

WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Board Meetings

Wednesday, June 1, 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
Kyle Geditz	Assistant Secretary	May 2023

AGENDA

1. Call to order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of the May 4, 2022, Joint Meeting Minutes (attached)
5. District Manager Report
 - a. The Cottages Master Drive Opt-Out update
 - b. Park Update and Review
 - c. BID at Woodmen and Marksheffel Park
6. Development Updates
7. Public Comment (for items not already on the agenda)
8. Legal Matters
 - a. Marksheffel Road IGA (District Contribution Limited to Escrow Deposit)

9. 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.
- c. Discuss modification of fee structure for East Park.

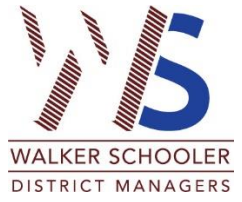
10. Adjourn:

- a. Schedule a Special Meeting to discuss the Audit.
- b. Next Regular Meeting Date – Scheduled for August 3, 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 1st day of June, 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
MAY 4, 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, May 4, 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 (Via phone)
Randle W. Case II, Vice President/Treasurer (Via phone)
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 (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.

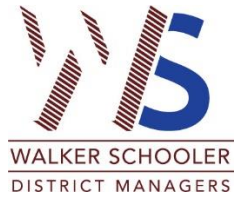
1. Call to Order: The meeting was called to order at 1:00 P.M. by President Krohnfeldt.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: President Krohnfeldt indicated that a quorum of the Boards was present and stated that each Director has been qualified as an eligible elector of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

3. Approval of the Agenda: Director Geditz moved to approve the Agenda; seconded by President Krohnfeldt. Motion passed unanimously.
4. Approval of the April 6, 2022 Joint Meeting Minutes: Director Geditz moved to approve the April 6, 2022 Joint Meeting Minutes as presented; seconded by President Krohnfeldt. Motion passed unanimously.
5. Oath of Office for Newly Elected Directors: Mr. Allen confirmed that the newly elected Director, Jack Amberg and the reelected Directors Krohnfeldt and Geditz will need to complete their Oaths of Office in the next few days.
6. Consider Appointment to Vacancies; Election of Assistant Secretary Office: Mr. Walker explained there is a Board vacancy on Districts 1, 2, and 3 due to Mr. Lindsay Case's retirement. Director Case II moved to appoint Kyle Geditz to District No. 2; seconded by Director Morley. Motion passed unanimously.
7. District Manager Report
 - a. The Cottages Master Drive Opt-Out update: Mr. Walker reported there is an agreement between The Cottages and the District. They are expected to close on their loan in mid-May which will trigger their first payment to the District and 45 to 60 days after that they will make their second payment. He noted language was added to the agreement that if they do not move forward with their project and record plats, they will not owe the money.
 - b. Park Update and Review: Mr. Walker reported they are waiting on information from Aspen View, so park construction will likely be delayed to next year.
 - c. Community Garden Update: Mr. Walker reported the community garden was closed and the new dog park is open. Ms. Hardekopf noted she will contact the two residents who are interested in starting a new community garden but so far, they are the only ones who have expressed interest.
 - d. BID at Woodmen and Marksheffel Park: Mr. Walker explained there is a BID at Woodmen and Marksheffel and they need an intergovernmental agreement between District No. 3 and their BID on how they are going to share monies for maintenance. They are still working on finalizing the agreement, but Mr. Walker suggested authorizing the IGA upon approval by the District Manager and legal counsel. After discussion, the Board decided they would take no action today and will address this item at the next meeting.
8. Development Updates: The Board discussed development updates. Director Geditz discussed development in the area by the church and noted that Big O Tires is currently under construction. Ms. Hardekopf discussed commercial submittals she has received for the area including a Freddie's, Slim Chickens, a car wash, and others. The Board discussed the draft agreement with the City that closes out the commitment to Marksheffel. Mr. Walker will get the final agreement submitted in the next 30 days. Mr. Walker reported the wetlands issue in the Woodmen Road Metro District, with Mr. Gatto's property, is unresolved due to not being able to meet with the Corp of Engineers.
9. Public Comment: There was no public comment.

10. Legal Matters: Mr. Walker discussed the House Bill 22-1363 that will modify new service plans and includes a provision that says you cannot be a Board member if you are also buying debt. They also added an amendment that restricts the debt amounts to 400 base points over MMA and restricted the length of time that bonds can be outstanding to 30 years. Mr. Walker will be testifying tomorrow at the Senate in hopes to kill the bill. The bill would have negative impacts to future metro districts and large developments.
11. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements and Payables: Director Morley moved to approve the Unaudited Financial Statements and Payables as presented; seconded by Director Geditz. Motion passed unanimously.
 - b. Discuss use of proceeds from The Cottages Master Drive Opt-Out agreement: The Board agreed to discuss this item at the next meeting.
12. Adjournment: Next Regular Meeting Date – Scheduled for June 1, 2022, at 1:00 PM. Mr. Walker noted the Audit should be available for review at the June meeting. The Board cancelled the July meeting. The Board adjourned the meeting at 1:31 PM.

Respectfully Submitted,

By: Recording Secretary



Woodmen Heights Metropolitan District #1

Balance Sheet

As of May 26, 2022

May 26, 22

ASSETS

Current Assets

Checking/Savings

Eastern Colorado Bank Checking 972,447.90

1110 · WHMD Wells Fargo Checking 72,565.91

Total Checking/Savings 1,045,013.81

Total Current Assets 1,045,013.81

Fixed Assets

1300 · Construction in Progress 15,133,193.68

1540 · Accumulated Depreciation -5,550,739.00

Total Fixed Assets 9,582,454.68

TOTAL ASSETS 10,627,468.49

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2010 · Accounts Payable 90,527.58

