



WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Regular Board Meeting

Wednesday, September 4, 2024 – 1:00 pm

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

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

Woodmen Heights Metropolitan District No. 2

Board of Director	Title	Term
Les Krohnfeldt	President	May 2025
Randle W Case II	Vice-President/ Treasurer	May 2027
VACANT	Secretary	May 2027
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 July 30, 2024, Special Joint Meeting Minutes (under separate cover)
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of July 31, 2024 (enclosure)
 - b. Ratify and consider Approval of Payables through September 4, 2024 (enclosure)
 - c. Review and approve deposit payment for Aspen Meadows Park (enclosure)
 - d. Review and approve CSU tap fee payment for Aspen Meadows Park (enclosure)
 - e. Review and consider approval for Tree replacement proposal (under separate cover)
6. District Manager Report
 - a. Opt-out Properties (Authentix at Wolf Ranch, Brass Oliver, Neagle Butcher)
 - b. Discuss Tutt Boulevard Townhomes Inclusion and Exclusion
 - c. D-20 School site discussion
 - d. Update on Underdrain Maintenance
7. Aspen Meadows Park Update and Review

8. Development Updates
 - a. 15 pending commercial projects, 1 platted SF Development going to collection (Tutt Boulevard Townhomes), 4 pending single-family, and 3 pending annexation
9. Public Comment (for items not already on the agenda)
10. Legal
 - a. Status of City Consent for District No. 1 Dissolution
11. Adjourn:
 - a. Next Meeting Date – October 2, 2024, at 1:00 pm; scheduling of Annual Town Hall Meeting and Budget Hearing

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 Tuesday, the 4th day of September 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



Woodmen Heights Metropolitan District #1

08/29/24

Balance Sheet

Accrual Basis

As of August 29, 2024

	Aug 29, 24
ASSETS	
Current Assets	
Checking/Savings	
Eastern Colorado Bank Checking	1,295,300.87
Total Checking/Savings	1,295,300.87
Total Current Assets	1,295,300.87
Fixed Assets	
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
Total 1300 · Construction in Progress	2,891,509.68
1540 · Accumulated Depreciation	-2,043,478.00
Total Fixed Assets	848,031.68
TOTAL ASSETS	2,143,332.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	1,934.71
Total Accounts Payable	1,934.71
Total Current Liabilities	1,934.71
Long Term Liabilities	
Due to Other Governments	289,547.00
Total Long Term Liabilities	289,547.00
Total Liabilities	291,481.71
Equity	
3000 · Opening Balance Equity	712,448.11
3910 · Retained Earnings	1,429,224.03
Net Income	-289,821.30
Total Equity	1,851,850.84
TOTAL LIABILITIES & EQUITY	2,143,332.55

