



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

**Regular Board Meeting**

**Wednesday, March 6, 2024 – 1:00 p.m.**

119 N. Wahsatch Avenue

Colorado Springs, Colorado 80903

- and -

<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

<b>Board of Director</b>	<b>Title</b>	<b>Term</b>
Les Krohnfeldt	President	May 2025
Randle W Case II	Vice-President/ Treasurer	May 2027
Jim Morley	Secretary	May 2027 (appointment to May 2025)
Kyle Geditz	Assistant Secretary	May 2025
Jack Amberg	Assistant Secretary	May 2027 (appointment to May 2025)

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 2027
Kyle Geditz	Secretary	May 2027 (appointment to May 2025)
Jack Amberg	Assistant Secretary	May 2025
Jim Morley	Assistant Secretary	May 2027 (appointment to May 2025)

**AGENDA**

1. Call to order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of the February 7, 2024, Joint Meeting Minutes (enclosure)
5. Financial Matters
  - a. Consider Approval of Unaudited Financial Statements as of February 28, 2024 (enclosure)
  - b. Ratify and consider Approval of Payables through March 6, 2024 (enclosure)
6. District Manager Report
  - a. Authentix at Wolf Ranch Opt-Out
  - b. Aspen Meadows Park Update and Review
  - c. D-20 School site discussion
7. Development Updates
8. Public Comment (for items not already on the agenda)

9. Legal Matters

- a. Discussion and update for District No. 1 dissolution
- b. Review and consider acceptance of Woodmen Heights Commercial Center tracts into Woodmen Heights Metropolitan District No. 3 Maintenance
- c. Discuss and consider acceptance of Shiloh Mesa Filing No. 5 Underdrain Ownership and Maintenance

10. Adjourn:

- a. Next Meeting Date – April 3, 2024, at 1:00 pm.

## NOTICE OF REGULAR 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 regular meeting at 1:00 p.m. on Wednesday, the 6<sup>th</sup> day of March 2024 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 2024 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 A JOINT REGULAR MEETING  
OF THE BOARDS OF DIRECTORS OF THE  
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3  
FEBRUARY 7, 2024 AT 1:00 P.M.**

Pursuant to posted notice, the joint regular meeting of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1, 2 and 3 was held on Wednesday, February 7, 2024, 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 (Unexcused Absence)  
Randle W. Case II, Vice President/Treasurer  
Jack Amberg, Asst. Secretary  
Kyle Geditz, Asst. Secretary (Unexcused Absence)

Also in attendance were:

Rebecca Harris, WSDM  
Kevin Walker, WSDM  
Rylee DeLong, WSDM  
Tate Crosby, White Bear Ankele Tanaka & Waldron

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 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 Amberg. Motion passed unanimously.
4. Approval of the November 8, 2023 Joint Meeting Minutes and District No. 2 November 8, 2023 Town Hall Meeting Minutes: After review, Director Amberg moved to approve the November 8, 2023 Joint Meeting Minutes and District No. 2 November 8, 2023 Town Hall Meeting Minutes; seconded by Director Case II. Motion passed unanimously.
5. Financial Matters
  - a. Consider Approval of Unaudited Financial Statements as of December 31, 2023: Ms. Harris presented the Unaudited Financial Statements as of December 31, 2023. After review, Director Amberg moved to approve the Unaudited Financial Statements as of December 31, 2023 as presented; seconded by Director Case II. Motion passed unanimously.
  - b. Ratify and consider Approval of Payables through February 7, 2024: After review, Director Amberg moved to approve the payables through February 7, 2024 for Districts 1-3; seconded by Director Case II. Motion passed unanimously.
  - c. BiggsKofford 2023 Audit Engagement Letters: After review, Director Case II moved to ratify the approval of the 2023 Audit Engagement Letters with BiggsKofford; seconded by Director Amberg. Motion passed unanimously.
6. District Manager Report
  - a. Authentix at Wolf Ranch Opt-Out: Ms. Harris and Mr. Walker discussed the potential opt-out agreement with Authentix at Wolf Ranch. Authentix at Wolf Ranch is in the process of annexing to the City.
  - b. Aspen Meadows Park Update and Review: Mr. Walker provided an update on the new Aspen Meadows park. The park design has been completed and the District officially owns the park site, and they are preparing to go to bid in the next few weeks.
  - c. D-20 School site discussion: Mr. Walker provided an update on the District 20 school site. Mr. Walker will attend the March 7<sup>th</sup> school board meeting.
  - d. Meeting with Cumbre Vista 1 HOA Update: Ms. Harris discussed the meeting with the new Cumbre Vista 1 HOA Manager where they clarified the separate responsibilities of the HOA and District.
  - e. Mr. Walker noted he has been in touch with the City regarding payment of the Marksheffel fees. Mr. Walker provided a draft agreement between the City and the District in January, and it is being reviewed by the City.
7. Development Updates: The Board discussed the Church and commercial development within the District.
8. Public Comment: There was no public comment.
9. Legal Matters

- a. Discussion and update for District No. 1 dissolution: Ms. Harris provided an update on the District No. 1 dissolution.
  - b. District No. 1 Quitclaim Deed of real property; District Nos 2 and 3 Acceptance of real property conveyance: After review, Director Case II moved to approve the District No. 1 Quitclaim Deed of real property; District Nos 2 and 3 Acceptance of real property conveyance subject to finalization by legal counsel; seconded by Director Amberg. Motion passed unanimously.
10. Adjourn: Director Amberg moved to adjourn the meeting at 1:50 p.m.; seconded by Director Case II. Motion passed unanimously.
- a. Next Meeting Date: March 6, 2024 at 1:00 p.m. The Board discussed the March meeting may be cancelled due to lack of quorum. The Board discussed the repeated absences of Directors Morley and Geditz and directed WSDM to follow up.

