



WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Special Board Meeting

Wednesday, January 8, 2025 – 1:30 pm

119 N. Wahsatch Avenue
Colorado Springs, Colorado 80903
- and -

<https://video.cloudoffice.avaya.com/join/914352888>

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

Access Code: 914-352-888

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 October 30, 2024, Joint Special Meeting Minutes and October 30, 2024, District 2 Town Hall Meeting Minutes (enclosure)
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of December 31, 2024 (enclosure)
 - b. Ratify and consider Approval of Payables through January 8, 2025 (enclosure)
6. District Manager Report
 - a. Opt-out Properties (Authentix at Wolf Ranch, Brass Oliver, Neagle Butcher)
 - b. D-20 School site discussion
 - c. 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. Discuss Tutt Boulevard Townhomes Inclusion and Exclusion status
 - i. Pending Inclusion and Exclusion Petitions from Property Owner
 - ii. Schedule Future Hearing on Petitions and Publication of Hearing Notice
- b. District No. 1 Dissolution and City Consent to Dissolution status

11. Adjourn:

- a. Next Meeting Date – February 5, 2025, at 1:30pm

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 special meeting at 1:30 p.m. on Wednesday, the 8th day of January 2025 at 119 N. Wahsatch Ave, in Colorado Springs, Colorado, and via tele/videoconference <https://video.cloudoffice.avaya.com/join/914352888> or dial [+1 \(213\) 463-4500](tel:+12134634500) **Access Code:** 914-352-888 for the purpose of conducting such business as may come before the Boards including the business on the attached agenda. Regular joint meetings for 2025 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 THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2
HELD OCTOBER 30, 2024, AT 1:30 P.M.**

Pursuant to §32-1-903(6), C.R.S., the annual meeting of the Board of Directors of the Woodmen Heights Metropolitan District No. 2 was held on Wednesday, November 8, 2023, at 12:00 p.m., at 119 N. Wahsatch Ave, Colorado Springs, CO, 80903 and via video teleconference.

Attendance

In attendance were Directors:

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

Also in attendance were:

K. Sean Allen, Esq., White, Bear & Ankele, Tanaka & Waldron
Rebecca Harris, WSDM District Managers
Brenda Juarez, WSDM District Managers
Beth Diana, WSDM District Managers
Heather Smith, WSDM District Managers
Jak Pattamasaevi, WSDM District Managers
Adam Noel, WSDM District Managers
Mike DeGrant, DeGrant Development Strategies LLC

1. Call to Order: President Krohnfeldt called the meeting to order at 1:30 p.m.
2. Presentation Regarding the Status of Public Infrastructure within the District: Ms. Harris provided a presentation regarding the status of the public infrastructure project, namely the Community Park, within the District.
3. Presentation Regarding Outstanding Bonds: Ms. Harris provided a presentation regarding outstanding bonds.
4. Review of Current Unaudited Financial Status: Ms. Harris presented a review of the current unaudited financial statements. Discussion was made regarding which fees in the financials were earmarked. Ms. Harris clarified that they were committed to capital infrastructure.

5. Open Floor for Questions: There was no public comment.

Director Case II noted the vacancy on the Board. Ms. Harris advised the qualifications necessary to fill a vacancy on Boards for all Woodmen Heights Metropolitan Districts.

6. Adjourn: The meeting was adjourned at 1:43 p.m.

Respectfully Submitted,



a

**MINUTES OF A JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
OCTOBER 30, 2024 AT 1:30 P.M.**

Pursuant to posted notice, the joint special meeting of the Boards of Directors of the Woodmen Heights Metropolitan District Nos. 1, 2 and 3 was held on Wednesday, October 30, 2024, at 1:30 p.m., at 119 Wahsatch Avenue, Colorado Springs, Colorado 80903, and via video teleconference.

In attendance were Directors:

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

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron
Rebecca Harris, WSDM
Brenda Juarez, WSDM
Beth Diana, WSDM District Managers
Heather Smith, WSDM District Managers
Jak Pattamasaevi, WSDM District Managers
Adam Noel, WSDM District Managers
Mike DeGrant, DeGrant Development LLC

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 1:43 p.m. by President Krohnfeldt. Mr. Allen advised he needed to leave and requested to review legal items on the Agenda first.
2. Declaration of Quorum/Director Qualifications/Disclosure Matters: President Krohnfeldt indicated that a quorum of the Boards was present except Jim Morely who was absent and stated that each Director has been qualified as an eligible elector of the Districts pursuant to Colorado law. The Directors confirmed their qualifications. Mr. Allen advised the Boards that

