



WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Regular Board Meeting

Wednesday, September 6, 2023 – 1:00 p.m.

119 N. Wahsatch Avenue
Colorado Springs, Colorado 80903

- and -

<https://video.cloudoffice.avaya.com/join/048510349>

United States: [+1 \(213\) 463-4500](tel:+12134634500)

Access Code: 048-510-349

Woodmen Heights Metropolitan District No. 1 & No. 3

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

Woodmen Heights Metropolitan District No. 2

Board of Director	Title	Term
Les Krohnfeldt	President	May 2025
Randle W Case II	Vice-President/ Treasurer	May 2027
Kyle Geditz	Secretary	May 2027 (appointment to May 2025)
Jack Amberg	Assistant Secretary	May 2025
Jim Morely	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 26, 2023, Joint Meeting Minutes (enclosure)
5. Financial Matters
 - a. Public Hearing on 2022 Budget Amendment
 - i. Consider the Adoption of District No. 2 Resolution Amending the 2022 Budget (enclosure)
 - ii. Consider the Adoption of District No. 3 Resolution Amending the 2022 Budget (enclosure)
 - b. Consider Approval of Unaudited Financial Statements as of August 31, 2023 (enclosure)
 - c. Ratify and consider Approval of Payables through September 6, 2023 (enclosure)
6. District Manager Report
 - a. Discuss Authentix at Wolf Ranch Agreement to Opt-Out of the Woodmen Heights Metropolitan District No. 2 Service area (enclosed map)
 - b. Aspen Meadows Park Update and Review

- c. Discuss Storm Detention Pond maintenance Tract C at Shiloh Mesa
- d. D-20 School site discussion
- e. Discuss landscape turnover status for Filings 4 through 6 in Shiloh Mesa Subdivision
- f. Discuss neighborhood landscape concerns
- g. Concrete fence repairs Cumbre Vista
- h. Little Library Discussion

7. Development Updates

8. Public Comment (for items not already on the agenda)

9. Legal Matters

- a. District No. 2 Inclusion Petition Hearing; Resolution for Approval of Inclusion for the Cottages at Woodmen Heights Subdivision (enclosure)

10. Adjourn:

- a. Next Meeting Date – next scheduled meeting for October 4, 2023, at 1:00 PM

NOTICE OF REGULAR MEETINGS

NOTICE IS HEREBY GIVEN That the Boards of Directors of **WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3**, City of Colorado Springs, County of El Paso, State of Colorado, will hold a regular meetings at 1:00 p.m. on Tuesday, the 6th day of September 2023 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 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
JULY 26, 2023 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, July 26, 2023, at 1:00 p.m., at 119 Wahsatch Avenue, Colorado Springs, Colorado 80903, and via video teleconference.

In attendance were Directors:

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

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron
Kevin Walker, WSDM
Rebecca Harris, WSDM
Sue Gonzales, 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 PM 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 added item 6.e. Discussion regarding the Homeowner’s Rights Task Force. Director Case II moved to approve the Agenda as amended; seconded by Director Amberg. Motion passed unanimously.
4. Approval of the May 9, 2023 Joint Meeting Minutes: After review, Director Amberg moved to approve the May 9, 2023 Minutes as presented; seconded by Director Case II. Motion passed unanimously.
5. Financial Matters
 - a. Review and consider approval of 2022 Audit and Presentation: Ms. Gonzales presented the 2022 Audit for Districts 1, 2, and 3. The auditors issued an unqualified opinion which is the highest level of assurance they can provide. Ms. Gonzales noted that all three Districts will require a 2022 budget amendment for additional appropriation of revenues to cover the expenditures noted by the auditors. Ms. Gonzales discussed the segregation of duties and recommended the Board Treasurer review the monthly bank statements. Ms. Harris provided a review of how to reconcile the bank statements for the Board. After review, Director Amberg moved to approve the 2022 Audits for Districts 1, 2, and 3 subject to the 2022 Budget Amendments; seconded by Director Case II. Motion passed unanimously.
 - b. Consider Approval of Unaudited Financial Statements as of June 30, 2023: Ms. Harris presented the unaudited financial statements as of June 30, 2023. The Board discussed the changes made by the auditors will be reflected in next month’s financial statements. After review, Director Amberg moved to approve the unaudited financial statements as of June 30, 2023; seconded by Director Case II. Motion passed unanimously.
 - c. Ratify Approval of Payables through July 26, 2023: Ms. Harris presented the payables through July 26, 2023. After review, Director Amberg moved to ratify and approve the payables through July 26, 2023; seconded by Director Case II. Motion passed unanimously.
6. District Manager Report
 - a. Aspen Meadows Park Update and Review: Mr. Walker reported there are final design drawings for the Aspen Meadows park, and the RFPs for construction have been distributed. Construction is anticipated to begin by the end of September.
 - b. D-20 School site discussion: Mr. Walker discussed the D-20 school site and reported the school district communicated they will reach out by the end of the summer regarding plans for the site.
 - c. Concrete fence repairs Cumbre Vista: Ms. Harris reported that one backyard fence has been repaired at the northwest corner of the Cumbre Vista subdivision. Drainage is being added to the wall and repairs are being made, but there is additional damage caused by recent heavy rain so another proposal will be received soon for Board review.
 - d. Little Library Discussion: Mr. Walker discussed the little library that will be installed in the Trails at Forest Meadows park.
 - e. HOA and Metro District Task Force Discussion: Mr. Allen explained the new legislation for creation of the HOA and Metro District Task Forces, and that notice regarding the new Task Force law is required.

7. Development Updates: President Krohnfeldt discussed that the sand creek channel improvements were completed in the last few months. Mr. Walker discussed annexations into the City near the Kit Carson Riding Club that will be apartments.
8. Public Comment: There was no public comment.
9. Legal Matters
 - a. Consider approval of acceptance of the East Park land totaling 20.1 acres and authorizing the District officers to take appropriate actions to allow this parkland to be dedicated to District No. 2: Mr. Walker presented the request for the District to accept the East Park land totaling 20.1 acres and authorizing the District officers to take appropriate actions to allow this parkland to be dedicated to District No. 2. After review, Director Case II moved to accept the East Park land totaling 20.1 acres and authorizing the District officers to take appropriate actions to allow this parkland to be dedicated to District No. 2; seconded by Director Amberg. Motion passed unanimously.
10. Adjourn: The Board unanimously adjourned the meeting at 1:54 PM.
 - a. Next Regular Meeting Date – Scheduled for August 2, 2023: The Board cancelled the August Board meeting and will meet next on September 6, 2023 at 1:00 PM.

Respectfully Submitted,

By: Recording Secretary



**WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2
RESOLUTION TO AMEND 2022 BUDGET**

WHEREAS, the Board of Directors of Woodmen Heights Metropolitan District No. 2 (the “District”) certifies that at a regular meeting of the Board of Directors of the District held September 6th, 2023 a public hearing was held regarding the 2022 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2022 as follows:

General Fund	\$1,088,817
Debt Service Fund	\$2,329,450

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2022; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2022 as follows:

General Fund	\$2,568,954
Debt Service Fund	\$2,433,454

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of Page Intentionally Left Blank]

ADOPTED SEPTEMBER 6TH, 2023.

DISTRICT:

WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held 119 N Wahsatch Ave, Colorado Springs, CO 80903 and Teleconference on September 6th, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 6th day of September, 2023.

**WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3
RESOLUTION TO AMEND 2022 BUDGET**

WHEREAS, the Board of Directors of Woodmen Heights Metropolitan District No. 3 (the “District”) certifies that at a regular meeting of the Board of Directors of the District held September 6th, 2023 a public hearing was held regarding the 2022 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2022 as follows:

General Fund	\$63,304
Debt Service Fund	\$176,132

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2022; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2022 as follows:

General Fund	\$107,983
Debt Service Fund	\$190,149

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of Page Intentionally Left Blank]

ADOPTED SEPTEMBER 6TH, 2023.

DISTRICT:

WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held 119 N Wahsatch Ave, Colorado Springs, CO 80903 and Teleconference on September 6th, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 6th day of September, 2023.



Woodmen Heights Metropolitan District #1

08/30/23

Balance Sheet

Accrual Basis

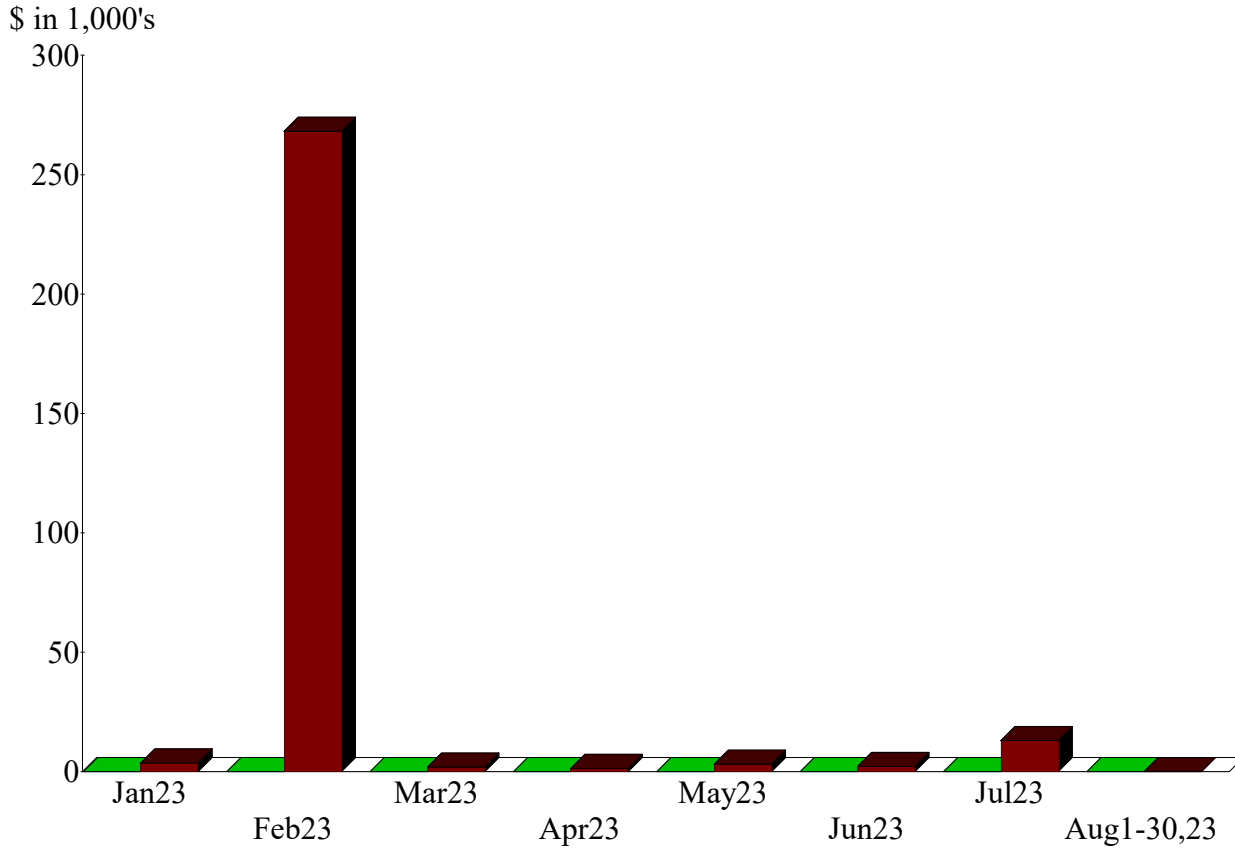
As of August 30, 2023

	Aug 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Eastern Colorado Bank Checking	1,309,330.44
1110 · WHMD Wells Fargo Checking	71,949.31
Total Checking/Savings	1,381,279.75
Other Current Assets	
Due From District No. 3	8,824.00
Total Other Current Assets	8,824.00
Total Current Assets	1,390,103.75
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	2,238,135.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	13,342.52
Total Accounts Payable	13,342.52
Total Current Liabilities	13,342.52
Long Term Liabilities	
Due to Other Governments	289,547.00
Total Long Term Liabilities	289,547.00
Total Liabilities	302,889.52
Equity	
3000 · Opening Balance Equity	712,448.11
3910 · Retained Earnings	1,516,000.41
Net Income	-293,202.61
Total Equity	1,935,245.91
TOTAL LIABILITIES & EQUITY	2,238,135.43

Woodmen Heights Metropolitan District #1
Profit & Loss Budget vs. Actual
January 1 through August 30, 2023

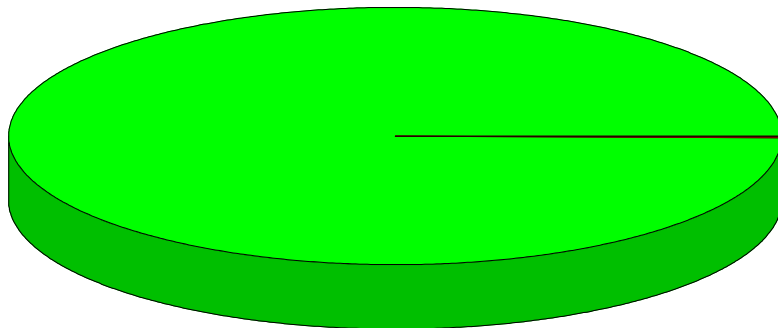
	TOTAL				
	<u>Aug 1 - 30, 23</u>	<u>Jan 1 - Aug 30, 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Expense					
Audit	0.00	9,325.00	0.00	9,325.00	100.0%
Copies & Postage	0.00	49.47	500.00	-450.53	9.89%
Fees Due					
Bridge Fees	0.00	264,967.71	0.00	264,967.71	100.0%
Total Fees Due	0.00	264,967.71	0.00	264,967.71	100.0%
6060 · Bank Service Charges	0.00	519.25	750.00	-230.75	69.23%
6160 · Dues and Subscriptions	0.00	461.67	300.00	161.67	153.89%
6170 · Election Expense	0.00	2,353.85	2,500.00	-146.15	94.15%
6180 · Insurance	0.00	0.00	775.00	-775.00	0.0%
6570 · Professional Fees					
District Management	0.00	8,750.00	15,000.00	-6,250.00	58.33%
6571 · Accounting	0.00	0.00	9,325.00	-9,325.00	0.0%
6572 · Legal Fees	0.00	7,113.77	10,000.00	-2,886.23	71.14%
Total 6570 · Professional Fees	0.00	15,863.77	34,325.00	-18,461.23	46.22%
6612 · RE Property Taxes	19.77	36.26	0.00	36.26	100.0%
Total Expense	19.77	293,576.98	39,150.00	254,426.98	749.88%
Net Ordinary Income	-19.77	-293,576.98	-39,150.00	-254,426.98	749.88%
Other Income/Expense					
Other Income					
7010 · Interest Income					
O&M	0.00	374.04	0.00	374.04	100.0%
7010 · Interest Income - Other	0.00	0.00	1,000.00	-1,000.00	0.0%
Total 7010 · Interest Income	0.00	374.04	1,000.00	-625.96	37.4%
7030 · Other Income	0.33	0.33	0.00	0.33	100.0%
Total Other Income	0.33	374.37	1,000.00	-625.63	37.44%
Net Other Income	0.33	374.37	1,000.00	-625.63	37.44%
Net Income	-19.44	-293,202.61	-38,150.00	-255,052.61	768.55%

