



WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Board Meetings

Wednesday, May 4, 2022 – 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://meet.goto.com/726448573>

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

Access Code: 726-448-573

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
VACANT	Assistant Secretary	May 2023

AGENDA

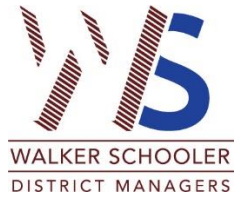
1. Call to order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of the April 6, 2022, Joint Meeting Minutes (attached)
5. Oath of Office for Newly Elected Directors
6. Consider Appointment to Vacancies; Election of Assistant Secretary Office
7. District Manager Report
 - a. The Cottages Master Drive Opt-Out update
 - b. Park Update and Review
 - c. Community Garden Update
 - d. BID at Woodmen and Marksheffel Park

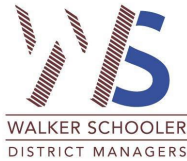
8. Development Updates
9. Public Comment (for items not already on the agenda)
10. Legal Matters
11. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements and Payables (attached)
 - b. Discuss use of proceeds from The Cottages Master Drive Opt-Out agreement.
12. Adjourn: Next Regular Meeting Date – Scheduled for June 1, 2022, at 1:00 P.M.

NOTICE OF SPECIAL MEETINGS

NOTICE IS HEREBY GIVEN That the Boards of Directors of **WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3**, City of Colorado Springs, County of El Paso, State of Colorado, will hold their regular meetings at 1:00 p.m. on Wednesday, the 4th day of May, 2022 at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, and via tele/videoconference <https://meet.goto.com/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 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
APRIL 6, 2022 AT 1:00 P.M.**

Pursuant to posted notice, the joint meeting of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1, 2 and 3 was held on Wednesday, April 6, 2022 at 1:00 p.m., at 119 Wahsatch Avenue, Colorado Springs, Colorado 80903, and via video and telephone conference.

In attendance were Directors:

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

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (Via phone)
Kevin Walker, WSDM
Rebecca Hardekopf, WSDM
Jack Amberg, New WHMD#2 Director
Colleen Murphy, Cumbre Vista Resident

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.

Walker Schooler District Managers
614 N. Tejon St., Colorado Springs, CO 80903
(719) 447-1777 www.wsdistricts.co

Allen inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Approval of the Agenda: Director Geditz moved to approve the Agenda; seconded by Director Case II. Motion passed unanimously.
4. Approval of the March 2, 2022 Meeting Minutes: Director Case II moved to approve the March 2, 2022 Meeting Minutes as presented; seconded by Director Geditz. Motion passed unanimously. The Board agreed to discuss 8. Legal Matters first and then continue with the Agenda.
5. District Manager Report
 - a. Park Update and Review: Mr. Walker reported they are moving forward with the final design of the park. Aspen View should be dedicating the park to the District in the next 30 to 60 days and construction is set to begin in the Fall. The four phases of the design plan are the playground and turf area first, second is the dog park, third is the additional trail and gazebo, and fourth is the BMX track.
 - b. Community Garden change out: Mr. Walker discussed the Community Garden was not very effective and there was limited interest in the past four years, so it was decided to convert it to a dog park. Since it was decided to be a dog park, there have been a few people call to say they would like a community garden. Mr. Walker suggested if a neighbor could commit to take it over and help run it, then an area could be dedicated for a community garden.
 - c. BID at Woodmen and Marksheffel Park: Mr. Walker explained the Business Improvement District is overlaying the Metro District and restricted to one mill on top of the District's 30+ mills. The District is working on agreements to share some of the funds with the BID so they can maintain their landscaping.
 - d. May 2022 Director Election Report District No. 2; Director Vacancy: Mr. Walker reported the Elections for Districts 1-3 have been cancelled and the candidates are considered elected and can take office anytime after May 3rd. Once the State receives the Oaths of Office which can be done at the next Board meeting, they can be eligible to participate at the Board meeting in June. The Board discussed the vacancy in District Nos. 1 and 3, and that Director Geditz can be appointed. Mr. Allen confirmed the Board can hold joint meetings of all three Districts or separate them and hold separate meetings if needed.
6. Development Updates: There was no discussion.
7. Public Comment: Ms. Colleen Murphy introduced herself as a resident of Cumbre Vista and commented that she was attending the meeting to get a better understanding of how metro districts are governed.
8. Legal Matters

- a. Consider approval of Landscape Maintenance Agreement between District No. 2 and City of Colorado Springs for Black Forest Road: Mr. Walker presented the Landscape Maintenance Agreement between District No. 2 and City of Colorado Springs for Black Forest Road. The City is now ready to move forward with the Agreement. Director Geditz moved to approve the Landscape Maintenance Agreement between District No. 2 and City of Colorado Springs for Black Forest Road and authorize the appropriate District Officer to sign; seconded by Director Case II. Motion passed unanimously.
- b. Consider approval of The Cottages Master Drive Opt-Out - Declaration of Restriction and Covenants Fair and Equitable Cost Participation Agreement: Mr. Walker presented The Cottages Master Drive Opt-Out - Declaration of Restriction and Covenants Fair and Equitable Cost Participation Agreement. Last month the Board approved an agreement that The Cottages will be allowed to develop with a payment of 72% of their discounted cash flow that they would have paid if they were in the District. Mr. Walker noted the final agreement has not been reviewed by Mr. Allen yet. Director Case II moved to approve The Cottages Master Drive Opt-Out - Declaration of Restriction and Covenants Fair and Equitable Cost Participation Agreement subject to Mr. Allen and Mr. Walker's final review and acceptance of The Cottages comments; seconded by Director Geditz. Mr. Walker noted the City is reviewing their final plat, and Mr. Walker told Mr. Peele he does not want them to record the final plat before the Agreement is in place. Motion passed unanimously.

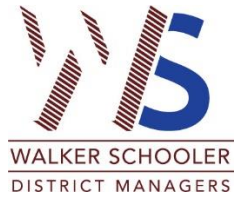
9. Financial Matters

- a. Consider Approval of Unaudited Financial Statements and Payables: Mr. Walker presented the Unaudited Financial Statements and Payables. Director Geditz moved to approve the Unaudited Financial Statements and Payables; seconded by Director Case II. Motion passed unanimously. The Board discussed that District No. 1 is funded by District Nos. 2 and 3.
- b. Discuss use of proceeds from The Cottages Master Drive Opt-Out agreement: Mr. Walker noted the funds are unrestricted but would like to further discuss when Director Morley is present.