Respectfully Submitted,

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By: Recording Secretary





## Woodmen Heights Metropolitan District #1

02/28/24

## Balance Sheet

Accrual Basis

As of February 28, 2024

	Feb 28, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Eastern Colorado Bank Checking	1,568,343.46
<b>Total Checking/Savings</b>	1,568,343.46
<b>Other Current Assets</b>	
Due From District No. 3	10,000.00
<b>Total Other Current Assets</b>	10,000.00
<b>Total Current Assets</b>	1,578,343.46
<b>Fixed Assets</b>	
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
<b>Total 1300 · Construction in Progress</b>	2,891,509.68
1540 · Accumulated Depreciation	-2,043,478.00
<b>Total Fixed Assets</b>	848,031.68
<b>TOTAL ASSETS</b>	<b>2,426,375.14</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Long Term Liabilities</b>	
Due to Other Governments	289,547.00
<b>Total Long Term Liabilities</b>	289,547.00
<b>Total Liabilities</b>	289,547.00
<b>Equity</b>	
3000 · Opening Balance Equity	712,448.11
3910 · Retained Earnings	1,429,224.03
Net Income	-4,844.00
<b>Total Equity</b>	2,136,828.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>2,426,375.14</b>

## Woodmen Heights Metropolitan District #1

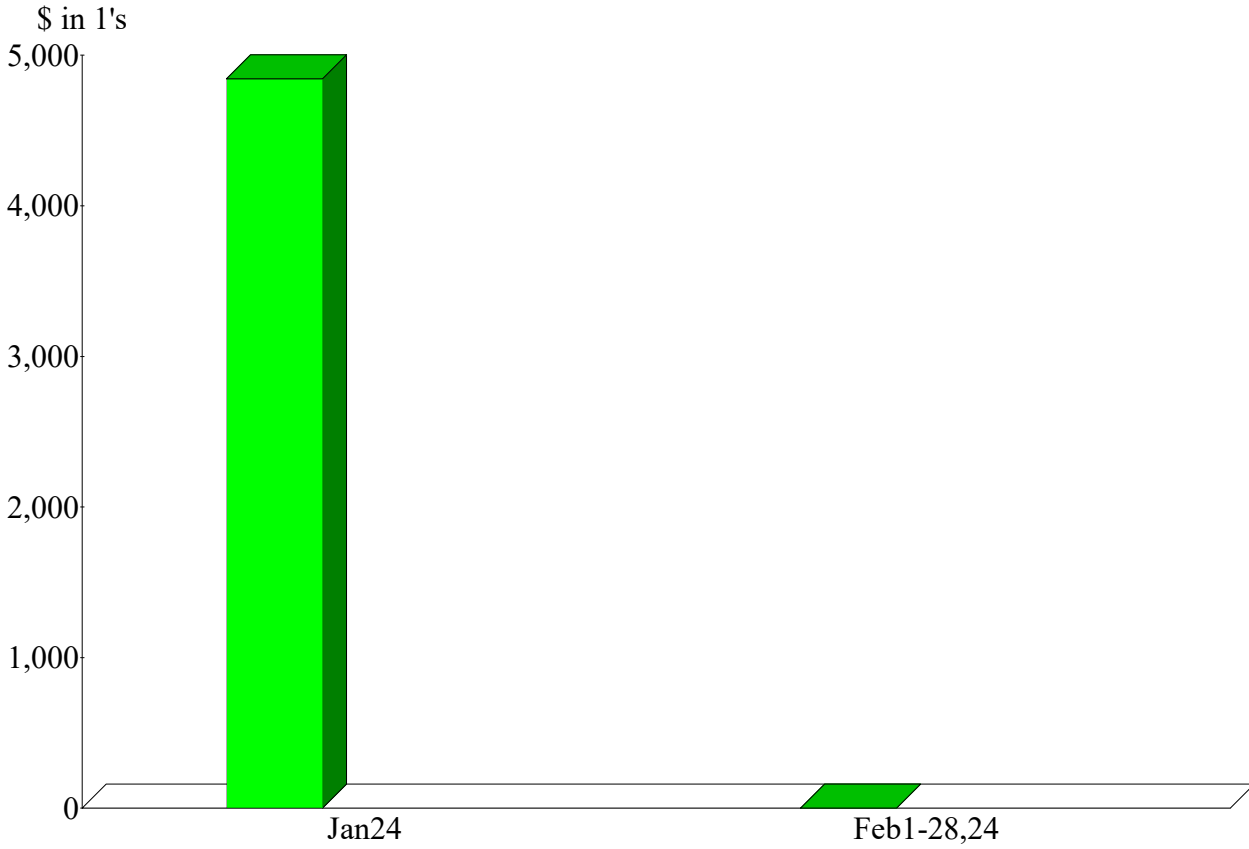
### Profit & Loss Budget vs. Actual

January 1 through February 28, 2024

	TOTAL				
	Feb 1 - 28, 24	Jan 1 - Feb 28, 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Expense					
6160 · Dues and Subscriptions	0.00	0.00	500.00	-500.00	0.0%
6180 · Insurance	0.00	0.00	1,500.00	-1,500.00	0.0%
6570 · Professional Fees					
District Management	0.00	1,259.16	0.00	1,259.16	100.0%
6572 · Legal Fees	0.00	3,584.84	15,000.00	-11,415.16	23.9%
<b>Total 6570 · Professional Fees</b>	<b>0.00</b>	<b>4,844.00</b>	<b>15,000.00</b>	<b>-10,156.00</b>	<b>32.29%</b>
<b>Total Expense</b>	<b>0.00</b>	<b>4,844.00</b>	<b>17,000.00</b>	<b>-12,156.00</b>	<b>28.49%</b>
Net Ordinary Income	0.00	-4,844.00	-17,000.00	12,156.00	28.49%
<b>Net Income</b>	<b>0.00</b>	<b>-4,844.00</b>	<b>-17,000.00</b>	<b>12,156.00</b>	<b>28.49%</b>

