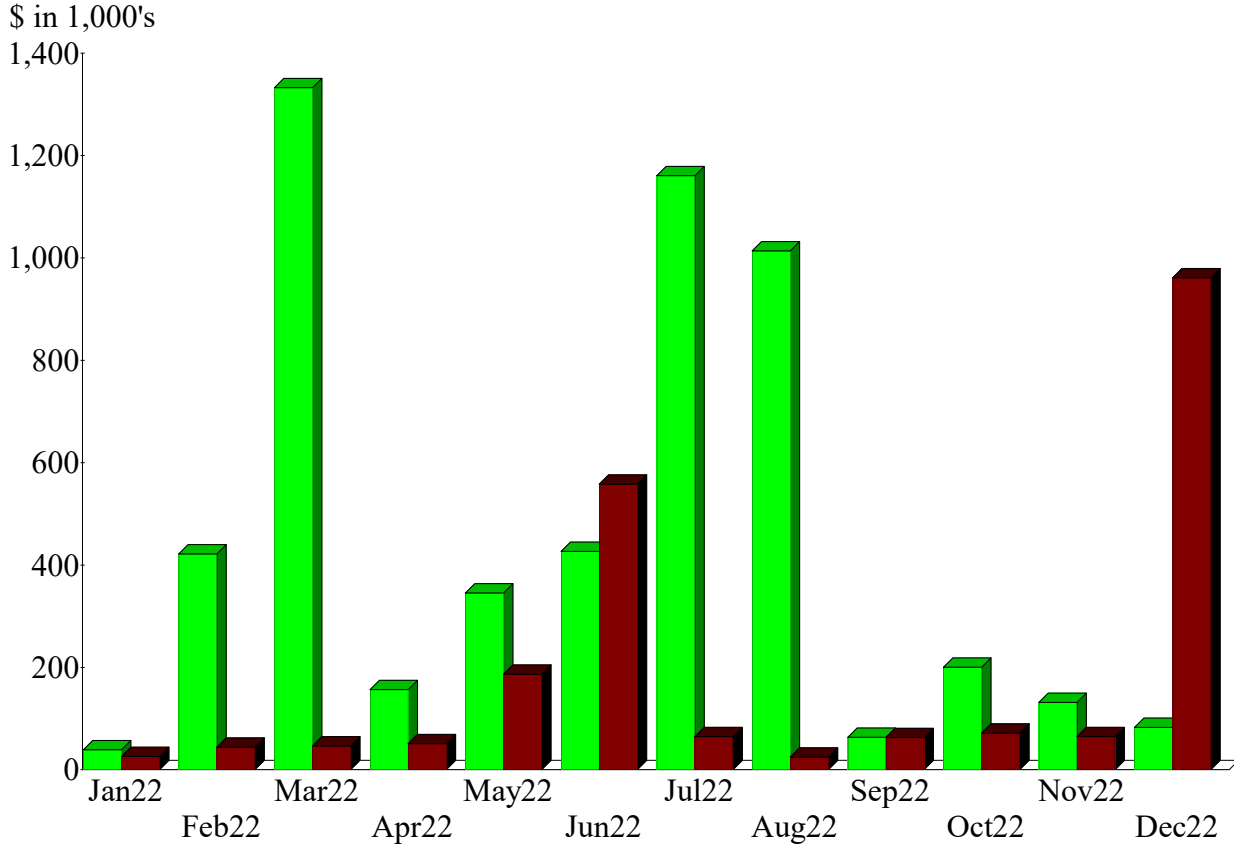
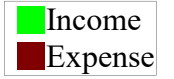
## Woodmen Heights Metropolitan District #2