10. Adjournment: Next Regular Meeting Date – Scheduled for May 4, 2022, at 1:00 P.M. The Board adjourned the meeting at 1:32 P.M.

Respectfully Submitted,

By: Recording Secretary



Woodmen Heights Metropolitan District #1

Balance Sheet

As of April 30, 2022

Apr 30, 22

ASSETS

Current Assets

Checking/Savings

Eastern Colorado Bank Checking 1,000,000.00

1072 · Bill.com Money Out Clearing 5,038.94

1110 · WHMD Wells Fargo Checking 67,878.87

Total Checking/Savings 1,072,917.81

Total Current Assets 1,072,917.81

Fixed Assets

Total 1300 · Construction in Progress 15,133,193.68

1540 · Accumulated Depreciation -5,550,739.00

Total Fixed Assets 9,582,454.68

TOTAL ASSETS 10,655,372.49

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2010 · Accounts Payable 115,408.54

Total Accounts Payable 115,408.54

Total Current Liabilities 115,408.54

Long Term Liabilities

2530 · RS Holding Company A1 245,388.84

2550 · KF 103-CV, LLC 84,815.14

2552 · ESI-Developer Advances 0.00

2590 · Advance from Morley Companies 983,602.04

Total Long Term Liabilities 1,313,806.02

Total Liabilities 1,429,214.56

Equity

3000 · Opening Balance Equity -291,538.89

3910 · Retained Earnings 9,288,588.02

Net Income 229,108.80

Total Equity 9,226,157.93

TOTAL LIABILITIES & EQUITY 10,655,372.49

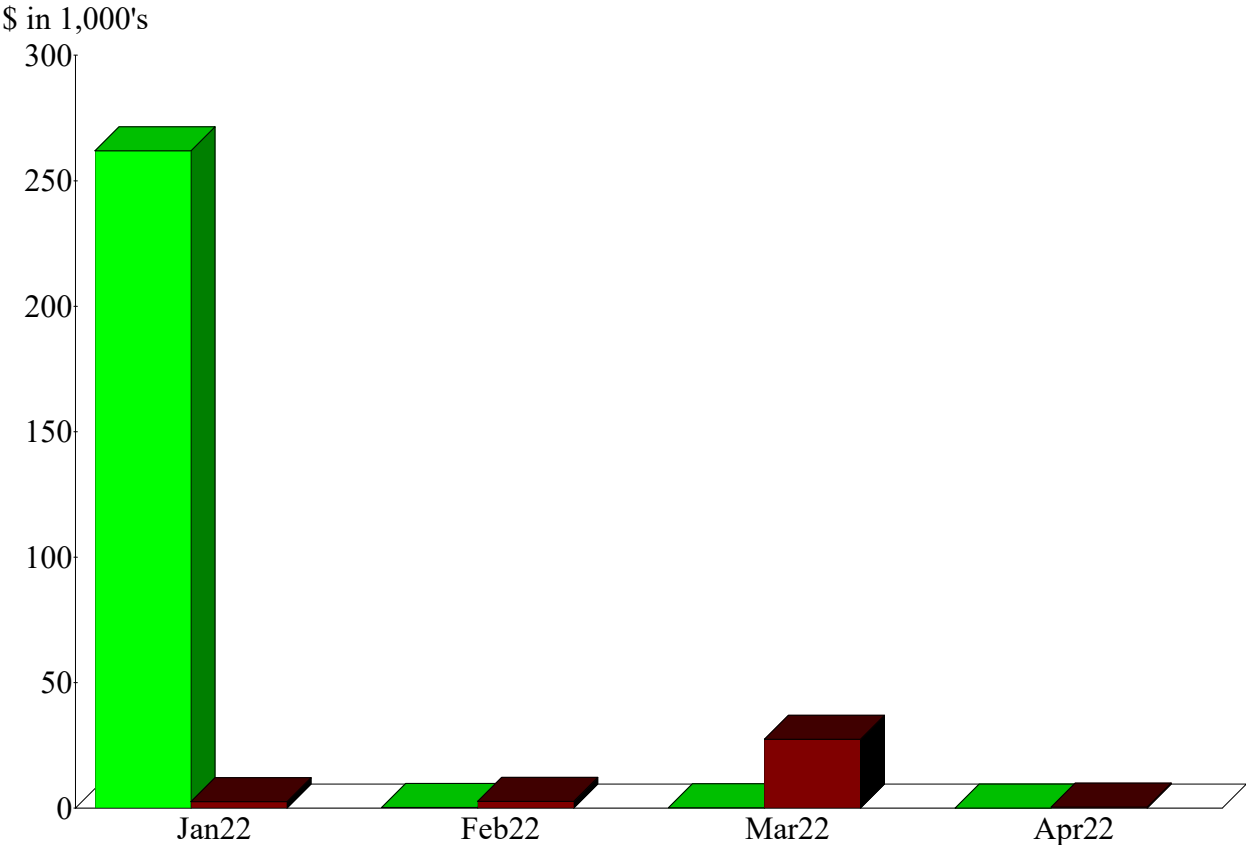
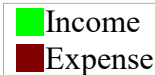
Woodmen Heights Metropolitan District #1