Total Accounts Payable 90,527.58

Total Current Liabilities 90,527.58

Long Term Liabilities

2530 · RS Holding Company A1 245,388.84

2550 · KF 103-CV, LLC 84,815.14

2590 · Advance from Morley Companies 983,602.04

Total Long Term Liabilities 1,313,806.02

Total Liabilities 1,404,333.60

Equity

3000 · Opening Balance Equity -291,538.89

3910 · Retained Earnings 9,288,588.02

Net Income 226,085.76

Total Equity 9,223,134.89

TOTAL LIABILITIES & EQUITY 10,627,468.49

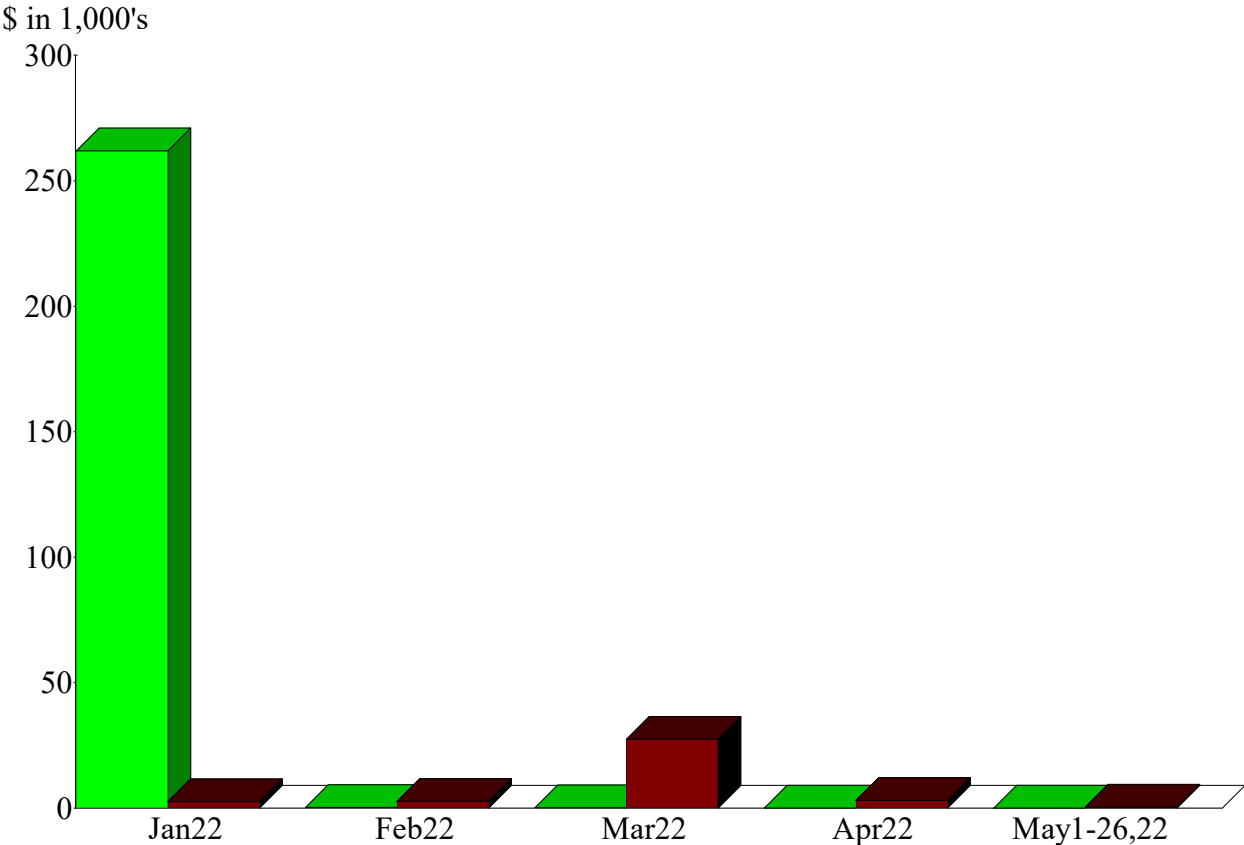
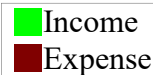
Woodmen Heights Metropolitan District #1

Profit & Loss Budget vs. Actual

January 1 through May 26, 2022

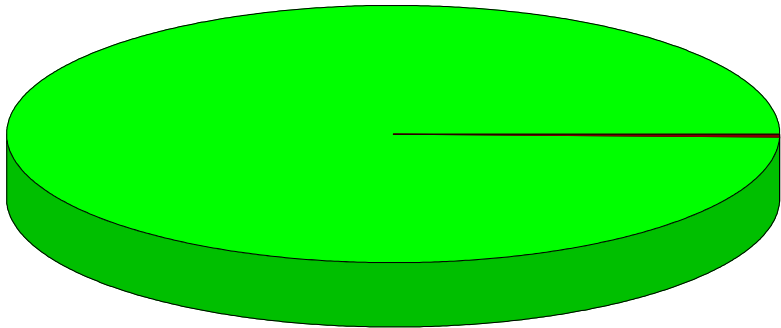
	TOTAL				
	May 1 - 26, 22	Jan 1 - May 26, 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Platting Fees					
Tiers Fee	0.00	76,691.99	0.00	76,691.99	100.0%
Rivers Park Fee	0.00	34,273.10	0.00	34,273.10	100.0%
Total Platting Fees	0.00	110,965.09	0.00	110,965.09	100.0%
Facility Fees					
East Park Fee	0.00	116,528.54	0.00	116,528.54	100.0%
Bridge Fees	0.00	34,273.10	0.00	34,273.10	100.0%
Total Facility Fees	0.00	150,801.64	0.00	150,801.64	100.0%
Total Fees	0.00	261,766.73	0.00	261,766.73	100.0%
Total Income	0.00	261,766.73	0.00	261,766.73	100.0%
Gross Profit	0.00	261,766.73	0.00	261,766.73	100.0%
Expense					
Parks					
Rivers FM	0.00	25,143.54	0.00	25,143.54	100.0%
Total Parks	0.00	25,143.54	0.00	25,143.54	100.0%
Copies & Postage	0.00	0.00	500.00	-500.00	0.0%
Fees Due					
BOD	0.00	800.00	0.00	800.00	100.0%
Total Fees Due	0.00	800.00	0.00	800.00	100.0%
6060 · Bank Service Charges	0.00	838.36	0.00	838.36	100.0%
6090 · Business License & Fees	0.00	377.99	0.00	377.99	100.0%
6155 · Directors Fees	400.00	300.00	6,000.00	-5,700.00	5.0%
6160 · Dues and Subscriptions	0.00	269.25	0.00	269.25	100.0%
6170 · Election Expense	0.00	1,335.58	1,000.00	335.58	133.56%
6570 · Professional Fees					
District Management	0.00	4,547.80	13,500.00	-8,952.20	33.69%
6571 · Accounting	0.00	0.00	8,500.00	-8,500.00	0.0%
6572 · Legal Fees	0.00	2,644.28	0.00	2,644.28	100.0%
Total 6570 · Professional Fees	0.00	7,192.08	22,000.00	-14,807.92	32.69%
6610 · Postage and Delivery	0.00	91.55	0.00	91.55	100.0%
6612 · RE Property Taxes	0.00	30.18	0.00	30.18	100.0%
Total Expense	400.00	36,378.53	29,500.00	6,878.53	123.32%
Net Ordinary Income	-400.00	225,388.20	-29,500.00	254,888.20	-764.03%
Other Income/Expense					
Other Income					
7010 · Interest Income					
O&M	0.00	679.27	700.00	-20.73	97.04%
7010 · Interest Income - Other	0.00	18.29	0.00	18.29	100.0%
Total 7010 · Interest Income	0.00	697.56	700.00	-2.44	99.65%
Total Other Income	0.00	697.56	700.00	-2.44	99.65%
Net Income	-400.00	226,085.76	-28,800.00	254,885.76	-785.02%

