

WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3
Special Board Meetings

Wednesday, July 20, 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 June 1, 2022, Joint Meeting Minutes (attached)
5. Review and Consider approval for the 2021 Audit (under separate attachment)
6. District Manager Report
 - a. The Cottages Master Drive Opt-Out update
 - b. Park Update and Review
 - c. D-20 School site discussion
 - d. Concrete fence repair Cumbre Vista east of park
7. Development Updates
8. Public Comment (for items not already on the agenda)

9. Legal Matters

- a. Marksheffel Road IGA (District Contribution Limited to Escrow Deposit)

10. Financial Matters

- a. Consider Approval of Unaudited Financial Statements and Payables (attached)
- b. Discuss Tier Reimbursement schedule and use of proceeds from The Cottages Master Drive Opt-Out agreement payment.
- c. Discuss modification of fees to assist in East Park funding.

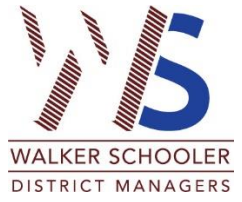
11. Adjourn:

- a. 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 a special meetings at 1:00 p.m. on Wednesday, the 20th day of July, 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
JUNE 1, 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, June 1, 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
Randle W. Case II, Vice President/Treasurer
Jack Amberg, Asst. Secretary

Also in attendance were:

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

Combined Meeting:

The Boards of Directors of the Districts have determined to hold a joint meeting of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes shall be deemed to be the action of all Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order at 1:00 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: President Krohnfeldt requested discussion on The Enclave pond landscape. The Board approved the Agenda as amended.

4. Approval of the May 4, 2022 Joint Meeting Minutes: Director Case II moved to approve the May 4, 2022 Joint Meeting Minutes as presented; seconded by Director Morley. Motion passed unanimously.
5. District Manager Report
 - a. The Cottages Master Drive Opt-Out update: Mr. Walker reported the agreement is signed and the projected closing date is June 6, 2022. The opt-out date has been extended to June 15, 2022. \$770,447 will be paid in two payments, one at closing and one payment 45 days later. Mr. Walker noted they may pay in total next week. Mr. Walker recommended to pay off all of the tiers with the funds and using the remaining funds for the East Park. After discussion, Woodmen Heights Metropolitan District No. 1 Director Case II moved to direct the District Manager and appropriate District No. 1 officers to pay off the tiers first with the funds from The Cottages Master Drive Opt-Out Agreement and use the remaining funds for East Park; seconded by Director Morley. Motion passed unanimously. Mr. Walker explained the request of tier reimbursement payment to Scott Hente and Robert Ormsten in lieu of RS Holdings and recommended the Board authorize the payment based on Mr. Allen's review documentation to be supplied to the District concerning the status of RS Holdings and Hente and Ormsten's right to receive the tier reimbursement payment and receipt of a W-9 from the appropriate individuals and entities. The auditors recommend this as well and Mr. Hente and Mr. Ormsten have asserted they will indemnify the District relative to paying the individuals instead of RS Holdings. Director Morley moved to authorize the payment to Scott Hente and Robert Ormsten; seconded by Director Case II. Motion passed unanimously.
 - b. Park Update and Review: Mr. Walker reported they are waiting on Aspen View to provide information regarding ownership of the land and the final survey. The Woodmen Heights Metropolitan District No. 2 Board discussed the release of the easement. On behalf of District No. 2, Director Case II moved to authorize the District Manager to release the easement; seconded by Director Morley. Motion passed unanimously.
 - c. BID at Woodmen and Marksheffel Park: Mr. Walker explained the BID has decided to go to City Council and request an additional mill levy and tax themselves higher instead of the IGA.
 - d. The Enclave pond landscape: President Krohnfeldt discussed the detention pond and noted no landscaping was put in by the developer. Mr. Walker explained that once the sureties are released and the City accepts the new landscaping, the District can take over the maintenance.
6. Development Updates: The Board discussed development updates and noted there is a lot of growth and development going on. President Krohnfeldt noted a new office building is going in as well as a dental office on the corner of Marksheffel. Across from Starbucks is a Big O Tire and the Church is finishing the site work and pond.
7. Public Comment: There was no public comment.
8. Legal Matters:

- a. Marksheffel Road IGA (District Contribution Limited to Escrow Deposit): Mr. Walker reported they will work this out with the City to give them funds that have been collected which is roughly \$320,000.

9. Financial Matters

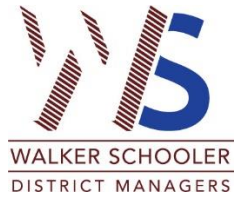
- a. Consider Approval of Unaudited Financial Statements and Payables: Director Morley moved to approve the Unaudited Financial Statements and Payables as presented; seconded by Director Case II. Motion passed unanimously.
- b. Discuss use of proceeds from The Cottages Master Drive Opt-Out agreement: Mr. Walker discussed the intent to pay off the reimbursement tiers and using the remaining funds for funding the park.
- c. Discuss modification of fee structure for East Park: The Board will discuss this item at the next meeting.

10. Adjournment: The Board adjourned the meeting at 1:53 PM.

- a. Schedule a Special Meeting to discuss Audit: Mr. Walker noted the Audit needs to be reviewed and resolution signed by July 31st.
- b. Next Regular Meeting Date – Scheduled for August 3, 2022, at 1:00 PM.