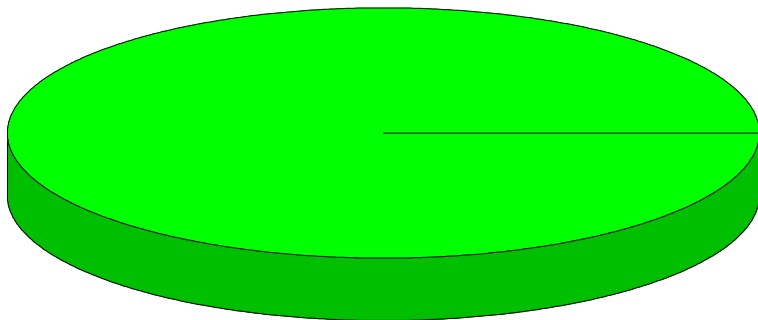
Income and Expense by Month  
January 1 through February 28, 2024

Expense



Expense Summary  
January 1 through February 28, 2024

6570 · Professional Fees	100.00%
Total	\$4,844.00



By Account

## Woodmen Heights Metropolitan District #2

## Balance Sheet

02/28/24

As of February 28, 2024

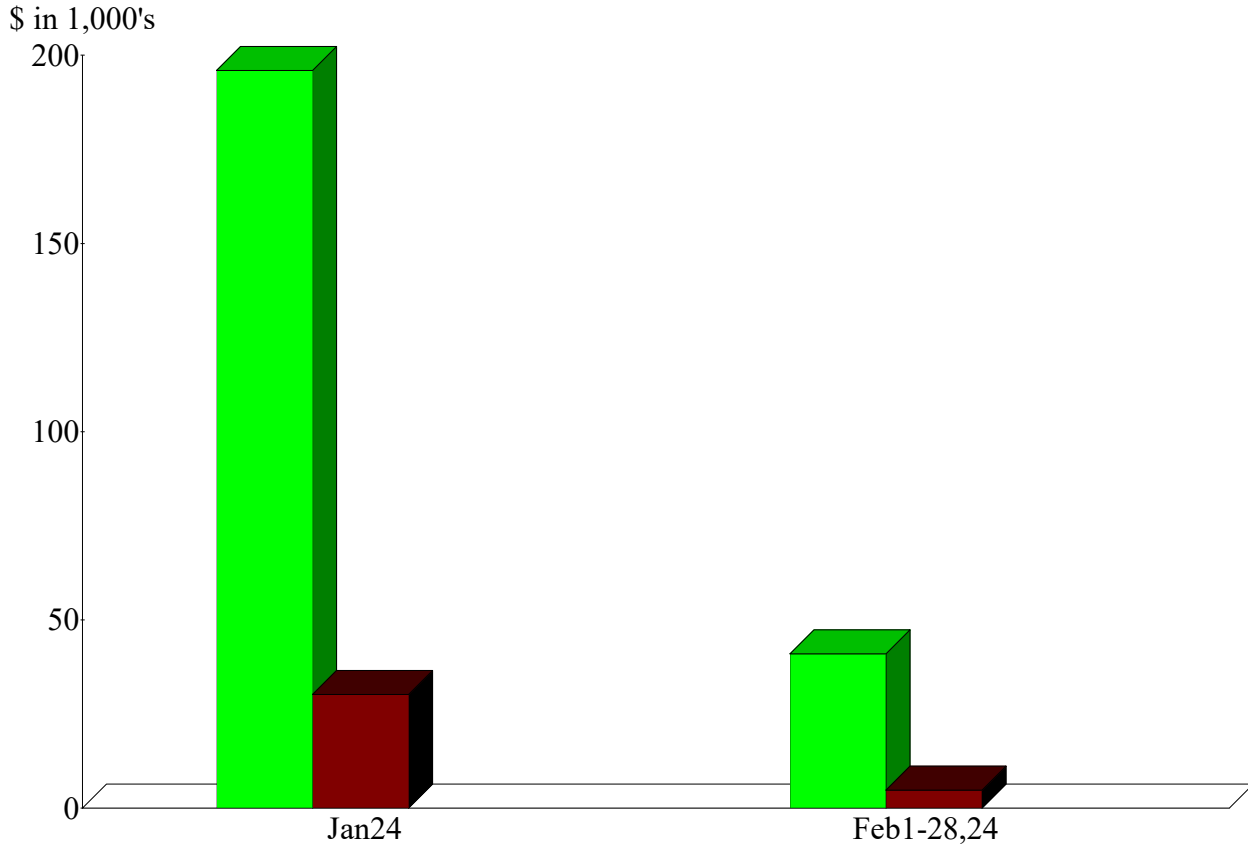
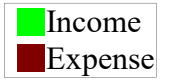
Accrual Basis