Income and Expense by Month January 1 through May 26, 2022



Income Summary January 1 through May 26, 2022

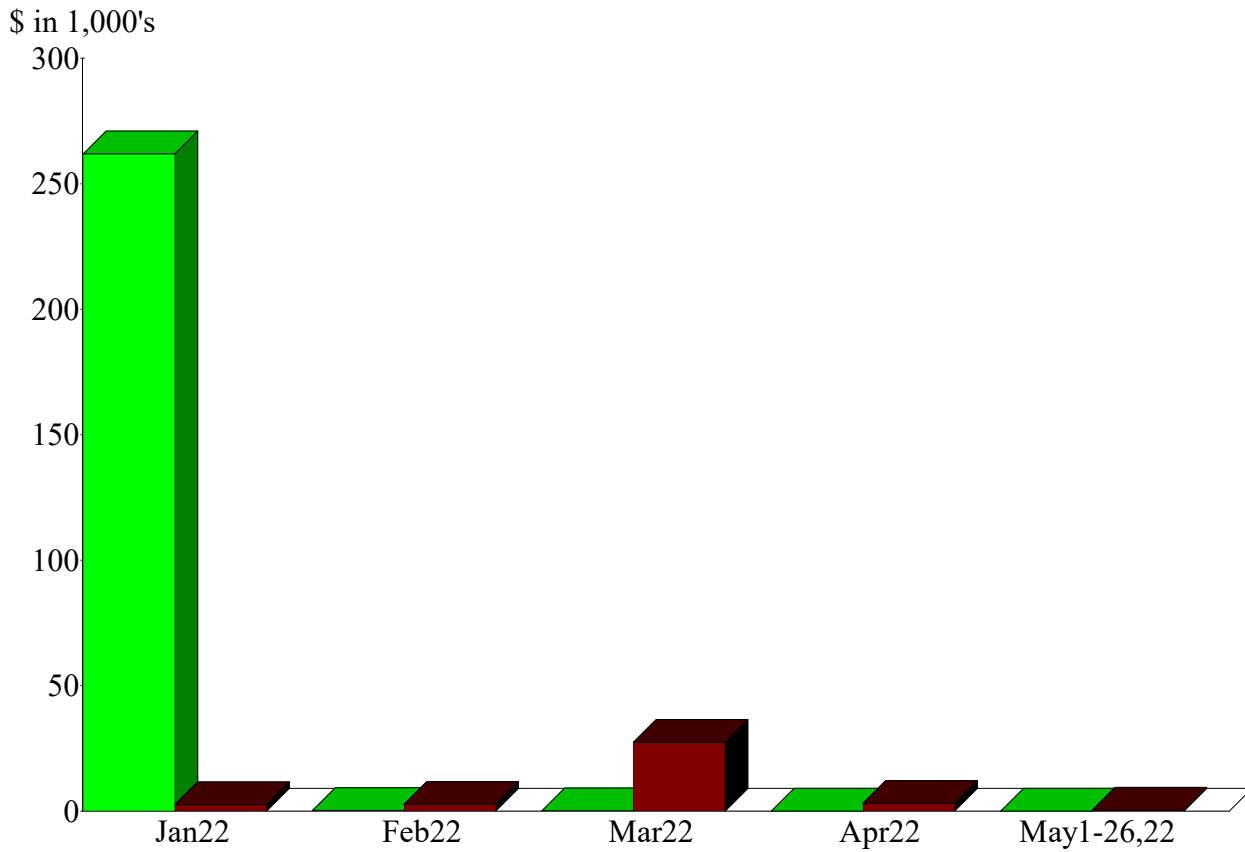
Fees	99.73%
7010 - Interest Income	0.27
Total	\$262,464.29



By Account

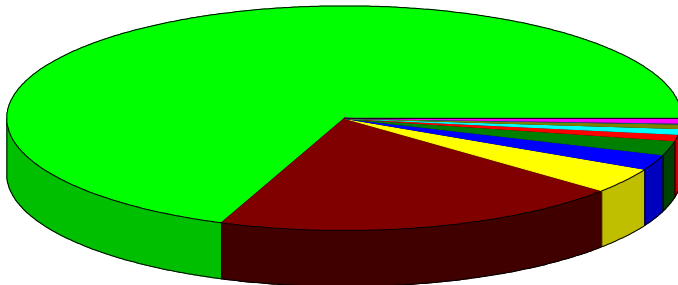
Income and Expense by Month January 1 through May 26, 2022

