

WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Board Meetings

Wednesday, November 3, 2021 – 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://global.gotomeeting.com/join/726448573>

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 726-448-573

Lindsay J. Case, **President** - Term to May 2023

Les Krohnfeldt, **Vice-President/Treasurer** - Term to May 2022

Randle W. Case, II, **Assistant Secretary** - Term to May 2023

James Morley, **Secretary** - Term to May 2023

Kyle Geditz, **Assistant Secretary** - Term to May 2022

AGENDA

1. Call to order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of the October 6, 2021 Meeting Minutes (attached)
5. 2022 Budget Hearings
 - a. Public Hearing on the adoption of a Resolution approving the 2022 budgets for Districts 1, 2, and 3 (See attached)
 - b. Public Hearing on the adoption of a Resolution approving the 2022 budget for Districts 2 (See attached)
6. District Manager Report
 - a. Park Update and Review
 - b. Service Area development fee asks
 - c. Bill.com
7. Development Updates
8. Public Comment (for items not already on the agenda)
9. Legal Matters
 - a. Resolution Calling for 2022 Director Elections (see attached)
10. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements and Payables - see attached
 - b. Next Regular Meeting Date – Scheduled for December 1, 2021 at 1:00 P.M.
11. Adjourn

Regular Meetings are the 1st Wednesday of each month at 1:00 p.m. as needed

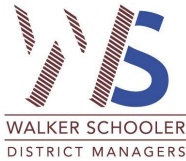
NOTICE OF SPECIAL MEETINGS

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 their regular meetings at 1:00 p.m. on Wednesday, the 3rd day of November, 2021 at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, and via tele/videoconference <https://global.gotomeeting.com/join/726448573> or dial [+1 \(408\) 650-3123](tel:+14086503123)
Access Code: 726-448- 573 for the purpose of conducting such business as may come before the Boards including the business on the attached agenda. Regular meetings for 2021 are on the first Wednesday of every month at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, in Colorado Springs, Colorado, 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
OCTOBER 6, 2021 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, October 6, 2021 at 1:00 p.m., at 119 Wahsatch Avenue, Colorado Springs, Colorado 80903, and via video and telephone conference.

In attendance were Directors:

Lindsay Case, President
Les Krohnfeldt, Vice President/Treasurer
Randle W. Case II, Asst. Secretary
James Morley, Secretary (Arrived late via phone)
Kyle Geditz, Asst. Secretary (Excused)

Also in attendance were:

Kevin Walker, WSDM
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (via phone)

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 p.m. by President Lindsay Case.

2. Declaration of Quorum/Director Qualifications/Disclosure Matters:

President Lindsay Case 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 Krohnfeldt moved to approve the Agenda as presented; seconded by Director Randle Case II. Motion passed unanimously.
4. Approval of the September 1, 2021 Board Meeting Minutes: Director Krohnfeldt moved to approve the September 1, 2021 Minutes; seconded by Director Randle Case II. Motion passed unanimously.
5. District Manager Report
 - a. Park Update and Review: Mr. Walker reported the Park Board hearing is tomorrow for the second concept approval of the park plan.
 - i. Use of Parks for Events: Mr. Walker explained there have been requests to use the existing parks for events such as a Halloween party. The District is currently following the City's policies for events.
 - b. Developer funding issues with Sand Creek, Marksheffel signals, other issues: Mr. Walker reported he and Director Krohnfeldt met with Aspen View to discuss ideas for funding Sand Creek. Mr. Walker discussed there are also additional expenses associated with developing the Marksheffel signals and other issues that he wanted to bring to the Board's attention, but no action was required.
 - c. Budget process and review of fees, other budget issues: The 2022 draft budget will be distributed to the Board in the next week. The Board scheduled the budget hearing to be held at the November 3, 2021 Board meeting.
 - d. Review of payment processing: Mr. Walker and the Board engaged in discussion regarding the District's processing of payments including approvals and signing of checks. Mr. Walker and the Board reviewed the implementation of Bill.com process for paying bills electronically. President Lindsay Case expressed concerns with implementing Bill.com for payment processing and requested the Board delay consideration until all Directors are present. Mr. Allen indicated that if the Board members present desire to consider the matter now, it could and informed Director Lindsay Case that he could vote no or abstain from voting. Director Morley joined the meeting. After discussion, the majority of the Board directed Mr. Walker to implement Bill.com and designate three board members as signers.
 - e. Taxable bond conversion to tax exempt bonds update: There was no discussion.
6. Development Updates: The Board changed the Agenda item from Developer Updates to Development Updates. Director Krohnfeldt discussed development at Marksheffel and Woodmen and noted things are progressing well. Marksheffel is being completed slowly but surely up to the bridge. Aspen View will complete north of the bridge to Cow Poke in conjunction with their next phase of development at Sand Creek. Director Morley discussed difficulties with getting City approvals. Mr. Walker reported he spoke to the developers on the

southeast corner of Marksheffel and Woodmen that are building 400 apartment units and commercial. One acre was sold on the southwest corner for a carwash and there is a \$9,000 recovery payment for the District for the water line.

7. Public Comment: There was no public comment.
8. Legal Matters: Mr. Allen had no legal updates. Mr. Walker discussed collections and issues with collecting \$12,000 in building permit fees from the dentist office at Black Forest. Letters have been sent and Mr. Walker will seek special collections counsel to handle delinquent fee collections and foreclosure matters. The Board discussed the upcoming 2022 Election and Directors Krohnfeldt and Geditz positions will be up for election.
9. Other Business
 - a. Consider Approval of Unaudited Financial Statements and Payables: Mr. Walker presented the unaudited financial statements and payables. After review, Director Randle Case II moved to approve the unaudited financial statements and payables; seconded by Director Krohnfeldt. Motion passed unanimously.
 - b. Next Regular Meeting Date – Scheduled for November 3, 2021 at 1:00 P.M.
12. Adjournment: The Board adjourned the meeting at 1:52 P.M.

Respectfully Submitted,

By: Kristina Kulick for the Recording Secretary

**WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1
RESOLUTION TO AMEND 2021 BUDGET**

WHEREAS, the Board of Directors of Woodmen Heights Metropolitan District No. 1 (the "District") certifies that at a **special** meeting of the Board of Directors of the District held November 3, 2021, a public hearing was held regarding the 2021 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 20__;
and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of page intentionally left blank.]

ADOPTED this 3rd day of November, 2021.

**WOODMEN HEIGHTS METROPOLITAN
DISTRICT NO. 1**

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held on Wednesday, November 3, 2021, at 119 N. Wahsatch Ave., Colorado Springs, Colorado and via GoToMeeting Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 3rd day of November, 2021.

**WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2
RESOLUTION TO AMEND 2021 BUDGET**

WHEREAS, the Board of Directors of Woodmen Heights Metropolitan District No. 2 (the "District") certifies that at a **special** meeting of the Board of Directors of the District held November 3, 2021, a public hearing was held regarding the 2021 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 20__;

and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of page intentionally left blank.]

ADOPTED this 3rd day of November, 2021.

**WOODMEN HEIGHTS METROPOLITAN
DISTRICT NO. 2**

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held on Wednesday, November 3, 2021, at 119 N. Wahsatch Ave., Colorado Springs, Colorado and via GoToMeeting Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 3rd day of November, 2021.

**WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3
RESOLUTION TO AMEND 2021 BUDGET**

WHEREAS, the Board of Directors of Woodmen Heights Metropolitan District No. 3 (the "District") certifies that at a **special** meeting of the Board of Directors of the District held November 3, 2021, a public hearing was held regarding the 2021 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 20__;

and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of page intentionally left blank.]

ADOPTED this 3rd day of November, 2021.

**WOODMEN HEIGHTS METROPOLITAN
DISTRICT NO. 3**

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held on Wednesday, November 3, 2021, at 119 N. Wahsatch Ave., Colorado Springs, Colorado and via GoToMeeting Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 3rd day of November, 2021.

**RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**

(2022)

The Board of Directors of Woodmen Heights Metropolitan District No. 1 (the “Board”), City of Colorado Springs, County of El Paso, Colorado (the “District”) held a special meeting at 119 N. Wahsatch Ave., Colorado Springs, Colorado and GoToMeeting Teleconference, on Wednesday, November 3, 2021, at the hour of 1:00 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 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized 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 open for inspection by the public at a designated place, a public hearing was held on November 3, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to 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 2022. 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 for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of _____._____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of

____.____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of _____._____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of _____._____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. 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 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. 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 9. 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 THIS 3rd DAY OF NOVEMBER 2021.

WOODMEN HEIGHTS METROPOLITAN DISTRICT
NO. 1

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a District meeting held on Wednesday, November 3, 2021, held at 119 N. Wahsatch Ave., Colorado Springs, Colorado and via GoToMeeting Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 3rd day of November, 2021.

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

**RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**

(2022)

The Board of Directors of Woodmen Heights Metropolitan District No. 2 (the “Board”), City of Colorado Springs, County of El Paso, Colorado (the “District”) held a special meeting at 119 N. Wahsatch Ave., Colorado Springs, Colorado and GoToMeeting Teleconference, on Wednesday, November 3, 2021, at the hour of 1:00 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 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized 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 open for inspection by the public at a designated place, a public hearing was held on November 3, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to 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 2022. 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 for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of _____._____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of

____.____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of _____._____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of _____._____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. 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 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. 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 9. 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 THIS 3rd DAY OF NOVEMBER 2021.

WOODMEN HEIGHTS METROPOLITAN DISTRICT
NO. 2

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a District meeting held on Wednesday, November 3, 2021, held at 119 N. Wahsatch Ave., Colorado Springs, Colorado and via GoToMeeting Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 3rd day of November, 2021.

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

**RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**

(2022)

The Board of Directors of Woodmen Heights Metropolitan District No. 3 (the “Board”), City of Colorado Springs, County of El Paso, Colorado (the “District”) held a special meeting at 119 N. Wahsatch Ave., Colorado Springs, Colorado and GoToMeeting Teleconference, on Wednesday, November 3, 2021, at the hour of 1:00 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.

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NOTICE AS TO PROPOSED 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized 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 open for inspection by the public at a designated place, a public hearing was held on November 3, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to 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 2022. 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 for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of _____._____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of

____.____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of _____._____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of _____._____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. 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 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. 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 9. 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 THIS 3rd DAY OF NOVEMBER 2021.

WOODMEN HEIGHTS METROPOLITAN DISTRICT
NO. 3

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a District meeting held on Wednesday, November 3, 2021, at 119 N. Wahsatch Ave., Colorado Springs, Colorado and via GoToMeeting Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 3rd day of November, 2021.

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

**JOINT RESOLUTION OF BOARDS OF DIRECTORS
CALLING ELECTION**

WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1-3

§§ 32-1-804, 1-1-111(2), 1-13.5-1103(1), and 1-13.5-513(1), C.R.S.

At a joint meeting of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1-3 (each a “**District**,” and each Board of Directors of a District, a “**Board**”), it was moved to adopt the following Resolution:

WHEREAS, the District was organized as a special district pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, the District is located entirely within El Paso County, Colorado (the “**County**”); and

WHEREAS, pursuant to § 32-1-804, C.R.S., the Board governs the conduct of regular and special elections for the District; and

WHEREAS, the Board anticipates holding a special election on May 3, 2022, for the purpose of electing directors and submitting ballot issues and questions to eligible electors of the District, and desires to take all actions necessary and proper for the conduct thereof (the “**Election**”); and

WHEREAS, the Election shall be conducted pursuant to the Special District Act, the Colorado Local Government Election Code and the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, including any amendments thereto, and shall also comply with Article X, § 20 of the Colorado Constitution (“**TABOR**”), as necessary; and

WHEREAS, pursuant to § 1-1-111(2), C.R.S., the Board is authorized to designate an election official (the “**Designated Election Official**”) to exercise authority of the Board in conducting the Election; and

WHEREAS, pursuant to § 1-13.5-513(1), C.R.S., the Board can authorize the Designated Election Official to cancel the Election upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby calls the Election for the purpose of electing directors and presenting certain ballot issues and/or questions to the electorate. The Election shall be conducted as an independent mail ballot election in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S. OR a coordinated election with the County.

2. The Board names Ashley B. Frisbie of the law firm of White Bear Ankele Tanaka & Waldron as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.

3. Without limiting the foregoing, the following specific determinations also are made:

- a. The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the District and authorizes the Designated Election Official to certify those questions and take any required action therewith.
- b. The Board hereby directs general counsel to the District to oversee the general conduct of the Election and authorizes the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to, causing the call for nominations; appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election, including notices required pursuant to TABOR; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.

4. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.

5. The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.

6. The Board hereby authorizes and directs the Designated Election Official to cancel the Election and to declare the candidates elected if, at the close of business on the sixty-third day before the Election, or at any time thereafter, there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation as necessary and file such notice and cancellation resolutions with the County Clerk and Recorder and with the Division of Local Government, as required. The Designated Election Official shall also notify the candidates that the Election was canceled and that they were elected by acclamation.

7. This Resolution shall remain in full force and effect until repealed or superseded by subsequent official action of the Board.

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ADOPTED THIS 3rd DAY OF NOVEMBER, 2021.