	Feb 28, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ECB - Operating	3,850,453.18
1112 · PNC Bank Reserve 9339	1,172,151.45
1111 · PNC Bank Loan 9048	1,263,658.37
UMB 2020B-1 Bond 394.1	6,256.11
UMB 2020B-1 Reserve 394.2	734,248.09
UMB 2020B-1 Surplus 394.3	453.84
<b>Total Checking/Savings</b>	7,027,221.04
<b>Accounts Receivable</b>	
1210 · Accounts Receivable	235,762.33
1230 · Property Taxes Receivable	3,419,686.00
<b>Total Accounts Receivable</b>	3,655,448.33
<b>Other Current Assets</b>	
Due From District No. 3	3,894.00
<b>Total Other Current Assets</b>	3,894.00
<b>Total Current Assets</b>	10,686,563.37
<b>Other Assets</b>	
1921 · AA - Def Bal On Adv Ref Bonds	-357,486.00
1920 · Def Bal om Adv Refunding Bonds	2,503,308.00
<b>Total Other Assets</b>	2,145,822.00
<b>TOTAL ASSETS</b>	<b>12,832,385.37</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
2022 · Deferred Property Tax Rev	3,419,686.00
2030 · Interest Payable - 2020 Loan	78,088.00
2031 · Interest Payable - 2020B1	18,737.00
2032 · Interest Payable - 2020B2	1,123,546.00
<b>Total Other Current Liabilities</b>	4,640,057.00
<b>Total Current Liabilities</b>	4,640,057.00
<b>Long Term Liabilities</b>	
2650 · Series 2020A Loan	32,100,001.00
2640 · Series 2020B-2 Bond	6,714,000.00
2630 · Series 2020B-1 Bond	7,195,000.00
<b>Total Long Term Liabilities</b>	46,009,001.00
<b>Total Liabilities</b>	50,649,058.00
<b>Equity</b>	
3000 · Opening Balance Equity	0.46
3910 · Retained Earnings	-38,018,583.39
Net Income	201,910.30
<b>Total Equity</b>	-37,816,672.63
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>12,832,385.37</b>

**Woodmen Heights Metropolitan District #2**  
**Profit & Loss Budget vs. Actual**  
January 1 through February 28, 2024

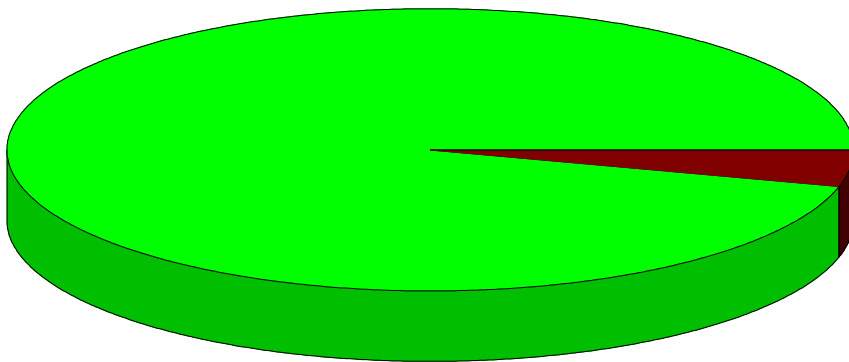
	TOTAL				
	Feb 1 - 28, 24	Jan 1 - Feb 28, 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Fees</b>					
<b>Facility Fees</b>					
Bridge Fee	0.00	0.00	5,000.00	-5,000.00	0.0%
East Park Fee	0.00	0.00	20,000.00	-20,000.00	0.0%
Multi Family	11,001.72	11,001.72	0.00	11,001.72	100.0%
Single Family	0.00	18,336.16	0.00	18,336.16	100.0%
Facility Fees - Other	0.00	48,004.79	0.00	48,004.79	100.0%
<b>Total Facility Fees</b>	<u>11,001.72</u>	<u>77,342.67</u>	<u>25,000.00</u>	<u>52,342.67</u>	<u>309.37%</u>
<b>Impact Fees</b>					
Impact Fees Res Multi	0.00	0.00	137,522.00	-137,522.00	0.0%
Impact Fees Residential	0.00	0.00	229,202.00	-229,202.00	0.0%
<b>Total Impact Fees</b>	<u>0.00</u>	<u>0.00</u>	<u>366,724.00</u>	<u>-366,724.00</u>	<u>0.0%</u>
<b>Platting Fees</b>	0.00	120,011.98	0.00	120,011.98	100.0%
<b>Taxes</b>					
Current Year - O&M	506.47	506.47	905,211.00	-904,704.53	0.06%
Spec Own Tax - O&M	7,426.71	7,426.71	63,365.00	-55,938.29	11.72%
Current Year - Debt	1,406.87	1,406.87	2,514,475.00	-2,513,068.13	0.06%
Spec Own Tax - Debt	20,629.76	20,629.76	176,013.00	-155,383.24	11.72%
<b>Total Taxes</b>	<u>29,969.81</u>	<u>29,969.81</u>	<u>3,659,064.00</u>	<u>-3,629,094.19</u>	<u>0.82%</u>
<b>Total Fees</b>	<u>40,971.53</u>	<u>227,324.46</u>	<u>4,050,788.00</u>	<u>-3,823,463.54</u>	<u>5.61%</u>
<b>Total Income</b>	<u>40,971.53</u>	<u>227,324.46</u>	<u>4,050,788.00</u>	<u>-3,823,463.54</u>	<u>5.61%</u>
<b>Gross Profit</b>	40,971.53	227,324.46	4,050,788.00	-3,823,463.54	5.61%
<b>Expense</b>					
Directors Fees	-300.00	-300.00	6,000.00	-6,300.00	-5.0%
Contingency	0.00	0.00	50,000.00	-50,000.00	0.0%
Dues and Subscriptions	0.00	0.00	1,500.00	-1,500.00	0.0%
<b>Fees Due</b>					
Storm Water	-125.48	454.57	45,000.00	-44,545.43	1.01%
<b>Total Fees Due</b>	<u>-125.48</u>	<u>454.57</u>	<u>45,000.00</u>	<u>-44,545.43</u>	<u>1.01%</u>
Insurance	0.00	0.00	22,000.00	-22,000.00	0.0%
Interest Expense	0.00	0.00	1,958,479.00	-1,958,479.00	0.0%
Parks	0.00	0.00	2,135,000.00	-2,135,000.00	0.0%
<b>Professional Fees</b>					
Audit	0.00	0.00	9,605.00	-9,605.00	0.0%
District Management	0.00	11,000.00	132,000.00	-121,000.00	8.33%
Landscaping Maintenance	5,229.28	22,405.52	450,000.00	-427,594.48	4.98%
Legal Fees	0.00	1,458.58	25,000.00	-23,541.42	5.83%
<b>Total Professional Fees</b>	<u>5,229.28</u>	<u>34,864.10</u>	<u>616,605.00</u>	<u>-581,740.90</u>	<u>5.65%</u>
Postage and Delivery	0.00	0.00	250.00	-250.00	0.0%
Repairs	0.00	0.00	50,000.00	-50,000.00	0.0%
Treasurer Collection Fee Debt	21.10	21.10	37,717.00	-37,695.90	0.06%
Treasurer Collection Fee O&M	7.60	7.60	13,578.00	-13,570.40	0.06%
<b>Total Expense</b>	<u>4,832.50</u>	<u>35,047.37</u>	<u>4,936,129.00</u>	<u>-4,901,081.63</u>	<u>0.71%</u>
<b>Net Ordinary Income</b>	<u>36,139.03</u>	<u>192,277.09</u>	<u>-885,341.00</u>	<u>1,077,618.09</u>	<u>-21.72%</u>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Interest Income	0.00	9,633.21	0.00	9,633.21	100.0%
<b>Total Other Income</b>	<u>0.00</u>	<u>9,633.21</u>	<u>0.00</u>	<u>9,633.21</u>	<u>100.0%</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>9,633.21</u>	<u>0.00</u>	<u>9,633.21</u>	<u>100.0%</u>
<b>Net Income</b>	<u><u>36,139.03</u></u>	<u><u>201,910.30</u></u>	<u><u>-885,341.00</u></u>	<u><u>1,087,251.30</u></u>	<u><u>-22.81%</u></u>