### Profit & Loss Budget vs. Actual

January through December 2022

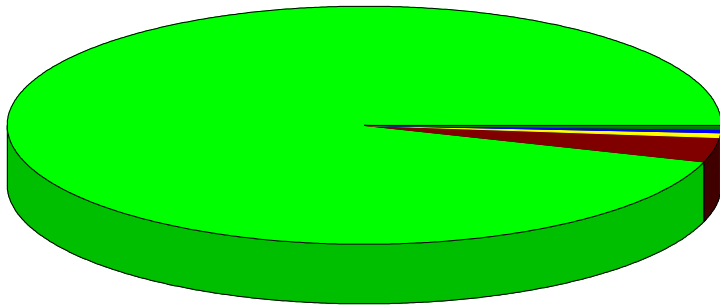
	TOTAL				
	Dec 22	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
<b>Fees Due</b>					
Tiers Fee Expense	0.00	133,305.00			
Storm Water	773.14	16,272.95	7,500.00	8,772.95	216.97%
Paying Agent Fee	0.00	6,000.00			
<b>Total Fees Due</b>	<u>773.14</u>	<u>155,577.95</u>	<u>7,500.00</u>	<u>148,077.95</u>	<u>2,074.37%</u>
<b>Insurance</b>	0.00	17,751.00	12,000.00	5,751.00	147.93%
<b>Miscellaneous</b>	0.00	6.99	1,000.00	-993.01	0.7%
<b>Parks</b>	0.00	26,200.95			
<b>Professional Fees</b>					
Audit	0.00	8,825.00	19,000.00	-10,175.00	46.45%
District Management	8,960.00	107,427.65	120,000.00	-12,572.35	89.52%
<b>Landscaping Maintenance</b>					
Landscape Maintenance Other	0.00	103,952.12			
Trails at Forest Meadows	649.15	40,517.42			
Shiloh Mesa	125.25	1,737.19			
Quail Brush Creek	275.11	20,624.65			
Forest Meadows	569.20	24,607.17			
KF-103	535.37	55,413.66			
FMCG - Water	0.00	-80.00			
Landscaping Maintenance - Other	10,775.50	109,228.50	425,000.00	-315,771.50	25.7%
<b>Total Landscaping Maintenance</b>	<u>12,929.58</u>	<u>356,000.71</u>	<u>425,000.00</u>	<u>-68,999.29</u>	<u>83.77%</u>
Legal Fees	990.16	15,445.69	30,000.00	-14,554.31	51.49%
<b>Total Professional Fees</b>	<u>22,879.74</u>	<u>487,699.05</u>	<u>594,000.00</u>	<u>-106,300.95</u>	<u>82.1%</u>
<b>Postage and Delivery</b>	0.00	92.35	200.00	-107.65	46.18%
<b>Repairs</b>	0.00	6,522.17	50,000.00	-43,477.83	13.04%
<b>Repay Developer Advance</b>	0.00	0.00	275,000.00	-275,000.00	0.0%
<b>Treasurer Collection Fee Debt</b>	0.00	29,813.01	29,789.53	23.48	100.08%
<b>Treasurer Collection Fee O&amp;M</b>	0.00	12,118.55	12,109.00	9.55	100.08%
<b>Utilities - Water</b>	0.00	4,713.69			
<b>Total Expense</b>	<u>961,360.88</u>	<u>2,161,642.63</u>	<u>3,418,239.53</u>	<u>-1,256,596.90</u>	<u>63.24%</u>
<b>Net Ordinary Income</b>	-886,181.69	3,175,851.87	527,735.99	2,648,115.88	601.79%
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Interest Income	7,542.34	37,371.63	96.00	37,275.63	38,928.78%
<b>Total Other Income</b>	<u>7,542.34</u>	<u>37,371.63</u>	<u>96.00</u>	<u>37,275.63</u>	<u>38,928.78%</u>
<b>Net Other Income</b>	<u>7,542.34</u>	<u>37,371.63</u>	<u>96.00</u>	<u>37,275.63</u>	<u>38,928.78%</u>
<b>Net Income</b>	<u><u>-878,639.35</u></u>	<u><u>3,213,223.50</u></u>	<u><u>527,831.99</u></u>	<u><u>2,685,391.51</u></u>	<u><u>608.76%</u></u>