Woodmen Heights Metropolitan District #1

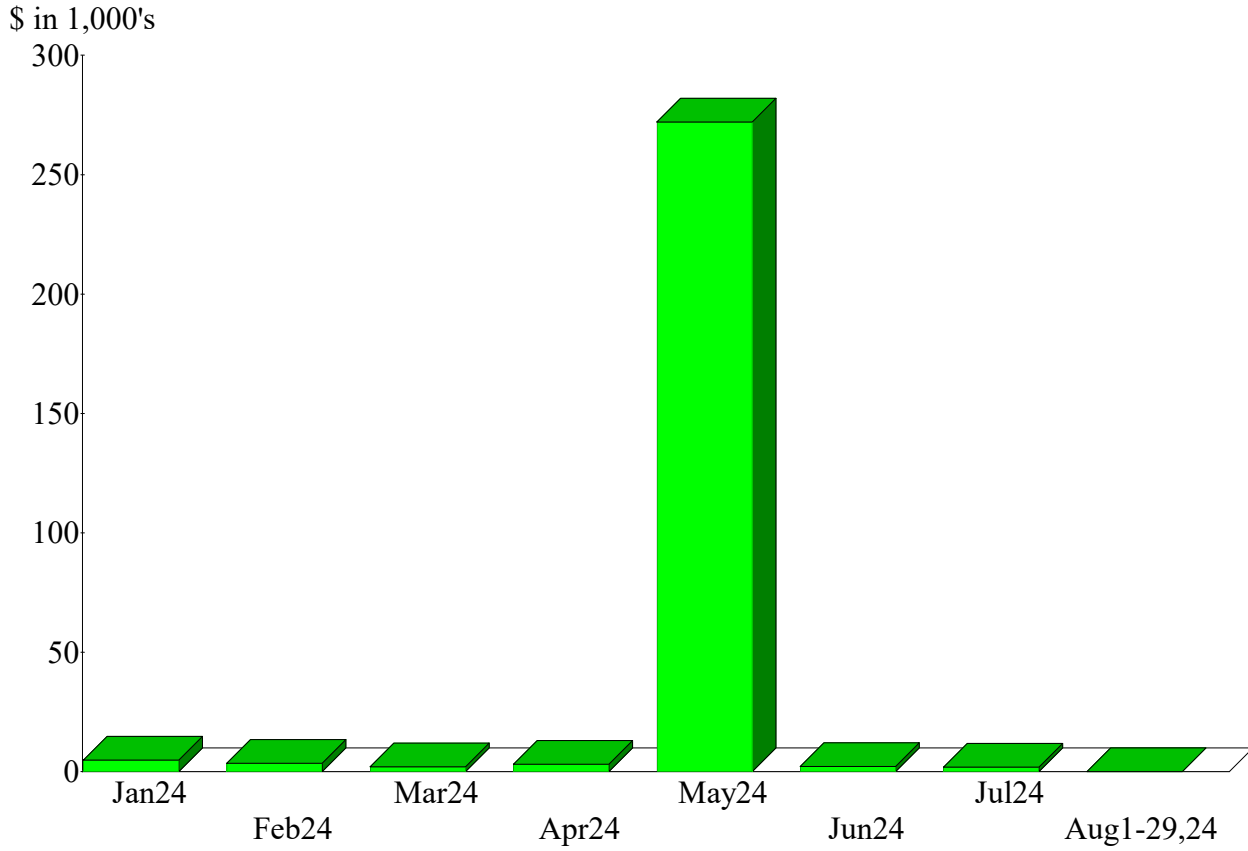
Profit & Loss Budget vs. Actual

January 1 through August 29, 2024

	TOTAL					
	Jul 24	Aug 1 - 29, 24	Jan 1 - Aug 29, 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Expense						
Copies & Postage	0.00	0.00	66.60	0.00	66.60	100.0%
Fees Due						
Bridge Fees	0.00	0.00	269,609.50	0.00	269,609.50	100.0%
Total Fees Due	0.00	0.00	269,609.50	0.00	269,609.50	100.0%
6160 · Dues and Subscriptions	0.00	0.00	250.50	500.00	-249.50	50.1%
6180 · Insurance	0.00	0.00	0.00	1,500.00	-1,500.00	0.0%
6570 · Professional Fees						
District Management	1,250.00	0.00	8,759.16	0.00	8,759.16	100.0%
6572 · Legal Fees	684.71	0.00	11,135.54	15,000.00	-3,864.46	74.24%
Total 6570 · Professional Fees	1,934.71	0.00	19,894.70	15,000.00	4,894.70	132.63%
Total Expense	1,934.71	0.00	289,821.30	17,000.00	272,821.30	1,704.83%
Net Ordinary Income	-1,934.71	0.00	-289,821.30	-17,000.00	-272,821.30	1,704.83%
Net Income	-1,934.71	0.00	-289,821.30	-17,000.00	-272,821.30	1,704.83%

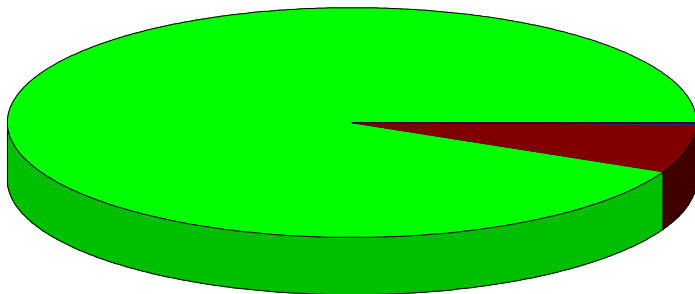
Income and Expense by Month
January 1 through August 29, 2024

Expense



Expense Summary
January 1 through August 29, 2024

Fees Due	93.03%
6570 · Professional Fees	6.86
6160 · Dues and Subscriptions	0.09
Copies & Postage	0.02
Total	\$289,821.30



By Account

Woodmen Heights Metropolitan District #2

Balance Sheet

08/29/24

As of August 29, 2024

Accrual Basis

	<u>Aug 29, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
UMB 2020B-2 Bond Fund 395.1	2,129,483.44
ECB - Operating	1,925,097.68
1112 · PNC Bank Reserve 9339	1,188,566.86
1111 · PNC Bank Loan 9048	1,279,110.20
UMB 2020B-1 Bond 394.1	2,089,922.74
UMB 2020B-1 Reserve 394.2	753,317.48
UMB 2020B-1 Surplus 394.3	739,576.74
Total Checking/Savings	<u>10,105,075.14</u>
Accounts Receivable	
1210 · Accounts Receivable	192,750.13
1230 · Property Taxes Receivable	299,539.15
Total Accounts Receivable	<u>492,289.28</u>
Other Current Assets	
Due From District No. 3	42,899.58
Total Other Current Assets	<u>42,899.58</u>
Total Current Assets	<u>10,640,264.00</u>
Fixed Assets	
Construction in Process	2,383,483.00
Total Fixed Assets	<u>2,383,483.00</u>
Other Assets	
1921 · AA - Def Bal On Adv Ref Bonds	-523,494.00
1920 · Def Bal om Adv Refunding Bonds	2,503,308.00
Total Other Assets	<u>1,979,814.00</u>
TOTAL ASSETS	<u><u>15,003,561.00</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	35,675.19
Total Accounts Payable	<u>35,675.19</u>
Other Current Liabilities	
2022 · Deferred Property Tax Rev	299,539.15
2031 · Interest Payable - 2020B1	273,601.00
2032 · Interest Payable - 2020B2	1,713,854.00
Total Other Current Liabilities	<u>2,286,994.15</u>
Total Current Liabilities	<u>2,322,669.34</u>
Long Term Liabilities	
2650 · Series 2020A Loan	32,100,001.00
2640 · Series 2020B-2 Bond	6,714,000.00
2630 · Series 2020B-1 Bond	7,045,000.00
Total Long Term Liabilities	<u>45,859,001.00</u>
Total Liabilities	<u>48,181,670.34</u>

Woodmen Heights Metropolitan District #2

Balance Sheet

As of August 29, 2024

	<u>Aug 29, 24</u>
Equity	
3000 · Opening Balance Equity	0.46
3910 · Retained Earnings	-36,713,805.35
Net Income	3,535,695.55
	<hr/>
Total Equity	-33,178,109.34
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TOTAL LIABILITIES & EQUITY	15,003,561.00
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Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