Profit & Loss Budget vs. Actual

January through April 2022

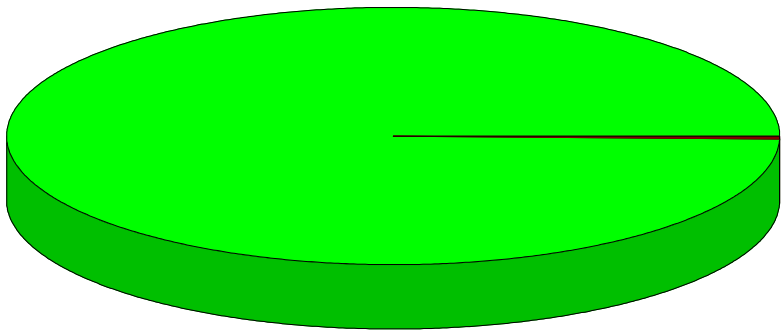
	TOTAL				
	Apr 22	Jan - Apr 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Platting Fees					
Tiers Fee	-0.01	76,691.99			
Rivers Park Fee	0.00	34,273.10			
Total Platting Fees	-0.01	110,965.09			
Facility Fees					
East Park Fee	0.00	116,528.54			
Bridge Fees	0.00	34,273.10			
Total Facility Fees	0.00	150,801.64			
Total Fees	-0.01	261,766.73			
Total Income	-0.01	261,766.73			
Gross Profit	-0.01	261,766.73			
Expense					
Parks					
Rivers FM	0.00	25,143.54			
Total Parks	0.00	25,143.54			
Copies & Postage	0.00	0.00	500.00	-500.00	0.0%
6060 · Bank Service Charges	0.00	534.78			
6090 · Business License & Fees	0.00	239.12			
6155 · Directors Fees	400.00	700.00	6,000.00	-5,300.00	11.67%
6160 · Dues and Subscriptions	0.00	269.25			
6170 · Election Expense	0.00	1,278.69	1,000.00	278.69	127.87%
6570 · Professional Fees					
District Management	0.00	3,360.00	13,500.00	-10,140.00	24.89%
6571 · Accounting	0.00	0.00	8,500.00	-8,500.00	0.0%
6572 · Legal Fees	0.00	1,617.23			
Total 6570 · Professional Fees	0.00	4,977.23	22,000.00	-17,022.77	22.62%
6610 · Postage and Delivery	0.00	92.15	0.00	92.15	100.0%
6612 · RE Property Taxes	0.00	30.18			
Total Expense	400.00	33,264.94	29,500.00	3,764.94	112.76%
Net Ordinary Income	-400.01	228,501.79	-29,500.00	258,001.79	-774.58%
Other Income/Expense					
Other Income					
7010 · Interest Income					
O&M	0.00	588.72	700.00	-111.28	84.1%
7010 · Interest Income - Other	0.00	18.29			
Total 7010 · Interest Income	0.00	607.01	700.00	-92.99	86.72%
Total Other Income	0.00	607.01	700.00	-92.99	86.72%
Net Other Income	0.00	607.01	700.00	-92.99	86.72%
Net Income	-400.01	229,108.80	-28,800.00	257,908.80	-795.52%

Income and Expense by Month
January through April 2022



Income Summary
January through April 2022

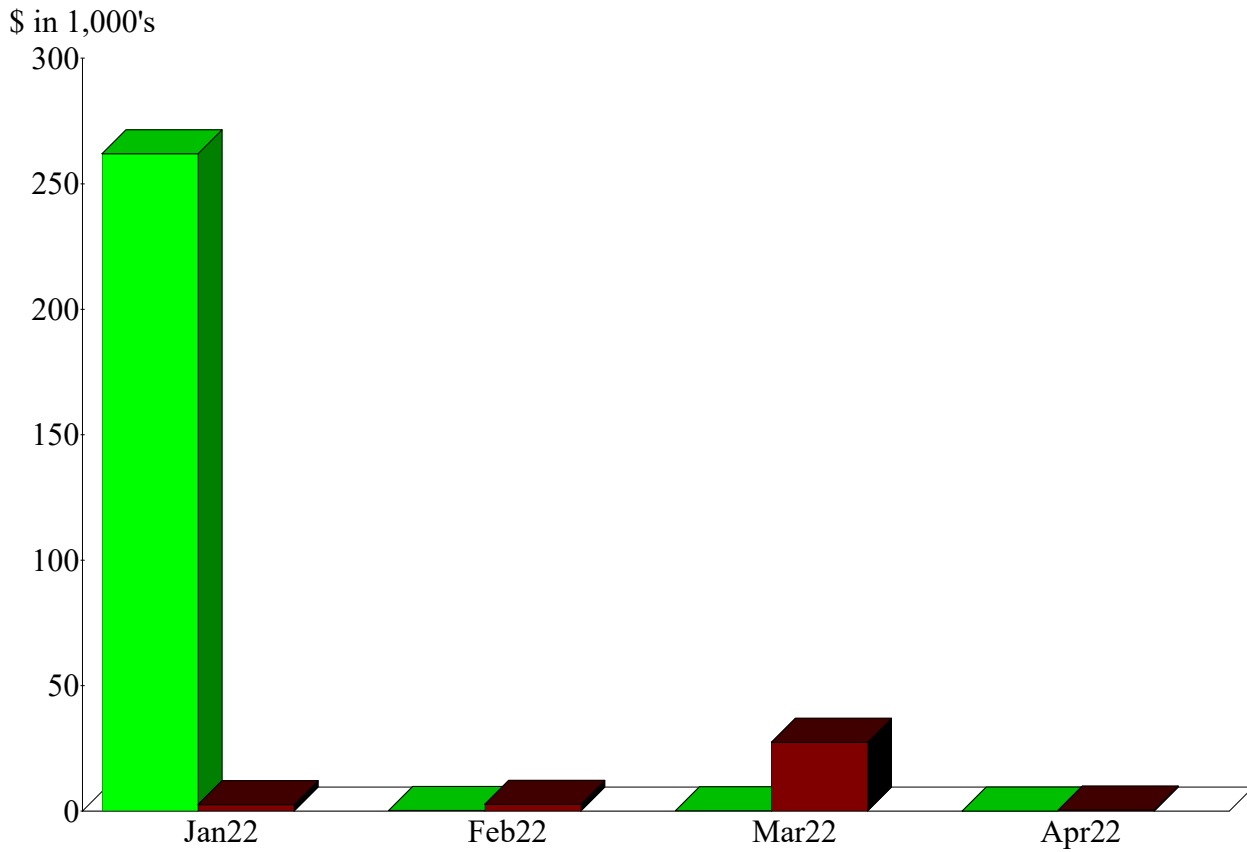
Fees	99.77%
7010 · Interest Income	0.23
Total	\$262,373.75



By Account

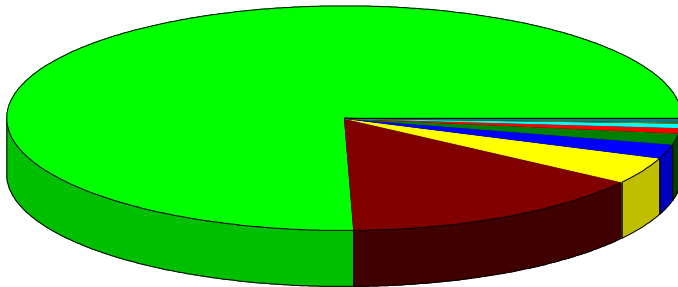
Income and Expense by Month January through April 2022