WOODMEN HEIGHTS METROPOLITAN
DISTRICT NOS. 1-3

Officer of the Districts

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the Districts

Signature Page to Joint Resolution Calling Election

Woodmen Heights Metropolitan District #1
Balance Sheet
As of October 29, 2021

	<u>Oct 29, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
WHMD Wells Fargo Checking	922,083.63
Total Checking/Savings	<u>922,083.63</u>
Accounts Receivable	
Accounts Receivable	65,569.15
Total Accounts Receivable	<u>65,569.15</u>
Total Current Assets	<u>987,652.78</u>
Fixed Assets	
Construction in Progress	15,133,193.68
Accumulated Depreciation	<u>-5,550,739.00</u>
Total Fixed Assets	<u>9,582,454.68</u>
TOTAL ASSETS	<u><u>10,570,107.46</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,002.00
Total Accounts Payable	<u>5,002.00</u>
Total Current Liabilities	<u>5,002.00</u>
Total Liabilities	<u>5,002.00</u>
Equity	
Opening Balance Equity	1,001,995.57
Retained Earnings	9,624,689.67
Net Income	<u>-61,579.78</u>
Total Equity	<u>10,565,105.46</u>
TOTAL LIABILITIES & EQUITY	<u><u>10,570,107.46</u></u>

Woodmen Heights Metropolitan District #1

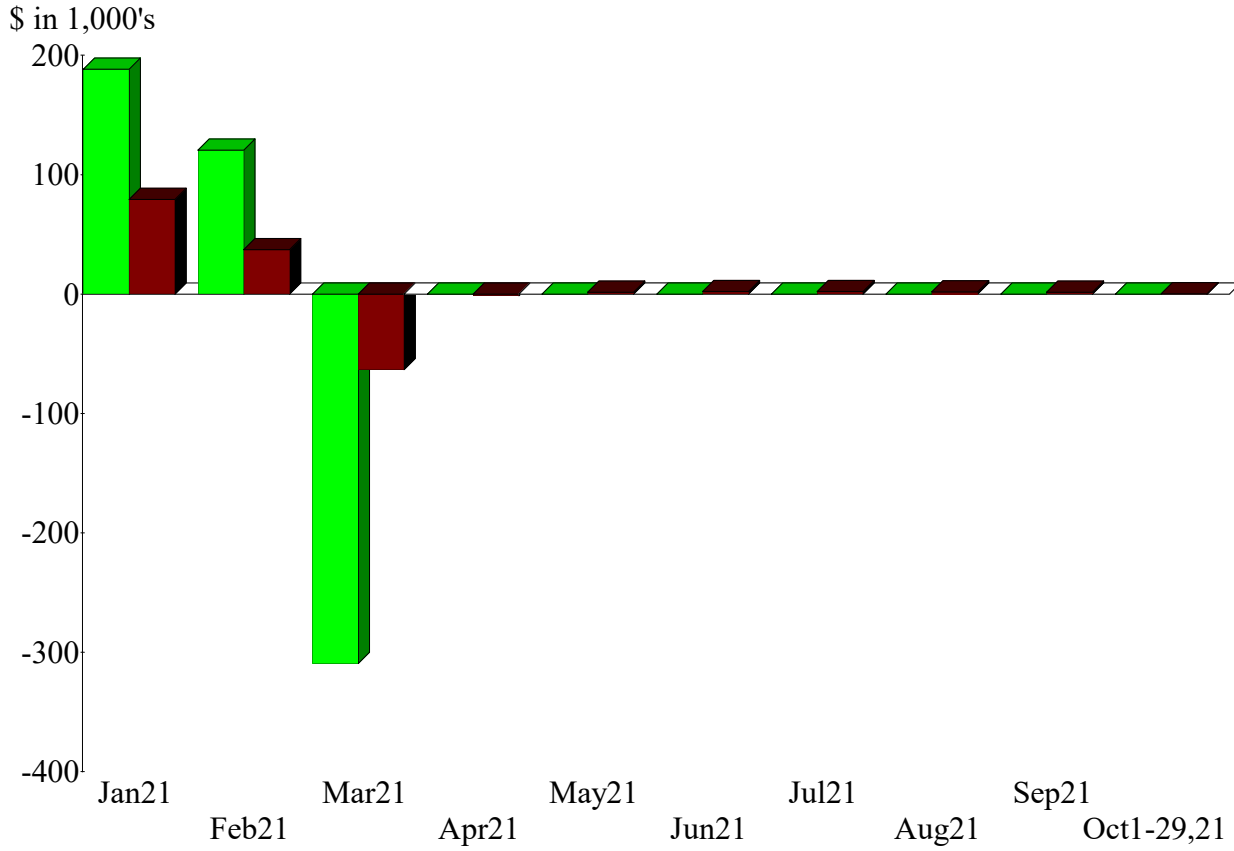
Profit & Loss Budget vs. Actual

January 1 through October 29, 2021

	TOTAL				
	Oct 1 - 29, 21	Jan 1 - Oct 29, 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Platting Fees	0.00	0.00	423,500.00	-423,500.00	0.0%
Facility Fees	0.00	0.00	0.00	0.00	0.0%
Total Income	0.00	0.00	423,500.00	-423,500.00	0.0%
Gross Profit	0.00	0.00	423,500.00	-423,500.00	0.0%
Expense					
Copies & Postage	0.00	-255.16	0.00	-255.16	100.0%
Fees Due					
Storm Water	0.00	0.00	0.00	0.00	0.0%
BOD	500.00	2,900.00	0.00	2,900.00	100.0%
Total Fees Due	500.00	2,900.00	0.00	2,900.00	100.0%
Treasurer's Collection Fee	0.00	0.00	0.00	0.00	0.0%
Bank Service Charges	0.00	4,000.00	200.00	3,800.00	2,000.0%
Bond Expense					
Cost of Issuance 2020	0.00	45,000.00	0.00	45,000.00	100.0%
Total Bond Expense	0.00	45,000.00	0.00	45,000.00	100.0%
Directors Fees	0.00	0.00	3,000.00	-3,000.00	0.0%
Dues and Subscriptions	0.00	899.65	1,000.00	-100.35	89.97%
Insurance	0.00	-1.00	3,000.00	-3,001.00	-0.03%
Interest Expense					
Developer Advances	0.00	0.00	302,500.00	-302,500.00	0.0%
Total Interest Expense	0.00	0.00	302,500.00	-302,500.00	0.0%
Miscellaneous	0.00	99.69	0.00	99.69	100.0%
Professional Fees					
District Management	0.00	9,951.90	24,000.00	-14,048.10	41.47%
Accounting	0.00	0.00	6,000.00	-6,000.00	0.0%
Legal Fees	0.00	-963.59	10,000.00	-10,963.59	-9.64%
Total Professional Fees	0.00	8,988.31	40,000.00	-31,011.69	22.47%
Postage and Delivery	0.00	0.00	500.00	-500.00	0.0%
RE Property Taxes	0.00	346.95	0.00	346.95	100.0%
Total Expense	500.00	61,978.44	350,200.00	-288,221.56	17.7%
Net Ordinary Income	-500.00	-61,978.44	73,300.00	-135,278.44	-84.55%
Other Income/Expense					
Other Income					
Interest Income					
O&M	0.00	381.52	0.00	381.52	100.0%
Interest Income - Other	0.00	17.14	0.00	17.14	100.0%
Total Interest Income	0.00	398.66	0.00	398.66	100.0%
Total Other Income	0.00	398.66	0.00	398.66	100.0%
Other Expense					
Contingency	0.00	0.00	200,000.00	-200,000.00	0.0%
Total Other Expense	0.00	0.00	200,000.00	-200,000.00	0.0%
Net Other Income	0.00	398.66	-200,000.00	200,398.66	-0.2%
Net Income	-500.00	-61,579.78	-126,700.00	65,120.22	48.6%