Income and Expense by Month
January 1 through August 30, 2023



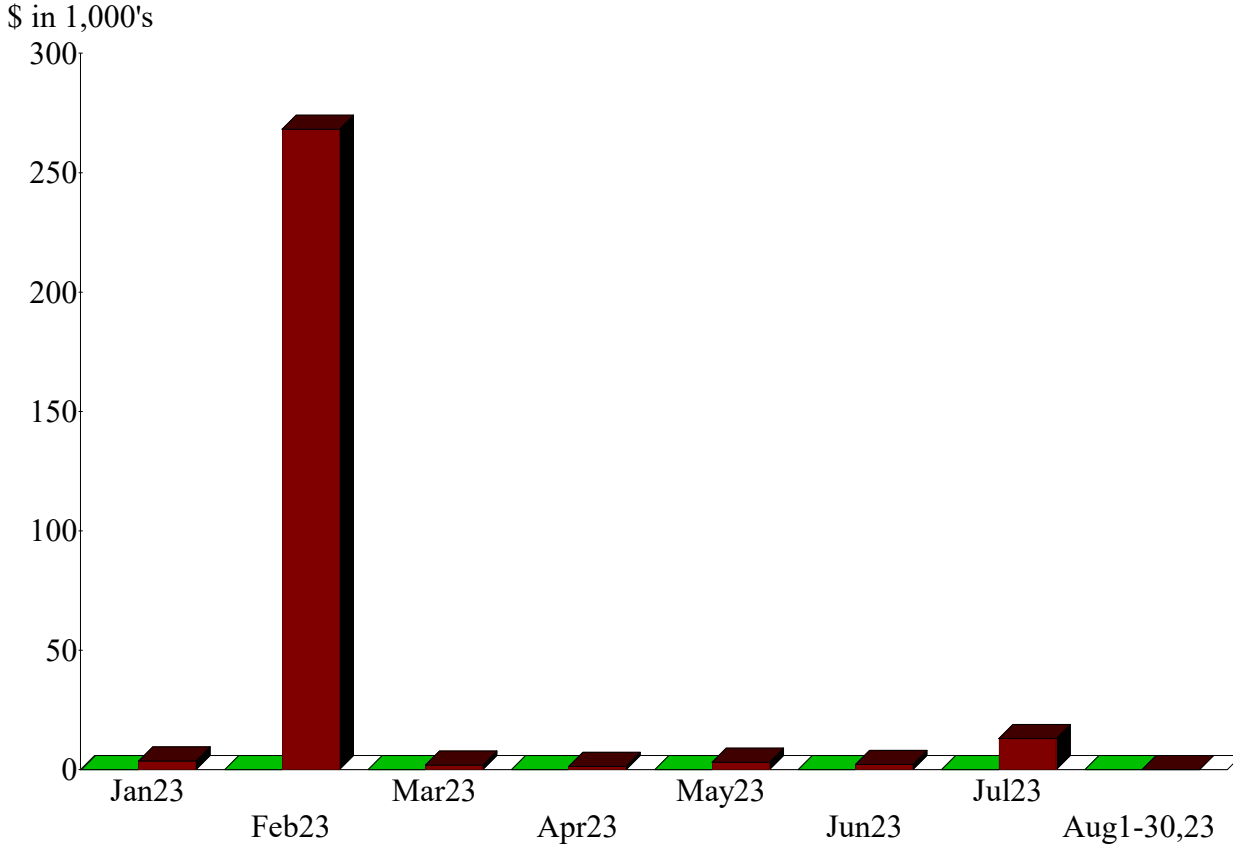
Income Summary
January 1 through August 30, 2023

7010 · Interest Income	99.91%
7030 · Other Income	0.09
Total	\$374.37



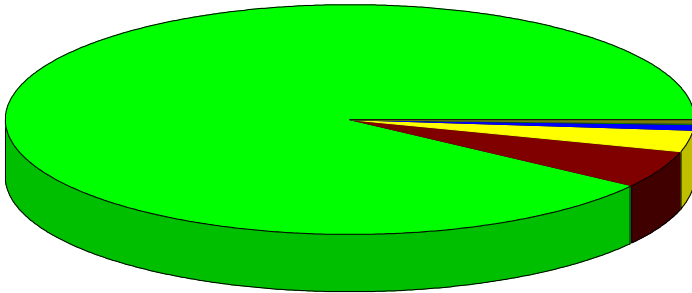
By Account

Income and Expense by Month
January 1 through August 30, 2023



Expense Summary
January 1 through August 30, 2023

Fees Due	90.25%
6570 · Professional Fees	5.40
Audit	3.18
6170 · Election Expense	0.80
6060 · Bank Service Charges	0.18
6160 · Dues and Subscriptions	0.16
Copies & Postage	0.02
6612 · RE Property Taxes	0.01
Total	\$293,576.98



By Account

Woodmen Heights Metropolitan District #2

08/30/23

Balance Sheet

Accrual Basis

As of August 30, 2023

	<u>Aug 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1072 · Bill.com Money Out Clearing	-459.24
ECB - Operating	3,915,236.51
1112 · PNC Bank Reserve 9339	1,155,749.33
1111 · PNC Bank Loan 9048	2,511,710.45
UMB 2020B-1 Bond 394.1	12,012.57
UMB 2020B-1 Reserve 394.2	742,747.80
UMB 2020B-1 Surplus 394.3	311,178.34
Total Checking/Savings	<u>8,648,175.76</u>
Accounts Receivable	
1210 · Accounts Receivable	235,762.33
1230 · Property Taxes Receivable	53,205.07
Total Accounts Receivable	<u>288,967.40</u>
Total Current Assets	<u>8,937,143.16</u>
Other Assets	
1921 · AA - Def Bal On Adv Ref Bonds	-357,486.00
1920 · Def Bal om Adv Refunding Bonds	2,503,308.00
Total Other Assets	<u>2,145,822.00</u>
TOTAL ASSETS	<u><u>11,082,965.16</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	79,382.03
Total Accounts Payable	<u>79,382.03</u>
Other Current Liabilities	
2020 · Due to District 1	0.30
2022 · Deferred Property Tax Rev	53,205.07
2030 · Interest Payable - 2020 Loan	78,088.00
2031 · Interest Payable - 2020B1	18,737.00
2032 · Interest Payable - 2020B2	1,123,546.00
Total Other Current Liabilities	<u>1,273,576.37</u>
Total Current Liabilities	<u>1,352,958.40</u>
Long Term Liabilities	
2650 · Series 2020A Loan	32,995,001.00
2640 · Series 2020B-2 Bond	6,714,000.00
2630 · Series 2020B-1 Bond	7,195,000.00
Total Long Term Liabilities	<u>46,904,001.00</u>
Total Liabilities	<u>48,256,959.40</u>
Equity	
3000 · Opening Balance Equity	0.46
3910 · Retained Earnings	-39,938,920.50
Net Income	2,764,925.80
Total Equity	<u>-37,173,994.24</u>
TOTAL LIABILITIES & EQUITY	<u><u>11,082,965.16</u></u>

Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

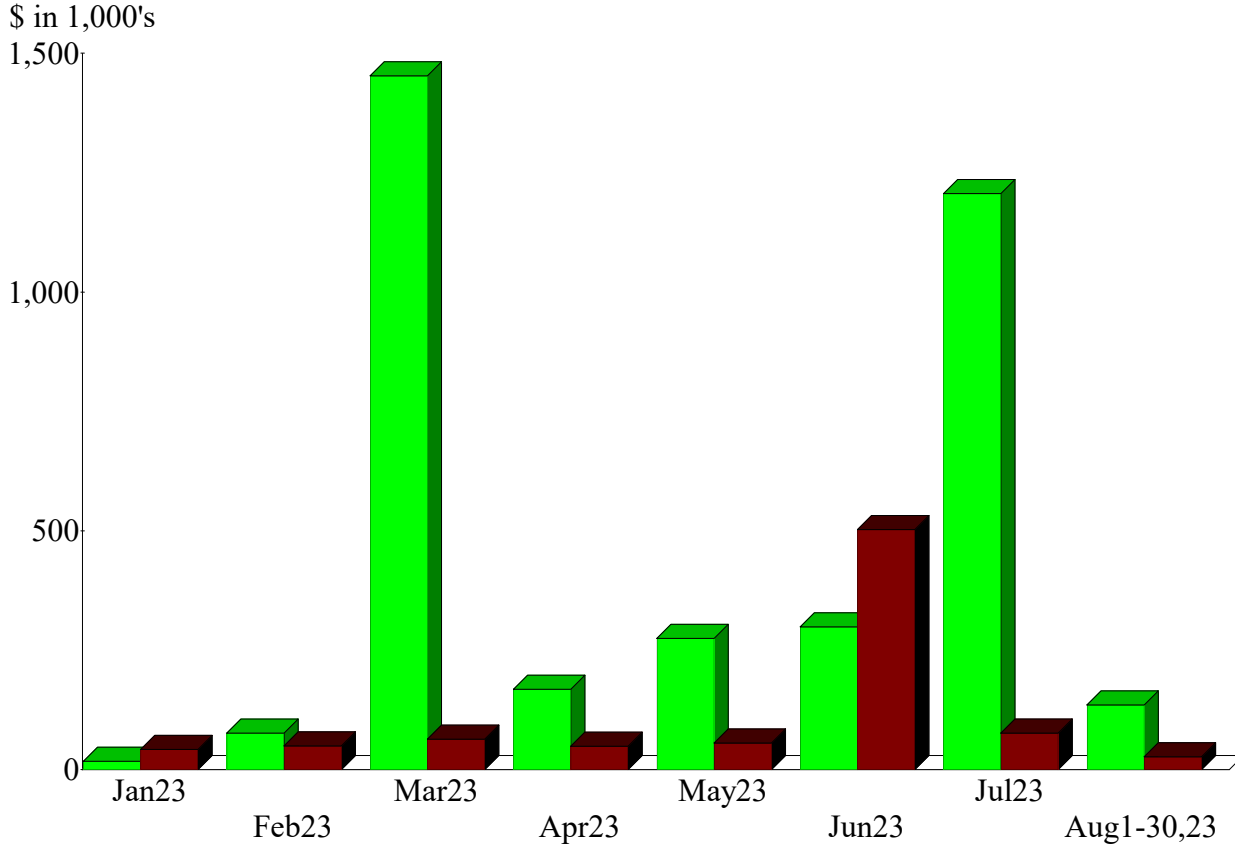
January 1 through August 30, 2023

	TOTAL				
	Aug 1 - 30, 23	Jan 1 - Aug 30, 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Due From District 3 - Taxes	-10,924.05	183,239.09	217,628.57	-34,389.48	84.2%
Fees					
Facility Fees					
Bridge Fee	2,856.05	2,856.05	0.00	2,856.05	100.0%
East Park Fee	9,710.57	9,710.57	0.00	9,710.57	100.0%
Multi Family	20,955.68	114,757.28	130,973.00	-16,215.72	87.62%
Single Family	43,657.50	187,727.25	218,287.50	-30,560.25	86.0%
Total Facility Fees	77,179.80	315,051.15	349,260.50	-34,209.35	90.21%
Platting Fees					
Rivers Park Fee	2,856.05	2,856.05	0.00	2,856.05	100.0%
Tiers Fee	28,560.50	28,560.50	0.00	28,560.50	100.0%
Total Platting Fees	31,416.55	31,416.55	0.00	31,416.55	100.0%
Taxes					
Current Year - O&M	3,979.63	829,599.00	836,558.56	-6,959.56	99.17%
Spec Own Tax - O&M	6,986.66	49,237.66	58,559.10	-9,321.44	84.08%
Delinquent Int - O&M	107.22	184.64	0.00	184.64	100.0%
Current Year - Debt	9,790.34	2,040,908.96	2,058,030.24	-17,121.28	99.17%
Spec Own Tax - Debt	17,188.00	121,130.34	144,062.12	-22,931.78	84.08%
Delinquent Int - Debt	263.76	454.21	0.00	454.21	100.0%
Total Taxes	38,315.61	3,041,514.81	3,097,210.02	-55,695.21	98.2%
Total Fees	146,911.96	3,387,982.51	3,446,470.52	-58,488.01	98.3%
Total Income	135,987.91	3,571,221.60	3,664,099.09	-92,877.49	97.47%
Gross Profit	135,987.91	3,571,221.60	3,664,099.09	-92,877.49	97.47%
Expense					
Directors Fees	0.00	1,800.00	0.00	1,800.00	100.0%
Contingency	0.00	0.00	30,000.00	-30,000.00	0.0%
Dues and Subscriptions	0.00	1,237.50	1,500.00	-262.50	82.5%
Election	0.00	1,715.85	7,500.00	-5,784.15	22.88%
Fees Due					
Storm Water	880.05	19,339.71	30,000.00	-10,660.29	64.47%
Total Fees Due	880.05	19,339.71	30,000.00	-10,660.29	64.47%
Insurance	0.00	0.00	20,000.00	-20,000.00	0.0%
Interest Expense	0.00	468,529.00	1,701,329.50	-1,232,800.50	27.54%
Miscellaneous	0.00	554.27	0.00	554.27	100.0%
Parks	795.00	65,534.02	1,400,000.00	-1,334,465.98	4.68%
Professional Fees					
Audit	0.00	9,325.00	9,325.00	0.00	100.0%
District Management	0.00	70,000.00	120,000.00	-50,000.00	58.33%
Landscaping Maintenance	25,477.32	164,236.59	425,000.00	-260,763.41	38.64%
Legal Fees	0.00	11,234.51	25,000.00	-13,765.49	44.94%
Total Professional Fees	25,477.32	254,796.10	579,325.00	-324,528.90	43.98%
Postage and Delivery	0.00	0.00	500.00	-500.00	0.0%

Woodmen Heights Metropolitan District #2
Profit & Loss Budget vs. Actual
 January 1 through August 30, 2023

