



WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Regular Board Meetings

Wednesday, April 5, 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-conferencing 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

Woodmen Heights Metropolitan District No. 1 & No. 3

Board of Director	Title	Term
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

Board of Director	Title	Term
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 February 1, 2023, Joint Meeting Minutes (attached)
5. District Manager Report
 - a. Aspen Meadows Park Update and Review
 - b. D-20 School site discussion
 - c. Concrete fence repair Cumbre Vista east of park
6. Development Updates
7. Public Comment (for items not already on the agenda)

8. Legal Matters

- a. Public Hearing for District No. 3 Exclusion
 - i. Consider Adoption of District No. 3 Resolution for Exclusion
- b. Public Hearing for District No. 2 Inclusion
 - i. Consider Adoption of District No. 2 Resolution for Inclusion

9. Financial Matters

- a. Consider Approval of Unaudited Financial Statements (attached)
- b. Ratify Approval of Payables through April 5, 2023 (attached)

10. Adjourn:

- a. Next Meeting Date – Schedule May meeting for after May 3, 2023 to allow newly elected directors to complete and file oaths of office which is necessary to officially begin new terms.

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 5th day of April, 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
FEBRUARY 1, 2023 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, February 1, 2023, 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 Harris, 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 Case II moved to approve the Agenda as presented; seconded by Director Geditz. Motion passed unanimously.
4. Approval of the November 2, 2022 Joint Meeting Minutes: Director Case II moved to approve the November 2, 2022 Joint Meeting Minutes as presented; seconded by Director Geditz. Motion passed unanimously.
5. District Manager Report
 - a. Shiloh Mesa Park Update and Review: Mr. Walker reported the final development plans are in progress and will be shared at a public hearing with the City of Colorado Springs in March. Mr. Walker noted that the District will require Aspen View convey the park site to the District via a warranty deed.
 - b. District 20 School Site Discussion: Mr. Walker reported the school district planner confirmed they have no plans to do anything with the site. Mr. Walker has been in communication with the school district's COO and has informed a board member as well.
 - c. Concrete Fence Repair Cumbre Vista East of Park: Ms. Harris clarified the concrete wall that runs through the backyards in filing 1 and filing 3 is the HOA's responsibility. Ms. Harris reported she is currently working on repairs for the concrete fence east of the park.
 - d. Shiloh Mesa Perimeter Fence Staining Request: Ms. Harris informed the Board of a request from the HOA to re-stain the perimeter fencing in the Shiloh Mesa development. She explained there is one maintenance tract, tract G that states Woodmen Heights MD is responsible for the maintenance of the trail and fence. None of the other tracts in the subdivision mention fencing nor are they the District's responsibility. The Board decided to deny the request because the fence is not part of the District's responsibility, per the recorded plats.
 - e. The Board discussed the USPS charter change last year that places responsibility on the HOAs and Metro Districts to maintain mailboxes. The mailbox kiosks in Cumbre Vista are all adjacent to homeowners so maintenance responsibility falling to HOAs or the Districts will need to be determined. Ms. Harris will continue to research the maintenance responsibility issue.
6. Development Updates
 - a. Authentix Wolf Ranch: Ms. Harris informed the Board that Authentix Wolf Ranch is building apartment complexes that are included in the Woodmen Heights MD service area. Ms. Harris has a call scheduled with them to explain that they can either be included in the District and pay the fees or choose the opt-out option similar to what was done with Challenger. Mr. Walker noted they have given the same two options to a Challenger single family development, but he has not heard back from them.
7. Public Comment: There was no public comment.
8. Legal Matters:

- a. Discuss 2023 Election: Ms. Harris reported the Call for Nominations went out last week. Directors Case II and Morley are up for election in Districts 1 and 3. Directors Case II, Geditz and Morley are up for election in Districts 1, 2, and 3. Self-nominations are due to the DEO by February 24, 2023.
- b. Consider Adoption of City District Resolution for Marksheffel Bridge: Mr. Walker presented the City District Resolution and explained the Districts have collected from their bridge fee approximately \$260,000 which will serve as their contribution to the Marksheffel bridge costs. PPRTA has indicated the cost of the bridge was approximately \$4,000,000. The District fee remains in place as unplatted land still exists and the future bridge fee revenue will continue to be remitted to the City on an annual basis. Director Morley moved to adopt the City District Resolution for Marksheffel Bridge; seconded by Director Amberg. Motion passed unanimously.
- c. Public Hearing for District No. 3 Exclusion: Director Morley moved to open the Public Hearing for District No. 3 Exclusion; seconded by Director Geditz. Motion passed unanimously. After no public comment, Director Morley moved to close the Public Hearing; seconded by Director Geditz. Motion passed unanimously.
 - i. Consider Adoption of District No. 3 Resolution for Exclusion: Ms. Harris presented the District No. 3 Resolution for Exclusion. She noted the Solace at Black Forest apartment development will be removed from the commercial District No. 3 and included into residential District No. 2. After review, Director Geditz moved to adopt the District No. 3 Resolution for Exclusion; seconded by President Krohnfeldt. Motion passed unanimously.
- d. Public Hearing for District No. 2 Inclusion: Director Amberg moved to open the Public Hearing for District No. 2 Inclusion; seconded by Director Morley. Motion passed unanimously. After no public comment, Director Amberg moved to close the Public Hearing; seconded by Director Morley. Motion passed unanimously.
 - i. Consider Adoption of District No. 2 Resolution for Inclusion: After review, Director Amberg moved to adopt District No. 2 Resolution for Inclusion; seconded by Director Geditz. Motion passed unanimously.

9. Financial Matters

- a. Consider Approval of Unaudited Financial Statements: Mr. Walker presented the Unaudited Financial Statements.
- b. Ratify Approval of Payables through February 2, 2023: After review, Director Amberg moved to approve the Unaudited Financial Statements and Payables as presented; seconded by Director Geditz. Motion passed unanimously.

10. Adjourn: The Board unanimously adjourned the meeting at 1:46 PM.

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

Respectfully Submitted,

By: Recording Secretary



PETITION FOR EXCLUSION OF PROPERTY

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., **CONTINENTAL 613 FUND 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 are as follows:

Continental 613 Fund LLC
W134 N8675 Executive Pkwy
Menomonee Falls, WI 53051

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

CONTINENTAL 613 FUND LLC, a Delaware limited liability company

By: Continental Properties Company, Inc., a Wisconsin corporation, its Manager

EAR

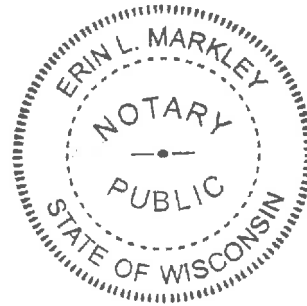
By: *Daniel J. Minahan*
Daniel J. Minahan, President

STATE OF WISCONSIN)
) SS.
WAUKESHA COUNTY)

Personally came before me this 24th day of January, 2023, the above named Daniel J. Minahan, President of Continental Properties Company, Inc., Manager of Continental 613 Fund LLC, to me known to be said President and acknowledged that he executed the foregoing instrument as the act of said company, by its authority.