Income and Expense by Month  
January 1 through February 28, 2024



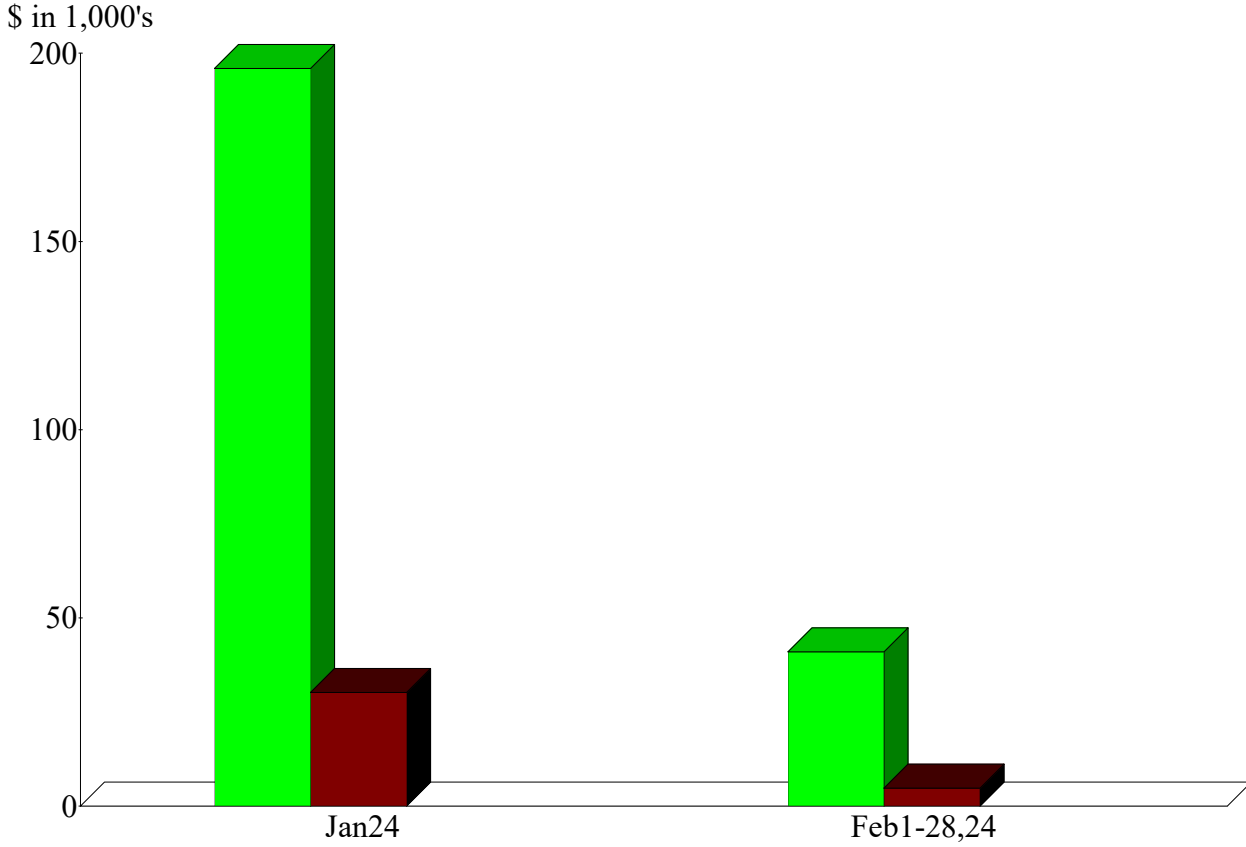
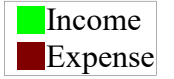
Income Summary  
January 1 through February 28, 2024

Fees	95.93%
Interest Income	4.07
Total	\$236,957.67



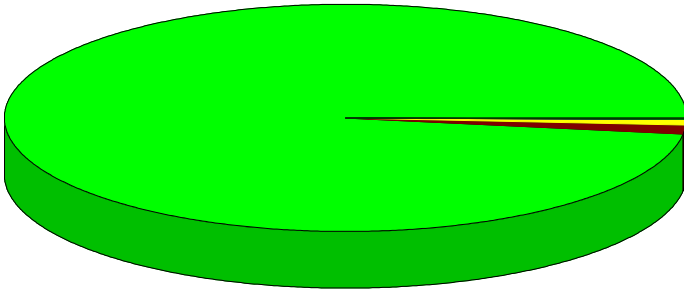
By Account

Income and Expense by Month  
January 1 through February 28, 2024



Expense Summary  
January 1 through February 28, 2024

Professional Fees	98.63%
Fees Due	1.29
Directors Fees	\$-300.00
Treasurer Collection Fee Debt	0.06
Treasurer Collection Fee O&M	0.02
Sub-Total	\$35,047.37