January 1 through August 29, 2024

	TOTAL					
	Jul 24	Aug 1 - 29, 24	Jan 1 - Aug 29, 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
4100 - Recovery Refund	0.00	0.00	110,258.33	0.00	110,258.33	100.0%
Due From District 3 - Taxes	35,883.23	0.00	337,723.18	0.00	337,723.18	100.0%
Fees						
Facility Fees						
Bridge Fee	0.00	0.00	10,910.18	5,000.00	5,910.18	218.2%
East Park Fee	0.00	0.00	37,094.61	20,000.00	17,094.61	185.47%
Multi Family	11,001.72	11,001.72	79,762.47	0.00	79,762.47	100.0%
Single Family	27,504.24	13,752.12	146,689.28	0.00	146,689.28	100.0%
Facility Fees - Other	0.00	29,774.80	29,774.80	0.00	29,774.80	100.0%
Total Facility Fees	38,505.96	54,528.64	304,231.34	25,000.00	279,231.34	1,216.93%
Impact Fees						
Impact Fees Res Multi	0.00	0.00	0.00	137,522.00	-137,522.00	0.0%
Impact Fees Resiential	0.00	0.00	0.00	229,202.00	-229,202.00	0.0%
Total Impact Fees	0.00	0.00	0.00	366,724.00	-366,724.00	0.0%
Platting Fees						
Rivers Park Fee	0.00	0.00	10,910.18	0.00	10,910.18	100.0%
Tiers Fee	0.00	0.00	109,101.80	0.00	109,101.80	100.0%
Platting Fees - Other	0.00	74,437.00	74,437.00	0.00	74,437.00	100.0%
Total Platting Fees	0.00	74,437.00	194,448.98	0.00	194,448.98	100.0%
Taxes						
Current Year - O&M	353,870.07	7,846.74	910,085.46	905,211.00	4,874.46	100.54%
Spec Own Tax - O&M	6,923.81	6,930.14	48,049.09	63,365.00	-15,315.91	75.83%
Delinquent Int - O&M	45.48	157.22	244.05	0.00	244.05	100.0%
Current Year - Debt	982,972.42	21,796.50	2,528,015.27	2,514,475.00	13,540.27	100.54%
Spec Own Tax - Debt	19,232.80	19,250.38	133,469.70	176,013.00	-42,543.30	75.83%
Delinquent Int - Debt	126.35	436.72	677.94	0.00	677.94	100.0%
Total Taxes	1,363,170.93	56,417.70	3,620,541.51	3,659,064.00	-38,522.49	98.95%
Fees - Other	0.00	0.00	-277.00	0.00	-277.00	100.0%
Total Fees	1,401,676.89	185,383.34	4,118,944.83	4,050,788.00	68,156.83	101.68%
Reimbursements	0.00	0.00	2,719.15	0.00	2,719.15	100.0%
Total Income	1,437,560.12	185,383.34	4,569,645.49	4,050,788.00	518,857.49	112.81%
Gross Profit	1,437,560.12	185,383.34	4,569,645.49	4,050,788.00	518,857.49	112.81%
Expense						
Directors Fees	400.00	0.00	2,200.00	6,000.00	-3,800.00	36.67%
Advertising	202.57	0.00	202.57	0.00	202.57	100.0%
Contingency	0.00	0.00	0.00	50,000.00	-50,000.00	0.0%
Copies & Postage	78.00	0.00	243.60	0.00	243.60	100.0%
Dues and Subscriptions	0.00	0.00	1,237.50	1,500.00	-262.50	82.5%
Storm Water	2,073.15	1,453.50	32,864.28	45,000.00	-12,135.72	73.03%
Insurance	0.00	0.00	0.00	22,000.00	-22,000.00	0.0%

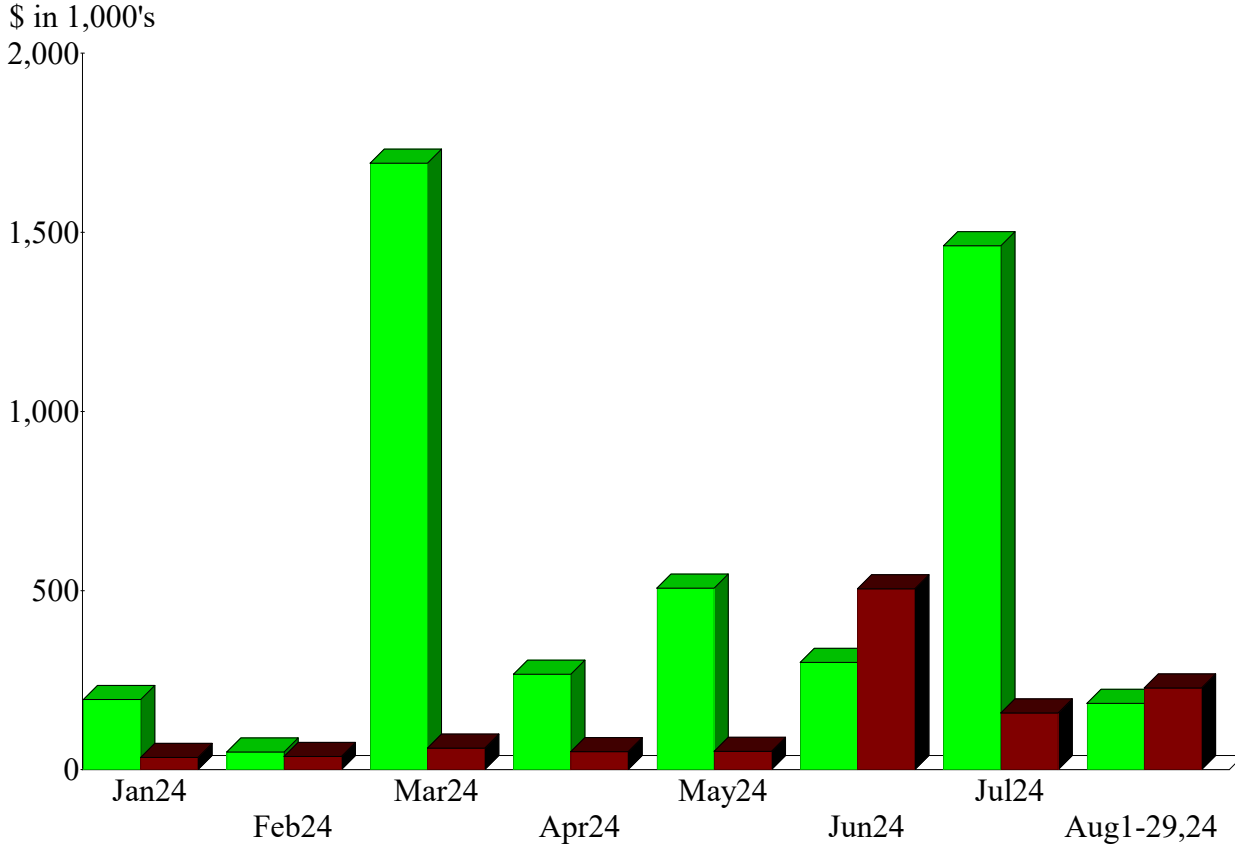
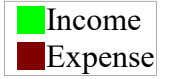
Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