WITNESS my hand and official seal

Erin L. Markley
ERIN L. MARKLEY
Notary Public



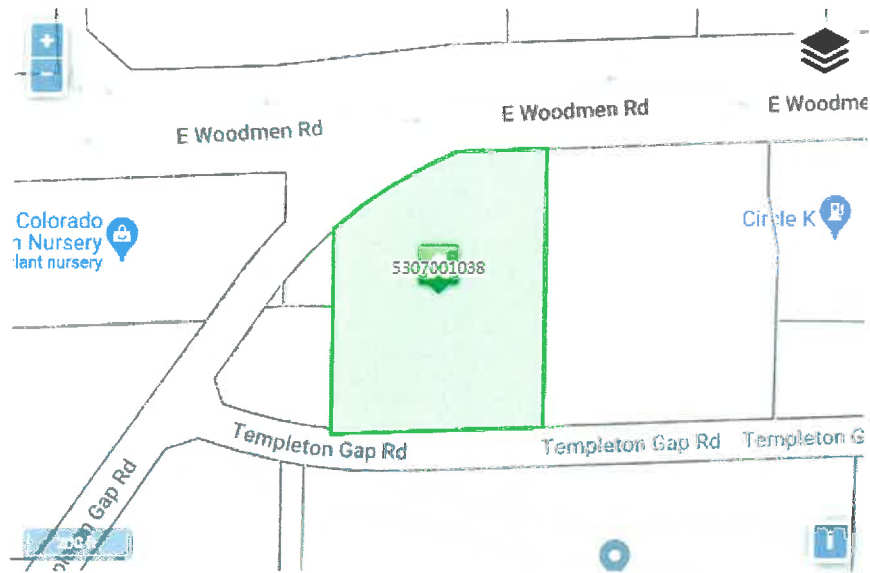
My Commission expires: 7-7-2024

Signature Page to Petition for Exclusion of Real Property

EXHIBIT A
(The Property)

TWO PARCELS AS FURTHER DESCRIBED BELOW:

- 1) THAT PART OF LOT 1 AVANTERRA BLACK FOREST, FORMERLY DESCRIBED AS:
LOT 3 GLOVER SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO; AND**



- 2) THAT PART OF LOT 1, AVANTERRA BLACK FOREST, COUNTY OF EL PASO, STATE OF COLORADO, FORMERLY DESCRIBED AS FOLLOWS:**

**LOTS 1, 2, & 6, BLACKWOOD CROSSING COUNTY OF EL PASO, STATE OF COLORADO.
TOGETHER WITH TRACT B, BLACKWOOD CROSSING, AS VACATED BY ORDINANCE NO.
22-01, RECORDED JUNE 16, 2022, AT RECEPTION NO. 222082585 OF THE RECORDS OF
THE CLERK AND RECORDER OF THE COUNTY OF EL PASO, COLORADO.**





PETITION FOR INCLUSION OF PROPERTY

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., **CONTINENTAL 613 FUND 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:

Continental 613 Fund LLC
W134 N8675 Executive Pkwy
Menomonee Falls, WI 53051

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

CONTINENTAL 613 FUND LLC, a Delaware limited liability company

By: Continental Properties Company, Inc., a Wisconsin corporation, its Manager

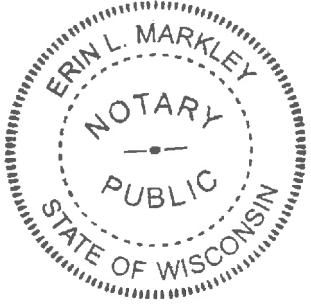
KAR By: *Daniel Minahan*
Daniel J. Minahan, President

STATE OF WISCONSIN)
) SS.
WAUKESHA COUNTY)

Personally came before me this 24th day of January, 2023, the above named Daniel J. Minahan, President of Continental Properties Company, Inc., Manager of Continental 613 Fund LLC, to me known to be said President and acknowledged that he executed the foregoing instrument as the act of said company, by its authority.

WITNESS my hand and official seal

Erin L. Markley
ERIN L. MARKLEY
Notary Public

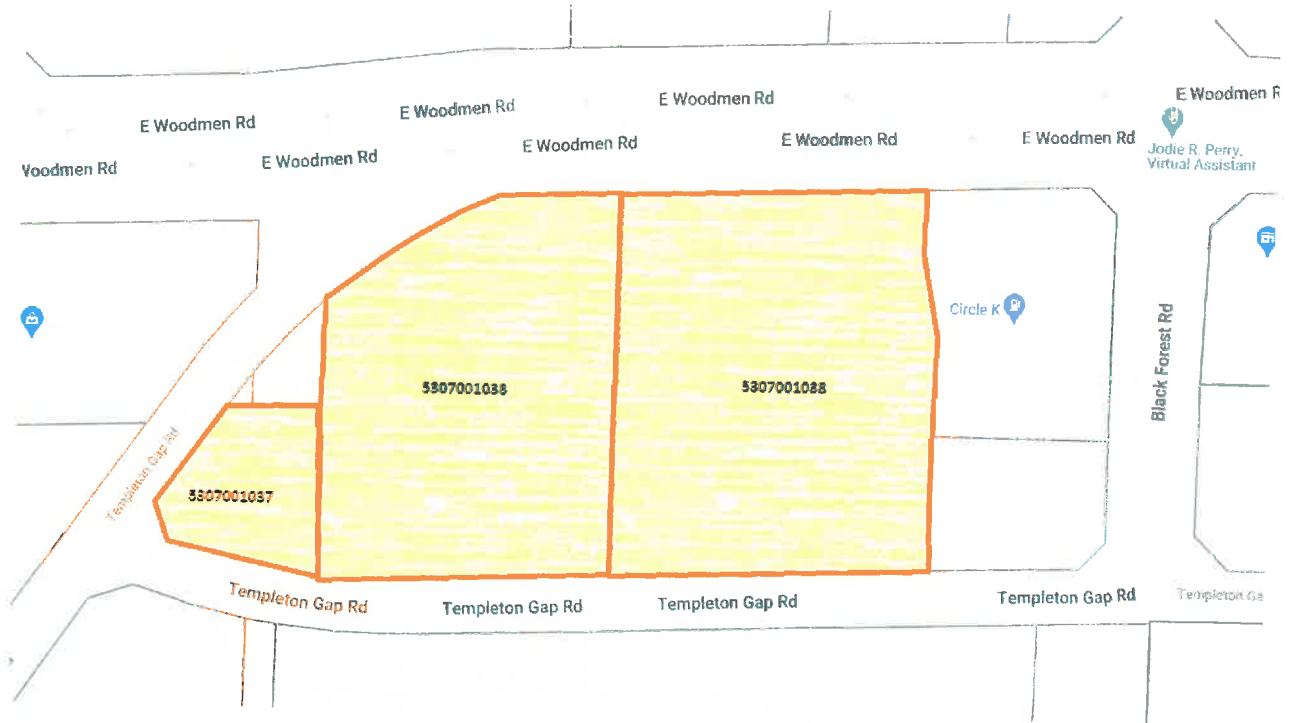


My Commission expires: 7-7-2024

Signature Page to Petition for Inclusion of Real Property

EXHIBIT A (The Property)