Income
Expense



Expense Summary January through April 2022

Parks	75.59%
6570 · Professional Fees	14.96
6170 · Election Expense	3.84
6155 · Directors Fees	2.10
6060 · Bank Service Charges	1.61
6160 · Dues and Subscriptions	0.81
6090 · Business License & Fees	0.72
6610 · Postage and Delivery	0.28
6612 · RE Property Taxes	0.09
Total	\$33,264.94



By Account

Woodmen Heights Metropolitan District #2

Balance Sheet

As of April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	2,072,145.86
1112 · PNC Bank Reserve 9339	1,130,860.67
1111 · PNC Bank Loan 9048	1,163,246.15
UMB 2020B-1 Bond 394.1	129,070.35
UMB 2020B-1 Reserve 394.2	731,000.00
UMB 2020B-1 Surplus 394.3	731,000.00
Total Checking/Savings	5,957,323.03
Accounts Receivable	
1210 · Accounts Receivable	75,610.44
1230 · Property Taxes Receivable WH2	1,420,600.22
Total Accounts Receivable	1,496,210.66
Other Current Assets	
1390 · Undeposited Funds	9,978.88
Total Other Current Assets	9,978.88
Total Current Assets	7,463,512.57
TOTAL ASSETS	7,463,512.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	132,135.07
Total Accounts Payable	132,135.07
Other Current Liabilities	
2022 · Deferred Property Tax Rev WH2	1,420,600.22
Total Other Current Liabilities	1,420,600.22
Total Current Liabilities	1,552,735.29
Long Term Liabilities	
2650 · Series 2020A Loan	33,865,000.00
2640 · Series 2020B-2 Bond	6,714,000.00
2630 · Series 2020B-1 Bond	7,310,000.00
Total Long Term Liabilities	47,889,000.00
Total Liabilities	49,441,735.29
Equity	
3000 · Opening Balance Equity	1,293,534.46
3910 · Retained Earnings	-45,061,825.41
Net Income	1,790,068.23
Total Equity	-41,978,222.72
TOTAL LIABILITIES & EQUITY	7,463,512.57

Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

January through April 2022

	TOTAL				
	Apr 22	Jan - Apr 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Due From District 3 - Taxes	9,520.31	44,994.64			
Fees					
Facility Fees					
Bridge Fee	0.00	19,319.88	27,500.00	-8,180.12	70.25%
East Park Fee	0.00	65,687.59	93,500.00	-27,812.41	70.25%
Facility Fees - Other	26,610.32	122,241.16			
Total Facility Fees	26,610.32	207,248.63	121,000.00	86,248.63	171.28%
Impact Fees					
Impact Fees Res Multi	0.00	0.00	74,841.60	-74,841.60	0.0%
Impact Fees Residential	0.00	0.00	415,786.00	-415,786.00	0.0%
Total Impact Fees	0.00	0.00	490,627.60	-490,627.60	0.0%
Platting Fees					
Rivers Park Fee	0.00	19,319.88	27,500.00	-8,180.12	70.25%
Tiers Fee	0.00	193,198.80	275,000.00	-81,801.20	70.25%
Total Platting Fees	0.00	212,518.68	302,500.00	-89,981.32	70.25%
Taxes					
Current Year - O&M	27,352.58	404,047.00	807,266.70	-403,219.70	50.05%
Spec Own Tax - O&M	7,510.93	20,394.24	56,508.67	-36,114.43	36.09%
Delinquent Int - O&M	4.84	4.84			
Current Year - Debt	67,290.48	994,002.07	1,985,968.91	-991,966.84	50.05%
Spec Own Tax - Debt	18,477.74	50,172.17			
Delinquent Int - Debt	11.91	11.91			
Total Taxes	120,648.48	1,468,632.23	2,849,744.28	-1,381,112.05	51.54%
Fees - Other	0.00	0.00	182,103.64	-182,103.64	0.0%
Total Fees	147,258.80	1,888,399.54	3,945,975.52	-2,057,575.98	47.86%
Total Income	156,779.11	1,933,394.18	3,945,975.52	-2,012,581.34	49.0%
Gross Profit	156,779.11	1,933,394.18	3,945,975.52	-2,012,581.34	49.0%
Expense					
Bank Service Charges	0.00	336.20			
Bond Expense					
Debt Service	0.00	0.00	870,000.00	-870,000.00	0.0%
Debt Service Interest	0.00	0.00	1,418,641.00	-1,418,641.00	0.0%
Total Bond Expense	0.00	0.00	2,288,641.00	-2,288,641.00	0.0%
Capital Facilities	0.00	0.00	100,000.00	-100,000.00	0.0%
Contingency	0.00	0.00	40,000.00	-40,000.00	0.0%
Dues and Subscriptions	0.00	1,237.50	500.00	737.50	247.5%
Election	0.00	896.36	7,500.00	-6,603.64	11.95%
Fees Due					
Storm Water	-15.60	3,466.74	7,500.00	-4,033.26	46.22%
Total Fees Due	-15.60	3,466.74	7,500.00	-4,033.26	46.22%
Insurance	0.00	0.00	12,000.00	-12,000.00	0.0%
Miscellaneous	0.00	6.99	1,000.00	-993.01	0.7%