By Account

## Woodmen Heights Metropolitan District #3

## Balance Sheet

02/28/24

As of February 28, 2024

Accrual Basis

	<u>Feb 28, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Accounts Receivable</b>	
1235 · Property Taxes Receivable	417,996.00
<b>Total Accounts Receivable</b>	<u>417,996.00</u>
<b>Total Current Assets</b>	<u>417,996.00</u>
<b>TOTAL ASSETS</b>	<b><u>417,996.00</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Due to District 1	10,000.00
Due to District No. 2	3,894.00
2025 · Deferred Property Tax Rev	417,996.00
<b>Total Other Current Liabilities</b>	<u>431,890.00</u>
<b>Total Current Liabilities</b>	<u>431,890.00</u>
<b>Total Liabilities</b>	431,890.00
<b>Equity</b>	
3910 · Retained Earnings	-12,602.65
Net Income	-1,291.35
<b>Total Equity</b>	<u>-13,894.00</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>417,996.00</u></b>



## Woodmen Heights Metropolitan District #3

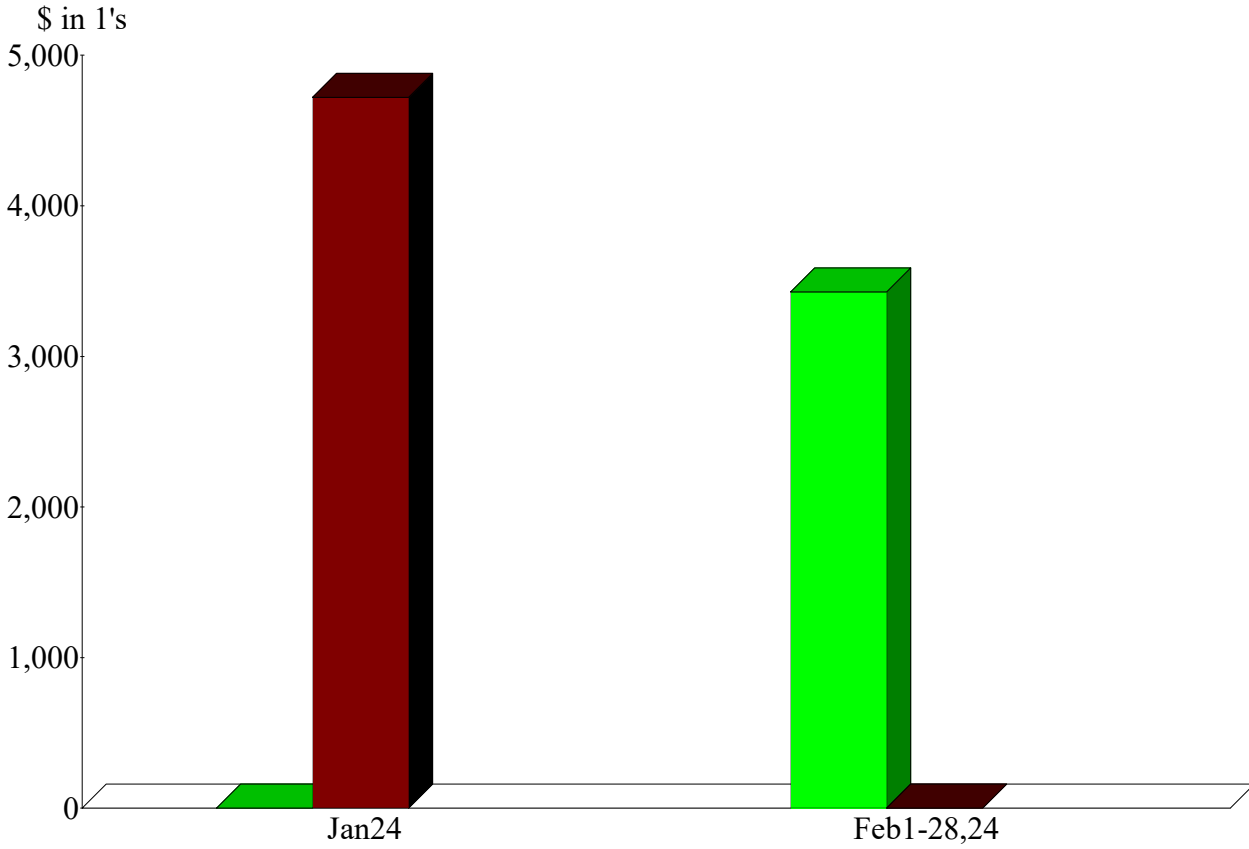
### Profit & Loss Budget vs. Actual

January 1 through February 28, 2024

	TOTAL				
	Feb 1 - 28, 24	Jan 1 - Feb 28, 24	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>Fees</b>					
<b>Facility Fees</b>					
Bridge Fee	0.00	0.00	5,000.00	-5,000.00	0.0%
East Park Fee	0.00	0.00	30,000.00	-30,000.00	0.0%
Facility Fees - Other	0.00	0.00	58,000.00	-58,000.00	0.0%
<b>Total Facility Fees</b>	<b>0.00</b>	<b>0.00</b>	<b>93,000.00</b>	<b>-93,000.00</b>	<b>0.0%</b>
<b>Taxes</b>					
Current Year - O&M	0.00	0.00	70,607.00	-70,607.00	0.0%
Spec Own Tax - O&M	579.29	579.29	4,943.00	-4,363.71	11.72%
Current Year - Debt	0.00	0.00	347,389.00	-347,389.00	0.0%
Spec Own Tax - Debt	2,850.13	2,850.13	24,317.00	-21,466.87	11.72%