ALL PORTIONS OF AVANTERRA BLACK FOREST AS RECORDED AT RECEPTION NUMBER 222715053
OF THE RECORDS OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO





Woodmen Heights Metropolitan District #1

Balance Sheet

As of February 28, 2023

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
Eastern Colorado Bank Checking	1,717,422.54
1110 · WHMD Wells Fargo Checking	72,033.00
Total Checking/Savings	1,789,455.54
Total Current Assets	1,789,455.54
Fixed Assets	
1300 · Construction in Progress	
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
Total 1300 · Construction in Progress	2,891,509.68
1540 · Accumulated Depreciation	-1,898,894.00
Total Fixed Assets	992,615.68
Other Assets	
1990 Suspense	-13,097.25
Total Other Assets	-13,097.25
TOTAL ASSETS	2,768,973.97
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	2,729.60
Total Accounts Payable	2,729.60
Total Current Liabilities	2,729.60
Total Liabilities	2,729.60
Equity	
3000 · Opening Balance Equity	-291,538.89
3910 · Retained Earnings	3,329,167.90
Net Income	-271,384.64
Total Equity	2,766,244.37
TOTAL LIABILITIES & EQUITY	2,768,973.97

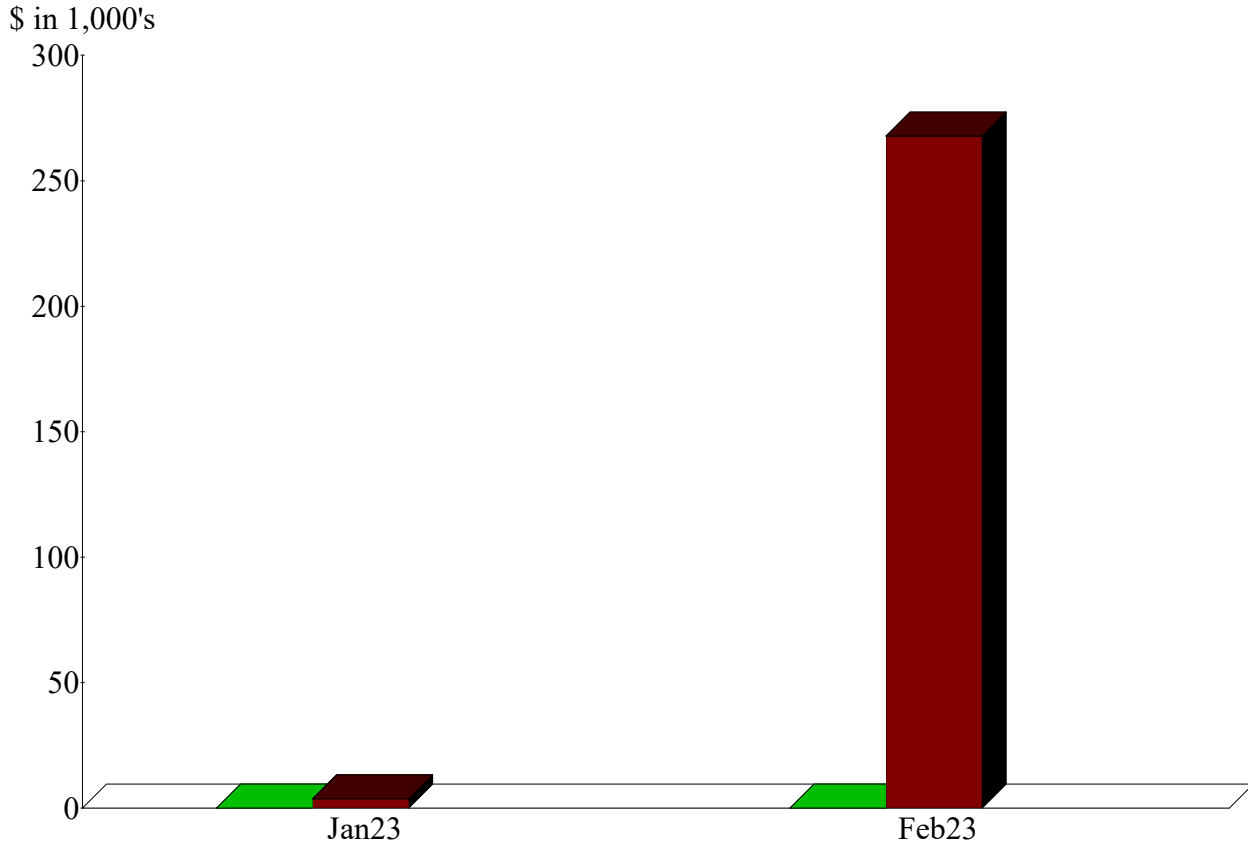
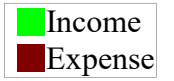
Woodmen Heights Metropolitan District #1

Profit & Loss Budget vs. Actual

January through February 2023

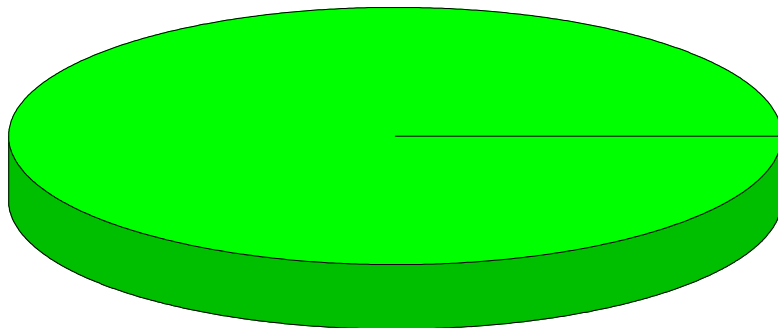
	TOTAL				
	Feb 23	Jan - Feb 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Expense					
Copies & Postage	0.00	3.60	500.00	-496.40	0.72%
Fees Due					
Bridge Fees	264,967.71	264,967.71			
Total Fees Due	264,967.71	264,967.71			
6060 · Bank Service Charges	74.19	148.38	750.00	-601.62	19.78%
6160 · Dues and Subscriptions	0.00	83.37	300.00	-216.63	27.79%
6170 · Election Expense	714.94	1,281.77	2,500.00	-1,218.23	51.27%
6180 · Insurance	0.00	0.00	775.00	-775.00	0.0%
6570 · Professional Fees					
District Management	1,250.00	2,500.00	15,000.00	-12,500.00	16.67%
6571 · Accounting	0.00	0.00	9,325.00	-9,325.00	0.0%
6572 · Legal Fees	764.66	2,486.67	10,000.00	-7,513.33	24.87%
Total 6570 · Professional Fees	2,014.66	4,986.67	34,325.00	-29,338.33	14.53%
Total Expense	267,771.50	271,471.50	39,150.00	232,321.50	693.41%
Net Ordinary Income	-267,771.50	-271,471.50	-39,150.00	-232,321.50	693.41%
Other Income/Expense					
Other Income					
7010 · Interest Income					
O&M	44.01	86.86			
7010 · Interest Income - Other	0.00	0.00	1,000.00	-1,000.00	0.0%
Total 7010 · Interest Income	44.01	86.86	1,000.00	-913.14	8.69%
Total Other Income	44.01	86.86	1,000.00	-913.14	8.69%
Net Other Income	44.01	86.86	1,000.00	-913.14	8.69%
Net Income	-267,727.49	-271,384.64	-38,150.00	-233,234.64	711.36%