Income and Expense by Month  
January through December 2022



Income Summary  
January through December 2022

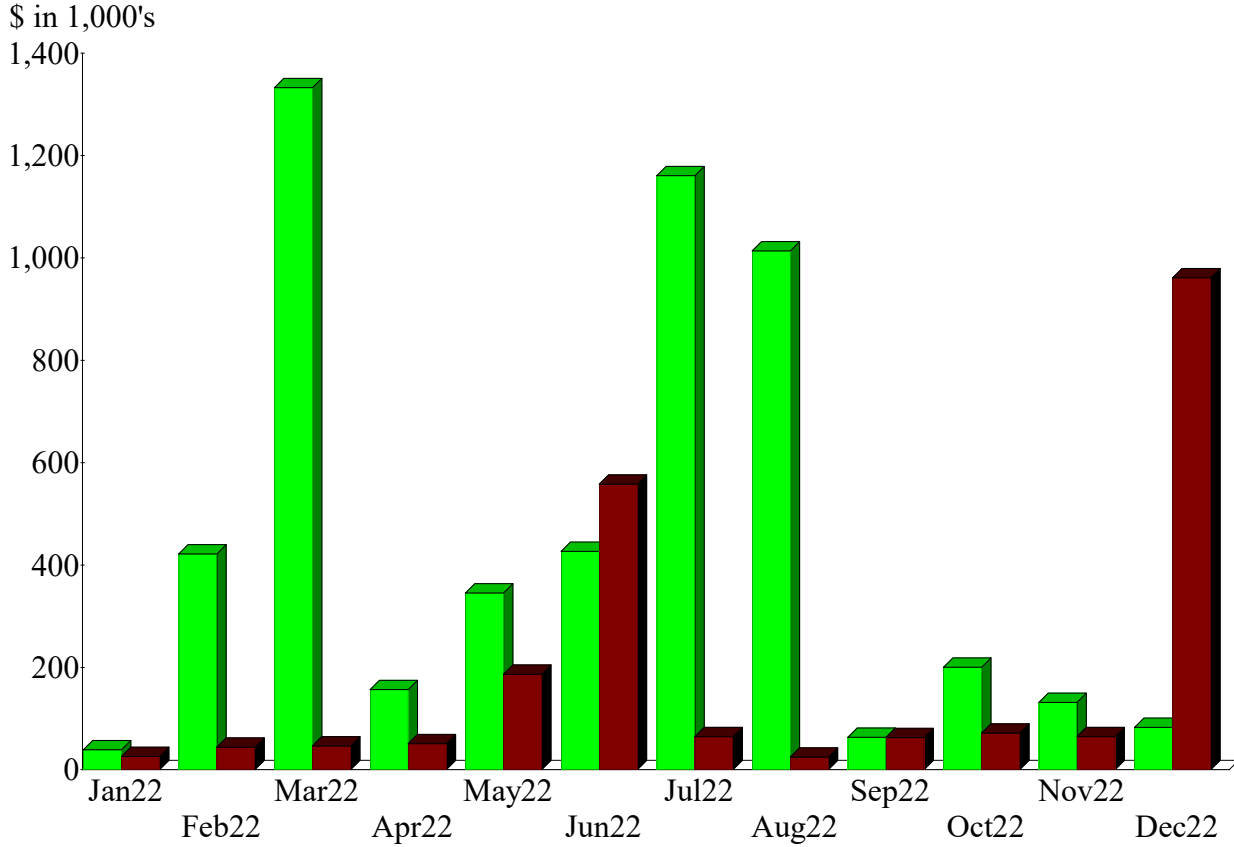
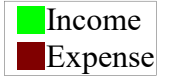
Fees	95.07%
Due From District 3 - Taxes	3.46
Interest Income	0.70
Construction Income	0.49
Reimbursements	0.29
<b>Total</b>	<b>\$5,374,866.13</b>



By Account

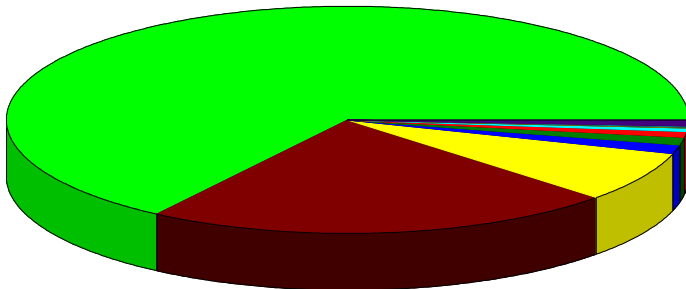


Income and Expense by Month  
January through December 2022



Expense Summary  
January through December 2022

Bond Expense	65.63%
Professional Fees	22.56
Fees Due	7.20
Treasurer Collection Fee Debt	1.38
Parks	1.21
Insurance	0.82
Treasurer Collection Fee O&M	0.56
Repairs	0.30
Utilities - Water	0.22
Dues and Subscriptions	0.06
Other	0.07
<b>Total</b>	<b>\$2,161,642.63</b>