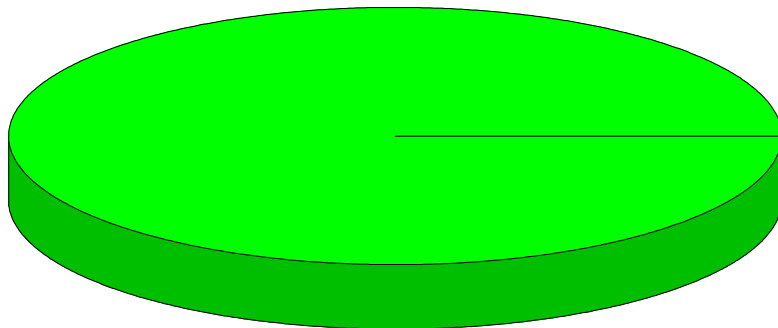
Income and Expense by Month
January 1 through October 29, 2021

Income
Expense



Income Summary
January 1 through October 29, 2021

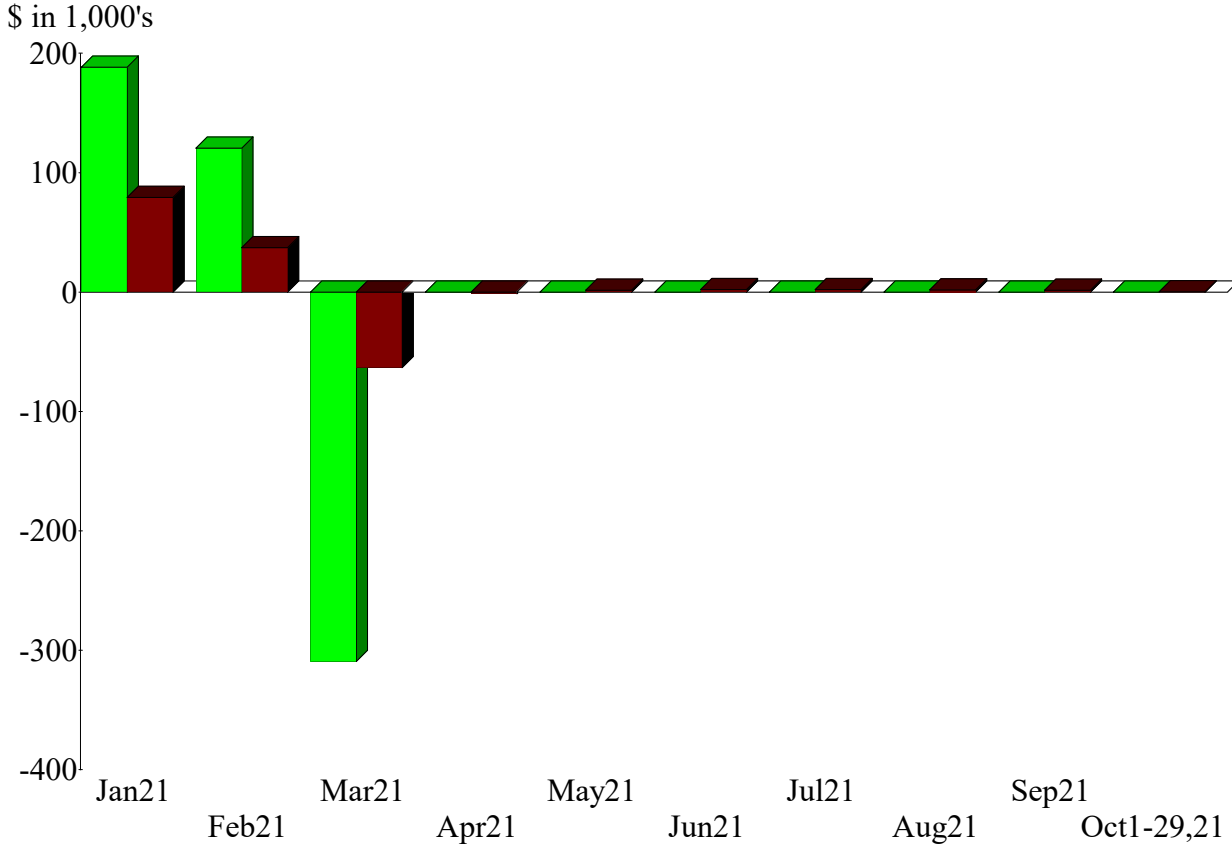
7010 · Interest Income	100.00%
Total	\$398.66



By Account

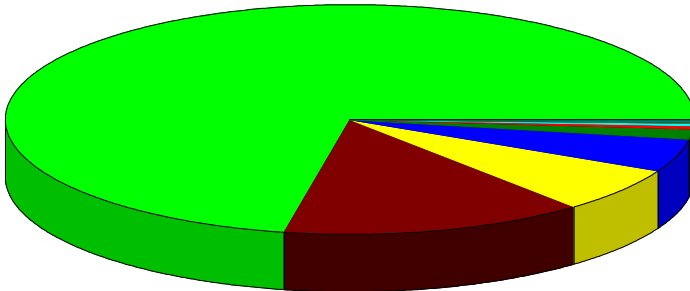
Income and Expense by Month
January 1 through October 29, 2021

Income
Expense



Expense Summary
January 1 through October 29, 2021

6075 · Bond Expense	72.31%
6570 · Professional Fees	14.44
6060 · Bank Service Charges	6.43
Fees Due	4.66
6160 · Dues and Subscriptions	1.45
6612 · RE Property Taxes	0.56
Copies & Postage	\$-255.16
6240 · Miscellaneous	0.16
6180 · Insurance	\$-1.00
Sub-Total	\$61,978.44