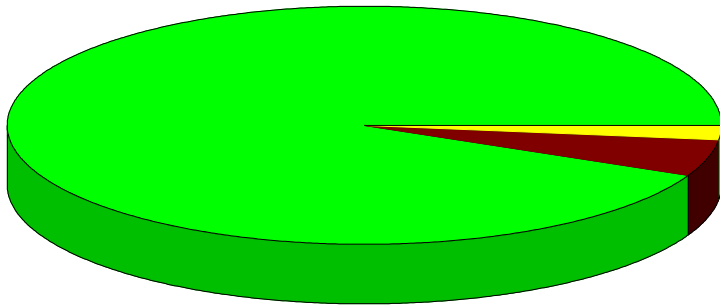
	TOTAL				
	<u>Aug 1 - 30, 23</u>	<u>Jan 1 - Aug 30, 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Repairs	0.00	10,841.07	50,000.00	-39,158.93	21.68%
Treasurer Collection Fee Debt	150.81	30,620.44	30,870.45	-250.01	99.19%
Treasurer Collection Fee O&M	61.30	12,446.76	12,548.38	-101.62	99.19%
Total Expense	<u>27,364.48</u>	<u>867,414.72</u>	<u>3,863,573.33</u>	<u>-2,996,158.61</u>	<u>22.45%</u>
Net Ordinary Income	108,623.43	2,703,806.88	-199,474.24	2,903,281.12	-1,355.47%
Other Income/Expense					
Other Income					
Interest Income	0.00	61,673.19	20,000.00	41,673.19	308.37%
Total Other Income	<u>0.00</u>	<u>61,673.19</u>	<u>20,000.00</u>	<u>41,673.19</u>	<u>308.37%</u>
Other Expense					
Other Expenses	0.00	554.27	0.00	554.27	100.0%
Total Other Expense	<u>0.00</u>	<u>554.27</u>	<u>0.00</u>	<u>554.27</u>	<u>100.0%</u>
Net Other Income	<u>0.00</u>	<u>61,118.92</u>	<u>20,000.00</u>	<u>41,118.92</u>	<u>305.6%</u>
Net Income	<u><u>108,623.43</u></u>	<u><u>2,764,925.80</u></u>	<u><u>-179,474.24</u></u>	<u><u>2,944,400.04</u></u>	<u><u>-1,540.57%</u></u>

Income and Expense by Month
January 1 through August 30, 2023



Income Summary
January 1 through August 30, 2023

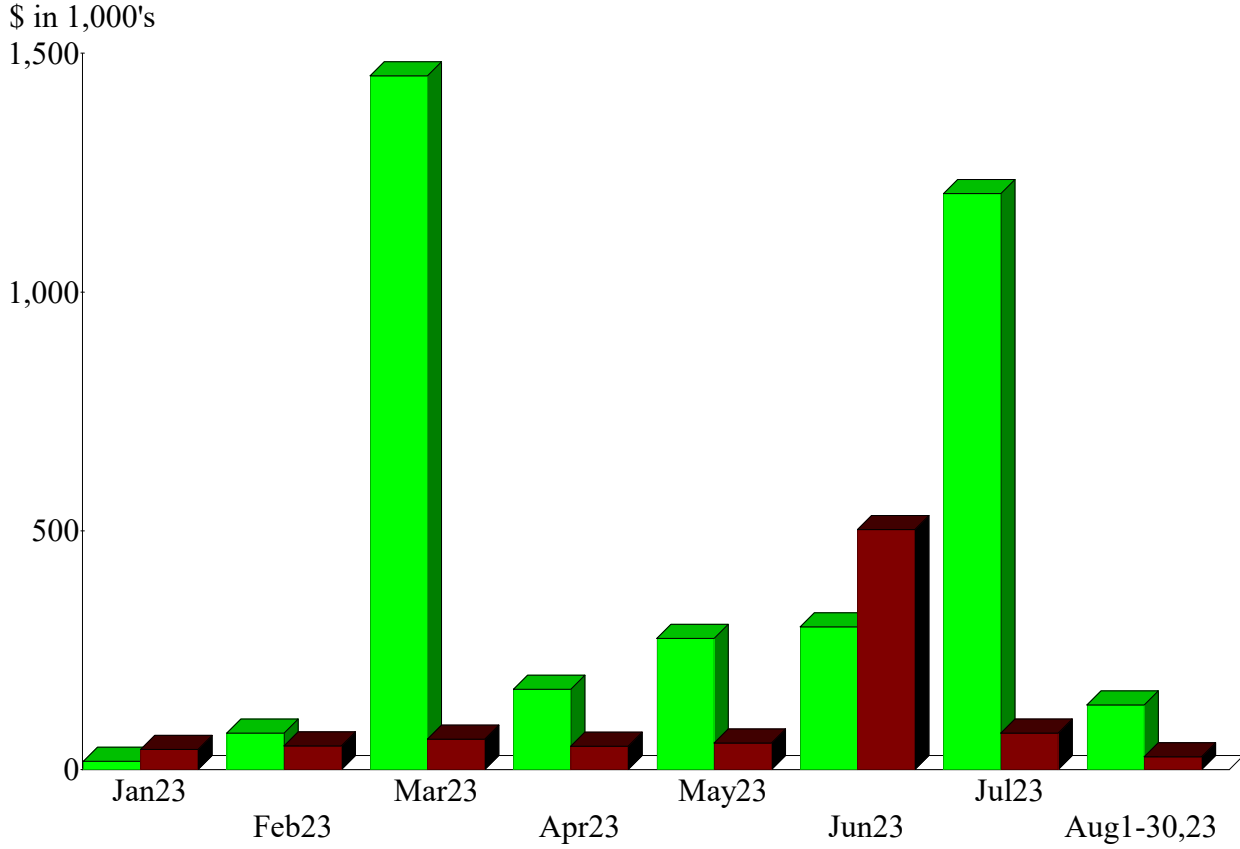
Fees	93.26%
Due From District 3 - Taxes	5.04
Interest Income	1.70
Total	\$3,632,894.79



By Account

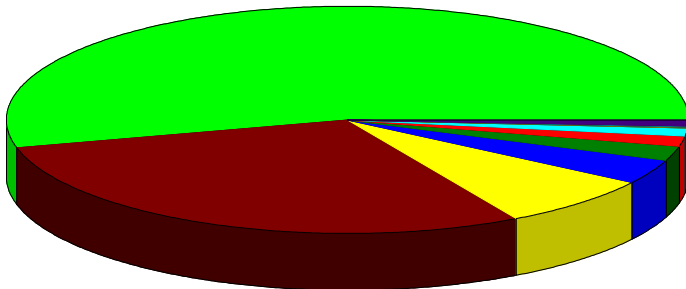
Income and Expense by Month
January 1 through August 30, 2023

Income
Expense



Expense Summary
January 1 through August 30, 2023

Interest Expense	53.98%
Professional Fees	29.36
Parks	7.55
Treasurer Collection Fee Debt	3.53
Fees Due	2.23
Treasurer Collection Fee O&M	1.43
Repairs	1.25
Directors Fees	0.21
Election	0.20
Dues and Subscriptions	0.14
Other	0.13
Total	\$867,968.99