<b>Total Taxes</b>	<b>3,429.42</b>	<b>3,429.42</b>	<b>447,256.00</b>	<b>-443,826.58</b>	<b>0.77%</b>
<b>Total Fees</b>	<b>3,429.42</b>	<b>3,429.42</b>	<b>540,256.00</b>	<b>-536,826.58</b>	<b>0.64%</b>
<b>Total Income</b>	<b>3,429.42</b>	<b>3,429.42</b>	<b>540,256.00</b>	<b>-536,826.58</b>	<b>0.64%</b>
<b>Gross Profit</b>	<b>3,429.42</b>	<b>3,429.42</b>	<b>540,256.00</b>	<b>-536,826.58</b>	<b>0.64%</b>
<b>Expense</b>					
Audit	0.00	0.00	9,347.00	-9,347.00	0.0%
Bank Service Charges	0.00	-32.00	0.00	-32.00	100.0%
Contingency	0.00	0.00	20,000.00	-20,000.00	0.0%
Dues and Subscriptions	0.00	0.00	500.00	-500.00	0.0%
Insurance	0.00	0.00	5,000.00	-5,000.00	0.0%
<b>Professional Fees</b>					
District Management	0.00	3,000.00	36,000.00	-33,000.00	8.33%
Legal Fees	0.00	1,752.77	15,000.00	-13,247.23	11.69%
<b>Total Professional Fees</b>	<b>0.00</b>	<b>4,752.77</b>	<b>51,000.00</b>	<b>-46,247.23</b>	<b>9.32%</b>
Postage and Delivery	0.00	0.00	250.00	-250.00	0.0%
Stormwater & Facilities Maint	0.00	0.00	35,000.00	-35,000.00	0.0%
Treasurer's Collection Fee-O&M	0.00	0.00	1,059.00	-1,059.00	0.0%
Treasurers Collection Fee-Debt	0.00	0.00	5,211.00	-5,211.00	0.0%
<b>Total Expense</b>	<b>0.00</b>	<b>4,720.77</b>	<b>127,367.00</b>	<b>-122,646.23</b>	<b>3.71%</b>
<b>Net Ordinary Income</b>	<b>3,429.42</b>	<b>-1,291.35</b>	<b>412,889.00</b>	<b>-414,180.35</b>	<b>-0.31%</b>
<b>Net Income</b>	<b>3,429.42</b>	<b>-1,291.35</b>	<b>412,889.00</b>	<b>-414,180.35</b>	<b>-0.31%</b>

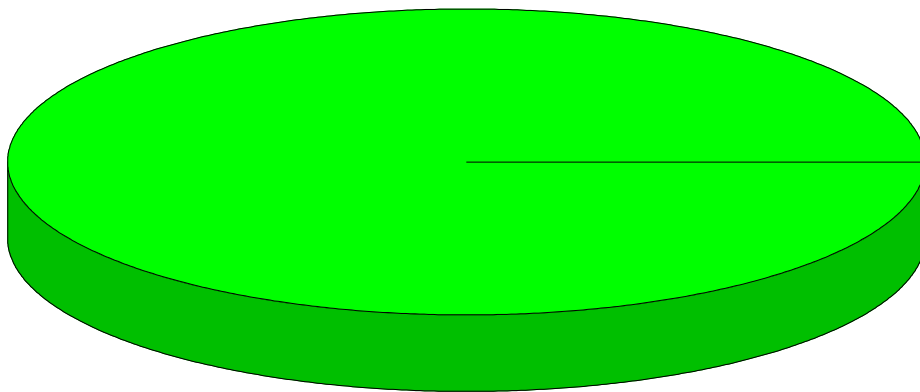
Income and Expense by Month  
January 1 through February 28, 2024

Income
Expense



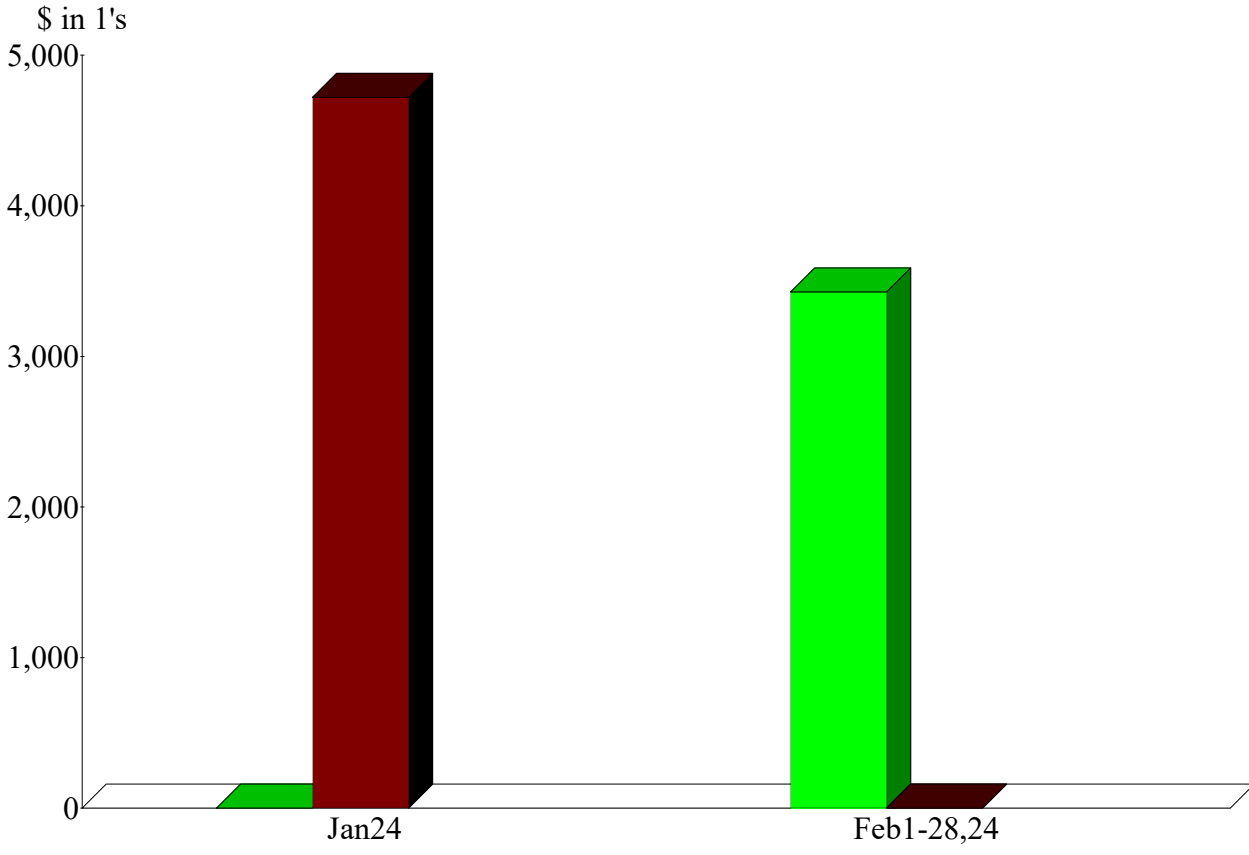
Income Summary  
January 1 through February 28, 2024