By Account

**Woodmen Heights Metropolitan District #3**  
**Balance Sheet**  
As of December 31, 2022

01/27/23

Accrual Basis

	Dec 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ECB - Operating	60,789.40
<b>Total Checking/Savings</b>	60,789.40
<b>Accounts Receivable</b>	
1211 · AR Couty Treasurer	2,064.15
1235 · Property Taxes Receivable	261,862.02
<b>Total Accounts Receivable</b>	263,926.17
<b>Total Current Assets</b>	324,715.57
<b>TOTAL ASSETS</b>	<b>324,715.57</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 · Accounts Payable	4,518.48
<b>Total Accounts Payable</b>	4,518.48
<b>Other Current Liabilities</b>	
Due to Discript No. 2	3,884.00
2025 · Deferred Property Tax Rev	261,862.02
<b>Total Other Current Liabilities</b>	265,746.02
<b>Total Current Liabilities</b>	270,264.50
<b>Total Liabilities</b>	270,264.50
<b>Equity</b>	
3910 · Retained Earnings	79,219.46
Net Income	-24,768.39
<b>Total Equity</b>	54,451.07
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>324,715.57</b>

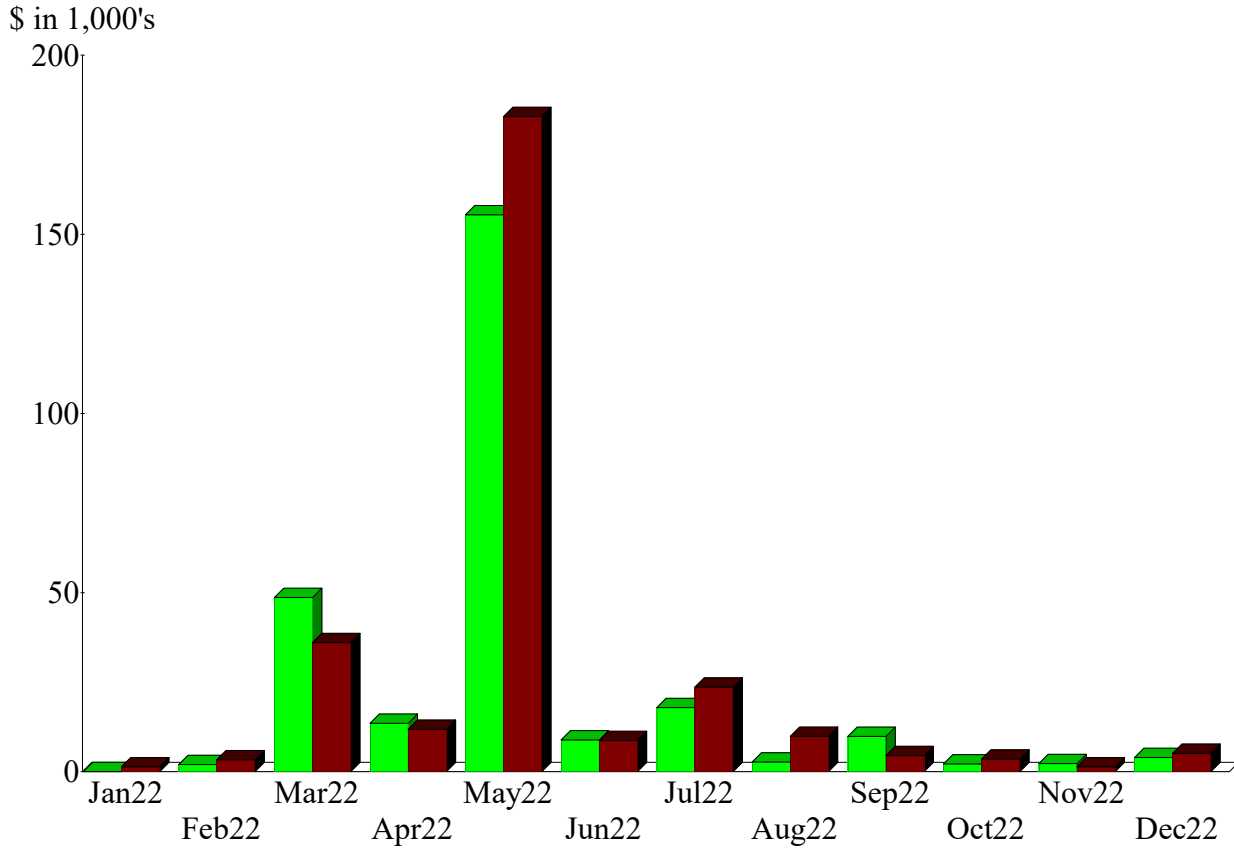
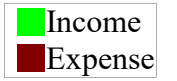
## Woodmen Heights Metropolitan District #3