Respectfully Submitted,

By: Recording Secretary



Woodmen Heights Metropolitan District #1

Balance Sheet

As of June 30, 2022

Jun 30, 22

ASSETS

Current Assets

Checking/Savings

Eastern Colorado Bank Checking 1,309,944.43

1110 · WHMD Wells Fargo Checking 72,360.99

Total Checking/Savings 1,382,305.42

Other Current Assets

1215 · Due From District 2 7,127.76

Total Other Current Assets 7,127.76

Total Current Assets 1,389,433.18

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 10,971,887.86

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

2010 · Accounts Payable 1,436.94

Total Accounts Payable 1,436.94

Other Current Liabilities

Due to District 2 7,127.76

Total Other Current Liabilities 7,127.76

Total Current Liabilities 8,564.70

Long Term Liabilities

2590 · Advance from Morley Companies 0.04

Total Long Term Liabilities 0.04

Total Liabilities 8,564.74

Equity

3000 · Opening Balance Equity -291,538.89

3910 · Retained Earnings 9,288,588.02

Net Income 1,966,273.99

Total Equity 10,963,323.12

TOTAL LIABILITIES & EQUITY 10,971,887.86

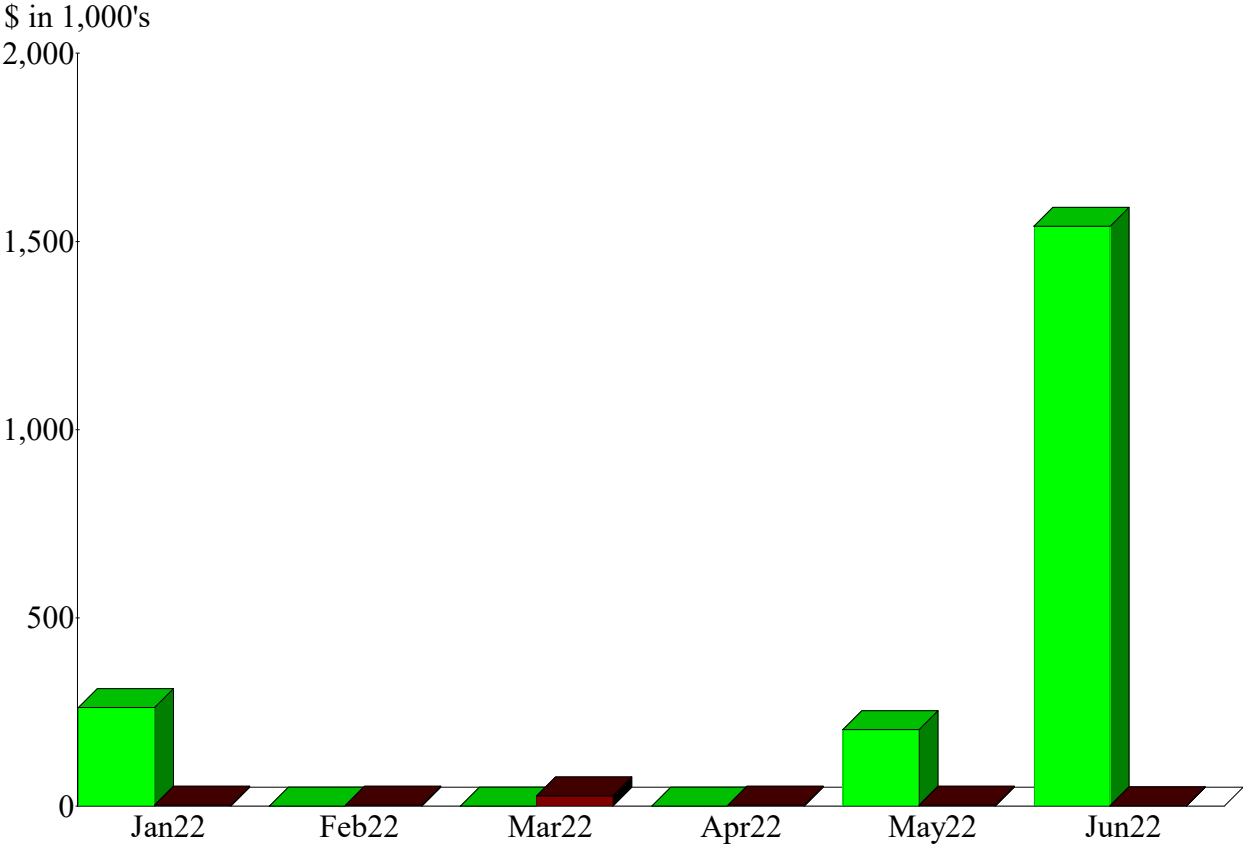
Woodmen Heights Metropolitan District #1