Income
Expense



Expense Summary January 1 through May 26, 2022

Parks	69.12%
6570 · Professional Fees	19.77
6170 · Election Expense	3.67
6060 · Bank Service Charges	2.30
Fees Due	2.20
6090 · Business License & Fees	1.04
6155 · Directors Fees	0.82
6160 · Dues and Subscriptions	0.74
6610 · Postage and Delivery	0.25
6612 · RE Property Taxes	0.08
Total	\$36,378.53



By Account

Woodmen Heights Metropolitan District #2

Balance Sheet

As of May 26, 2022

	May 26, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	2,261,370.45
1112 · PNC Bank Reserve 9339	1,130,814.97
1111 · PNC Bank Loan 9048	1,257,474.06
UMB 2020B-1 Bond 394.1	129,070.35
UMB 2020B-1 Reserve 394.2	731,000.00
UMB 2020B-1 Surplus 394.3	748,106.64
Total Checking/Savings	6,257,836.47
Accounts Receivable	
1210 · Accounts Receivable	88,770.60
1230 · Property Taxes Receivable WH2	1,279,907.37
Total Accounts Receivable	1,368,677.97
Other Current Assets	
1390 · Undeposited Funds	21,614.68
Total Other Current Assets	21,614.68
Total Current Assets	7,648,129.12
Other Assets	
1990 Suspense	128,772.44
Total Other Assets	128,772.44
TOTAL ASSETS	7,776,901.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	252,385.03
Total Accounts Payable	252,385.03
Other Current Liabilities	
2022 · Deferred Property Tax Rev WH2	1,279,907.37
Total Other Current Liabilities	1,279,907.37
Total Current Liabilities	1,532,292.40
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	49,421,292.40
Equity	
3000 · Opening Balance Equity	1,293,534.46
3910 · Retained Earnings	-45,061,825.41
Net Income	2,123,900.11
Total Equity	-41,644,390.84
TOTAL LIABILITIES & EQUITY	7,776,901.56

Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

January 1 through May 26, 2022

	TOTAL				
	May 1 - 26, 22	Jan 1 - May 26, 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Due From District 3 - Taxes	140,692.85	185,687.49	0.00	185,687.49	100.0%
Fees					
Facility Fees					
Bridge Fee	0.00	20,420.88	27,500.00	-7,079.12	74.26%
East Park Fee	0.00	69,430.99	93,500.00	-24,069.01	74.26%
Facility Fees - Other	44,904.94	167,146.10	0.00	167,146.10	100.0%
Total Facility Fees	44,904.94	256,997.97	121,000.00	135,997.97	212.4%
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	20,420.88	27,500.00	-7,079.12	74.26%
Tiers Fee	0.00	204,208.80	275,000.00	-70,791.20	74.26%
Total Platting Fees	0.00	224,629.68	302,500.00	-77,870.32	74.26%
Taxes					
Current Year - O&M	40,661.32	444,708.32	807,266.70	-362,558.38	55.09%
Spec Own Tax - O&M	6,358.75	26,752.99	56,508.67	-29,755.68	47.34%
Delinquent Int - O&M	15.37	20.21	0.00	20.21	100.0%
Current Year - Debt	100,031.53	1,094,033.60	1,985,968.91	-891,935.31	55.09%
Spec Own Tax - Debt	15,643.27	65,815.44	0.00	65,815.44	100.0%
Delinquent Int - Debt	37.82	49.73	0.00	49.73	100.0%
Total Taxes	162,748.06	1,631,380.29	2,849,744.28	-1,218,363.99	57.25%
Fees - Other	0.00	0.00	182,103.64	-182,103.64	0.0%
Total Fees	207,653.00	2,113,007.94	3,945,975.52	-1,832,967.58	53.55%
Total Income	348,345.85	2,298,695.43	3,945,975.52	-1,647,280.09	58.25%
Gross Profit	348,345.85	2,298,695.43	3,945,975.52	-1,647,280.09	58.25%
Expense					
Bank Service Charges	0.00	447.75	0.00	447.75	100.0%
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	692.90	7,500.00	-6,807.10	9.24%
Fees Due					
Storm Water	7.80	4,160.39	7,500.00	-3,339.61	55.47%
Total Fees Due	7.80	4,160.39	7,500.00	-3,339.61	55.47%
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