### Profit & Loss Budget vs. Actual

January through December 2022

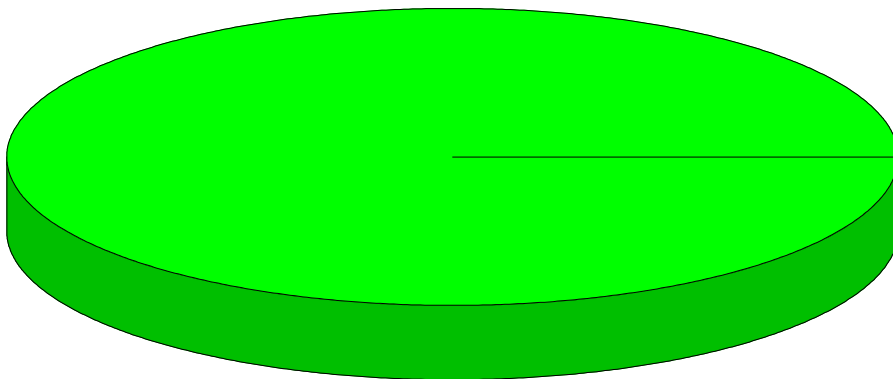
	TOTAL				
	Dec 22	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Fees</b>					
<b>Taxes</b>					
Delinquent Int	0.00	87.22			
Current Year - O&M	0.00	69,913.41	70,166.70	-253.29	99.64%
Spec Own Tax - O&M	1,154.62	7,295.73	4,911.67	2,384.06	148.54%
Current Year - Debt	0.00	171,987.00	172,610.08	-623.08	99.64%
Spec Own Tax - Debt	2,840.36	17,947.54	12,082.71	5,864.83	148.54%
Delinquent Interest - DS	0.00	214.55			
<b>Total Taxes</b>	<u>3,994.98</u>	<u>267,445.45</u>	<u>259,771.16</u>	<u>7,674.29</u>	<u>102.95%</u>
<b>Total Fees</b>	<u>3,994.98</u>	<u>267,445.45</u>	<u>259,771.16</u>	<u>7,674.29</u>	<u>102.95%</u>
<b>Total Income</b>	<u>3,994.98</u>	<u>267,445.45</u>	<u>259,771.16</u>	<u>7,674.29</u>	<u>102.95%</u>
<b>Gross Profit</b>	3,994.98	267,445.45	259,771.16	7,674.29	102.95%
<b>Expense</b>					
Contingency	0.00	0.00	1,500.00	-1,500.00	0.0%
Copies & Postage	0.00	0.00	300.00	-300.00	0.0%
Dues and Subscriptions	0.00	427.53	500.00	-72.47	85.51%
Due to District 2 - Taxes	3,015.55	185,883.92	182,103.64	3,780.28	102.08%
Election Expense	0.00	549.40	1,000.00	-450.60	54.94%
<b>Fees Due</b>					
Rivers Park Fee	0.00	4,568.00			
Tiers Fee	0.00	45,680.00			
Bridge Fee	0.00	4,568.00			
East Park Fee	0.00	15,531.20			
<b>Total Fees Due</b>	<u>0.00</u>	<u>70,347.20</u>			
Insurance	0.00	2,436.00	5,000.00	-2,564.00	48.72%
Miscellaneous	0.00	0.00	1,500.00	-1,500.00	0.0%
<b>Professional Fees</b>					
District Management	1,120.00	13,440.00	15,000.00	-1,560.00	89.6%
Accounting	0.00	8,825.00			
Legal Fees	962.48	6,671.75	2,500.00	4,171.75	266.87%
<b>Total Professional Fees</b>	<u>2,082.48</u>	<u>28,936.75</u>	<u>17,500.00</u>	<u>11,436.75</u>	<u>165.35%</u>
Stormwater & Facilities Maint	0.00	0.00	35,000.00	-35,000.00	0.0%
Treasurer's Collection Fee-O&M	0.00	1,050.00	1,052.50	-2.50	99.76%
Treasurers Collection Fee-Debt	0.00	2,583.04	2,589.15	-6.11	99.76%
<b>Total Expense</b>	<u>5,098.03</u>	<u>292,213.84</u>	<u>248,045.29</u>	<u>44,168.55</u>	<u>117.81%</u>
<b>Net Ordinary Income</b>	<u>-1,103.05</u>	<u>-24,768.39</u>	<u>11,725.87</u>	<u>-36,494.26</u>	<u>-211.23%</u>
<b>Net Income</b>	<u><u>-1,103.05</u></u>	<u><u>-24,768.39</u></u>	<u><u>11,725.87</u></u>	<u><u>-36,494.26</u></u>	<u><u>-211.23%</u></u>