Profit & Loss Budget vs. Actual

January through June 2022

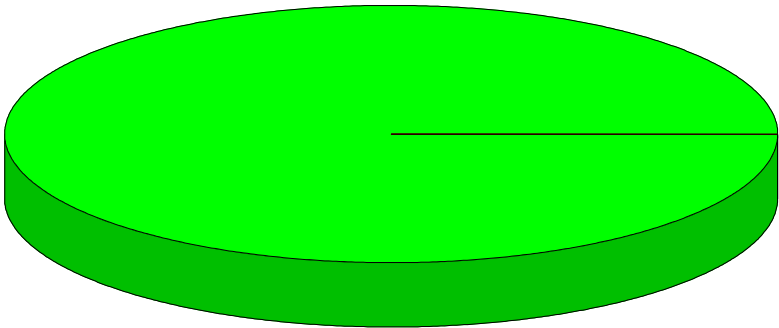
	TOTAL				
	Jun 22	Jan - Jun 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Platting Fees					
Tiers Fee	1,540,894.00	1,796,570.99			
Rivers Park Fee	0.00	38,841.10			
Total Platting Fees	1,540,894.00	1,835,412.09			
Facility Fees					
East Park Fee	0.00	132,059.74			
Bridge Fees	0.00	38,841.10			
Total Facility Fees	0.00	170,900.84			
Total Fees	1,540,894.00	2,006,312.93			
Total Income	1,540,894.00	2,006,312.93			
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%
Fees Due					
BOD	0.00	800.00			
Total Fees Due	0.00	800.00			
6060 · Bank Service Charges	74.24	1,066.81			
6090 · Business License & Fees	145.63	658.62			
6155 · Directors Fees	0.00	300.00	6,000.00	-5,700.00	5.0%
6160 · Dues and Subscriptions	0.00	269.25			
6170 · Election Expense	0.00	1,386.83	1,000.00	386.83	138.68%
6570 · Professional Fees					
District Management	1,120.00	6,787.80	13,500.00	-6,712.20	50.28%
6571 · Accounting	0.00	0.00	8,500.00	-8,500.00	0.0%
6572 · Legal Fees	0.00	4,159.45			
Total 6570 · Professional Fees	1,120.00	10,947.25	22,000.00	-11,052.75	49.76%
6610 · Postage and Delivery	0.00	157.55	0.00	157.55	100.0%
6612 · RE Property Taxes	0.00	30.18			
Total Expense	1,339.87	40,760.03	29,500.00	11,260.03	138.17%
Net Ordinary Income	1,539,554.13	1,965,552.90	-29,500.00	1,995,052.90	-6,662.89%
Other Income/Expense					
Other Income					
7010 · Interest Income					
O&M	13.68	702.80	700.00	2.80	100.4%
7010 · Interest Income - Other	0.00	18.29			
Total 7010 · Interest Income	13.68	721.09	700.00	21.09	103.01%
Total Other Income	13.68	721.09	700.00	21.09	103.01%
Net Other Income	13.68	721.09	700.00	21.09	103.01%
Net Income	1,539,567.81	1,966,273.99	-28,800.00	1,995,073.99	-6,827.34%

Income and Expense by Month
January through June 2022



Income Summary
January through June 2022

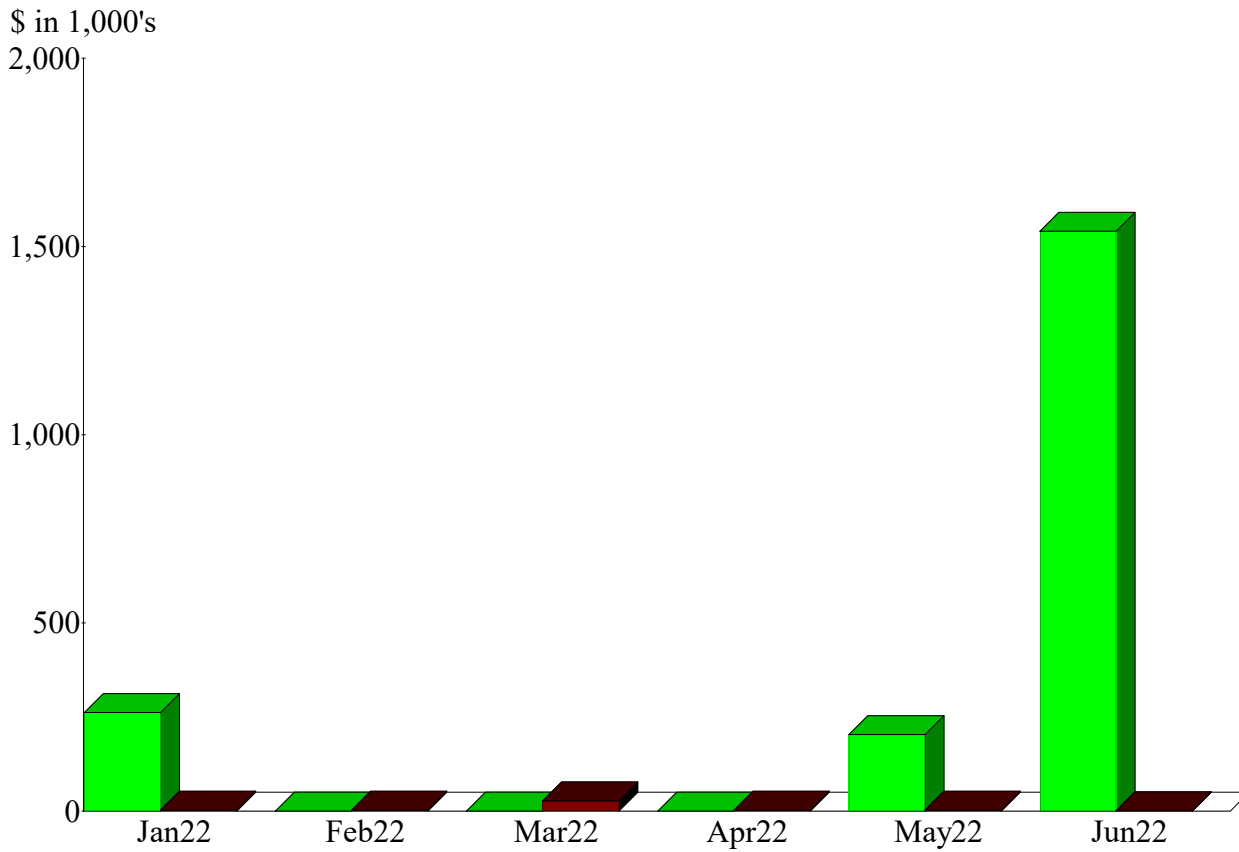
Fees	99.96%
7010 - Interest Income	0.04
Total	\$2,007,034.02



By Account

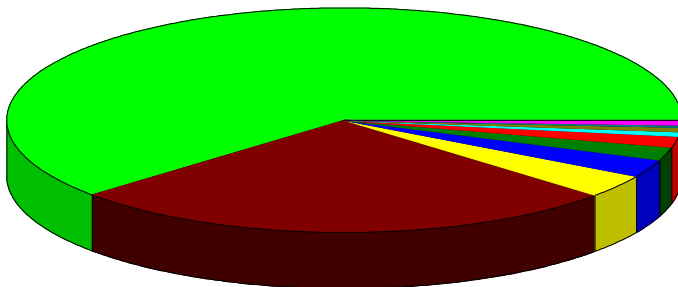
Income and Expense by Month January through June 2022