January 1 through August 29, 2024

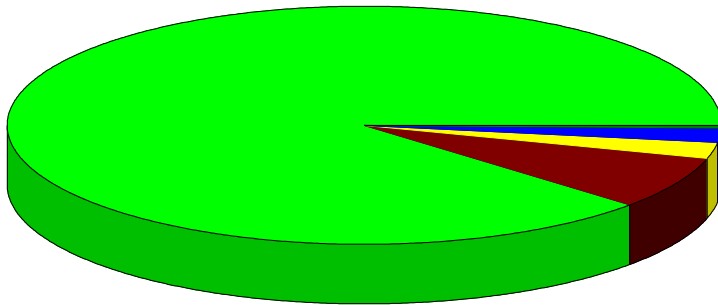
	TOTAL					
	Jul 24	Aug 1 - 29, 24	Jan 1 - Aug 29, 24	Budget	\$ Over Budget	% of Budget
Interest Expense						
Loan Interest	0.00	0.00	379,850.00	0.00	379,850.00	100.0%
Interest Expense - Other	0.00	0.00	0.00	1,958,479.00	-1,958,479.00	0.0%
Total Interest Expense	0.00	0.00	379,850.00	1,958,479.00	-1,578,629.00	19.4%
Parks	65,267.17	186,193.52	349,752.17	2,135,000.00	-1,785,247.83	16.38%
Professional Fees						
Audit	12,100.00	0.00	12,100.00	9,605.00	2,495.00	125.98%
District Management	11,000.00	0.00	77,033.24	132,000.00	-54,966.76	58.36%
Landscaping Maintenance	45,617.15	39,834.14	203,917.79	450,000.00	-246,082.21	45.32%
Legal Fees	1,474.98	0.00	12,818.70	25,000.00	-12,181.30	51.28%
Total Professional Fees	70,192.13	39,834.14	305,869.73	616,605.00	-310,735.27	49.61%
Postage and Delivery	0.00	0.00	0.00	250.00	-250.00	0.0%
Repairs	0.00	0.00	850.00	50,000.00	-49,150.00	1.7%
Treasurer Collection Fee Debt	14,746.47	333.48	37,930.34	37,717.00	213.34	100.57%
Treasurer Collection Fee O&M	5,308.73	120.05	13,654.92	13,578.00	76.92	100.57%
Utilities - Water	0.00	0.00	0.00	0.00	0.00	0.0%
Total Expense	158,268.22	227,934.69	1,124,655.11	4,936,129.00	-3,811,473.89	22.78%
Net Ordinary Income	1,279,291.90	-42,551.35	3,444,990.38	-885,341.00	4,330,331.38	-389.12%
Other Income/Expense						
Other Income						
Interest Income	24,852.49	0.00	90,705.17	0.00	90,705.17	100.0%
Total Other Income	24,852.49	0.00	90,705.17	0.00	90,705.17	100.0%
Net Other Income	24,852.49	0.00	90,705.17	0.00	90,705.17	100.0%
Net Income	1,304,144.39	-42,551.35	3,535,695.55	-885,341.00	4,421,036.55	-399.36%

Income and Expense by Month
January 1 through August 29, 2024



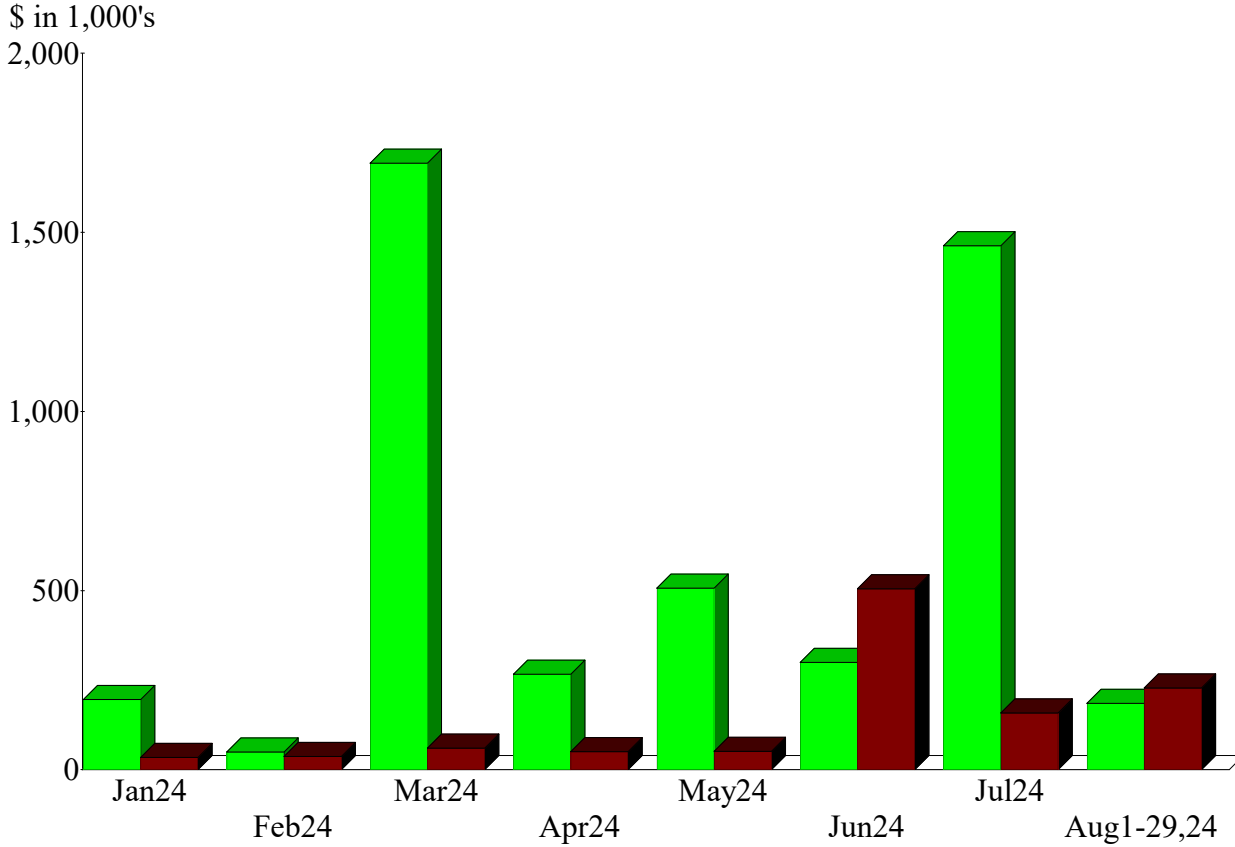
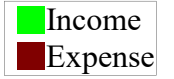
Income Summary
January 1 through August 29, 2024