Fees	100.00%
Total	\$3,429.42



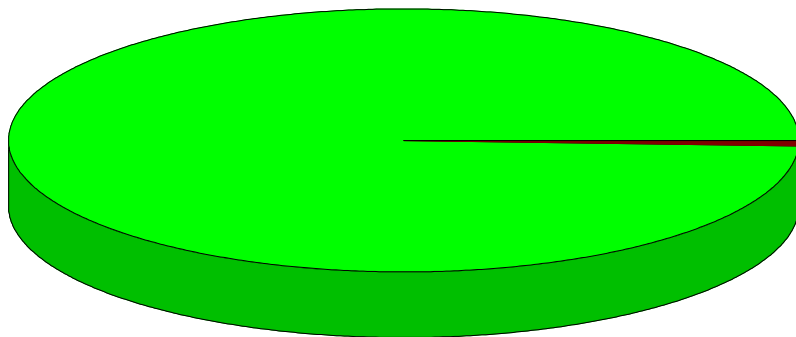
By Account

Income and Expense by Month  
January 1 through February 28, 2024



Expense Summary  
January 1 through February 28, 2024

Professional Fees	100.00%
Bank Service Charges	\$-32.00
Sub-Total	\$4,720.77



By Account



**Woodmen Heights Metropolitan District #1**  
**GENERAL FUND ACCOUNT**  
2/15/2024

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanka Waldron	32927	1/31/2024	\$ 2,894.09	
WSDM District Managers	7873	1/31/2024	\$ 1,259.16	

\$ 4,153.25

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Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payable	\$ 1,572,496.71
Payable for this month	\$ (4,153.25)
Easter Colorado After Payable	\$ 1,568,343.46

**Woodmen Heights Metropolitan District #2**  
**GENERAL FUND ACCOUNT**  
2/15/2024

Company	Invoice	Date	Amount	Comments
Colorado Springs Utilities	9103089066	2/6/2024	\$ 2,161.83	Set Up for Autopay
Weisburg Landscape Maintenance	54066	2/12/2024	\$ 318.75	
Weisburg Landscape Maintenance	54065	2/12/2024	\$ 2,013.75	
Weisburg Landscape Maintenance	53981	2/5/2024	\$ 85.00	
Weisburg Landscape Maintenance	53979	2/5/2024	\$ 935.00	
Weisburg Landscape Maintenance	53975	2/5/2024	\$ 295.00	
Weisburg Landscape Maintenance	53954	1/31/2024	\$ 1,983.75	
Weisburg Landscape Maintenance	53858	1/31/2024	\$ 86.25	
Weisburg Landscape Maintenance	53722	1/19/2024	\$ 86.25	
Weisburg Landscape Maintenance	23720	1/19/2024	\$ 332.50	
Weisburg Landscape Maintenance	53586	1/31/2024	\$ 1,780.00	
Weisburg Landscape Maintenance	53585	1/31/2024	\$ 9,321.00	
Weisburg Landscape Maintenance	54066	2/12/2024	\$ 340.00	
Weisburg Landscape Maintenance	53517	1/15/2024	\$ 425.00	
White Bear Ankele Tanka Waldron	32960	1/31/2024	\$ 1,458.58	
WSDM District Managers	7874	1/31/2024	\$ 11,000.00	
<b>TOTAL</b>			<b>\$ 32,622.66</b>	

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Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payable	\$	3,674,422.82
Payables	\$	(32,622.66)
Eastern Colorado After Payable	\$	<b>3,641,800.16</b>

**Woodmen Heights Metropolitan District #3**  
**GENERAL FUND ACCOUNT**  
2/15/2024

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
TCW Risk Management	12633	8/30/2023	\$ 595.00	
Colorado Special District Property & Lia	24PL-60569-1167	9/5/2023	\$ 1,941.00	
White Bear Ankele Tanka Waldron	32961	1/31/2024	\$ 1,432.45	
WSDM District Managers	7875	1/31/2024	\$ 3,000.00	
<b>TOTAL</b>			<b>\$ 6,968.45</b>	

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Woodmen Heights Metropolitan District, Director

\_\_\_\_\_  
**\$ 6,968.45**

The Eastern Colorado Bank	\$	65.09
Payable	\$	(6,968.45)
The Eastern Colorado Bank After Payab	\$	<b>(6,903.36)</b>