Income and Expense by Month
January through February 2023



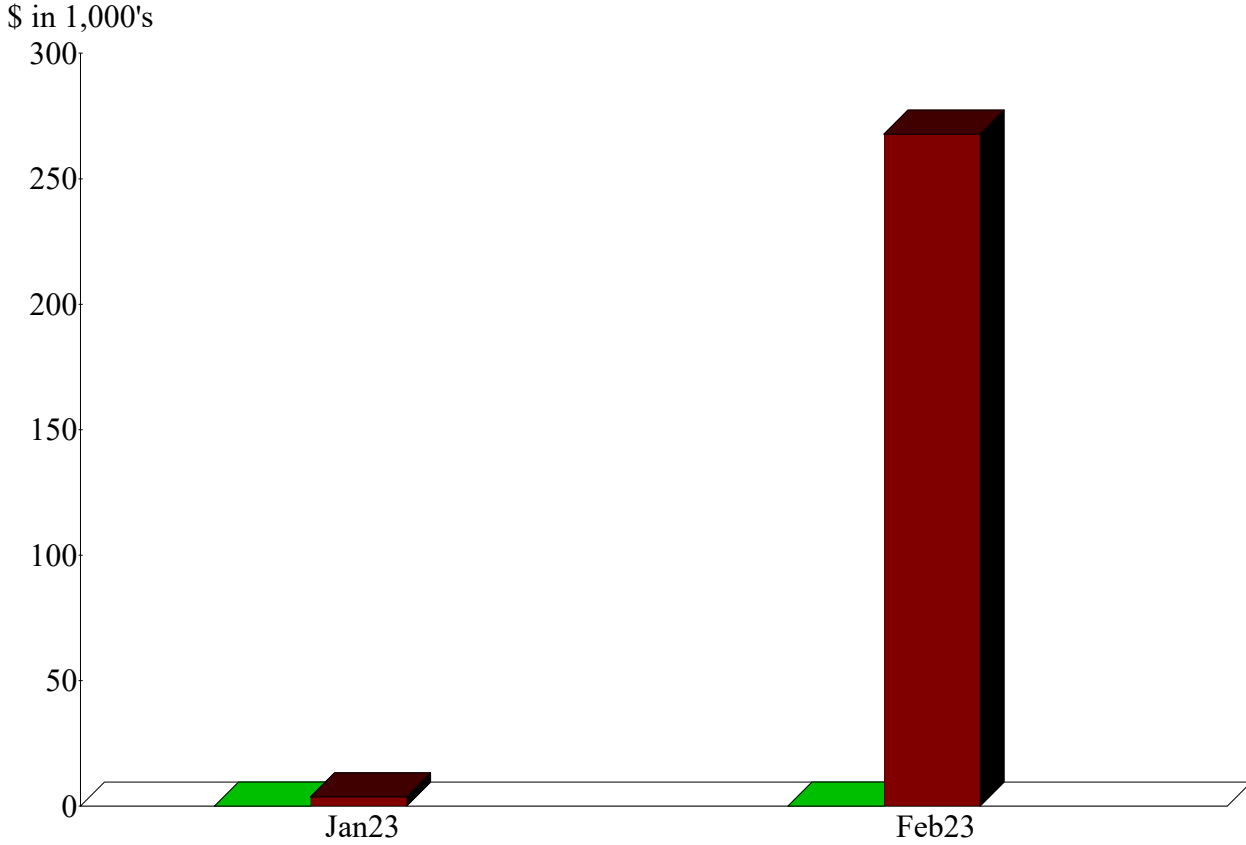
Income Summary
January through February 2023

7010 · Interest Income	100.00%
Total	\$86.86



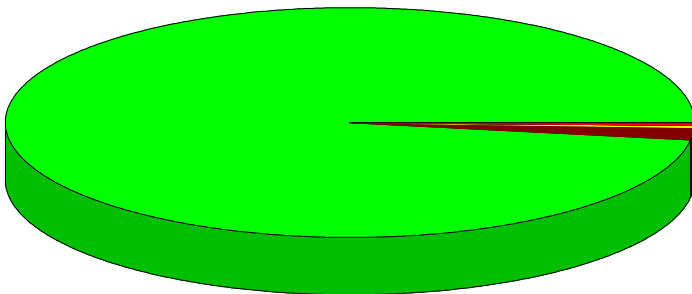
By Account

Income and Expense by Month
January through February 2023



Expense Summary
January through February 2023

█ Fees Due	97.60%
█ 6570 · Professional Fees	1.84
█ 6170 · Election Expense	0.47
█ 6060 · Bank Service Charges	0.05
█ 6160 · Dues and Subscriptions	0.03
█ Copies & Postage	0.01
Total	\$271,471.50