By Account

Woodmen Heights Metropolitan District #2
Balance Sheet
 As of October 29, 2021

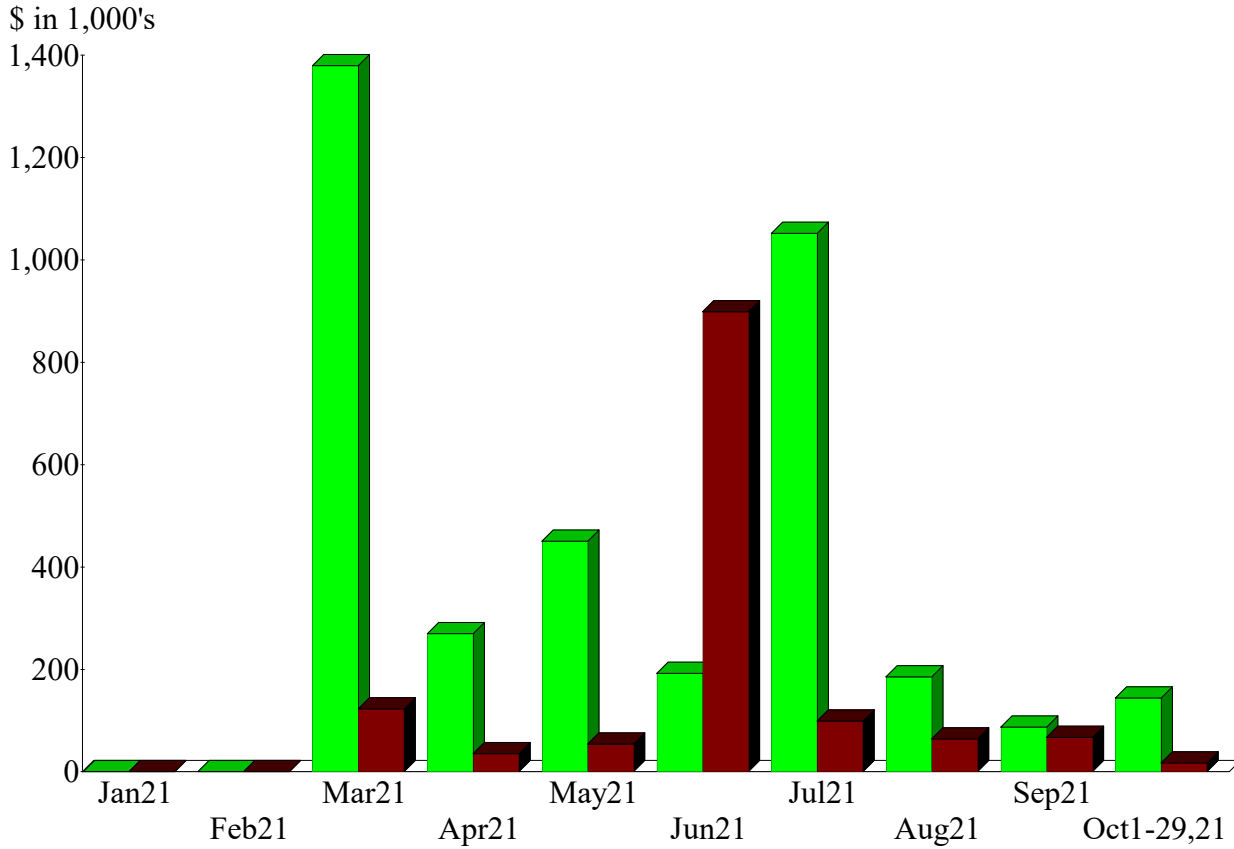
	Oct 29, 21
ASSETS	
Current Assets	
Checking/Savings	
1071 · Bill.com Money In Clearing	17,423.42
ECB - Operating	1,015,990.13
UMB 2020 Series 154396.1 Escrow	40,272,837.45
1112 · PNC Bank Reserve 9339	1,130,971.49
1111 · PNC Bank Loan 9048	1,188,015.06
UMB 2020B-1 Bond 394.1	23,257.15
UMB 2020B-1 Reserve 394.2	731,000.00
WF 2012 Sub Bond #6804	976,791.57
WF 2012 Bond #6800	291,835.29
WF 2012 Surplus #6801	50,000.00
Total Checking/Savings	45,698,121.56
Accounts Receivable	
1210 · Accounts Receivable	155,551.84
1230 · Property Taxes Receivable WH2	19,664.97
Total Accounts Receivable	175,216.81
Total Current Assets	45,873,338.37
TOTAL ASSETS	45,873,338.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	36,873.04
Total Accounts Payable	36,873.04
Other Current Liabilities	
2612 · Series 2012 A Bonds - Current	95,000.00
2022 · Deferred Property Tax Rev WH2	19,664.97
2030 · Interest Payable	264,105.00
Total Other Current Liabilities	378,769.97
Total Current Liabilities	415,643.01
Long Term Liabilities	
2650 · Series 2020A Loan	34,435,000.00
2640 · Series 2020B-2 Bond	6,714,000.00
2630 · Series 2020B-1 Bond	7,310,000.00
3609 · Series 2012B Bonds Accr	11,992,320.53
2620 · Series 2012 B Bonds Prin	19,841,680.00
2610 · Series 2012 A Bonds	5,865,000.00
2530 · RS Holding Company A1	245,388.84
2550 · KF 103-CV, LLC	172,853.43
2552 · ESI-Developer Advances	128,267.35
2590 · Advance from Morley Companies	983,602.04
Total Long Term Liabilities	87,688,112.19
Total Liabilities	88,103,755.20
Equity	
3910 · Retained Earnings	-44,632,920.64
Net Income	2,402,503.81
Total Equity	-42,230,416.83
TOTAL LIABILITIES & EQUITY	45,873,338.37

Woodmen Heights Metropolitan District #2
Profit & Loss Budget vs. Actual
January 1 through October 29, 2021

	TOTAL				
	Oct 1 - 29, 21	Jan 1 - Oct 29, 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
4100 - Recovery Refund	0.00	9,000.77	0.00	9,000.77	100.0%
Insurance Claim Reimbursement	0.00	480.00	0.00	480.00	100.0%
Due From District 3	917.16	62,019.60	0.00	62,019.60	100.0%
Platting Fees	-6,788.34	187,569.56	791,974.00	-604,404.44	23.68%
Facility Fees	124,339.87	906,917.56	71,277.60	835,639.96	1,272.37%
Current Year - O&M	756.42	682,207.31	680,691.63	1,515.68	100.22%
Spec Own Tax - O&M	6,597.32	60,608.79	47,648.41	12,960.38	127.2%
Delinquent Int - O&M	0.00	234.92	0.00	234.92	100.0%
Current Year - Debt	1,860.87	1,678,289.97	1,674,579.68	3,710.29	100.22%
Spec Own Tax - Debt	16,229.99	149,102.95	117,220.58	31,882.37	127.2%
Delinquent Int - Debt	106.59	684.51	0.00	684.51	100.0%
Reimbursements	0.00	-762.58	0.00	-762.58	100.0%
Total Income	<u>144,019.88</u>	<u>3,736,353.36</u>	<u>3,383,391.90</u>	<u>352,961.46</u>	<u>110.43%</u>
Gross Profit	144,019.88	3,736,353.36	3,383,391.90	352,961.46	110.43%
Expense					
Copies & Postage	0.00	124.00	0.00	124.00	100.0%
Fees Due					
Storm Water	0.00	4,647.44	7,500.00	-2,852.56	61.97%
Permits	0.00	2,000.00	0.00	2,000.00	100.0%
Total Fees Due	0.00	6,647.44	7,500.00	-852.56	88.63%
Treasurer Collection Fee Debt	29.01	25,152.29	25,118.70	33.59	100.13%
Treasurer Collection Fee O&M	11.85	10,268.99	10,210.37	58.62	100.57%
Bank Service Charges	0.00	3.35	0.00	3.35	100.0%
Bond Expense					
Debt Service	0.00	0.00	1,743,086.00	-1,743,086.00	0.0%
Debt Service Interest	0.00	690,220.88	529,301.00	160,919.88	130.4%
Total Bond Expense	0.00	690,220.88	2,272,387.00	-1,582,166.12	30.37%
Dues and Subscriptions	0.00	240.32	2,500.00	-2,259.68	9.61%
Insurance	0.00	0.00	12,000.00	-12,000.00	0.0%
Interest Expense	0.00	178,800.00	0.00	178,800.00	100.0%
Professional Fees					
District Management	0.00	78,720.00	50,000.00	28,720.00	157.44%
Engineering	0.00	11,905.00	0.00	11,905.00	100.0%
Landscaping Maintenance	17,296.64	296,270.04	350,000.00	-53,729.96	84.65%
Planning	0.00	12,738.00	0.00	12,738.00	100.0%
Accounting	0.00	17,150.00	0.00	17,150.00	100.0%
Audit	0.00	0.00	8,500.00	-8,500.00	0.0%
Legal Fees	0.00	27,896.52	30,000.00	-2,103.48	92.99%
Total Professional Fees	17,296.64	444,679.56	438,500.00	6,179.56	101.41%
Postage and Delivery	0.00	15.00	100.00	-85.00	15.0%
Repairs	0.00	2,424.36	0.00	2,424.36	100.0%
Total Expense	<u>17,337.50</u>	<u>1,358,576.19</u>	<u>2,768,316.07</u>	<u>-1,409,739.88</u>	<u>49.08%</u>
Net Ordinary Income	126,682.38	2,377,777.17	615,075.83	1,762,701.34	386.58%
Other Income					
Interest Income	21.87	24,720.58	0.00	24,720.58	100.0%
Other Income	6.06	6.06	0.00	6.06	100.0%
Total Other Income	<u>27.93</u>	<u>24,726.64</u>	<u>0.00</u>	<u>24,726.64</u>	<u>100.0%</u>
Net Income	<u><u>126,710.31</u></u>	<u><u>2,402,503.81</u></u>	<u><u>615,075.83</u></u>	<u><u>1,787,427.98</u></u>	<u><u>390.6%</u></u>