Fees	88.38%
Due From District 3 - Taxes	7.25
4100 · Recovery Refund	2.37
Interest Income	1.95
Reimbursements	0.06
Total	\$4,660,350.66



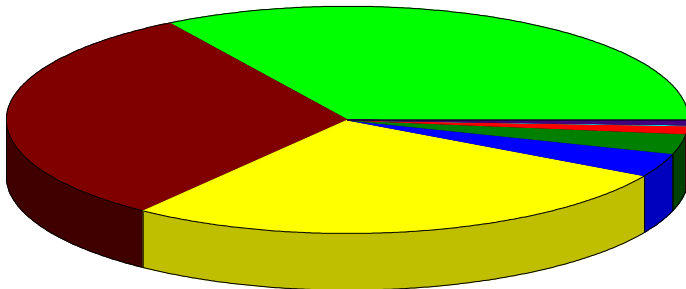
By Account

Income and Expense by Month
January 1 through August 29, 2024



Expense Summary
January 1 through August 29, 2024

Interest Expense	33.77%
Parks	31.10
Professional Fees	27.20
Treasurer Collection Fee Debt	3.37
Fees Due	2.92
Treasurer Collection Fee O&M	1.21
Directors Fees	0.20
Dues and Subscriptions	0.11
Repairs	0.08
Copies & Postage	0.02
Other	0.02
Total	\$1,124,655.11



By Account

Woodmen Heights Metropolitan District #3

Balance Sheet

As of August 29, 2024

	<u>Aug 29, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	160,667.03
Total Checking/Savings	<u>160,667.03</u>
Accounts Receivable	
1210 · Accounts Receivable	1,045.00
1235 · Property Taxes Receivable	3,581.88
Total Accounts Receivable	<u>4,626.88</u>
Total Current Assets	<u>165,293.91</u>
TOTAL ASSETS	<u>165,293.91</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to District No. 2	42,899.58
2025 · Deferred Property Tax Rev	3,581.88
Total Other Current Liabilities	<u>46,481.46</u>
Total Current Liabilities	<u>46,481.46</u>
Total Liabilities	46,481.46
Equity	
3910 · Retained Earnings	52,841.18
Net Income	65,971.27
Total Equity	<u>118,812.45</u>
TOTAL LIABILITIES & EQUITY	<u>165,293.91</u>

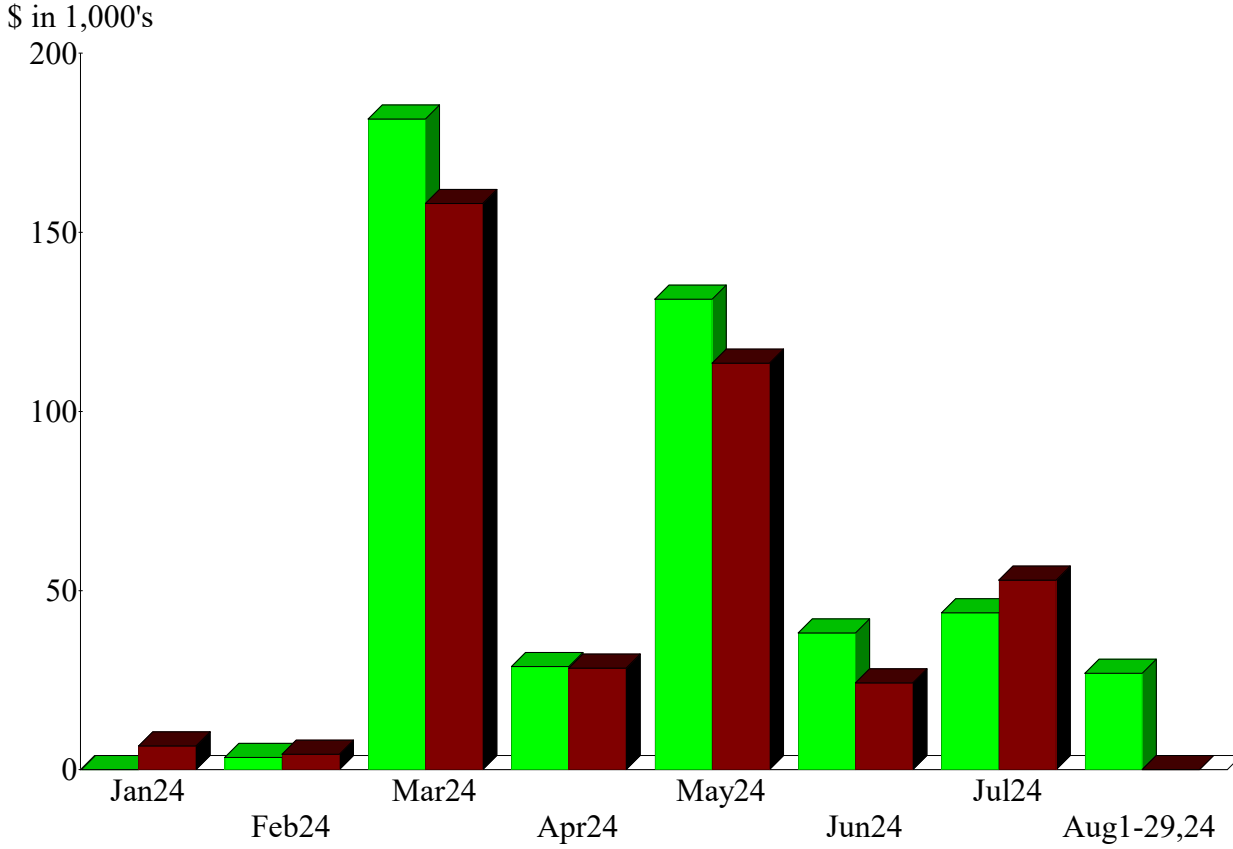
Woodmen Heights Metropolitan District #3