By Account

Woodmen Heights Metropolitan District #2

Balance Sheet

As of February 28, 2023

03/29/23

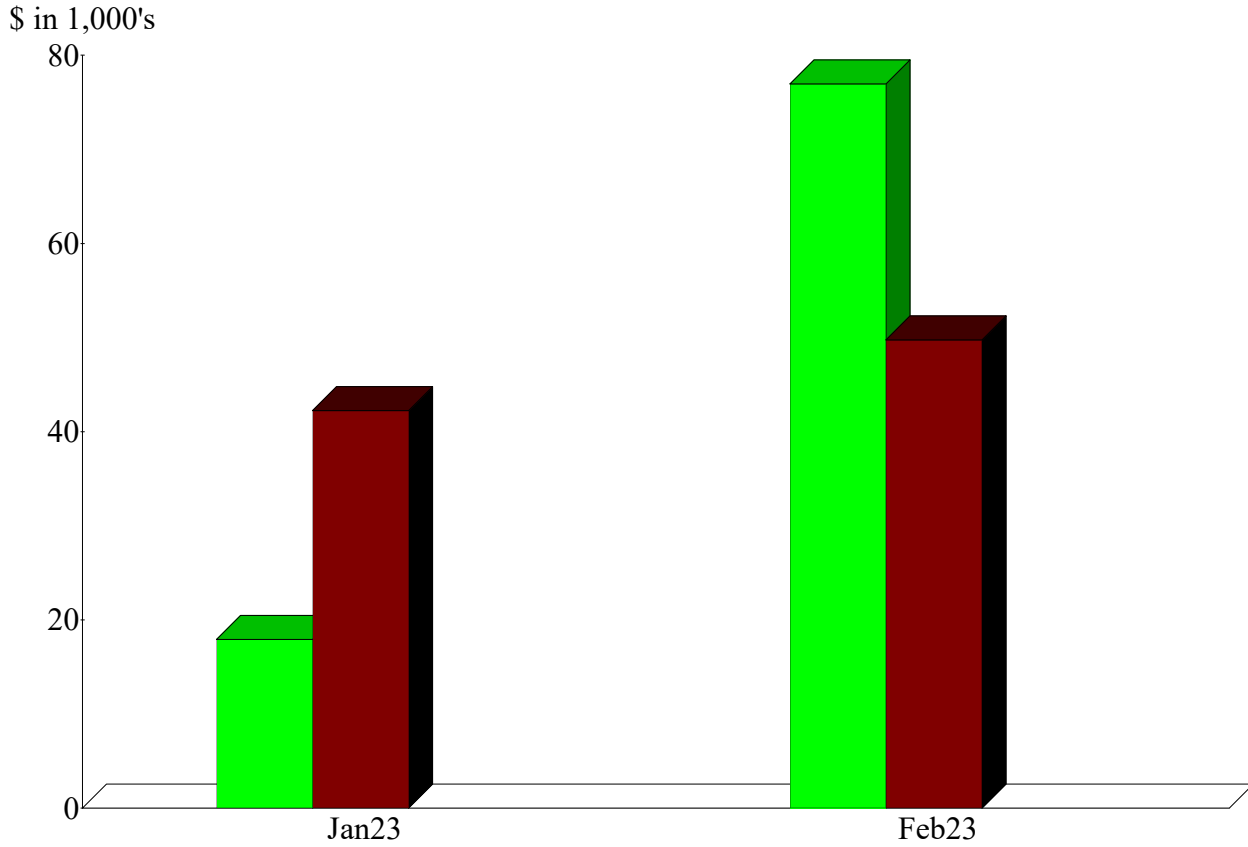
Accrual Basis

	<u>Feb 28, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	1,677,938.65
1112 · PNC Bank Reserve 9339	1,143,436.82
1111 · PNC Bank Loan 9048	660,502.27
UMB 2020B-1 Bond 394.1	538.60
UMB 2020B-1 Reserve 394.2	739,852.32
UMB 2020B-1 Surplus 394.3	305,253.96
Total Checking/Savings	<u>4,527,522.62</u>
Accounts Receivable	
1210 · Accounts Receivable	37,956.45
1230 · Property Taxes Receivable	2,894,588.80
Total Accounts Receivable	<u>2,932,545.25</u>
Other Current Assets	
Due From District No. 3	3,884.00
1390 · Undeposited Funds	933,025.28
Total Other Current Assets	<u>936,909.28</u>
Total Current Assets	<u>8,396,977.15</u>
TOTAL ASSETS	<u>8,396,977.15</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	46,286.09
Total Accounts Payable	<u>46,286.09</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>3,554,012.89</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
Total Long Term Liabilities	<u>46,903,950.00</u>
Total Liabilities	<u>50,457,962.89</u>
Equity	
3000 · Opening Balance Equity	1,293,534.46
3910 · Retained Earnings	-43,357,425.66
Net Income	2,905.46
Total Equity	<u>-42,060,985.74</u>
TOTAL LIABILITIES & EQUITY	<u>8,396,977.15</u>

Woodmen Heights Metropolitan District #2
Profit & Loss Budget vs. Actual
January through February 2023

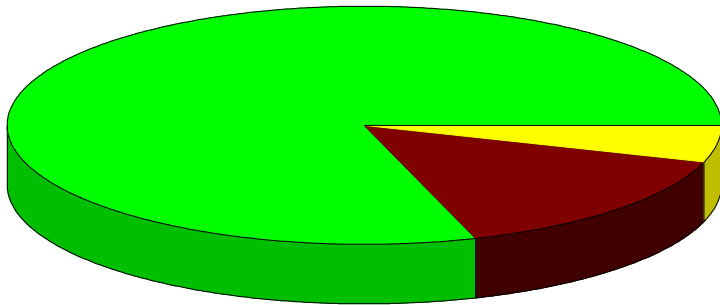
	TOTAL				
	Feb 23	Jan - Feb 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Due From District 3 - Taxes	4,563.16	4,563.16	217,628.57	-213,065.41	2.1%
Fees					
Facility Fees	13,097.25	23,575.09			
Impact Fees					
Impact Fees Res Multi	0.00	0.00	130,973.00	-130,973.00	0.0%
Impact Fees Residential	0.00	0.00	218,287.50	-218,287.50	0.0%
Total Impact Fees	0.00	0.00	349,260.50	-349,260.50	0.0%
Taxes					
Current Year - O&M	8,417.13	8,417.13	836,558.56	-828,141.43	1.01%
Spec Own Tax - O&M	6,762.54	6,762.54	58,559.10	-51,796.56	11.55%
Current Year - Debt	20,707.10	20,707.10	2,058,030.24	-2,037,323.14	1.01%
Spec Own Tax - Debt	16,636.62	16,636.62	144,062.12	-127,425.50	11.55%
Total Taxes	52,523.39	52,523.39	3,097,210.02	-3,044,686.63	1.7%
Total Fees	65,620.64	76,098.48	3,446,470.52	-3,370,372.04	2.21%
Total Income	70,183.80	80,661.64	3,664,099.09	-3,583,437.45	2.2%
Gross Profit	70,183.80	80,661.64	3,664,099.09	-3,583,437.45	2.2%
Expense					
Contingency	0.00	0.00	30,000.00	-30,000.00	0.0%
Dues and Subscriptions	1,237.50	1,237.50	1,500.00	-262.50	82.5%
Election	553.50	1,267.41	7,500.00	-6,232.59	16.9%
Fees Due					
Storm Water	1,488.85	316.67	30,000.00	-29,683.33	1.06%
Total Fees Due	1,488.85	316.67	30,000.00	-29,683.33	1.06%
Insurance	0.00	0.00	20,000.00	-20,000.00	0.0%
Interest Expense	0.00	0.00	1,701,329.50	-1,701,329.50	0.0%
Parks	8,360.00	14,085.00	1,400,000.00	-1,385,915.00	1.01%
Professional Fees					
Audit	0.00	0.00	9,325.00	-9,325.00	0.0%
District Management	10,000.00	20,000.00	120,000.00	-100,000.00	16.67%
Landscaping Maintenance					
Trails at Forest Meadows	0.00	1,208.14			
Shiloh Mesa	0.00	233.06			
Quail Brush Creek	0.00	510.14			
Forest Meadows	0.00	1,013.60			
KF-103	0.00	965.84			
Landscaping Maintenance - Other	25,764.33	47,096.69	425,000.00	-377,903.31	11.08%
Total Landscaping Maintenance	25,764.33	51,027.47	425,000.00	-373,972.53	12.01%
Legal Fees	1,901.90	3,614.53	25,000.00	-21,385.47	14.46%
Total Professional Fees	37,666.23	74,642.00	579,325.00	-504,683.00	12.88%
Postage and Delivery	0.00	0.00	500.00	-500.00	0.0%
Repairs	0.00	0.00	50,000.00	-50,000.00	0.0%
Treasurer Collection Fee Debt	310.60	310.60	30,870.45	-30,559.85	1.01%
Treasurer Collection Fee O&M	126.26	126.26	12,548.38	-12,422.12	1.01%
Total Expense	49,742.94	91,985.44	3,863,573.33	-3,771,587.89	2.38%
Net Ordinary Income	20,440.86	-11,323.80	-199,474.24	188,150.44	5.68%
Other Income/Expense					
Other Income					
Interest Income	6,771.55	14,229.26	20,000.00	-5,770.74	71.15%
Total Other Income	6,771.55	14,229.26	20,000.00	-5,770.74	71.15%
Net Other Income	6,771.55	14,229.26	20,000.00	-5,770.74	71.15%
Net Income	<u>27,212.41</u>	<u>2,905.46</u>	<u>-179,474.24</u>	<u>182,379.70</u>	<u>-1.62%</u>