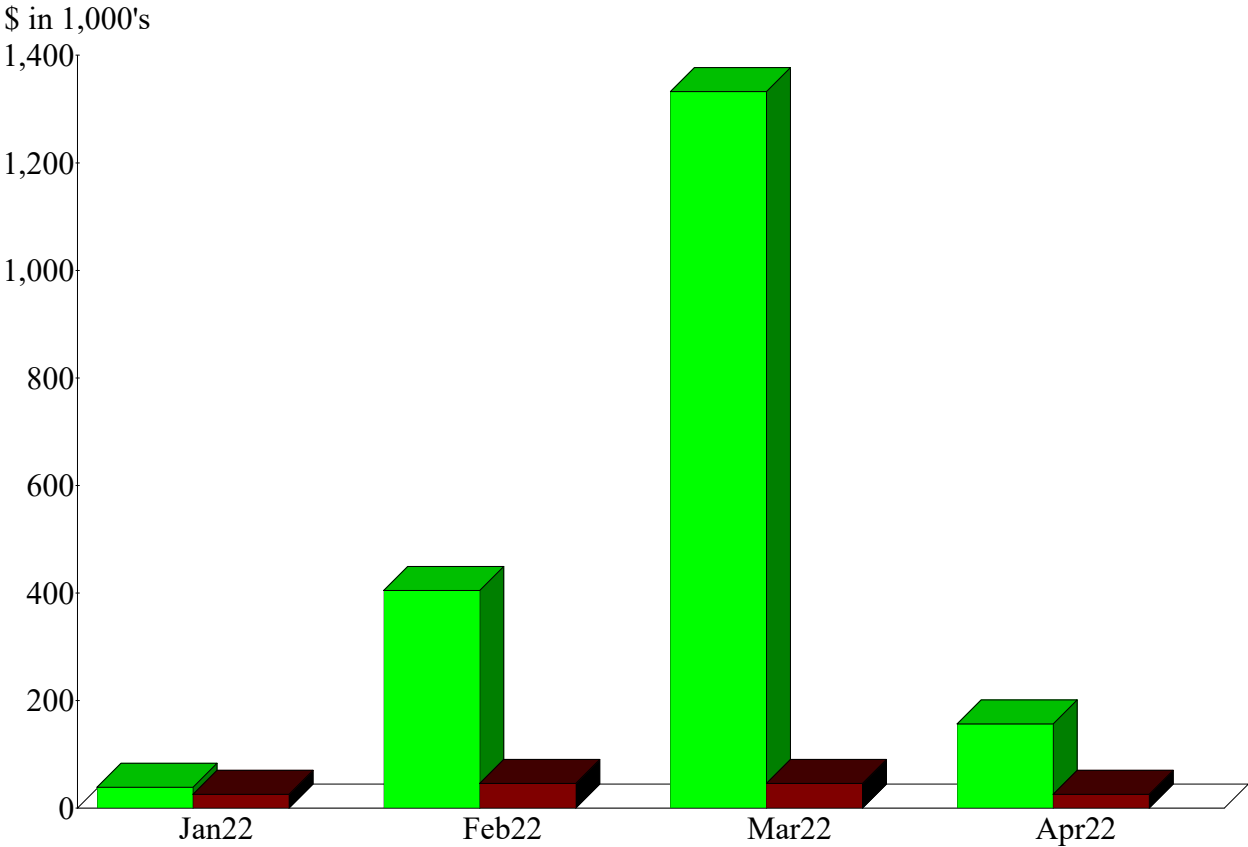
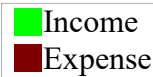
Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

January through April 2022

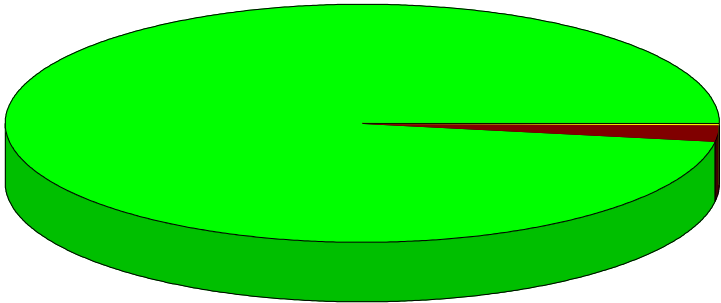
	TOTAL				
	Apr 22	Jan - Apr 22	Budget	\$ Over Budget	% of Budget
Parks					
Dog Park	16,192.48	16,192.48			
Total Parks	16,192.48	16,192.48			
Professional Fees					
Audit	0.00	0.00	19,000.00	-19,000.00	0.0%
District Management	0.00	26,880.00	120,000.00	-93,120.00	22.4%
Landscaping Maintenance	6,679.58	65,495.62	425,000.00	-359,504.38	15.41%
Legal Fees	0.00	3,814.47	30,000.00	-26,185.53	12.72%
Total Professional Fees	6,679.58	96,190.09	594,000.00	-497,809.91	16.19%
Postage and Delivery	0.00	0.00	200.00	-200.00	0.0%
Repairs	0.00	2,881.83	50,000.00	-47,118.17	5.76%
Repay Developer Advance	0.00	0.00	275,000.00	-275,000.00	0.0%
Treasurer Collection Fee Debt	1,009.54	14,910.21	29,789.53	-14,879.32	50.05%
Treasurer Collection Fee O&M	410.36	6,060.78	12,109.00	-6,048.22	50.05%
Utilities - Water	1,311.43	1,311.43			
Total Expense	25,587.79	143,490.61	3,418,239.53	-3,274,748.92	4.2%
Net Ordinary Income	131,191.32	1,789,903.57	527,735.99	1,262,167.58	339.17%
Other Income/Expense					
Other Income					
Interest Income	125.61	164.66	96.00	68.66	171.52%
Total Other Income	125.61	164.66	96.00	68.66	171.52%
Net Other Income	125.61	164.66	96.00	68.66	171.52%
Net Income	131,316.93	1,790,068.23	527,831.99	1,262,236.24	339.14%