Income and Expense by Month  
January through December 2022



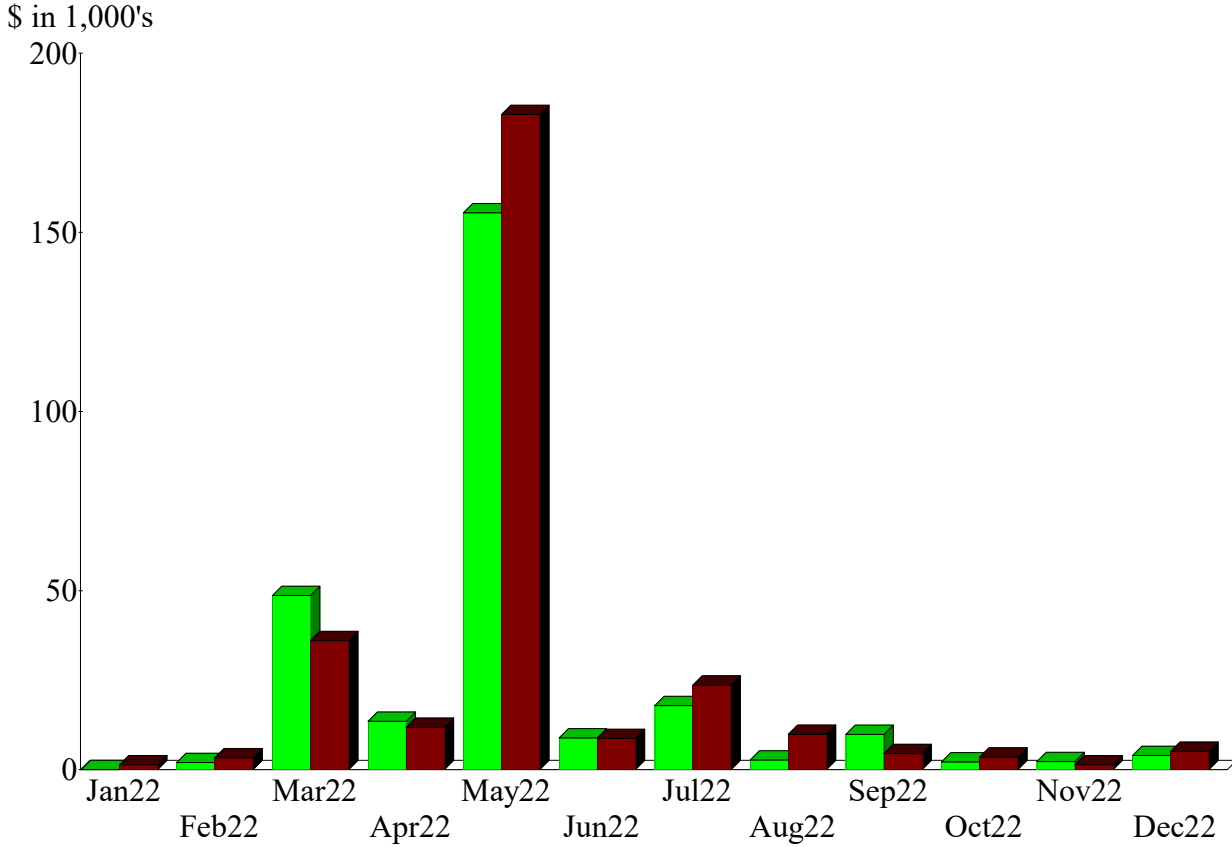
Income Summary  
January through December 2022

Fees	100.00%
Total	\$267,445.45



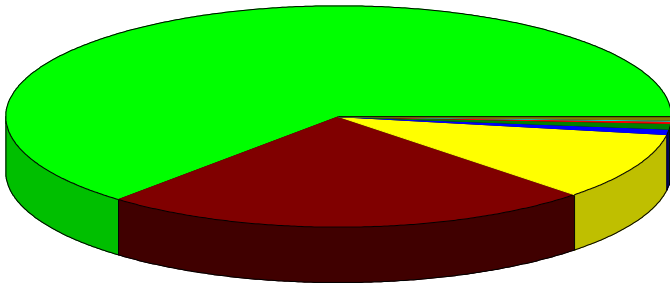
By Account

Income and Expense by Month  
January through December 2022



Expense Summary  
January through December 2022

Due to District 2 - Taxes	63.61%
Fees Due	24.07
Professional Fees	9.90
Treasurers Collection Fee-Debt	0.88
Insurance	0.83
Treasurer's Collection Fee-O&M	0.36
Election Expense	0.19
Dues and Subscriptions	0.15
<b>Total</b>	<b>\$292,213.84</b>