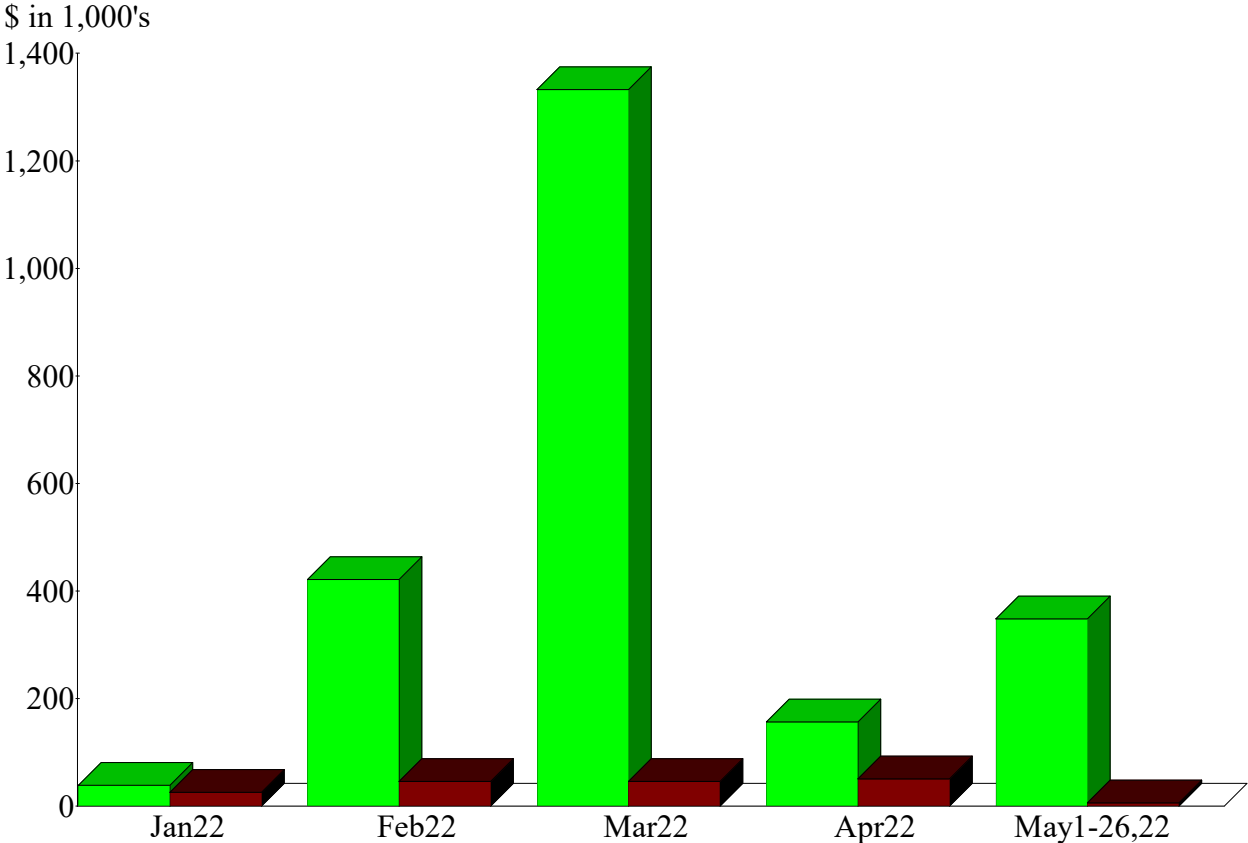
Profit & Loss Budget vs. Actual

January 1 through May 26, 2022

	TOTAL				
	May 1 - 26, 22	Jan 1 - May 26, 22	Budget	\$ Over Budget	% of Budget
Parks	0.00	1,850.00	0.00	1,850.00	100.0%
Professional Fees					
Audit	0.00	0.00	19,000.00	-19,000.00	0.0%
District Management	0.00	35,840.00	120,000.00	-84,160.00	29.87%
Landscaping Maintenance	4,245.26	97,942.36	425,000.00	-327,057.64	23.05%
Legal Fees	0.00	5,417.06	30,000.00	-24,582.94	18.06%
Total Professional Fees	4,245.26	139,199.42	594,000.00	-454,800.58	23.43%
Postage and Delivery	0.00	92.35	200.00	-107.65	46.18%
Repairs	0.00	2,893.83	50,000.00	-47,106.17	5.79%
Repay Developer Advance	0.00	0.00	275,000.00	-275,000.00	0.0%
Treasurer Collection Fee Debt	1,501.04	16,411.25	29,789.53	-13,378.28	55.09%
Treasurer Collection Fee O&M	610.15	6,670.93	12,109.00	-5,438.07	55.09%
Utilities - Water	0.00	1,311.43	0.00	1,311.43	100.0%
Total Expense	6,364.25	174,974.74	3,418,239.53	-3,243,264.79	5.12%
Net Ordinary Income	341,981.60	2,123,720.69	527,735.99	1,595,984.70	402.42%
Other Income/Expense					
Other Income					
Interest Income	0.00	179.42	96.00	83.42	186.9%
Total Other Income	0.00	179.42	96.00	83.42	186.9%
Net Other Income	0.00	179.42	96.00	83.42	186.9%
Net Income	341,981.60	2,123,900.11	527,831.99	1,596,068.12	402.38%

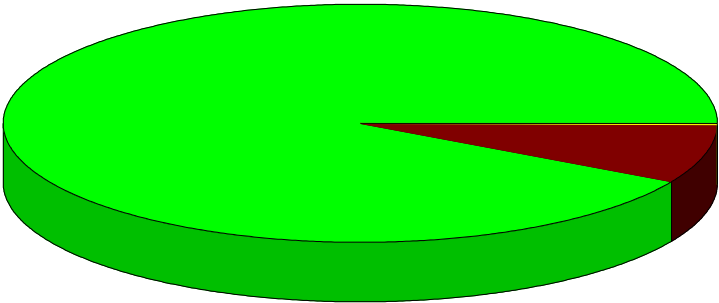
Income and Expense by Month
January 1 through May 26, 2022

Income
Expense



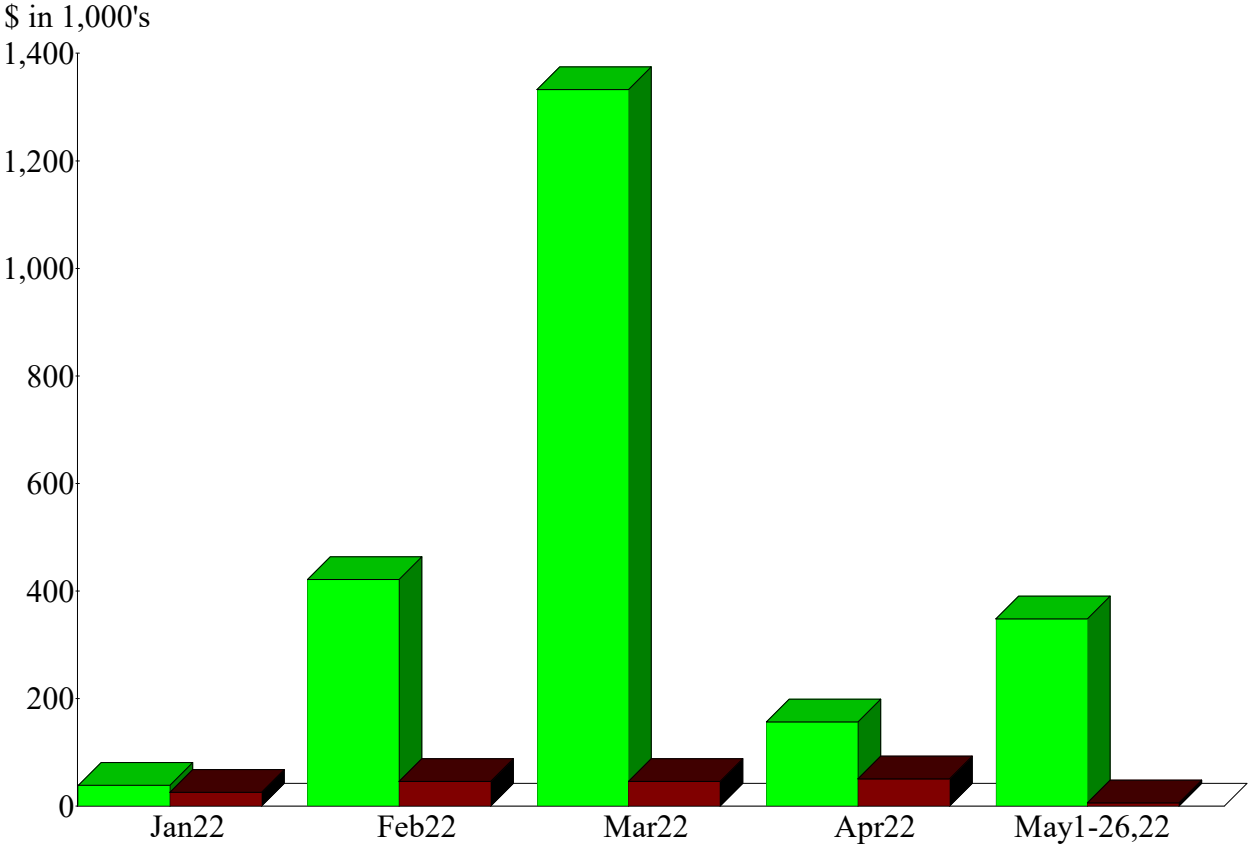
Income Summary
January 1 through May 26, 2022