Income and Expense by Month January through April 2022



Income Summary January through April 2022

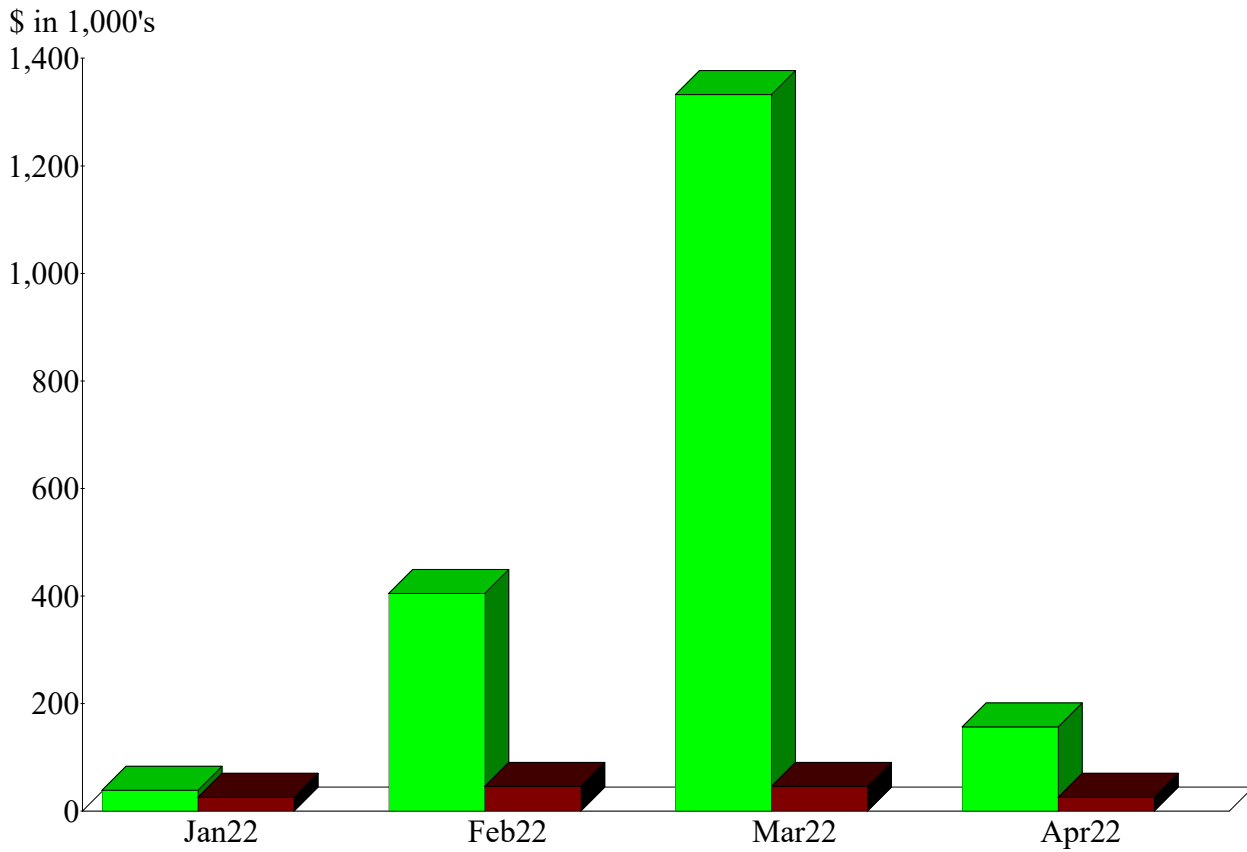
Fees	97.66%
Due From District 3 - Taxes	2.33
Interest Income	0.01
Total	\$1,933,558.84



By Account

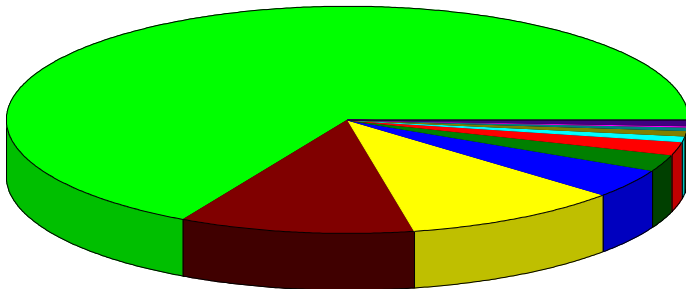
Income and Expense by Month January through April 2022

Income
Expense



Expense Summary January through April 2022

Professional Fees	67.04%
Parks	11.28
Treasurer Collection Fee Debt	10.39
Treasurer Collection Fee O&M	4.22
Fees Due	2.42
Repairs	2.01
Utilities - Water	0.91
Dues and Subscriptions	0.86
Election	0.62
Bank Service Charges	0.23
Miscellaneous	0.01
Total	\$143,490.61



By Account

Woodmen Heights Metropolitan District #3

05/02/22

Balance Sheet

Accrual Basis

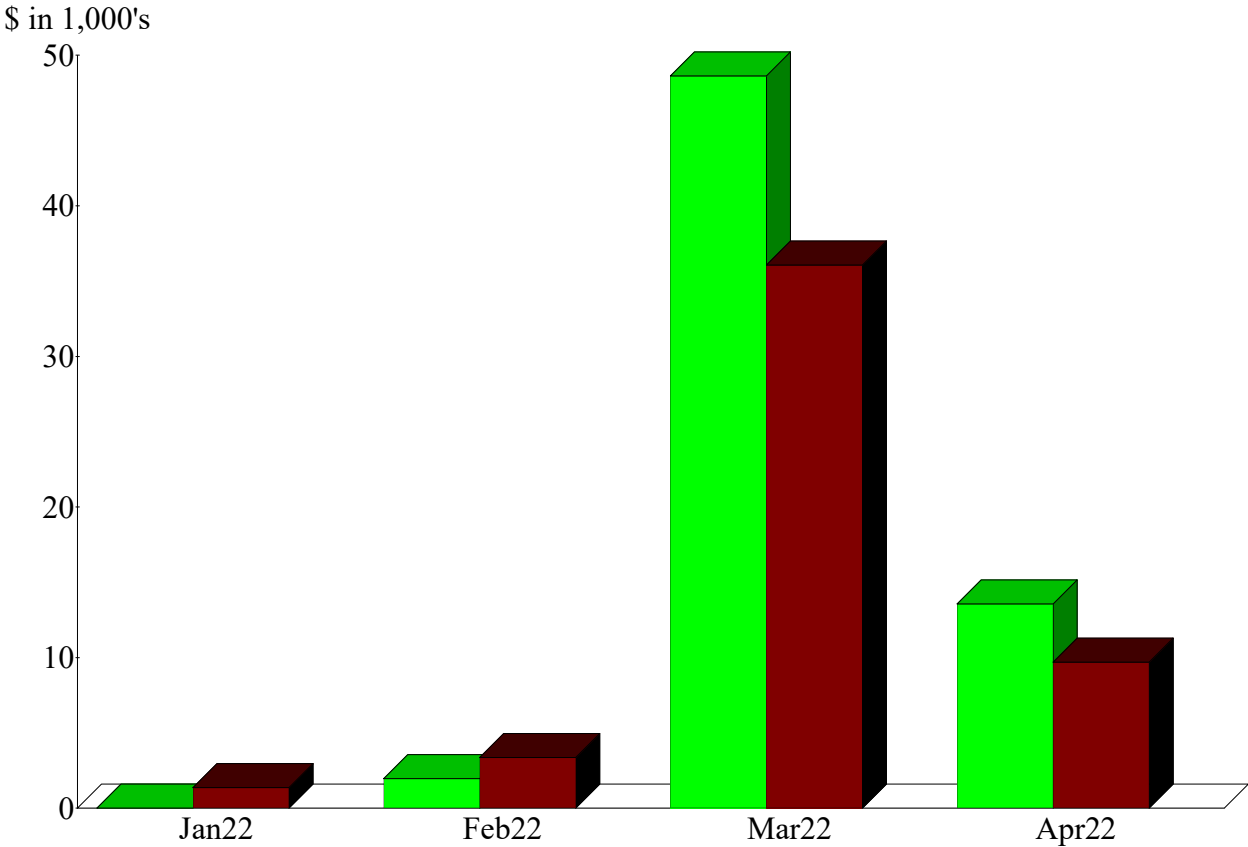
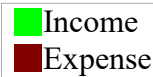
As of April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	98,056.09
Total Checking/Savings	98,056.09
Accounts Receivable	
1211 · AR Couty Treasurer	184,754.66
Total Accounts Receivable	184,754.66
Total Current Assets	282,810.75
TOTAL ASSETS	282,810.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	1,292.20
Total Accounts Payable	1,292.20
Other Current Liabilities	
2025 · Deferred Property Tax Rev WH3	184,754.66
Total Other Current Liabilities	184,754.66
Total Current Liabilities	186,046.86
Total Liabilities	186,046.86
Equity	
3910 · Retained Earnings	83,103.46
Net Income	13,660.43
Total Equity	96,763.89
TOTAL LIABILITIES & EQUITY	282,810.75