Income and Expense by Month
January through February 2023



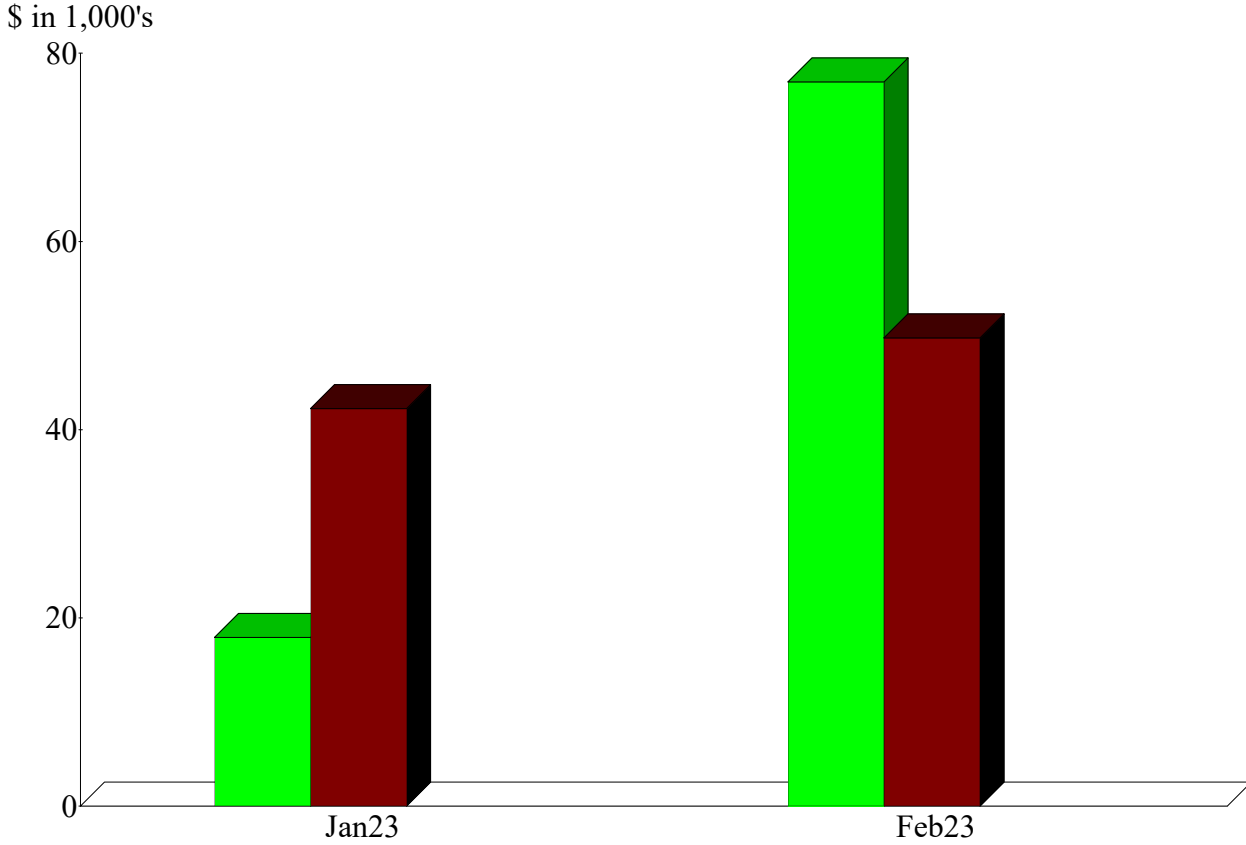
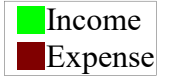
Income Summary
January through February 2023

Fees	80.20%
Interest Income	15.00
Due From District 3 - Taxes	4.81
Total	\$94,890.90



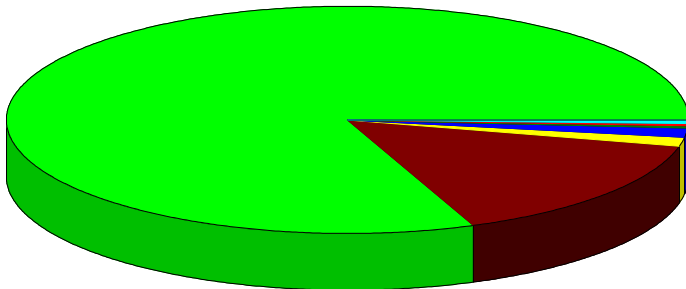
By Account

Income and Expense by Month
January through February 2023



Expense Summary
January through February 2023

Professional Fees	81.15%
Parks	15.31
Election	1.38
Dues and Subscriptions	1.35
Fees Due	0.34
Treasurer Collection Fee Debt	0.34
Treasurer Collection Fee O&M	0.14
Total	\$91,985.44



By Account

Woodmen Heights Metropolitan District #3

Balance Sheet

As of February 28, 2023

	<u>Feb 28, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	55,529.56
Total Checking/Savings	<u>55,529.56</u>
Accounts Receivable	
1210 · Accounts Receivable	8,686.70
1235 · Property Taxes Receivable	261,862.02
Total Accounts Receivable	<u>270,548.72</u>
Total Current Assets	<u>326,078.28</u>
TOTAL ASSETS	<u>326,078.28</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	4,137.13
Total Accounts Payable	<u>4,137.13</u>
Other Current Liabilities	
Due to Discript No. 2	3,884.00
2025 · Deferred Property Tax Rev	261,862.02
Total Other Current Liabilities	<u>265,746.02</u>
Total Current Liabilities	<u>269,883.15</u>
Total Liabilities	269,883.15
Equity	
3910 · Retained Earnings	54,626.26
Net Income	1,568.87
Total Equity	<u>56,195.13</u>
TOTAL LIABILITIES & EQUITY	<u>326,078.28</u>

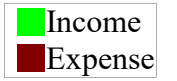
Woodmen Heights Metropolitan District #3