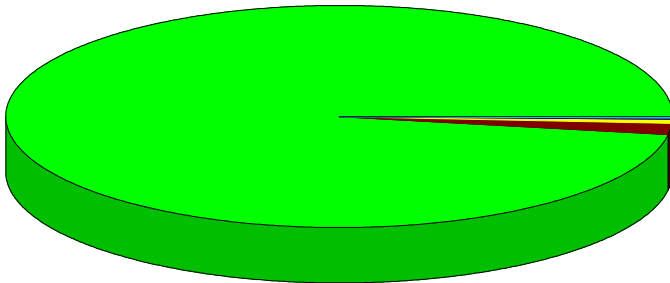
Income and Expense by Month
January 1 through October 29, 2021

Income
Expense



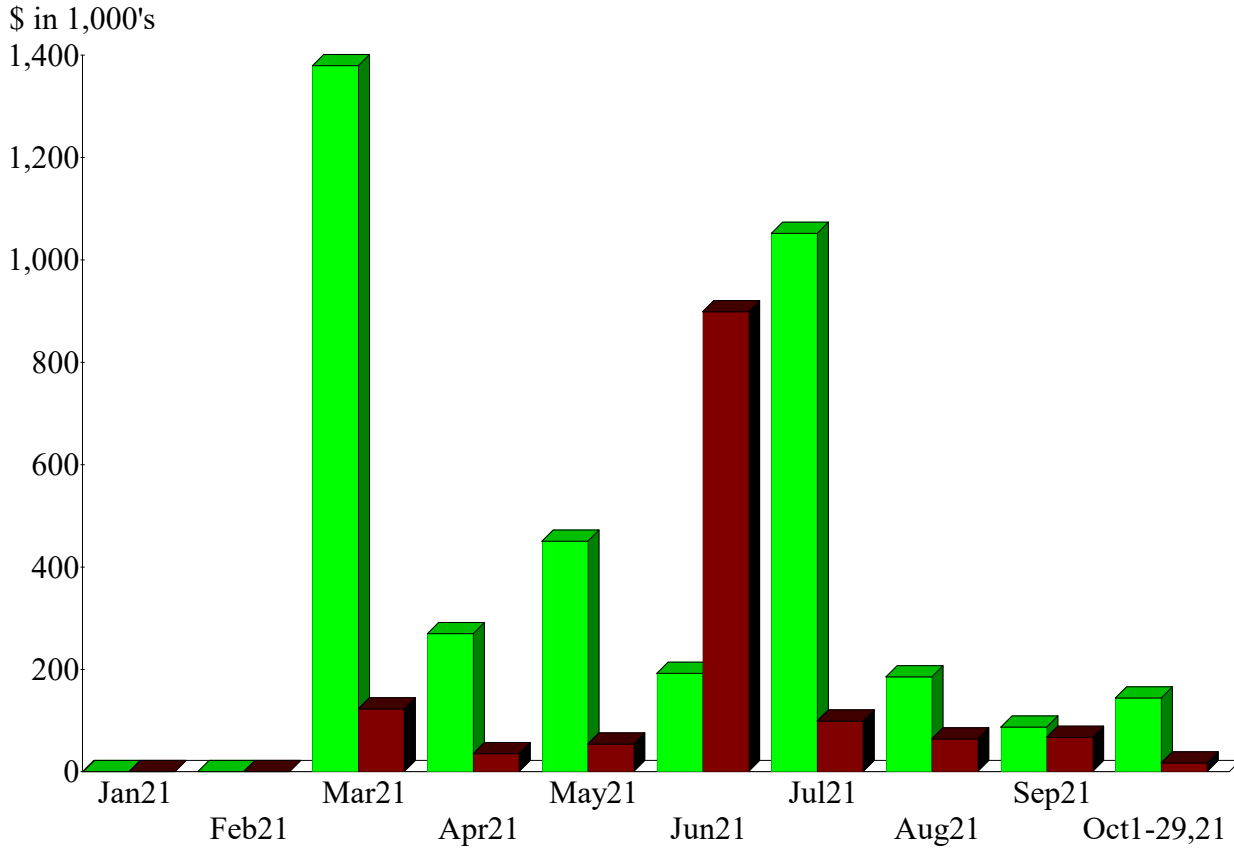
Income Summary
January 1 through October 29, 2021

Fees	97.44%
Due From District 3	1.65
7010 · Interest Income	0.66
4100 · Recovery Refund	0.24
Reimbursements	\$-762.58
Insurance Claim Reimbursement	0.01
7030 · Other Income	0.01
Sub-Total	\$3,761,080.00



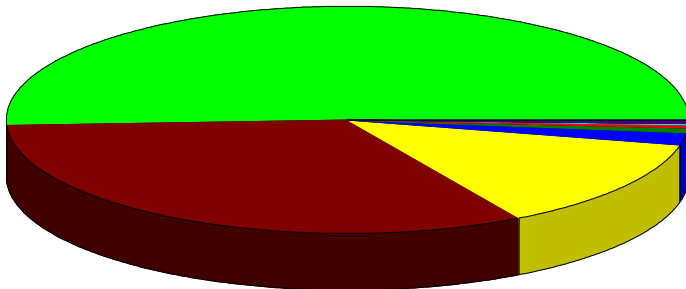
By Account

Income and Expense by Month
January 1 through October 29, 2021



Expense Summary
January 1 through October 29, 2021

6075 · Bond Expense	50.80%
6570 · Professional Fees	32.73
6200 · Interest Expense	13.16
Treasurer Collection Fee Debt	1.85
Treasurer Collection Fee O&M	0.76
Fees Due	0.49
6670 · Repairs	0.18
6160 · Dues and Subscriptions	0.02
Copies & Postage	0.01
6610 · Postage and Delivery	0.01
6060 · Bank Service Charges	0.01
Total	\$1,358,576.19