Fees	91.91%
Due From District 3 - Taxes	8.08
Interest Income	0.01
Total	\$2,298,874.85



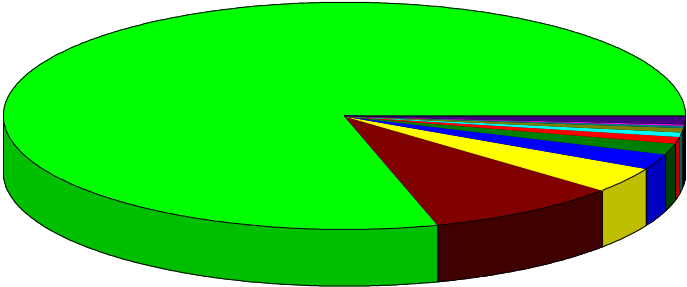
By Account

Income and Expense by Month January 1 through May 26, 2022



Expense Summary January 1 through May 26, 2022

Professional Fees	79.55%
Treasurer Collection Fee Debt	9.38
Treasurer Collection Fee O&M	3.81
Fees Due	2.38
Repairs	1.65
Parks	1.06
Utilities - Water	0.75
Dues and Subscriptions	0.71
Election	0.40
Bank Service Charges	0.26
Other	0.06
Total	\$174,974.74



By Account

11:36 AM

05/26/22

Accrual Basis

Woodmen Heights Metropolitan District #3

Balance Sheet

As of May 26, 2022

	May 26, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	141,023.12
Total Checking/Savings	141,023.12
Accounts Receivable	
1211 · AR Couty Treasurer	31,227.16
Total Accounts Receivable	31,227.16
Total Current Assets	172,250.28
TOTAL ASSETS	172,250.28
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	2,174.73
Total Accounts Payable	2,174.73
Other Current Liabilities	
2025 · Deferred Property Tax Rev WH3	31,227.16
Total Other Current Liabilities	31,227.16
Total Current Liabilities	33,401.89
Total Liabilities	33,401.89
Equity	
3910 · Retained Earnings	83,103.46
Net Income	55,744.93
Total Equity	138,848.39
TOTAL LIABILITIES & EQUITY	172,250.28

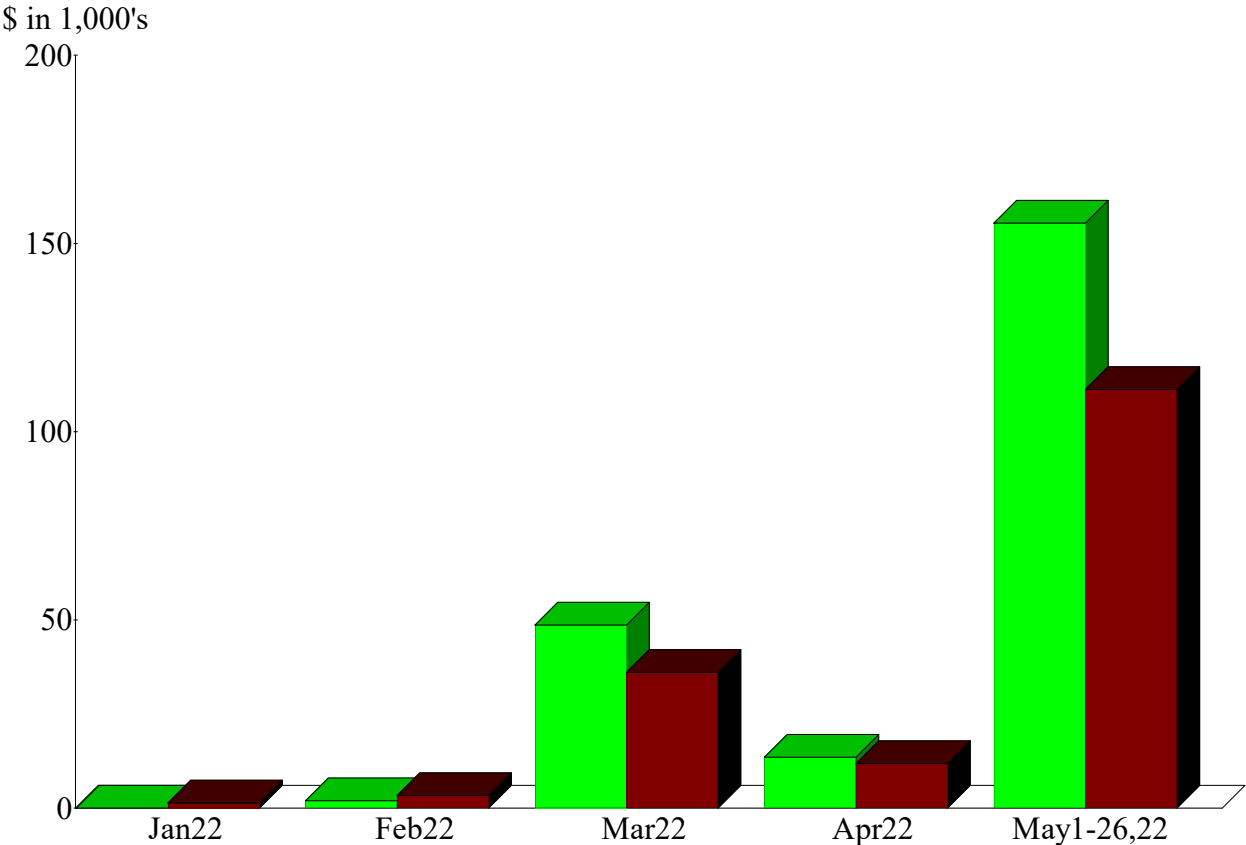
Woodmen Heights Metropolitan District #3