Profit & Loss Budget vs. Actual

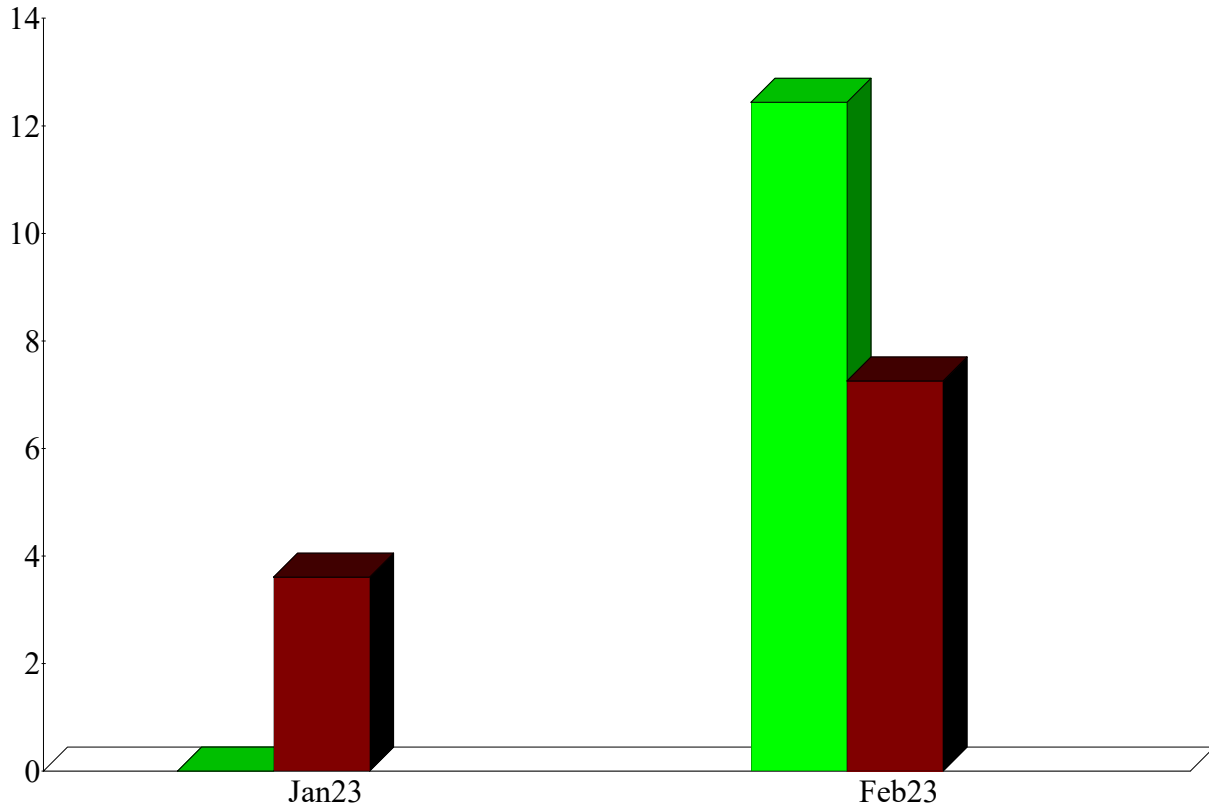
January through February 2023

	TOTAL				
	Feb 23	Jan - Feb 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Facility Fees	8,686.70	8,686.70			
Taxes					
Current Year - O&M	275.75	275.75	44,233.45	-43,957.70	0.62%
Spec Own Tax - O&M	357.57	357.57	3,096.34	-2,738.77	11.55%
Current Year - Debt	1,356.69	1,356.69	217,628.57	-216,271.88	0.62%
Spec Own Tax - Debt	1,759.25	1,759.25	15,234.00	-13,474.75	11.55%
Total Taxes	<u>3,749.26</u>	<u>3,749.26</u>	<u>280,192.36</u>	<u>-276,443.10</u>	<u>1.34%</u>
Total Fees	<u>12,435.96</u>	<u>12,435.96</u>	<u>280,192.36</u>	<u>-267,756.40</u>	<u>4.44%</u>
Total Income	<u>12,435.96</u>	<u>12,435.96</u>	<u>280,192.36</u>	<u>-267,756.40</u>	<u>4.44%</u>
Gross Profit	12,435.96	12,435.96	280,192.36	-267,756.40	4.44%
Expense					
Audit	0.00	0.00	9,075.00	-9,075.00	0.0%
Contingency	0.00	0.00	5,000.00	-5,000.00	0.0%
Dues and Subscriptions	328.09	328.09	500.00	-171.91	65.62%
Due to District 2 - Taxes	3,095.59	3,095.59	229,598.15	-226,502.56	1.35%
Election Expense	577.08	1,177.73	1,000.00	177.73	117.77%
Insurance	0.00	0.00	5,000.00	-5,000.00	0.0%
Professional Fees					
District Management	1,430.00	2,860.00	17,160.00	-14,300.00	16.67%
Legal Fees	1,801.96	3,381.19	3,000.00	381.19	112.71%
Total Professional Fees	<u>3,231.96</u>	<u>6,241.19</u>	<u>20,160.00</u>	<u>-13,918.81</u>	<u>30.96%</u>
Postage and Delivery	0.00	0.00	300.00	-300.00	0.0%
Stormwater & Facilities Maint	0.00	0.00	35,000.00	-35,000.00	0.0%
Treasurer's Collection Fee-O&M	4.14	4.14	663.50	-659.36	0.62%
Treasurers Collection Fee-Debt	20.35	20.35	3,264.43	-3,244.08	0.62%
Total Expense	<u>7,257.21</u>	<u>10,867.09</u>	<u>309,561.08</u>	<u>-298,693.99</u>	<u>3.51%</u>
Net Ordinary Income	<u>5,178.75</u>	<u>1,568.87</u>	<u>-29,368.72</u>	<u>30,937.59</u>	<u>-5.34%</u>
Net Income	<u><u>5,178.75</u></u>	<u><u>1,568.87</u></u>	<u><u>-29,368.72</u></u>	<u><u>30,937.59</u></u>	<u><u>-5.34%</u></u>