By Account

Woodmen Heights Metropolitan District #3

08/30/23

Balance Sheet

Accrual Basis

As of August 30, 2023

	<u>Aug 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	145,575.06
Total Checking/Savings	<u>145,575.06</u>
Accounts Receivable	
1235 · Property Taxes Receivable	18,196.46
Total Accounts Receivable	<u>18,196.46</u>
Total Current Assets	<u>163,771.52</u>
TOTAL ASSETS	<u>163,771.52</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	12,061.48
Total Accounts Payable	<u>12,061.48</u>
Other Current Liabilities	
2025 · Deferred Property Tax Rev	18,196.46
Total Other Current Liabilities	<u>18,196.46</u>
Total Current Liabilities	<u>30,257.94</u>
Total Liabilities	30,257.94
Equity	
3910 · Retained Earnings	48,532.26
Net Income	84,981.32
Total Equity	<u>133,513.58</u>
TOTAL LIABILITIES & EQUITY	<u>163,771.52</u>

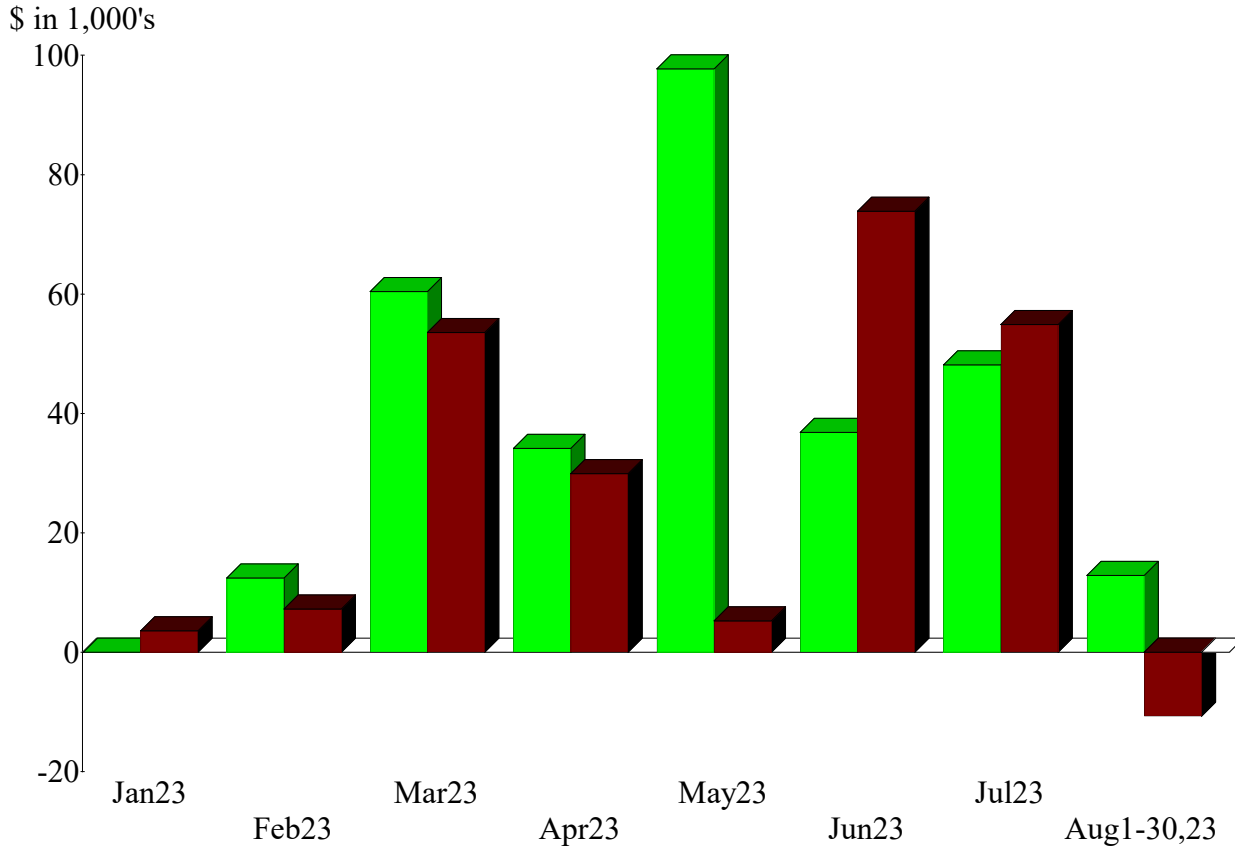
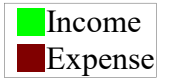
Woodmen Heights Metropolitan District #3

Profit & Loss Budget vs. Actual

January 1 through August 30, 2023

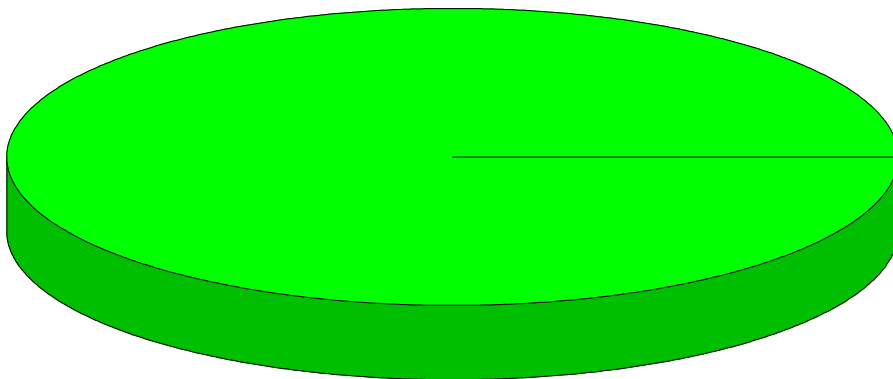
	TOTAL				
	Aug 1 - 30, 23	Jan 1 - Aug 30, 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Fees					
Platting Fees					
Rivers Park Fee	0.00	1,785.74	0.00	1,785.74	100.0%
Tiers Fee	0.00	17,857.35	0.00	17,857.35	100.0%
Total Platting Fees	<u>0.00</u>	<u>19,643.09</u>	<u>0.00</u>	<u>19,643.09</u>	<u>100.0%</u>
Facility Fees					
Bridge Fee	0.00	1,785.74	0.00	1,785.74	100.0%
East Park Fee	0.00	6,071.49	0.00	6,071.49	100.0%
Facility Fees - Other	0.00	14,131.70	0.00	14,131.70	100.0%
Total Facility Fees	<u>0.00</u>	<u>21,988.93</u>	<u>0.00</u>	<u>21,988.93</u>	<u>100.0%</u>
Taxes					
Delinquent Int	52.65	56.16	0.00	56.16	100.0%
Current Year - O&M	1,755.15	41,435.47	44,233.45	-2,797.98	93.68%
Spec Own Tax - O&M	369.42	2,603.46	3,096.34	-492.88	84.08%
Current Year - Debt	8,635.34	203,862.53	217,628.57	-13,766.04	93.68%
Spec Own Tax - Debt	1,817.56	12,809.03	15,234.00	-2,424.97	84.08%
Delinquent Interest - DS	259.06	276.32	0.00	276.32	100.0%
Total Taxes	<u>12,889.18</u>	<u>261,042.97</u>	<u>280,192.36</u>	<u>-19,149.39</u>	<u>93.17%</u>
Total Fees	<u>12,889.18</u>	<u>302,674.99</u>	<u>280,192.36</u>	<u>22,482.63</u>	<u>108.02%</u>
Total Income	<u>12,889.18</u>	<u>302,674.99</u>	<u>280,192.36</u>	<u>22,482.63</u>	<u>108.02%</u>
Gross Profit	<u>12,889.18</u>	<u>302,674.99</u>	<u>280,192.36</u>	<u>22,482.63</u>	<u>108.02%</u>
Expense					
Audit	0.00	9,075.00	9,075.00	0.00	100.0%
Contingency	0.00	0.00	5,000.00	-5,000.00	0.0%
Dues and Subscriptions	0.00	328.09	500.00	-171.91	65.62%
Due to District 2 - Taxes	-10,924.05	183,414.28	229,598.15	-46,183.87	79.89%
Election Expense	0.00	2,990.97	1,000.00	1,990.97	299.1%
Insurance	0.00	0.00	5,000.00	-5,000.00	0.0%
Professional Fees					
District Management	0.00	10,052.99	17,160.00	-7,107.01	58.58%
Legal Fees	0.00	8,147.88	3,000.00	5,147.88	271.6%
Total Professional Fees	<u>0.00</u>	<u>18,200.87</u>	<u>20,160.00</u>	<u>-1,959.13</u>	<u>90.28%</u>
Postage and Delivery	0.00	0.00	300.00	-300.00	0.0%
Stormwater & Facilities Maint	0.00	0.00	35,000.00	-35,000.00	0.0%
Treasurer's Collection Fee-O&M	27.12	622.39	663.50	-41.11	93.8%
Treasurers Collection Fee-Debt	133.41	3,062.07	3,264.43	-202.36	93.8%
Total Expense	<u>-10,763.52</u>	<u>217,693.67</u>	<u>309,561.08</u>	<u>-91,867.41</u>	<u>70.32%</u>
Net Ordinary Income	<u>23,652.70</u>	<u>84,981.32</u>	<u>-29,368.72</u>	<u>114,350.04</u>	<u>-289.36%</u>
Net Income	<u><u>23,652.70</u></u>	<u><u>84,981.32</u></u>	<u><u>-29,368.72</u></u>	<u><u>114,350.04</u></u>	<u><u>-289.36%</u></u>