Profit & Loss Budget vs. Actual

January 1 through May 26, 2022

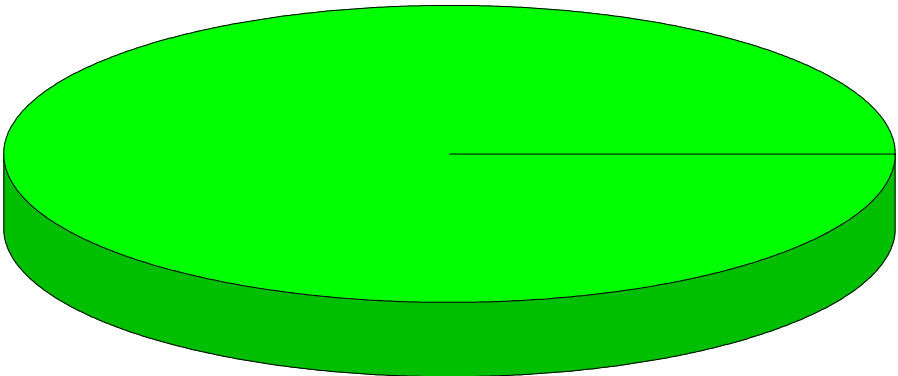
	TOTAL				
	May 1 - 26, 22	Jan 1 - May 26, 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Taxes					
Current Year - O&M	44,372.11	61,141.51	70,166.70	-9,025.19	87.14%
Spec Own Tax - O&M	552.70	2,325.34	4,911.67	-2,586.33	47.34%
Current Year - Debt	109,155.39	150,408.12	172,610.08	-22,201.96	87.14%
Spec Own Tax - Debt	1,359.63	5,720.35	12,082.71	-6,362.36	47.34%
Total Taxes	155,439.83	219,595.32	259,771.16	-40,175.84	84.53%
Total Fees	155,439.83	219,595.32	259,771.16	-40,175.84	84.53%
Total Income	155,439.83	219,595.32	259,771.16	-40,175.84	84.53%
Gross Profit	155,439.83	219,595.32	259,771.16	-40,175.84	84.53%
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	108,877.69	153,872.33	182,103.64	-28,231.31	84.5%
Election Expense	0.00	498.15	1,000.00	-501.85	49.82%
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	4,480.00	15,000.00	-10,520.00	29.87%
Legal Fees	0.00	1,399.13	2,500.00	-1,100.87	55.97%
Total Professional Fees	0.00	5,879.13	17,500.00	-11,620.87	33.6%
Stormwater & Facilities Maint	0.00	0.00	35,000.00	-35,000.00	0.0%
Treasurer's Collection Fee-O&M	665.58	917.12	1,052.50	-135.38	87.14%
Treasurers Collection Fee-Debt	1,637.33	2,256.13	2,589.15	-333.02	87.14%
Total Expense	111,180.60	163,850.39	248,045.29	-84,194.90	66.06%
Net Ordinary Income	44,259.23	55,744.93	11,725.87	44,019.06	475.4%
Net Income	44,259.23	55,744.93	11,725.87	44,019.06	475.4%

Income and Expense by Month
January 1 through May 26, 2022



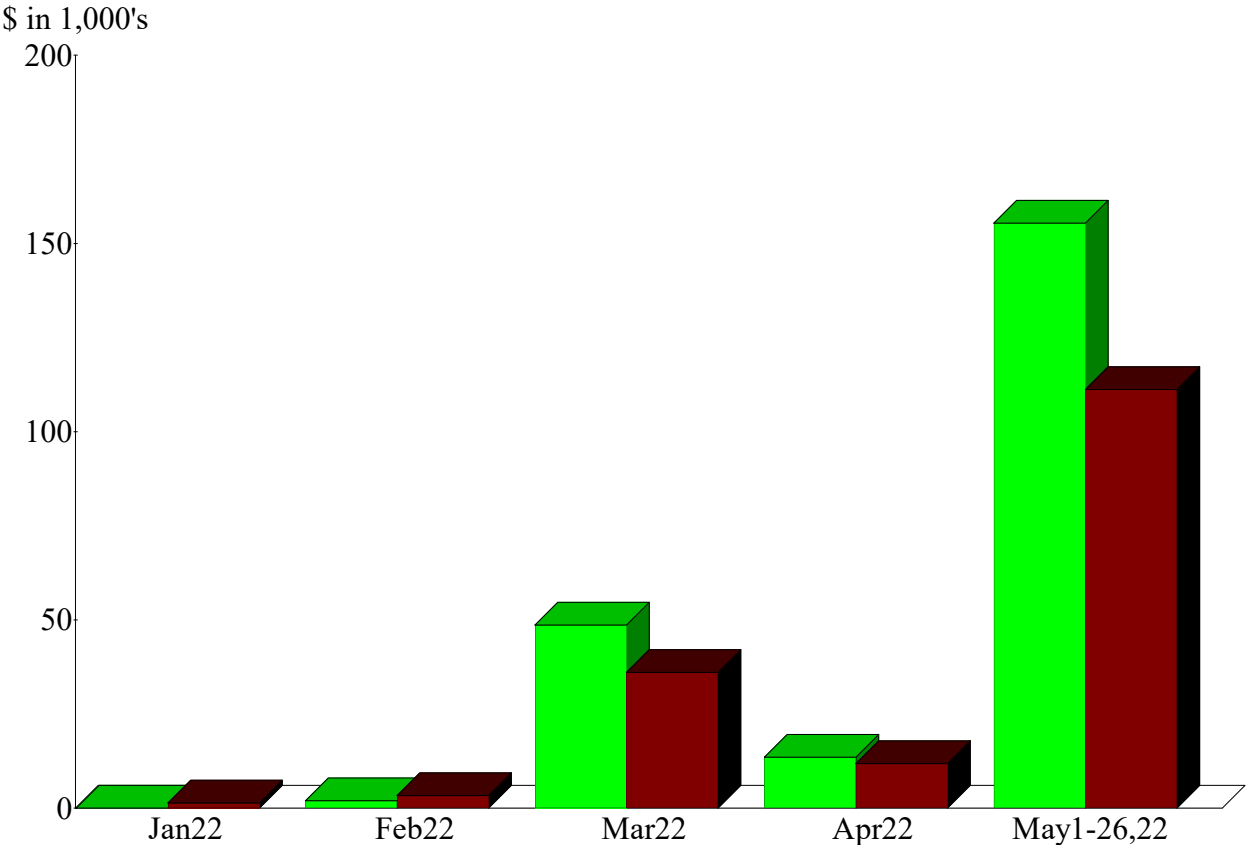
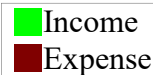
Income Summary
January 1 through May 26, 2022