Income and Expense by Month
January through February 2023

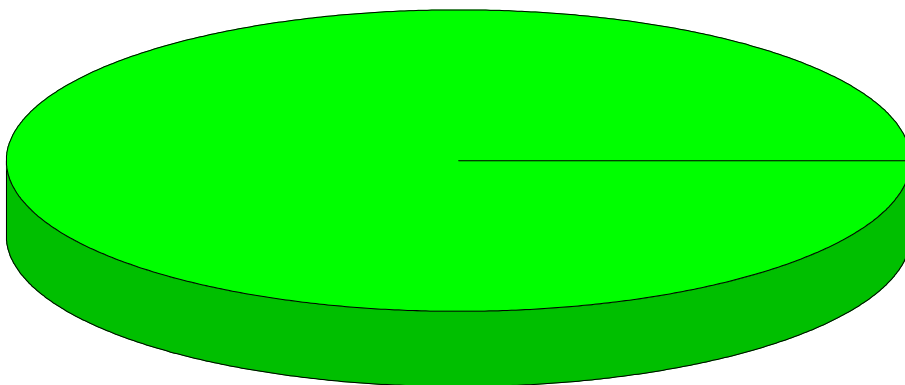


\$ in 1,000's



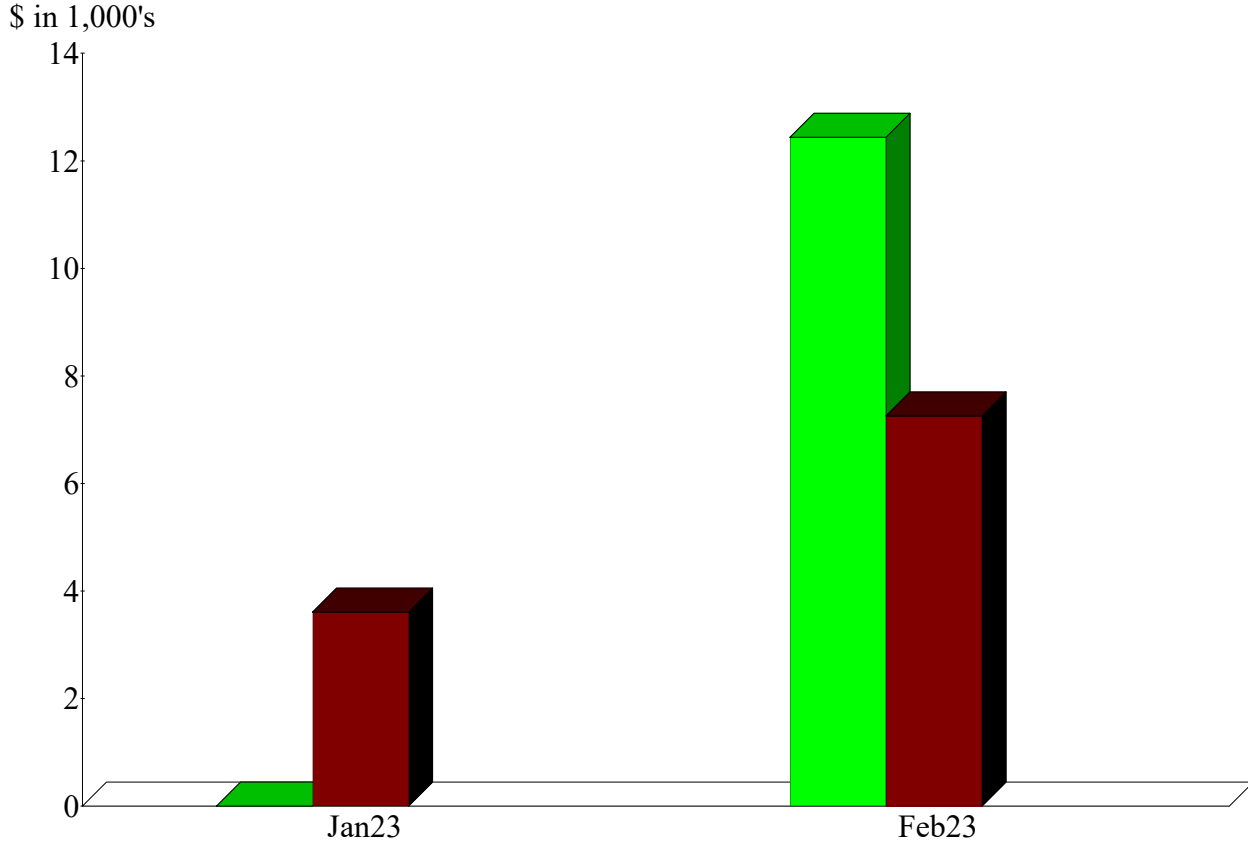
Income Summary
January through February 2023

Fees	100.00%
Total	\$12,435.96



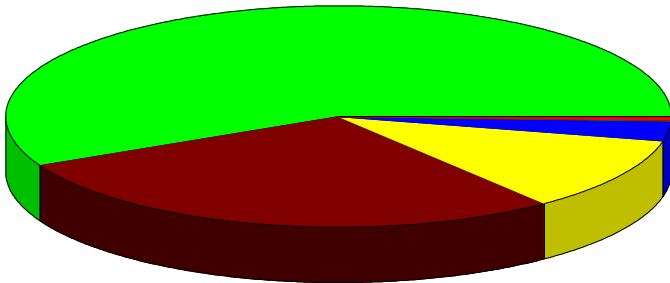
By Account

Income and Expense by Month
January through February 2023



Expense Summary
January through February 2023

Professional Fees	57.43%
Due to District 2 - Taxes	28.49
Election Expense	10.84
Dues and Subscriptions	3.02
Treasurers Collection Fee-Debt	0.19
Treasurer's Collection Fee-O&M	0.04
Total	\$10,867.09



By Account



Woodmen Heights Metropolitan District #1
GENERAL FUND ACCOUNT

3/17/2023

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanka Waldron	26647	2/28/2023	\$ 1,479.60	
WSDM District Managers	7376	2/28/2023	\$ 1,250.00	

Woodmen Heights Metropolitan District, Director

\$ 2,729.60

Woodmen Heights Metropolitan District #2

GENERAL FUND ACCOUNT

3/17/2023

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	CCSVarious.2/23	2/28/2023	\$ 1,488.85	
Kimley Horn	196013000-0223	2/28/2023	\$ 8,360.00	
Kimley Horn	196013000-0123	1/31/2023	\$ 5,725.00	
Special District Association	15-Jul	2/22/2023	\$ 1,237.50	
Weisburg Landscape Maintenance	49591	2/16/2023	\$ 2,850.00	
Weisburg Landscape Maintenance	49611	2/28/2023	\$ 8,876.00	
Weisburg Landscape Maintenance	49612	2/28/2023	\$ 1,648.00	
Weisburg Landscape Maintenance	49720	2/24/2023	\$ 1,798.75	
Weisburg Landscape Maintenance	49787	2/24/2023	\$ 151.97	
Weisburg Landscape Maintenance	49878	2/28/2023	\$ 197.95	
Weisburg Landscape Maintenance	49937	2/28/2023	\$ 1,208.75	
Weisburg Landscape Maintenance	49941	2/28/2023	\$ 187.50	
Weisburg Landscape Maintenance	50025	3/8/2023	\$ 2,850.00	
Weisburg Landscape Maintenance	50034	3/13/2023	\$ 5,225.00	
Weisburg Landscape Maintenance	50059	3/31/2023	\$ 8,876.00	
Weisburg Landscape Maintenance	50060	3/31/2023	\$ 1,648.00	
White Bear Ankele Tanka Waldron	26679	2/28/2023	\$ 2,455.40	
WSDM District Managers	7377	2/28/2023	\$ 10,000.00	
TOTAL			\$ 64,784.67	

BOND FUND ACCOUNT

Company	Date	Amount	Comments
El Paso County Taxes: DISTRICT 2	3/10/2023	\$ 952,744.65	
El Paso County Taxes: DISTRICT 3	3/10/2023	\$ 49,480.94	
TOTAL		\$ 1,002,225.59	
			Woodmen Heights Metropolitan District, Director
			\$ 1,067,010.26

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT

3/17/2023

Company	Invoice	Date	Amount	Comments
Colorado Special Districts Prop & Liab P	23PL-60569-0972	9/6/2022		
Special District Association	2023	2/22/2023	\$ 328.09	
White Bear Ankele Tanka Waldron	26680	2/28/2023	\$ 2,379.04	
WSDM District Managers	7378	2/28/2023	\$ 1,430.00	
TOTAL			\$ 4,137.13	

Woodmen Heights Metropolitan District, Director

\$ 4,137.13