Income
Expense



Expense Summary January through June 2022

Parks	61.69%
6570 · Professional Fees	26.86
6170 · Election Expense	3.40
6060 · Bank Service Charges	2.62
Fees Due	1.96
6090 · Business License & Fees	1.62
6155 · Directors Fees	0.74
6160 · Dues and Subscriptions	0.66
6610 · Postage and Delivery	0.39
6612 · RE Property Taxes	0.07
Total	\$40,760.03



By Account

Woodmen Heights Metropolitan District #2

Balance Sheet

As of June 30, 2022

	Jun 30, 22
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-1,977.94
ECB - Operating	1,981,660.95
1112 · PNC Bank Reserve 9339	1,131,457.33
1111 · PNC Bank Loan 9048	1,060,365.66
UMB 2020B-1 Bond 394.1	129,157.74
UMB 2020B-1 Reserve 394.2	731,495.06
UMB 2020B-1 Surplus 394.3	731,495.06
Total Checking/Savings	5,763,653.86
Accounts Receivable	
1210 · Accounts Receivable	205,088.28
1230 · Property Taxes Receivable WH2	1,091,237.71
Total Accounts Receivable	1,296,325.99
Total Current Assets	7,059,979.85
TOTAL ASSETS	7,059,979.85
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	38,958.88
Total Accounts Payable	38,958.88
Other Current Liabilities	
2022 · Deferred Property Tax Rev WH2	1,091,237.71
Total Other Current Liabilities	1,091,237.71
Total Current Liabilities	1,130,196.59
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	49,019,196.59
Equity	
3000 · Opening Balance Equity	1,293,534.46
3910 · Retained Earnings	-45,061,825.41
Net Income	1,809,074.21
Total Equity	-41,959,216.74
TOTAL LIABILITIES & EQUITY	7,059,979.85

Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

January through June 2022

	TOTAL				
	Jun 22	Jan - Jun 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Due From District 3 - Taxes	6,219.11	160,091.44			
Fees					
Facility Fees					
Bridge Fee	6,895.70	27,316.58	27,500.00	-183.42	99.33%
East Park Fee	0.00	69,430.99	93,500.00	-24,069.01	74.26%
Facility Fees - Other	124,897.18	320,316.76			
Total Facility Fees	131,792.88	417,064.33	121,000.00	296,064.33	344.68%
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	6,895.70	27,316.58	27,500.00	-183.42	99.33%
Tiers Fee	68,957.00	273,165.80	275,000.00	-1,834.20	99.33%
Total Platting Fees	75,852.70	300,482.38	302,500.00	-2,017.62	99.33%
Taxes					
Current Year - O&M	54,526.99	499,235.31	807,266.70	-308,031.39	61.84%
Spec Own Tax - O&M	6,536.94	33,289.93	56,508.67	-23,218.74	58.91%
Delinquent Int - O&M	97.06	117.27			
Current Year - Debt	134,142.67	1,228,176.27	1,985,968.91	-757,792.64	61.84%
Spec Own Tax - Debt	16,081.63	81,897.07			
Delinquent Int - Debt	238.79	288.52			
Total Taxes	211,624.08	1,843,004.37	2,849,744.28	-1,006,739.91	64.67%
Fees - Other	0.00	0.00	182,103.64	-182,103.64	0.0%
Total Fees	419,269.66	2,560,551.08	3,945,975.52	-1,385,424.44	64.89%
Total Income	425,488.77	2,720,642.52	3,945,975.52	-1,225,333.00	68.95%
Gross Profit	425,488.77	2,720,642.52	3,945,975.52	-1,225,333.00	68.95%
Expense					
Property Tax	0.00	414.42			
Bank Service Charges	-447.75	0.00			
Bond Expense					
Debt Service	0.00	0.00	870,000.00	-870,000.00	0.0%
Debt Service Interest	480,883.00	480,883.00	1,418,641.00	-937,758.00	33.9%
Total Bond Expense	480,883.00	480,883.00	2,288,641.00	-1,807,758.00	21.01%
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	795.40	7,500.00	-6,704.60	10.61%
Fees Due					
Tiers Fee Expense	0.00	133,305.00			
Storm Water	985.85	5,781.46	7,500.00	-1,718.54	77.09%
Total Fees Due	985.85	139,086.46	7,500.00	131,586.46	1,854.49%

Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

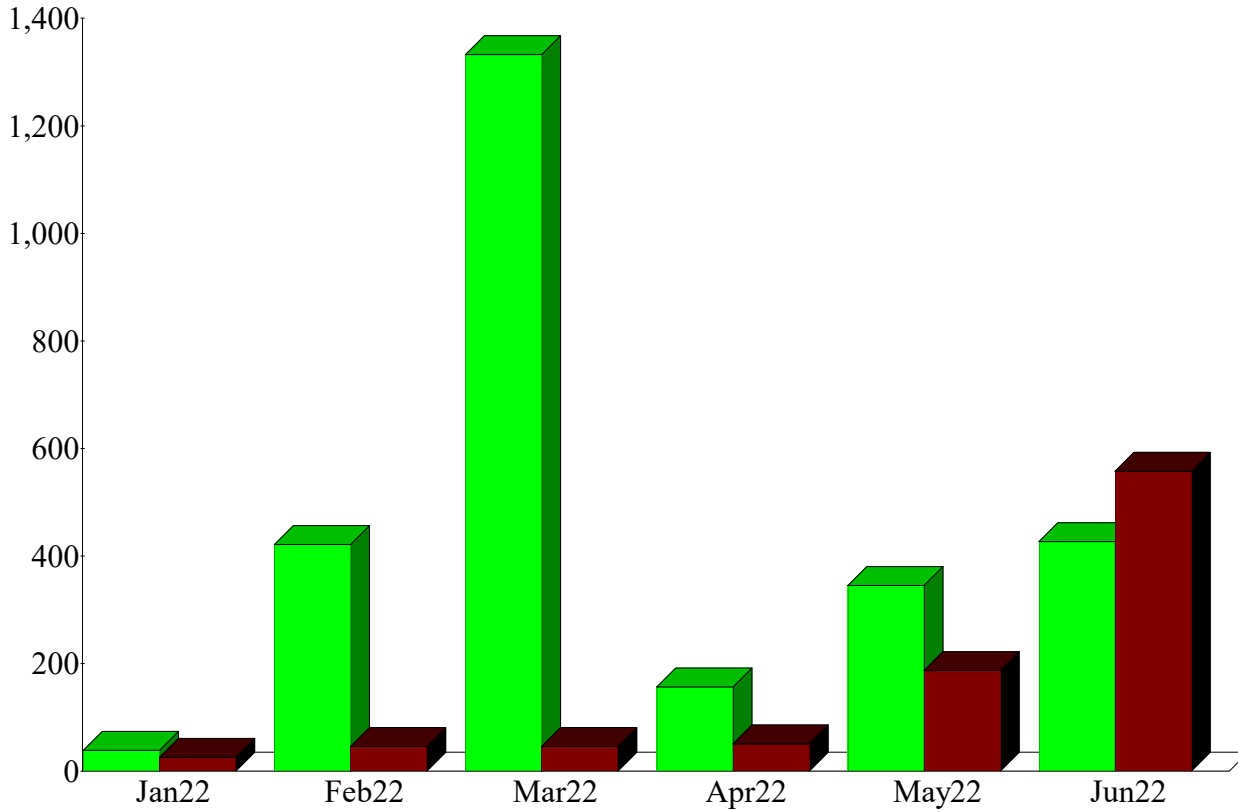
January through June 2022

	TOTAL				
	Jun 22	Jan - Jun 22	Budget	\$ Over Budget	% of Budget
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%
Parks	0.00	1,850.00			
Professional Fees					
Audit	0.00	0.00	19,000.00	-19,000.00	0.0%
District Management	8,960.00	53,760.00	120,000.00	-66,240.00	44.8%
Engineering	0.00	16,864.50			
Landscaping Maintenance					
Landscape Maintenance Other	1,917.50	103,952.12			
Trails at Forest Meadows	10,143.48	13,018.70			
Shiloh Mesa	1,991.68	2,569.40			
Quail Brush Creek	6,659.98	8,429.19			
Forest Meadows	7,101.54	9,357.95			
KF-103	13,822.76	16,583.69			
FMCG - Water	0.00	0.00			
Landscaping Maintenance - Other	20,951.75	20,951.75	425,000.00	-404,048.25	4.93%
Total Landscaping Maintenance	62,588.69	174,862.80	425,000.00	-250,137.20	41.14%
Legal Fees	2,266.28	10,216.12	30,000.00	-19,783.88	34.05%
Total Professional Fees	73,814.97	255,703.42	594,000.00	-338,296.58	43.05%
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	2,015.72	18,426.97	29,789.53	-11,362.56	61.86%
Treasurer Collection Fee O&M	819.36	7,490.29	12,109.00	-4,618.71	61.86%
Utilities - Water	0.00	4,713.69			
Total Expense	558,071.15	913,594.32	3,418,239.53	-2,504,645.21	26.73%
Net Ordinary Income	-132,582.38	1,807,048.20	527,735.99	1,279,312.21	342.42%
Other Income/Expense					
Other Income					
Interest Income	1,430.22	2,026.01	96.00	1,930.01	2,110.43%
Total Other Income	1,430.22	2,026.01	96.00	1,930.01	2,110.43%
Net Other Income	1,430.22	2,026.01	96.00	1,930.01	2,110.43%
Net Income	-131,152.16	1,809,074.21	527,831.99	1,281,242.22	342.74%