Profit & Loss Budget vs. Actual

January 1 through August 29, 2024

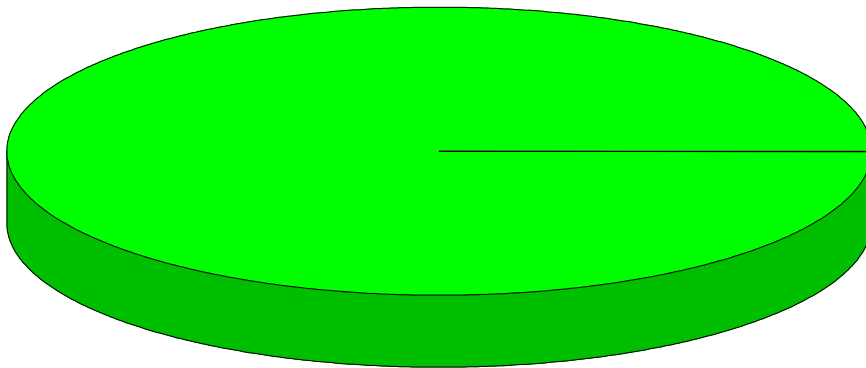
	TOTAL					
	Jul 24	Aug 1 - 29, 24	Jan 1 - Aug 29, 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense						
Income						
Fees						
Facility Fees						
Bridge Fee	0.00	0.00	0.00	5,000.00	-5,000.00	0.0%
East Park Fee	0.00	0.00	0.00	30,000.00	-30,000.00	0.0%
Facility Fees - Other	0.00	2,090.00	2,090.00	58,000.00	-55,910.00	3.6%
Total Facility Fees	0.00	2,090.00	2,090.00	93,000.00	-90,910.00	2.25%
Taxes						
Prior Year	0.00	0.00	206.70	0.00	206.70	100.0%
Delinquent Int	0.06	79.76	124.55	0.00	124.55	100.0%
Current Year - O&M	6,856.11	3,569.10	70,002.38	70,607.00	-604.62	99.14%
Spec Own Tax - O&M	540.07	540.56	3,747.89	4,943.00	-1,195.11	75.82%
Current Year - Debt	33,732.09	17,559.98	344,411.74	347,389.00	-2,977.26	99.14%
Spec Own Tax - Debt	2,657.12	2,659.55	18,439.63	24,317.00	-5,877.37	75.83%
Delinquent Interest - DS	0.31	392.39	612.80	0.00	612.80	100.0%
Total Taxes	43,785.76	24,801.34	437,545.69	447,256.00	-9,710.31	97.83%
Fees - Other	0.00	0.00	14,478.31	0.00	14,478.31	100.0%
Total Fees	43,785.76	26,891.34	454,114.00	540,256.00	-86,142.00	84.06%
Total Income	43,785.76	26,891.34	454,114.00	540,256.00	-86,142.00	84.06%
Gross Profit	43,785.76	26,891.34	454,114.00	540,256.00	-86,142.00	84.06%
Expense						
Audit	11,850.00	0.00	11,850.00	9,347.00	2,503.00	126.78%
Contingency	0.00	0.00	0.00	20,000.00	-20,000.00	0.0%
Dues and Subscriptions	0.00	0.00	367.65	500.00	-132.35	73.53%
Due to District 2 - Taxes	35,883.23	0.00	337,723.18	0.00	337,723.18	100.0%
Insurance	0.00	0.00	1,941.00	5,000.00	-3,059.00	38.82%
Professional Fees						
District Management	3,000.00	0.00	21,000.00	36,000.00	-15,000.00	58.33%
Legal Fees	1,614.38	0.00	9,386.56	15,000.00	-5,613.44	62.58%
Total Professional Fees	4,614.38	0.00	30,386.56	51,000.00	-20,613.44	59.58%
Postage and Delivery	0.00	0.00	0.00	250.00	-250.00	0.0%
Stormwater & Facilities Maint	0.00	0.00	0.00	35,000.00	-35,000.00	0.0%
Treasurer's Collection Fee-O&M	102.84	0.00	997.69	1,059.00	-61.31	94.21%
Treasurers Collection Fee-Debt	505.98	0.00	4,908.65	5,211.00	-302.35	94.2%
Total Expense	52,956.43	0.00	388,174.73	127,367.00	260,807.73	304.77%
Net Ordinary Income	-9,170.67	26,891.34	65,939.27	412,889.00	-346,949.73	15.97%
Other Income						
Other Income	0.00	0.00	32.00	0.00	32.00	100.0%
Total Other Income	0.00	0.00	32.00	0.00	32.00	100.0%
Net Income	-9,170.67	26,891.34	65,971.27	412,889.00	-346,917.73	15.98%