Woodmen Heights Metropolitan District #3
Profit & Loss Budget vs. Actual
January through April 2022

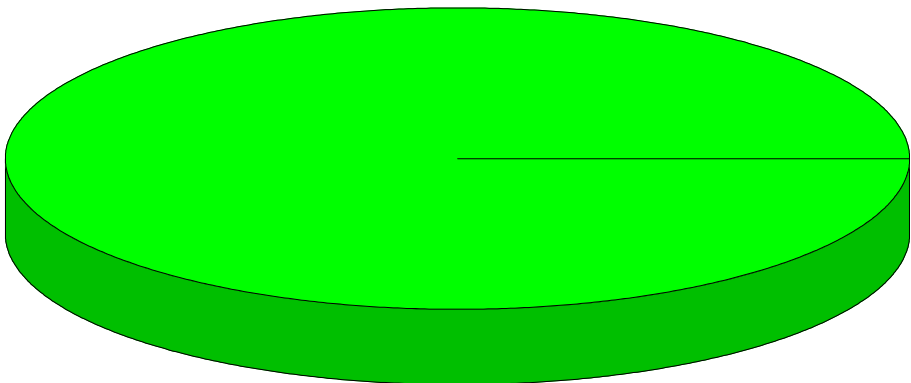
	TOTAL				
	Apr 22	Jan - Apr 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Taxes					
Current Year - O&M	3,266.20	16,769.40	70,166.70	-53,397.30	23.9%
Spec Own Tax - O&M	652.84	1,772.64	4,911.67	-3,139.03	36.09%
Current Year - Debt	8,034.85	41,252.73	172,610.08	-131,357.35	23.9%
Spec Own Tax - Debt	1,605.99	4,360.72	12,082.71	-7,721.99	36.09%
Total Taxes	13,559.88	64,155.49	259,771.16	-195,615.67	24.7%
Total Fees	13,559.88	64,155.49	259,771.16	-195,615.67	24.7%
Total Income	13,559.88	64,155.49	259,771.16	-195,615.67	24.7%
Gross Profit	13,559.88	64,155.49	259,771.16	-195,615.67	24.7%
Expense					
Contingency	0.00	0.00	1,500.00	-1,500.00	0.0%
Copies & Postage	0.00	0.00	300.00	-300.00	0.0%
Dues and Subscriptions	0.00	427.53	500.00	-72.47	85.51%
Due to District 2 - Taxes	9,520.31	44,994.64	182,103.64	-137,109.00	24.71%
Election Expense	0.00	412.05	1,000.00	-587.95	41.21%
Insurance	0.00	0.00	5,000.00	-5,000.00	0.0%
Miscellaneous	0.00	0.00	1,500.00	-1,500.00	0.0%
Professional Fees					
District Management	0.00	3,360.00	15,000.00	-11,640.00	22.4%
Legal Fees	0.00	430.50	2,500.00	-2,069.50	17.22%
Total Professional Fees	0.00	3,790.50	17,500.00	-13,709.50	21.66%
Stormwater & Facilities Maint	0.00	0.00	35,000.00	-35,000.00	0.0%
Treasurer's Collection Fee-O&M	48.99	251.54	1,052.50	-800.96	23.9%
Treasurers Collection Fee-Debt	120.53	618.80	2,589.15	-1,970.35	23.9%
Total Expense	9,689.83	50,495.06	248,045.29	-197,550.23	20.36%
Net Ordinary Income	3,870.05	13,660.43	11,725.87	1,934.56	116.5%
Net Income	3,870.05	13,660.43	11,725.87	1,934.56	116.5%