By Account

Woodmen Heights Metropolitan District #3

Balance Sheet

As of October 29, 2021

	<u>Oct 29, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	67,670.83
Total Checking/Savings	<u>67,670.83</u>
Accounts Receivable	
1235 · Property Taxes Receivable WH3	4,333.50
Total Accounts Receivable	<u>4,333.50</u>
Total Current Assets	<u>72,004.33</u>
TOTAL ASSETS	<u>72,004.33</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2025 · Deferred Property Tax Rev WH3	4,333.50
Total Other Current Liabilities	<u>4,333.50</u>
Total Current Liabilities	<u>4,333.50</u>
Total Liabilities	4,333.50
Equity	
Net Income	67,670.83
Total Equity	<u>67,670.83</u>
TOTAL LIABILITIES & EQUITY	<u>72,004.33</u>

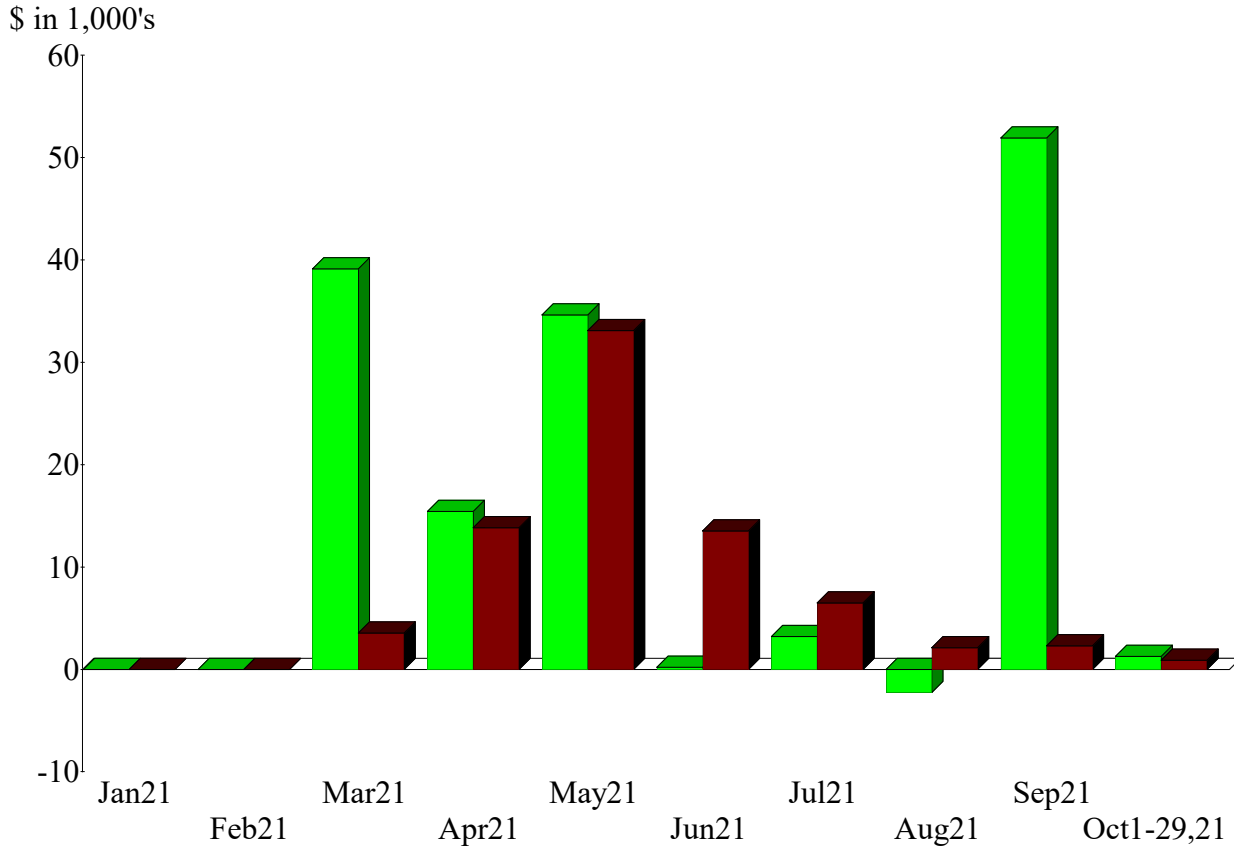
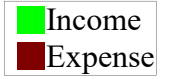
Woodmen Heights Metropolitan District #3

Profit & Loss Budget vs. Actual

January 1 through October 29, 2021

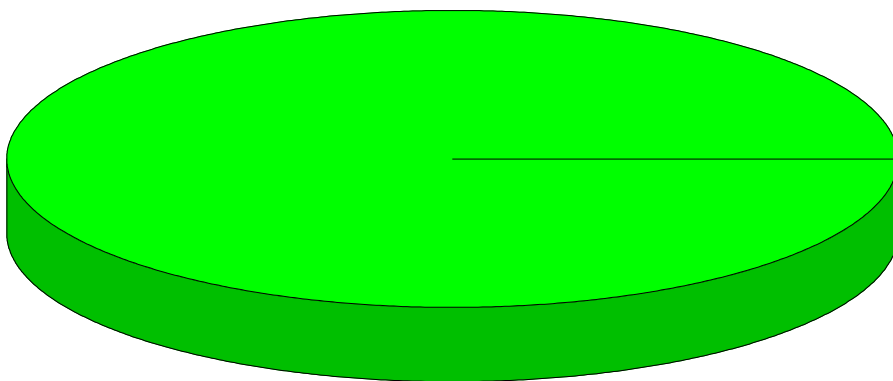
	TOTAL				
	<u>Oct 1 - 29, 21</u>	<u>Jan 1 - Oct 29, 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
Impact Fees	0.00	0.00	38,000.00	-38,000.00	0.0%
Platting Fees	0.00	36,010.70	0.00	36,010.70	100.0%
Facility Fees	0.00	14,404.28	0.00	14,404.28	100.0%
Tax Abatement	0.00	-13,547.24	0.00	-13,547.24	100.0%
Interest Abatement	0.00	-567.82	0.00	-567.82	100.0%
Delinquent Int	0.00	30.48	0.00	30.48	100.0%
Current Year - O&M	0.00	37,623.58	38,875.70	-1,252.12	96.78%
Spec Own Tax - O&M	372.84	3,425.30	2,721.30	704.00	125.87%
Current Year - Debt	0.00	92,552.81	95,634.22	-3,081.41	96.78%
Spec Own Tax - Debt	917.16	8,426.10	6,694.40	1,731.70	125.87%
Delinquent Interest - DS	0.00	74.98	0.00	74.98	100.0%
Tax Abatement DS	0.00	-33,329.04	0.00	-33,329.04	100.0%
Interest Abatement - DS	0.00	-1,396.94	0.00	-1,396.94	100.0%
Total Income	<u>1,290.00</u>	<u>143,707.19</u>	<u>181,925.62</u>	<u>-38,218.43</u>	<u>78.99%</u>
Expense					
Fees Due					
BOD	0.00	0.00	3,000.00	-3,000.00	0.0%
Total Fees Due	<u>0.00</u>	<u>0.00</u>	<u>3,000.00</u>	<u>-3,000.00</u>	<u>0.0%</u>
Treasurer's Collection Fee-O&M	0.00	564.79	2,017.65	-1,452.86	27.99%
Treasurers Collection Fee-Debt	0.00	1,389.42	0.00	1,389.42	100.0%
Contingency	0.00	0.00	50.00	-50.00	0.0%
Copies & Postage	0.00	0.00	100.00	-100.00	0.0%
Dues and Subscriptions	0.00	226.10	1,000.00	-773.90	22.61%
Due to District 2	917.16	62,019.60	0.00	62,019.60	100.0%
Insurance	0.00	0.00	5,000.00	-5,000.00	0.0%
District Management	0.00	9,840.00	5,000.00	4,840.00	196.8%
Legal Fees	0.00	1,996.45	10,000.00	-8,003.55	19.97%
Total Expense	<u>917.16</u>	<u>76,036.36</u>	<u>26,167.65</u>	<u>49,868.71</u>	<u>290.57%</u>
Net Income	<u><u>372.84</u></u>	<u><u>67,670.83</u></u>	<u><u>155,757.97</u></u>	<u><u>-88,087.14</u></u>	<u><u>43.45%</u></u>