Income and Expense by Month January through June 2022

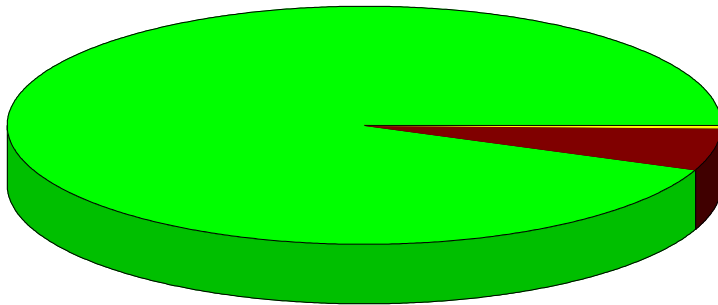
Income
Expense

\$ in 1,000's



Income Summary January through June 2022

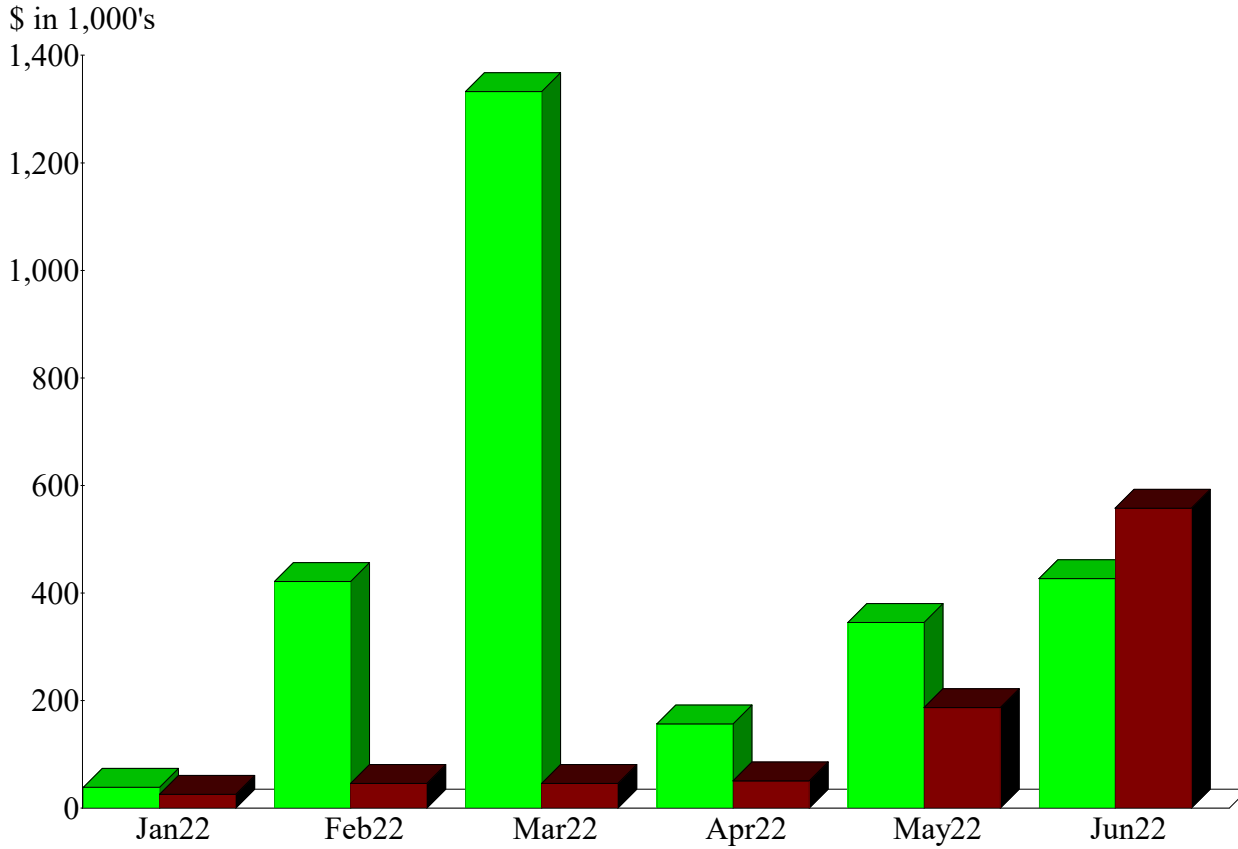
Fees	94.05%
Due From District 3 - Taxes	5.88
Interest Income	0.07
Total	\$2,722,668.53



By Account

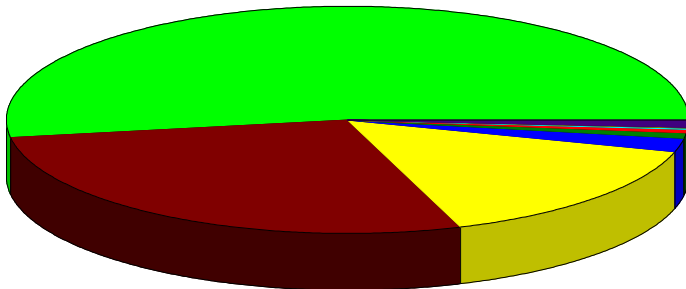
Income and Expense by Month January through June 2022

Income
Expense



Expense Summary January through June 2022

Bond Expense	52.64%
Professional Fees	27.99
Fees Due	15.22
Treasurer Collection Fee Debt	2.02
Treasurer Collection Fee O&M	0.82
Utilities - Water	0.52
Repairs	0.32
Parks	0.20
Dues and Subscriptions	0.14
Election	0.09
Other	0.06
Total	\$913,594.32



By Account

12:07 PM

Woodmen Heights Metropolitan District #3

07/14/22

Balance Sheet

Accrual Basis

As of June 30, 2022

	Jun 30, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	69,707.47
Total Checking/Savings	69,707.47
Accounts Receivable	
1211 · AR Couty Treasurer	31,227.16
Total Accounts Receivable	31,227.16
Total Current Assets	100,934.63
TOTAL ASSETS	100,934.63
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	2,353.08
Total Accounts Payable	2,353.08
Other Current Liabilities	
2025 · Deferred Property Tax Rev WH3	31,227.16
Total Other Current Liabilities	31,227.16
Total Current Liabilities	33,580.24
Total Liabilities	33,580.24
Equity	
3910 · Retained Earnings	83,103.46
Net Income	-15,749.07
Total Equity	67,354.39
TOTAL LIABILITIES & EQUITY	100,934.63