By Account



# Woodmen Heights Metropolitan District #1

## GENERAL FUND ACCOUNT

11/17/2022

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
City Finance A/R	CE08007	11/14/2022	\$ 86.25	
Walker Schooler District Managers	7239	10/31/2022	\$ 1,120.00	
White Bear Ankele Tanka Waldron	24670	10/31/2022	\$ 1,838.21	

Woodmen Heights Metropolitan District, Director

**\$ 3,044.46**

## Woodmen Heights Metropolitan District #2

### GENERAL FUND ACCOUNT

10/31/2022

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	CCSVarios.10/22	10/31/2022	\$ 1,108.86	
Colorado Springs Utilities	CSUVaruiys 11/22	11/2/2022	\$ 18,480.21	Set Up for Autopay
Rocky Mountain Playground Services	22-May	4/17/2022	\$ 761.49	
Walker Schooler District Managers	7240	10/31/2022	\$ 8,867.65	
Weisburg Landscape Maintenance	47897	11/17/2022	\$ 120.00	
Weisburg Landscape Maintenance	47945	11/10/2022	\$ 1,234.00	
Weisburg Landscape Maintenance	47982	11/16/2022	\$ 5,550.00	
Weisburg Landscape Maintenance	47836	10/25/2022	\$ 775.00	
White Bear Ankele Tanka Waldron	24701	10/31/2022	\$ 909.18	
<b>TOTAL</b>			<b>\$ 37,806.39</b>	

### BOND FUND ACCOUNT

Company	Date	Amount	Comments
El Paso County Taxes: DISTRICT 2	11/10/2022	\$ 22,744.93	
El Paso County Taxes: DISTRICT 3	11/10/2022	\$ 1,642.76	
<b>TOTAL</b>		<b>\$ 24,387.69</b>	
Woodmen Heights Metropolitan District, Director			
			\$ 62,194.08



# Woodmen Heights Metropolitan District #3

## GENERAL FUND ACCOUNT

11/17/2022

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
Walker Schooler District Managers	7241	10/31/2022	\$ 1,120.00	
White Bear Ankele Tanka Waldron	24702	10/31/2022	\$ 909.18	
<b>TOTAL</b>			<b>\$ 2,029.18</b>	

Woodmen Heights Metropolitan District, Director

\$ 2,029.18

**Woodmen Heights Metropolitan District #1**

**GENERAL FUND ACCOUNT**

12/14/2022

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
Walker Schooler District Managers	7268	11/30/2022	\$ 1,120.00	
White Bear Ankele Tanka Waldron	25150	11/30/2022	\$ 156.46	

Woodmen Heights Metropolitan District, Director

**\$ 1,362.71**

## Woodmen Heights Metropolitan District #2

### GENERAL FUND ACCOUNT

11/30/2022

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	CCSVariou.11/22	11/30/2022	\$ 1,091.98	
Colorado Springs Utilities	CSUVaruiys 11/22	12/2/2022	\$ 2,154.08	Set Up for Autopay
Hammers Construction	2022-SW-078.3	11/25/2022	\$ 300.00	
Hammers Construction	2022-SW-077.3	11/25/2022	\$ 300.00	
Hammers Construction	2022-SW-076.3	11/25/2022	\$ 300.00	
Hammers Construction	2022-SW-023.3	11/25/2022	\$ 300.00	
Hammers Construction	2022-SDR-078.1	9/15/2022	\$ 2,130.00	
Hammers Construction	2022-SDR-078.2	9/15/2022	\$ 3,500.00	
UMB	934287	11/16/2022	\$ 3,000.00	
UMB	934288	11/16/2022	\$ 3,000.00	
Walker Schooler District Managers	7269	11/30/2022	\$ 8,960.00	
Weisburg Landscape Maintenance	48291	11/30/2022	\$ 90.00	
Weisburg Landscape Maintenance	48368	11/30/2022	\$ 5,225.00	
Weisburg Landscape Maintenance	48371	11/28/2022	\$ 2,850.00	
Weisburg Landscape Maintenance	48061	6/10/2209	\$ 8,876.00	
Weisburg Landscape Maintenance	48372	12/2/2022	\$ 91.50	
Weisburg Landscape Maintenance	48062	11/30/2022	\$ 1,648.00	
Weisburg Landscape Maintenance	48136	11/23/2022	\$ 672.50	
White Bear Ankele Tanka Waldron	25181	11/30/2022	\$ 258.30	
<b>TOTAL</b>			<b>\$ 44,747.36</b>	