Income and Expense by Month
January 1 through August 29, 2024



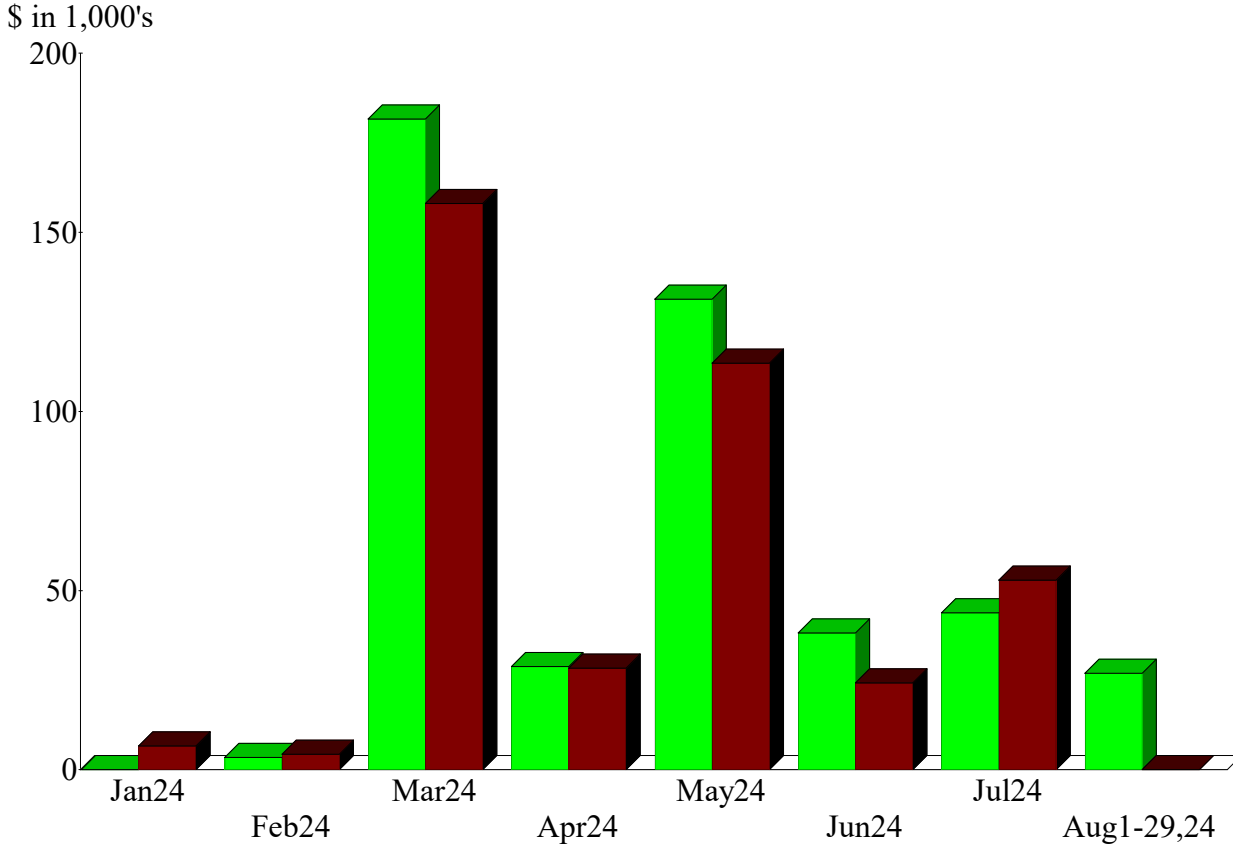
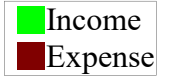
Income Summary
January 1 through August 29, 2024

Fees	99.99%
Other Income	0.01
Total	\$454,146.00



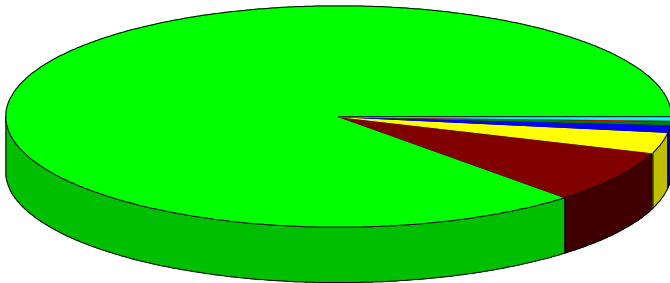
By Account

Income and Expense by Month
January 1 through August 29, 2024



Expense Summary
January 1 through August 29, 2024

Due to District 2 - Taxes	87.00%
Professional Fees	7.83
Audit	3.05
Treasurers Collection Fee-Debt	1.26
Insurance	0.50
Treasurer's Collection Fee-O&M	0.26
Dues and Subscriptions	0.09
Total	\$388,174.73



By Account



Woodmen Heights Metropolitan District #1
GENERAL FUND ACCOUNT
8/16/2024

Company	Invoice	Date	Amount	Comments
White Bear Ankele Tanka Waldron	35975	7/31/2024	\$ 684.71	
WSDM District Managers	333	7/31/2024	\$ 1,250.00	

\$ 1,934.71

Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payables	\$ 1,295,300.87
Payables for this month	<u>\$ (1,934.71)</u>
Easter Colorado After Payables	\$ 1,293,366.16

Woodmen Heights Metropolitan District #2
GENERAL FUND ACCOUNT
8/16/2024

Company	Invoice	Date	Amount	Comments
Bienenstock Natural Playgrounds	24-209-02071-D	8/14/2024	\$ 79,389.63	
Bienenstock Natural Playgrounds	24-011-02072	8/14/2024	\$ 106,803.89	
Biggs Kofford	9/24/2218	7/31/2024	\$ 12,100.00	
CCSVariou	80124	8/1/2024	\$ 873.45	
Colorado Springs Utilities	9103089066	8/16/2024	\$ 35,675.19	Set Up for Autopay
Fisk Lawnsapes	653488	7/23/2024	\$ 54,767.17	
Kimley Horn	196013000-0624	6/30/2024	\$ 3,722.00	
Weisburg Landscape Maintenance	56275	7/26/2024	\$ 2,121.50	
Weisburg Landscape Maintenance	56385	8/8/2024	\$ 97.50	
Weisburg Landscape Maintenance	56414	8/13/2024	\$ 2,760.00	
Weisburg Landscape Maintenance	56431	8/13/2024	\$ 1,593.50	
Weisburg Landscape Maintenance	56447	8/13/2024	\$ 168.00	
Weisburg Landscape Maintenance	56462	8/15/2024	\$ 120.00	
White Bear Ankele Tanka Waldron	36008	7/31/2024	\$ 1,474.98	
WSDM District Managers	8098	7/29/2024	\$ 9,300.00	
WSDM District Managers	334	7/31/2024	\$ 11,280.57	
TOTAL			\$ 322,247.38	

BOND FUND ACCOUNT

Company	Date	Amount	Comments
PNC			
El Paso County Taxes: DISTRICT 2	8/10/2024	\$ 40,713.40	July Pledged Rev
El Paso County Taxes: DISTRICT 3	8/10/2024	\$ 20,219.53	July Pledged Rev
TOTAL		\$ 60,932.93	

\$ 383,180.31

Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payable	\$	2,129,483.44
Payables	\$	(383,180.31)
Eastern Colorado After Payable	\$	1,746,303.13

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT
8/16/2024

Company	Invoice	Date	Amount	Comments
Biggs Kofford	116412	7/31/2024	\$ 11,850.00	
White Bear Ankele Tanka Waldron	36009	7/31/2024	\$ 1,614.38	
WSDM District Managers	335	7/31/2024	\$ 3,000.00	
TOTAL			\$ 16,464.38	

Woodmen Heights Metropolitan District, Director

\$ 16,464.38

The Eastern Colorado Bank	\$	176,086.41
Payable	\$	<u>(16,464.38)</u>
The Eastern Colorado Bank After Payable	\$	159,622.03