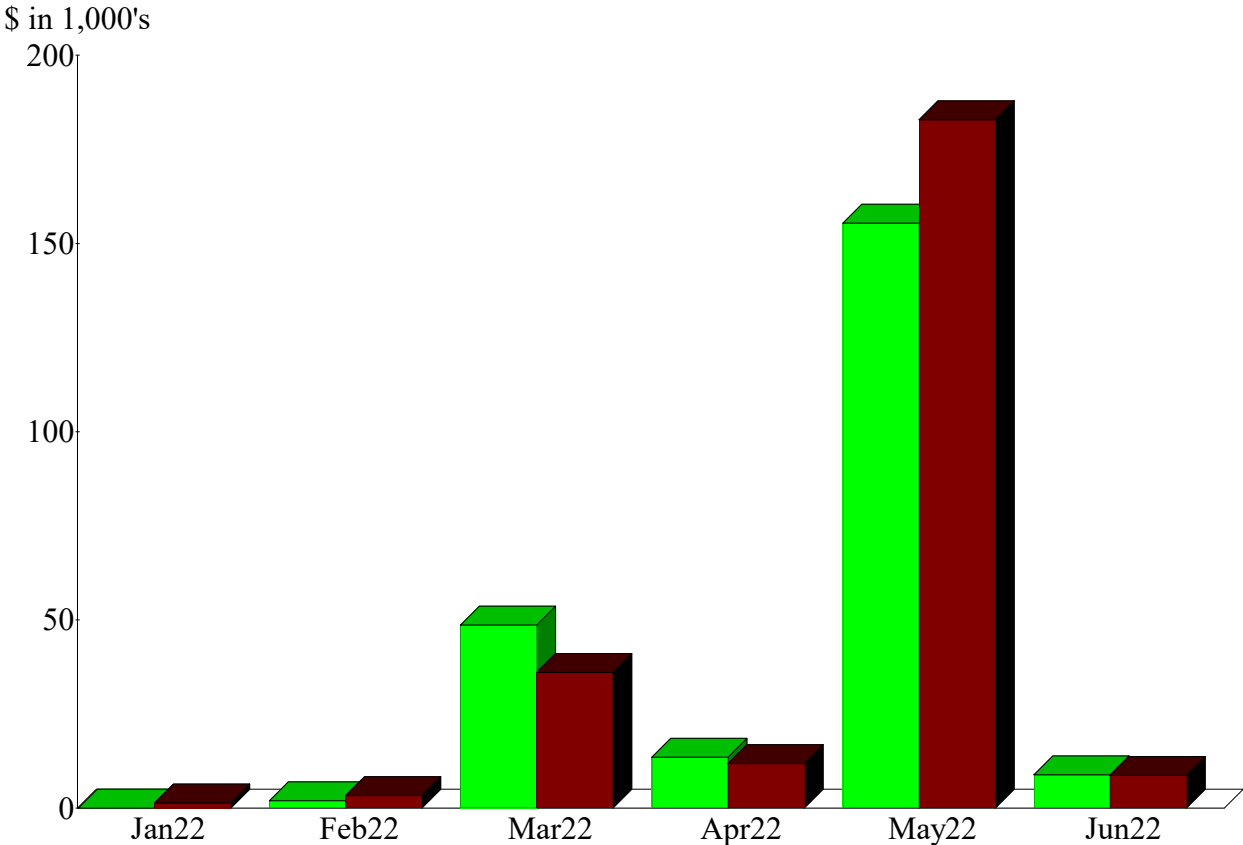
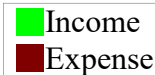
Woodmen Heights Metropolitan District #3

Profit & Loss Budget vs. Actual

January through June 2022

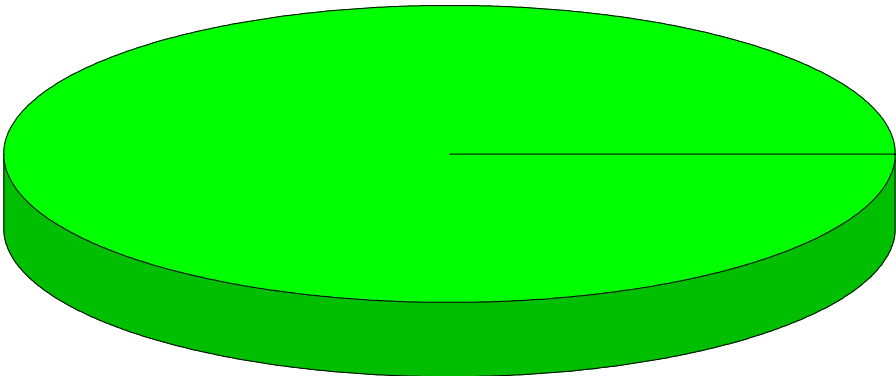
	TOTAL				
	Jun 22	Jan - Jun 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Taxes					
Delinquent Int	6.25	6.25			
Current Year - O&M	1,989.85	63,131.36	70,166.70	-7,035.34	89.97%
Spec Own Tax - O&M	568.18	2,893.52	4,911.67	-2,018.15	58.91%
Current Year - Debt	4,895.04	155,303.16	172,610.08	-17,306.92	89.97%
Spec Own Tax - Debt	1,397.74	7,118.09	12,082.71	-4,964.62	58.91%
Delinquent Interest - DS	15.38	15.38			
Total Taxes	8,872.44	228,467.76	259,771.16	-31,303.40	87.95%
Total Fees	8,872.44	228,467.76	259,771.16	-31,303.40	87.95%
Total Income	8,872.44	228,467.76	259,771.16	-31,303.40	87.95%
Gross Profit	8,872.44	228,467.76	259,771.16	-31,303.40	87.95%
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	6,219.11	160,091.44	182,103.64	-22,012.20	87.91%
Election Expense	0.00	549.40	1,000.00	-450.60	54.94%
Fees Due					
Rivers Park Fee	0.00	4,568.00			
Tiers Fee	0.00	45,680.00			
Bridge Fee	0.00	4,568.00			
East Park Fee	0.00	15,531.20			
Total Fees Due	0.00	70,347.20			
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	1,120.00	6,720.00	15,000.00	-8,280.00	44.8%
Legal Fees	1,233.08	2,804.41	2,500.00	304.41	112.18%
Total Professional Fees	2,353.08	9,524.41	17,500.00	-7,975.59	54.43%
Stormwater & Facilities Maint	0.00	0.00	35,000.00	-35,000.00	0.0%
Treasurer's Collection Fee-O&M	29.94	947.06	1,052.50	-105.44	89.98%
Treasurers Collection Fee-Debt	73.66	2,329.79	2,589.15	-259.36	89.98%
Total Expense	8,675.79	244,216.83	248,045.29	-3,828.46	98.46%
Net Ordinary Income	196.65	-15,749.07	11,725.87	-27,474.94	-134.31%
Net Income	196.65	-15,749.07	11,725.87	-27,474.94	-134.31%