Income and Expense by Month
January through April 2022



Income Summary
January through April 2022

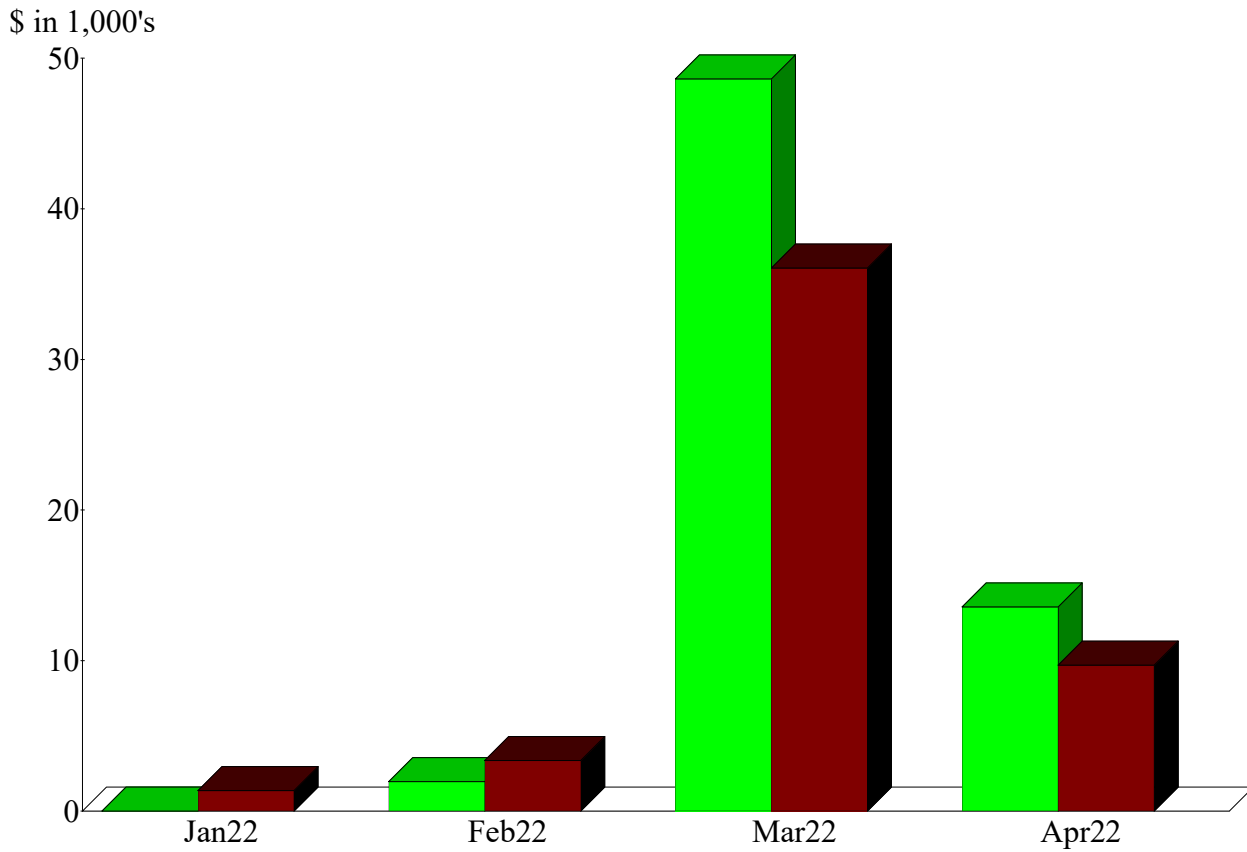
Fees	100.00%
Total	\$64,155.49



By Account

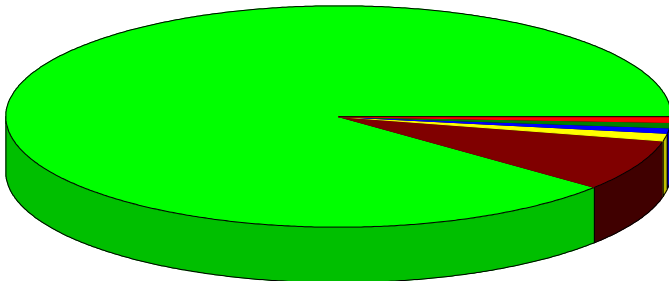
Income and Expense by Month January through April 2022

Income
Expense



Expense Summary January through April 2022

Due to District 2 - Taxes	89.11%
Professional Fees	7.51
Treasurers Collection Fee-Debt	1.23
Dues and Subscriptions	0.85
Election Expense	0.82
Treasurer's Collection Fee-O&M	0.50
Total	\$50,495.06



By Account

Woodmen Heights Metropolitan District #1

GENERAL FUND ACCOUNT

4/20/2022

Company	Invoice	Date	Amount	Comments
Randle Case	RC030222	3/2/2022	\$ 100.00	
Les Kronfeldt	LK030222	3/2/2022	\$ 100.00	
James Morley	JM030222	3/2/2022	\$ 100.00	
Kyle Geditz	KG030222	3/2/2022	\$ 100.00	
Randle Case	RC040622	4/6/2022	\$ 100.00	
Les Kronfeldt	LK040622	4/6/2022	\$ 100.00	
James Morley	JM040622	4/6/2022	\$ 100.00	
Kyle Geditz	KG040622	4/6/2022	\$ 100.00	
ESI	41422	4/14/2022	\$ 105,342.36	Paid 4/14
Keller Homes	41422	4/14/2022	\$ 87,856.44	
Rivers Forest Meadows, LLLP	10/6/1988	3/24/2022	\$ 25,143.54	Please see below
Walker Schooler District Managers	7041	3/31/2022	\$ 1,187.80	
White Bear Ankele Tanka Waldron	21121	3/31/2021	\$ 420.76	

Woodmen Heights Metropolitan District, Director

\$ 220,750.90

Rivers Forest Meadows - A check for this amount was paid in 2020. Wells Fargo deposited the check in one of WHMD bond accounts. We were never able to get it back. When Wells Fargo closed the bond accounts this year we retained this amount to pay Rivers Forest Meadows.

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

4/20/2022

Company	Invoice	Date	Amount	Comments
Colorado Springs Utilities	CSUVarious 3/22	4/7/2022	1,879.58	
City of Colorado Springs	CCSVarious.3/22	1/31/2022	631.61	
Rocky Mountain Playground Services	3/25/2022	3/25/2022	1,600.00	
Rocky Mountain Playground Services	480	3/26/2022	250.00	
Row Cal	INV012813	3/25/2022	349.48	
Walker Schooler District Managers	7042	3/31/2022	9,052.35	
Weisburg Landscape Maintenance	45488	3/23/2022	85.00	
Weisburg Landscape Maintenance	45492	3/23/2022	267.50	
Weisburg Landscape Maintenance	45564	4/4/2022	4,800.00	
Weisburg Landscape Maintenance	45588	4/18/2022	16,192.48	
White Bear Ankele Tanka Waldron	21152	3/31/2022	2,668.07	
TOTAL			\$ 37,776.07	

BOND FUND ACCOUNT

Company	Date	Amount	Comments	
El Paso County Taxes: DISTRICT 2	March	\$ 84,758.69		
El Paso County Taxes: DISTRICT 3	February	\$ 9,520.31		
TOTAL		\$ 94,279.00		
			Woodmen Heights Metropolitan District, Director	

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT

4/20/2022

Company	Invoice	Date	Amount	Comments
Walker Schooler District Managers	7043	3/31/2022	\$ 1,120.00	
White Bear Ankele Tanka Waldron	21153	3/31/2022	\$ 172.20	
Woodmen Heights Metro District #1				
TOTAL			\$ 1,292.20	

Woodmen Heights Metropolitan District, Director

\$ 1,292.20