### BOND FUND ACCOUNT

Company	Date	Amount	Comments
El Paso County Taxes: DISTRICT 2	12/10/2022	\$ 15,794.67	
El Paso County Taxes: DISTRICT 3	12/10/2022	\$ 1,372.79	
<b>TOTAL</b>		<b>\$ 17,167.46</b>	
Woodmen Heights Metropolitan District, Director			
		<b>\$ 61,914.82</b>	

# Woodmen Heights Metropolitan District #3

## GENERAL FUND ACCOUNT

12/14/2022

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
Walker Schooler District Managers	7270	11/30/2022	\$ 1,120.00	
White Bear Ankele Tanka Waldron	25182	11/30/2022	\$ 258.30	
<b>TOTAL</b>			<b>\$ 1,378.30</b>	

Woodmen Heights Metropolitan District, Director

\$ 1,378.30

**Woodmen Heights Metropolitan District #1**  
**GENERAL FUND ACCOUNT**

1/14/2023

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
CO Special Dist Prop & Liab Pool	23PL-60567-2174	10/31/2022	\$ 4,951.00	
Walker Schooler District Managers	7300	12/31/2022	\$ 1,120.00	
White Bear Ankele Tanka Waldron	25660	12/31/2022	\$ 1,115.21	

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Woodmen Heights Metropolitan District, Director

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**\$ 7,186.21**

**Woodmen Heights Metropolitan District #2****GENERAL FUND ACCOUNT**

1/14/2023

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
City of Colorado Springs	CCSVVarious.12/22	12/31/2022	\$ 773.14	
Colorado Special Dist Prop & Liab	23PL-60568-2181	10/31/2022	17751	
Colorado Springs Utilities	CSUVaruiys 12/22	1/5/2023	\$ 1,965.39	Set Up for Autopay
Kimley Horn	196013000-1122	11/30/2022	\$ 2,325.00	
Walker Schooler District Managers	7302	12/31/2022	\$ 8,960.00	
Weisburg Landscape Maintenance	48446	12/15/2022	\$ 160.00	
Weisburg Landscape Maintenance	48471	12/31/2022	\$ 8,876.00	
Weisburg Landscape Maintenance	48472	12/31/2022	\$ 1,648.00	
Weisburg Landscape Maintenance	48565	1/3/2023	\$ 481.25	
Weisburg Landscape Maintenance	48797	1/5/2023	\$ 378.98	
Weisburg Landscape Maintenance	48808	1/5/2023	\$ 3,042.50	
Weisburg Landscape Maintenance	48895	1/12/2023	\$ 3,910.00	
Weisburg Landscape Maintenance	48952	1/12/2023	\$ 309.96	
White Bear Ankele Tanka Waldron	25691	12/31/2022	\$ 990.16	
Woodmen Road Metro District	12/2/2022	12/2/2022	\$ 6,837.60	Woodmen Rd Ck Deposited in WHMD #2
<b>TOTAL</b>			<b>\$ 58,408.98</b>	

**BOND FUND ACCOUNT**

<b>Company</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
El Paso County Taxes: DISTRICT 2	1/10/2023	\$ 16,885.26	
El Paso County Taxes: DISTRICT 3	1/10/2023	\$ 1,467.57	
<b>TOTAL</b>		<b>\$ 18,352.83</b>	
			Woodmen Heights Metropolitan District, Director
		<b>\$ 76,761.81</b>	

**Woodmen Heights Metropolitan District #3**  
**GENERAL FUND ACCOUNT**

1/14/2023

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
Colorado Special Districts Prop & Liab Pool	23PL-60569-0972	9/6/2022	\$ 1,941.00	
TCW Risk Management	11128	9/10/2022	\$ 495.00	
Walker Schooler District Managers	7303	12/31/2022	\$ 1,120.00	
White Bear Ankele Tanka Waldron	25692	12/31/2022	\$ 962.48	
<b>TOTAL</b>			<b>\$ 4,518.48</b>	

Woodmen Heights Metropolitan District, Direct

\$ 4,518.48