PLEASE REMIT TO
 RECREATION PLUS
 789 SHERMAN STREET, SUITE 420
 DENVER, CO 80203
 303-278-1455

Invoice Number: D30438
 Page: 1 of 1
 Date: 8/26/2024

B
I
L WOODMEN HEIGHTS METRO DISTRICT
L 614 N. TEJON STREET
 COLORADO SPRINGS, CO 80903
T United States
O

S
H
I WOODMEN HEIGHTS METRO DISTRICT
P 614 N. TEJON STREET
 COLORADO SPRINGS, CO 80903
T United States
O

Order	Purchase Order	Packages	Prepaid	Weight	Ship Date	Terms
			-			NET 15 DAYS

Line/Rel	Qty Ordered	Qty Shipped	Unit Price	Extended Price
1	1.00		142,949.00	142,949.00
	Item: LITTLE TIKES COMMERICAL			
	Description: CUSTOM KIDBUILDER NU EDGE STRUCTURE			
2	1.00		42,884.70	42,884.70
	Item: INSTALLATION			
	Description: INSTALLATION			

Sales Amount	185,833.70
Freight	3,950.00
Sales Tax	0.00
Total Due	189,783.70
50% Down Payment	\$94,891.85

Bienenstock Natural Playgrounds Inc US
 305 W Magnolia St, Suite 207
 Fort Collins, CO 80521 USA
 accounting@bienenstockplaygrounds.com
 www.bienenstockplaygrounds.com

Invoice



BILL TO
Aspen Meadows Park 614 N. Tejon St. Colorado Springs, CO 80908 US

SHIP TO
Aspen Meadows Park 7887 Cowpoke Rd Colorado Springs, CO 80908 US

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
24-209-02071-D	08/14/2024	USD 79,389.63	08/14/2024	

PHASE	PERCENT COMPLETE	FEE	CURRENT BILLING
Mobb/Demob, Staging/Compound, Layout	0.40	14,816.25	5,926.50T
The following is NOT included within this scope of work and is to be completed by others: Site prep, excavation, grading, drainage, surfacing and plant material			
Crane Charge	0.40	8,840.00	3,536.00T
Travel And Accommodations	0.40	19,275.00	7,710.00T
CREDIT Applied for (34) Stepping Rounds 18"HT x 12" dia. and (2) 508mm Milled Benches 20" Ht and (1) Triple-rail Wave Hill Slide: 5FT [1524mm] ht. c/w platform, collar, wing walls, log border	0.40	-7,637.70	-3,055.08T
Log Cluster 5 Piece NI-PG-606-15	0.40	1,104.25	441.70T
Log Stepping Round: 450mm [18"] ht. x 450mm [18"] dia. NI-PG-602-04	1.60	382.075	611.32T
NI-PG-601-0X.IN	2.40	975.00	2,340.00T
NI-PG-606-15	4.40	895.2318182	3,939.02T
NI-PG-602-04.IN	1.60	552.50	884.00T
NI-PG-602-02.IN	2	552.50	1,105.00T
NI-PG-703-05.IN	2.40	910.00	2,184.00T
NI-PG-704-01.IN	0.40	910.00	364.00T
NI-PG-703-03.IN	0.40	1,267.50	507.00T
NI-PG-809-03.IN	0.40	31,297.50	12,519.00T
Boulder Standard Net for climbers Install	0.80	5,850.00	4,680.00T
NI-PG-901-01.IN	0.40	15,892.50	6,357.00T
NI-PG-8101-01.IN	0.80	6,825.00	5,460.00T
NI-PG-8004-01.IN	0.40	2,990.00	1,196.00T

ACH Payment Details (link provided in email)
 BMO Harris Bank
 111 W. Monroe, 5th Floor East, Chicago, IL 60603
 Routing: 071000288
 Account: 3546157

PHASE	PERCENT COMPLETE	FEE	CURRENT BILLING
NI-PG-8001-XX.IN	2	910.00	1,820.00T
NI-PG-902-01.03.IN	1.20	9,750.00	11,700.00T
Shipping and Handling Fee	0.40	7,000.00	2,800.00T

SUBTOTAL	73,025.46
TAX	6,364.17
TOTAL	79,389.63
BALANCE DUE	USD 79,389.63

ACH Payment Details (link provided in email)
 BMO Harris Bank
 111 W. Monroe, 5th Floor East, Chicago, IL 60603
 Routing: 071000288
 Account: 3546157



Colorado Springs Utilities

It's how we're all connected

Customer Contract Administration
2880 International Cir, Ste 210
Colorado Springs, Colorado 80910

2024 Development Charge Estimate | Commercial Customer Contract Administration

8/29/2024

Date: 8/28/2024

Prepared For: Beth Diana

Phone No.: 719-447-1777 ext 110

E-mail address: beth.d@wsdistricts.co

Property Address and Use: 7887 Cowpoke Rd

Lot size: N/A

Water Meter Size - Domestic: _____

Irrigation: 1.5"

****Approved Commercial Water Meter Sizing Form required prior to payment of development charges/fees - click [here](#) to access****

	Domestic	Irrigation
Water Development Charge:	\$	26,347.00
Water Resource Fee:	\$	19,135.00
Water Recovery Fees:		
Water Service Permit Fee	\$	80.00
Wastewater Development Charge	\$	-
Wastewater Recovery Fees:	\$	-
Wastewater Permit Fee	\$	-
Gas Inspect/Connect Fee	\$	-
Electric Design Fee	\$	-
Recovery Agreement Processing Fee	\$	-
Utilities Subtotal	\$ -	\$ 45,562.00

Comments*

-CWMSF approved 08/27/2024 for 1.5" meter

Prepared By: Andrea/ Reviewed by:JMD

For assistance with Utilities charges and fees, please contact Customer Contract Administration @ 719-668-8111 or visit csu.org

This quote is to be used as an estimate only based upon information provided. Any change requires a revised estimate. Fees are subject to change upon City Council approval and approval by Utilities of Recovery Agreement Charges. Actual fees will be finalized upon application for service and receipt of payment. Owner/Developer is responsible for all costs, including construction, of the water and wastewater extensions, service lines, and other facilities as necessary to tie to the existing facilities.

****Please note we are unable to accept checks containing lien waivers****