Income and Expense by Month
January 1 through October 29, 2021



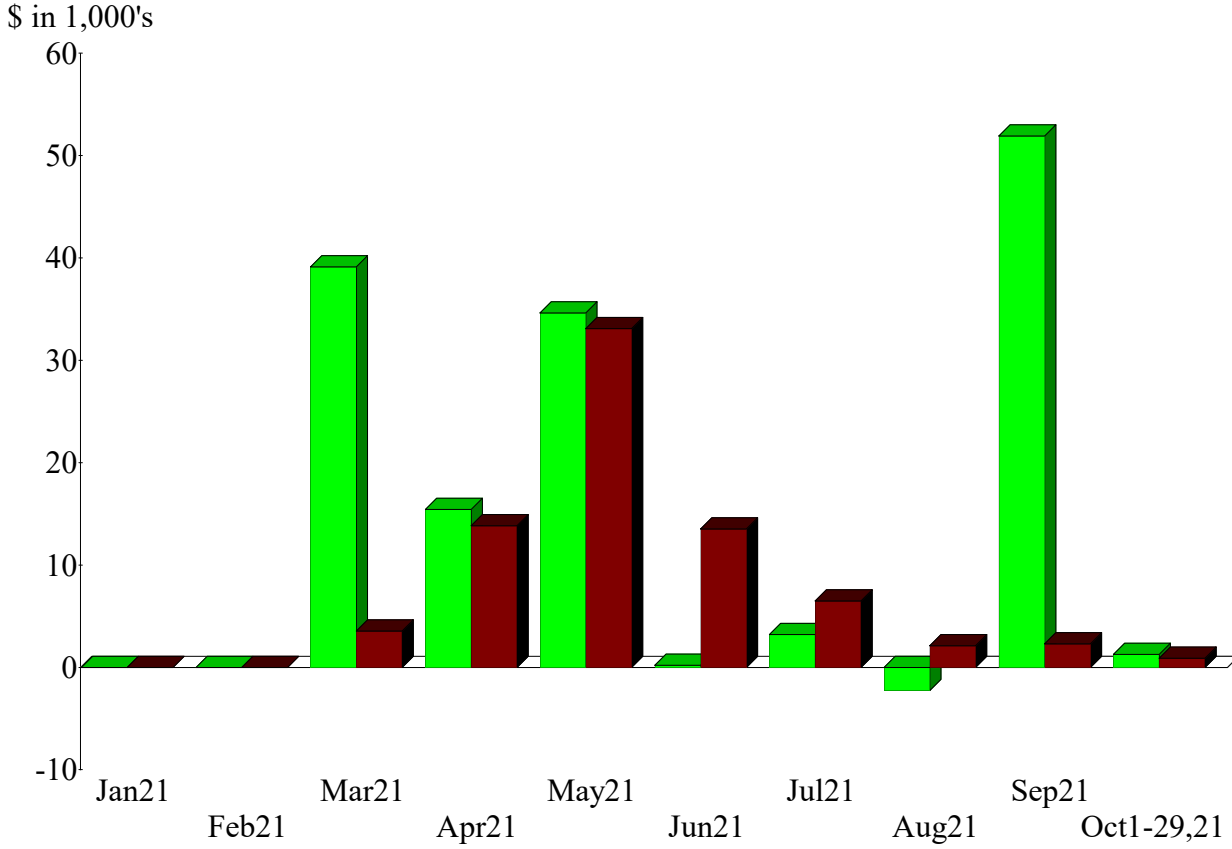
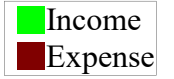
Income Summary
January 1 through October 29, 2021

Fees	100.00%
Total	\$143,707.19



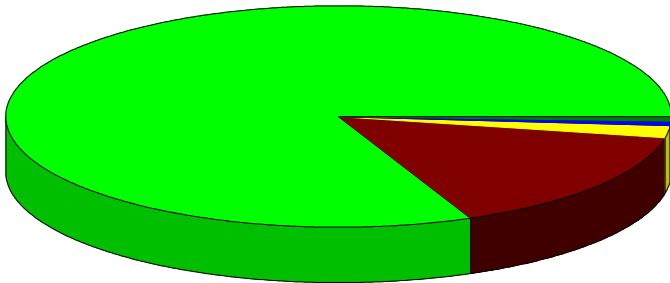
By Account

Income and Expense by Month
January 1 through October 29, 2021



Expense Summary
January 1 through October 29, 2021

6162 · Due to District 2	81.57%
6570 · Professional Fees	15.57
Treasurers Collection Fee-Debt	1.83
Treasurer's Collection Fee-O&M	0.74
6160 · Dues and Subscriptions	0.30
Total	\$76,036.36



By Account

Woodmen Heights Metropolitan District #2

GENERAL FUND ACCOUNT

10/20/2021

Company	Invoice	Date	Amount	Comments
Colorado Springs Utilities	CSUVarious 9/21	9/24/2021	16,260.64	
City of Colorado Springs	CCSVarious.9/21	9/30/2021	597.40	
Weisburg Landscape Maintenance	43594	10/11/2021	569.75	
Weisburg Landscape Maintenance	43620	10/13/2021	267.00	
Weisburg Landscape Maintenance	43651	10/15/2021	69.25	
Weisburg Landscape Maintenance	43631	10/25/2021	130.00	
Weisburg Landscape Maintenance	43688	10/31/2021	8,745.00	
Weisburg Landscape Maintenance	43689	10/31/2021	1,600.00	
TOTAL			\$ 28,239.04	
BOND FUND ACCOUNT				
Company	Date	Amount	Comments	Comments
El Paso County Taxes: DISTRICT 2	October	\$ 18,061.84		
El Paso County Taxes: DISTRICT 3	October	\$ 917.16		
TOTAL		\$ 18,979.00		
				Woodmen Heights Metropolitan Director
				Woodmen Heights Metropolitan District, Director
				\$ 47,218.04

Woodmen Heights Metropolitan District #3

GENERAL FUND ACCOUNT

10/6/2021

Company	Invoice	Date	Amount	Comments
Walker Schooler District Managers	6906	9/30/2021	\$ 1,120.00	
White Bear Ankele Tanka Waldron	18177	9/30/2021	\$ 98.10	
TOTAL			\$ 1,218.10	

Woodmen Heights Metropolitan District, Director

\$ 1,218.10