Income and Expense by Month
January through June 2022



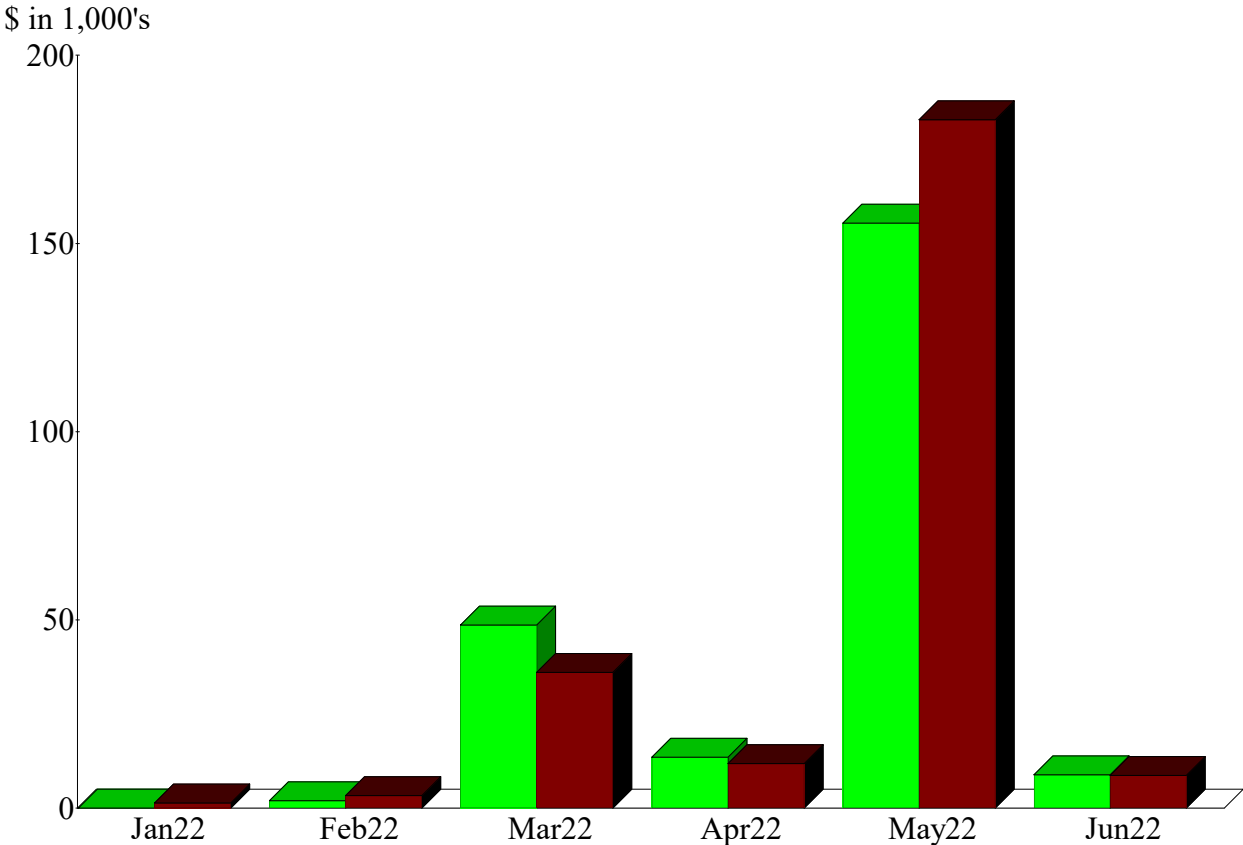
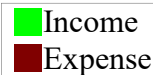
Income Summary
January through June 2022

Fees	100.00%
Total	\$228,467.76



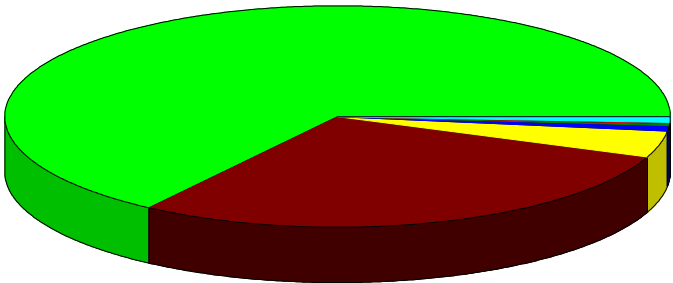
By Account

Income and Expense by Month January through June 2022



Expense Summary January through June 2022

Due to District 2 - Taxes	65.55%
Fees Due	28.81
Professional Fees	3.90
Treasurers Collection Fee-Debt	0.95
Treasurer's Collection Fee-O&M	0.39
Election Expense	0.22
Dues and Subscriptions	0.18
Total	\$244,216.83



By Account

Woodmen Heights Metropolitan District #1

GENERAL FUND ACCOUNT

7/15/2022

Company	Invoice	Date	Amount	Comments
Walker Schooler District Managers	7120	6/30/2022	\$ 1,120.00	
White Bear Ankele Tanka Waldron	22700	6/30/2022	\$ 2,004.45	
White Bear Ankele Tanka Waldron	15594	4/30/2022	\$ 170.15	
White Bear Ankele Tanka Waldron	18177	9/30/2021	\$ 146.79	

Woodmen Heights Metropolitan District, Director

\$ 3,441.39

GENERAL FUND ACCOUNT

Company

Date _____

Comments

TOTAL

\$	46,068.81
-----------	------------------

BOND FUND ACCOUNT

TOTAL

\$ 757,690.34

Woodmen Heights Metropolitan District, Director

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT

7/15/2022

Company	Invoice	Date	Amount	Comments
Walker Schooler District Managers	7122	6/30/2022	\$ 1,120.00	
White Bear Ankele Tanka Waldron	22732	6/30/2022	\$ 1,233.08	
TOTAL			\$ 2,353.08	

Woodmen Heights Metropolitan District, Director

\$ 2,353.08