Income and Expense by Month
January 1 through August 30, 2023



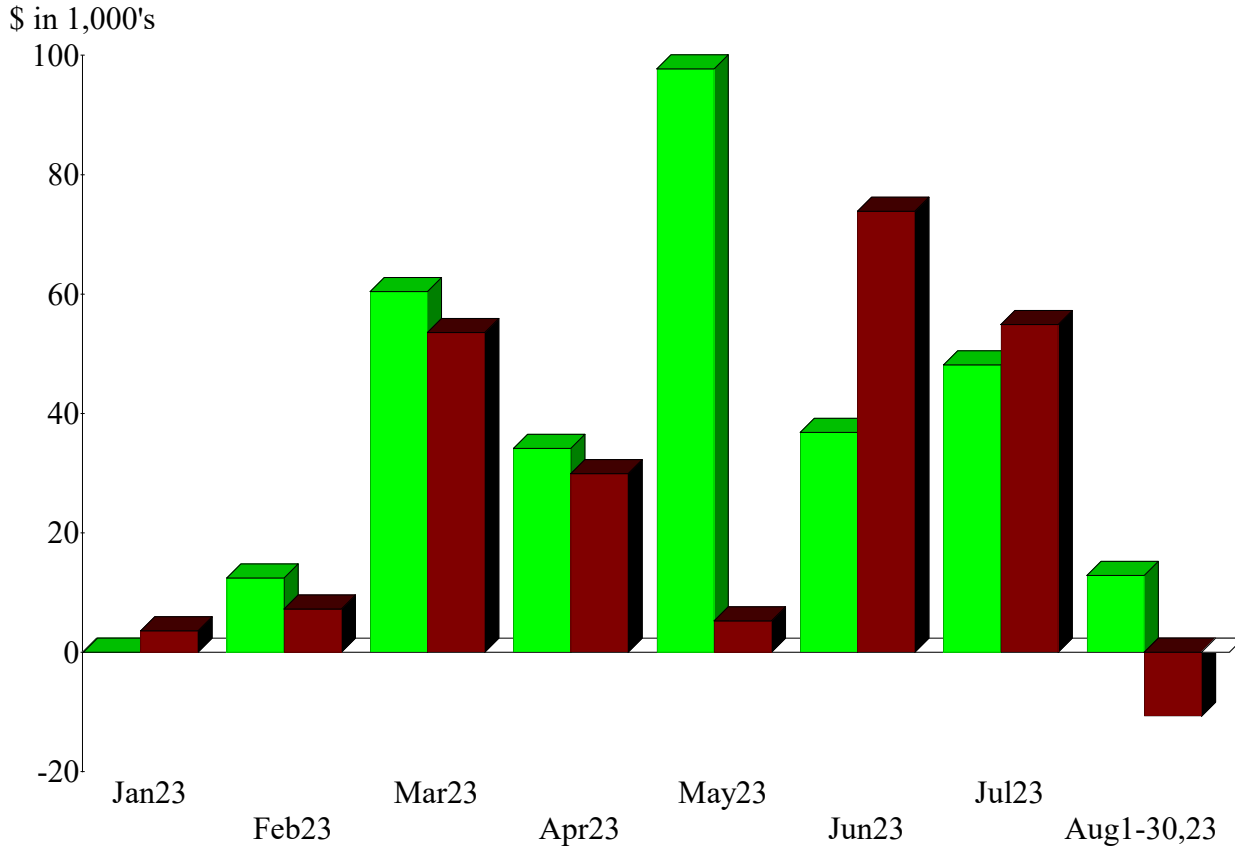
Income Summary
January 1 through August 30, 2023

Fees	100.00%
Total	\$302,674.99



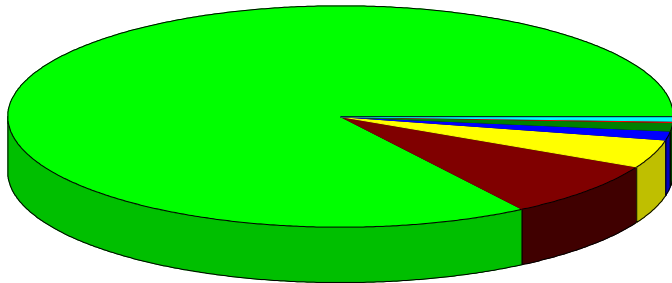
By Account

Income and Expense by Month
January 1 through August 30, 2023



Expense Summary
January 1 through August 30, 2023

Due to District 2 - Taxes	84.25%
Professional Fees	8.36
Audit	4.17
Treasurers Collection Fee-Debt	1.41
Election Expense	1.37
Treasurer's Collection Fee-O&M	0.29
Dues and Subscriptions	0.15
Total	\$217,693.67



By Account



Woodmen Heights Metropolitan District #1
GENERAL FUND ACCOUNT
8/18/2023

Company	Invoice	Date	Amount	Comments
Biggs Kofford	112004	7/24/2023	\$ 9,325.00	
El Paso County Treasurer	53053-22-023	8/18/2023	\$ 10.46	
El Paso County Treasurer	53053-22-024	8/18/2023	\$ 19.77	
El Paso County Treasurer	53043-08-062	8/18/2023	\$ 6.03	
SDA	35047	2/22/2023	\$ 378.30	
White Bear Ankele Tanka Waldron	29186	7/31/2023	\$ 2,352.96	
WSDM District Managers	7629	7/31/2023	\$ 1,250.00	

Woodmen Heights Metropolitan District, Director

\$ 13,342.52

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT
7/26/2023

Company	Invoice	Date	Amount	Comments
Biggs Kofford	112006	7/24/2023	\$ 9,075.00	
Weisburg	51550	8/18/2023	\$ 1,165.50	
White Bear Ankele Tanka Waldron	29219	7/31/2023	\$ 1,556.48	
WSDM District Managers	7631	7/31/2023	\$ 1,430.00	
TOTAL			\$ 13,226.98	