Fees	100.00%
Total	\$219,595.32



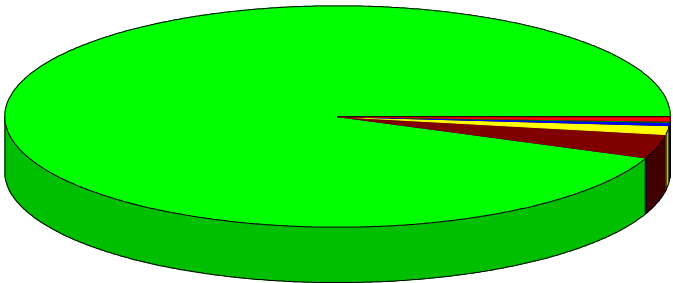
By Account

Income and Expense by Month January 1 through May 26, 2022



Expense Summary January 1 through May 26, 2022

Due to District 2 - Taxes	93.91%
Professional Fees	3.59
Treasurers Collection Fee-Debt	1.38
Treasurer's Collection Fee-O&M	0.56
Election Expense	0.30
Dues and Subscriptions	0.26
Total	\$163,850.39



By Account

Woodmen Heights Metropolitan District #1

GENERAL FUND ACCOUNT

5/15/2022

Company	Invoice	Date	Amount	Comments
Randle Case	050422RC	5/4/2022	\$ 100.00	
Les Kronfeldt	050422LK	5/4/2022	\$ 100.00	
James Morley	050422JM	5/4/2022	\$ 100.00	
Kyle Geditz	050422KG	5/4/2022	\$ 100.00	
Walker Schooler District Managers	7069	4/30/2022	\$ 1,187.20	
White Bear Ankele Tanka Waldron	22042	4/30/2022	\$ 1,083.94	

Woodmen Heights Metropolitan District, Director

\$ 2,671.14

<p>Woodmen Heights Metropolitan District #2</p>
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GENERAL FUND ACCOUNT					
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5/15/2022

Company	Invoice	Date	Amount	Comments
Colorado Springs Utilities	CSUVarious 3/22	4/7/2022	3,402.26	
City of Colorado Springs	CCSVarious.3/22	1/31/2022	685.85	
Walker Schooler District Managers	7070	4/30/2022	9,064.35	
Weisburg Landscape Maintenance	45621	4/30/2022	8,876.00	
Weisburg Landscape Maintenance	45622	4/30/2022	1,648.00	
Weisburg Landscape Maintenance	45700	4/26/2022	1,661.50	
Weisburg Landscape Maintenance	45753	4/29/2022	1,753.50	
Weisburg Landscape Maintenance	45807	5/10/2022	396.00	
Weisburg Landscape Maintenance	45836	5/11/2022	212.00	
Weisburg Landscape Maintenance	45846	5/11/2022	70.00	
Weisburg Landscape Maintenance	45849	5/11/2022	85.00	
White Bear Ankele Tanka Waldron	22073	4/30/2022	1,399.13	
TOTAL			\$ 29,253.59	

BOND FUND ACCOUNT	
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Company	Date	Amount	Comments	
El Paso County Taxes: DISTRICT 2	April	\$ 114,173.75		
El Paso County Taxes: DISTRICT 3	April	\$ 108,877.69		
TOTAL		\$ 223,051.44		
			Woodmen Heights Metropolitan District, Director	

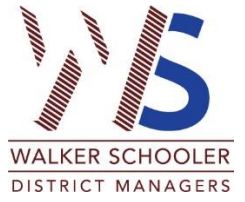
Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT

5/15/2022

Company	Invoice	Date	Amount	Comments
Walker Schooler District Managers	7071	4/31/22	\$ 1,120.00	
White Bear Ankele Tanka Waldron	22074	4/30/2022	\$ 1,054.73	
Woodmen Heights Metro District #1				
TOTAL			\$ 2,174.73	

Woodmen Heights Metropolitan District, Director

\$ 2,174.73



Summary				
Date	Company	Beginning Cost	Payments Out	Remaining
2005	ESI	\$ 1,000,000.00	\$ (1,000,000.01)	\$ (0.01)
2008	KF 103-CV, LLC	\$ 289,788.55	\$ (204,790.59)	\$ 84,997.96
2009	RS Holding Co	\$ 245,388.84	\$ -	\$ 245,388.84
2010	MCFI	\$ 2,375,037.66	\$ (1,391,435.66)	\$ 983,602.00
TOTAL				\$ 1,313,988.80