Woodmen Heights Metropolitan District, Director

\$ 13,226.98







**RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY
BY THE
BOARD OF DIRECTORS
OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2**

WHEREAS, GK WOODMEN, LLC a Colorado limited liability company, whose address is 13521 Northgate Estates Dr., #200, Colorado Springs, Colorado 80921 (the “Petitioner”), filed with the Woodmen Heights Metropolitan District No. 2 (the “District”) a Petition for Inclusion of Real Property (the “Petition”), a copy of which is attached hereto as **Exhibit A**, and incorporated herein by this reference; and

WHEREAS, the Petitioner represents that it is the one hundred percent (100%) fee owner of the real property described in the Petition (the “Property”); and

WHEREAS, the Petition requests that the Board of Directors of the District (the “Board”) include the Property into the District, in accordance with § 32-1-401(1)(a), C.R.S.; and

WHEREAS, pursuant to the provisions of § 32-1-401(1)(b), C.R.S., publication of notice of the filing of the Petition and the place, time and date of the public meeting at which the Petition would be considered, the name and address of the Petitioner and notice that all persons interested shall appear at such time and place and show cause in writing why the Petition should not be granted, was made in the *Gazette* on August 31, 2023. The Affidavit of Publication is attached hereto as **Exhibit B** and incorporated herein by this reference (the “Affidavit of Publication”); and

WHEREAS, no written objection to the inclusion was filed by any person; and

WHEREAS, the Petition was heard at a public meeting of the Board the District held on September 6, 2023, at the hour of 1:00 p.m.; and

WHEREAS, the Board has reviewed the Petition and all relevant information related thereto; and

WHEREAS, subject to the conditions set forth herein, the Board of the District desires to grant the Petition and approve the inclusion of the Property into the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. Grant of Petition. The Board hereby grants the Petition [without conditions] and orders the inclusion of the Property into the District.

2. Conditions of Inclusion. The inclusion of the Property into the District is specifically conditioned upon:

- a. Receipt of a certified Order for inclusion from the El Paso County District Court.
3. Effective Date of Resolution. This Resolution shall become effective as of the date hereof.
4. Motion and Order for Inclusion. The Board hereby directs its legal counsel to file a motion with the District Court in and for El Paso County seeking an Order for Inclusion.

Remainder of page intentionally left blank. Signature page follows.

ADOPTED this 6th day of September 2023.

WOODMEN HEIGHTS METROPOLITAN DISTRICT
NO. 2

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

CERTIFICATION OF RESOLUTION

I hereby certify that the foregoing constitutes a true and correct copy of the Resolution and Order for Inclusion of Real Property adopted by the Board at a meeting held on September 6, 2023, at 119 N. Wahsatch Ave., Colorado Springs, Colorado and via teleconference.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ____ day of _____, 2023.

Signature

EXHIBIT A
TO RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY
(Petition for Inclusion)

PETITION FOR INCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., GK Woodmen, LLC a Colorado limited liability company (the "Petitioner") hereby respectfully requests that the **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2** (the "District"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity, or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner is as follows:

GK Woodmen, LLC
13521 Northgate Estates Dr., #200
Colorado Springs, CO 80921

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

GK WOODMEN, LLC, a Colorado limited liability company

BMW

Printed Name: Brandon Lowridge

Title: Member

STATE OF COLORADO)
COUNTY OF El Paso) ss.

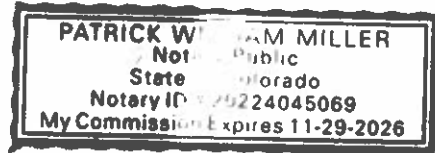
The above and foregoing instrument was acknowledged before me this 30 day of August, 2023 by Patrick Miller, as Notary Public of GK Woodmen, LLC.

WITNESS my hand and official seal.

(SEAL)

Patrick Miller
Notary Public

My commission expires: 11-29-2026



Signature Page to Petition for Inclusion of Real Property

EXHIBIT A
(The Property)

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 220195498 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID PARCEL LOCATED IN THE NE 1/4 OF THE NE 1/4, SECTION 8, T13S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 8 AND CONSIDERING THE EAST LINE OF THE NE 1/4 OF SECTION 8 TO BEAR S00°17'38"E, 2655.22 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE IS MONUMENTED AT THE NORTH TERMINUS BY A FOUND #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULIANIS INC 113S R65W S5 S4 S8 S9 2015 PLS 38256" AND IS MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W 1/4 S8 S9 2015 PLS 38256", THENCE S00°17'38"E, ALONG SAID EAST LINE, 63.22 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 207123363 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID CORNER ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE S00°17'38"E, 1264.16 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 8 AND BEING MONUMENTED BY A FOUND #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "BARRON LAND N 1/16 S8 S9 2020 PLS 38141"; SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF TRACT C, INDIGO RANCH NORTH AT STETSON RIDGE FILING NO. 15 AND RECORDED UNDER RECEPTION NO. 217713951 IN THE RECORDS OF EL PASO COUNTY, COLORADO,

THENCE ALONG SAID NORTH LINE OF TRACT C S89°15'54"W, 387.24 FEET TO THE SOUTHEASTERLY CORNER OF THE COTTAGES AT WOODMEN HEIGHTS FILING NO. 1, THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 222714960 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE ALONG THE EASTERLY LINES OF SAID WOODMEN HEIGHTS COTTAGES FILING NO. 1 THE FOLLOWING SEVENTEEN (17) COURSES:

1. N00°44'05"W, 224.00 FEET;
 2. S°89'15'53"W, 122.67 FEET;
 3. N00°43'53"W, 173.63 FEET;
 4. N04°39'25"E, 13.05 FEET;
 5. N15°14'18"E, 113.32 FEET;
 6. N24°20'07"E, 12.93 FEET;
 7. N30°48'03"E, 373.12 FEET;
 8. N23°09'16"W, 12.78 FEET;
 9. N00°50'02"W, 76.38 FEET;
 10. S89°09'58"W, 12.62 FEET;
 11. N77°33'59"W, 118.83 FEET;
 12. N25°24'07"W, 8.97 FEET;
 13. N12°26'02"E, 119.15 FEET;
 14. N40°18'49"W, 49.62 FEET TO A POINT OF CURVE TO THE RIGHT;
 15. 46.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 39°41'54"; AND BEING SUBTENDED BY A CHORD THAT BEARS N20°27'52"W, 45.50 FEET;
 16. N00°36'55"W, 12.00 FEET;
 17. N02°11'04"W, 36.52 FEET TO THE SOUTH LINE OF SAID TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 207123363;
- THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT THE FOLLOWING THREE (3) COURSES:
- 1) N89°23'05"E, 9.30 FEET;
 - 2) N48°30'17"E, 122.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST WOODMEN ROAD, AS SHOWN ON THE RIGHT-OF-WAY PLANS THEREOF RECORDED UNDER RECEPTION NO. 20590062 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NE 1/4 OF SECTION 8;
 - 3) S85°04'36"E, 344.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 12.1704 ACRES OR 530,145 SQUARE FEET, MORE OR LESS.

EXHIBIT B
TO RESOLUTION AND ORDER FOR INCLUSION OF PROPERTY
(Affidavit of Publication)