pursuant to Colorado law certain disclosures might be required prior to taking official action at the meeting. Ms. Harris 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 that 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 regarding 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 moved to approve the Agenda as presented; motion was seconded by Director Amberg. Motion passed unanimously.
4. Approval of the September 4, 2024 Joint Meeting Minutes: After review, Director Case II moved to approve the September 4, 2024 Joint Minutes; motion was seconded by Director Amberg. Motion passed unanimously.
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of September 30, 2024: Ms. Harris presented the unaudited financial statements for Districts 1, 2, and 3. Ms. Harris advised there are funds in the District 1 bank account in preparation of its dissolution and that funds will be disbursed to Districts 2 and 3 with the exception of a small reserve for legal and other minor expenses. Director Case II directed WSMD to create a map of the vacant service areas that are potential inclusions. President Krohnfeldt motioned to approve Unaudited Financial Statements as of July 31, 2024. Motion was seconded by Director Amberg. Motion passed unanimously.
 - b. Ratify and consider Approval of Payables through October 30, 2024: Ms. Harris presented the payables and noted that the date should be October 30, 2024 instead of September 4, 2024. Director Amberg motioned to approve Payables through October 30, 2024; motion was seconded by President Krohnfeldt. Motion passed unanimously.
 - c. Public Hearing on 2024 Budget Amendment and 2025 Budget: President Krohnfeldt opened the public hearing on the 2024 Budget Amendment at 2:35 pm; seconded by Director Amberg. Motion passed unanimously. No public was present, and no comment was made, President Krohnfeldt moved to close the public hearing at 2:36 p.m.; motion was seconded by Director Amberg. Motion passed unanimously
 - i. Consider Adoption of District 1 Resolution Amending 2024 Budget: Ms. Harris presented District 1 Resolution. After review, Director Case II motioned to adopt District 1 Resolution Amending the 2024 Budget; motion was seconded by Director Amberg. Motion passed unanimously.
 - ii. Consider Adoption of District 2 Resolution Amending 2024 Budget: After review, Director Case II moved to adopt the District 2 Resolution Amending 2024 Budget; motion was seconded by Director Amberg. Motion passed unanimously.
 - iii. Consider Adoption of Districts 1, No. 2, and No. 3 Resolution to adopt the 2025 Budget and Certifying Mill Levies: Director Case II motioned to approve the Resolution for District No. 1, District No. 2, and District No. 3 to adopt the 2025 Budget and Certifying Mill Levies. Motion was seconded

by Director Amber. Motion passed unanimously.

6. District Manager Report

- a. Discuss Opt-Out Properties (Authentix at Wolf Ranch, Brass Oliver, Neagle, Butcher) Ms. Harris explained these were the agreements regarding the annexation into the City. Ms. Harris stated she would reach out to advise they need to either pay an opt-out fee or do an inclusion if referenced areas are annexed.
- b. Discuss Tutt Boulevard Townhomes Inclusion and Exclusion: Ms. Harris explained that she advised DR Horton that the property needed to be excluded out of District 3 and included into District 2, since the project is residential and overlays the district boundary.
- c. D-20 School Site Discussion: There were no updates.
- d. Update on Underdrain Maintenance: Ms. Harris stated this pertained specifically to Shiloh Mesa and there were no updates.

7. Aspen Meadows Park Update and Review: Ms. Harris updated the Board the Playground and turf area are planned to be completed by the end of November. She highlighted that Mr. DeGrant was able to get a discount in the playground equipment of 50% off due to manufacturer error regarding delivering the wrong color. Ms. Harris advised she and Mr. DeGrant discussed doing an opening ceremony/ribbon cutting. President Krohnfeldt and Mr. Amberg advised they will attend. Ceremony date was to be determined.

8. Development Updates

- a. Ms. Harris presented the development updates and stated there were 15 pending commercial projects, 1 platted Single-Family Development going to collection (Tutt Boulevard Townhomes), 4 pending single-family, and 3 pending annexations.

9. Public Comment: There was no public comment.

10. Legal Matters

- a. Review and consider approval of Snow Removal Contracts: Ms. Harris advised no increase in cost, but the number of areas have increased. Director Case II motioned to approve the Snow Removal Contracts; motion was seconded by Director Amberg. Motion passed unanimously.
- b. Ratify approval for Kimley-Horn Aspen Meadows Park contract: Ms. Harris reviewed the contract. Director Case II motioned to approve the Kimley-Horn Aspen Meadows Park contract; motion was seconded by Director Amberg. Motion passed unanimously.
- c. Review and consider approval of Memorandum of agreement with City for Electric Easement to Quail Brush Creek Tracts and Permanent Easement: Ms. Harris reviewed the agreement. Mr. Allen reviewed documentation and clarified that the City responded to comments that he made regarding the easements. Director Case II moved to approve Memorandum of agreement with City for Electric Easement to Quail Brush Creek Tracts and Permanent Easement; motion was seconded by President Krohnfeldt. Motion passed unanimously.
- d. Status of City Consent for District No. 1 Dissolution: Ms. Harris sent a letter to the City regarding the request for a Service Plan amendment advising that an amendment was not needed based on input from legal counsel. Ms. Harris stated she would follow up with the

City to receive an update.

- e. Discuss and Approve the Regular Board Meeting Schedule for 2025. Board discussed to schedule the Board meetings for the first Wednesday of every month at 1:30 pm as needed.
- f. Consider Approval of 2025 Annual Administrative Resolution: Director Case II moved to approve the 2025 Annual Administrative Resolution; motion was seconded by Director Amberg. Motion passed unanimously.
- g. Consider Approval of Resolution Adopting Digital Accessibility Policy: Ms. Harris advised that the District's website scored 100% for its compliance. Ms. Harris advised that WSDM was making progress towards remediating documents. Director Case II moved to approve Resolution; motion was seconded by Director Amberg. Motion passed unanimously.
- h. Review and consider approval of Resolution Calling May 6, 2025 Election: Director Case II moved to approve the Resolution Calling May 6, 2025 Election; motion was seconded by Director Amberg. Motion passed unanimously.
- i. Review and Consider Approval of WSDM District Managers Engagement Letter: Ms. Harris reviewed the contract. Director Case II motioned to approve the WSDM District Managers Engagement Letter; motion was seconded by Director Amberg. Motion passed unanimously.
- j. Review and Consider Approval of District 2 BiggsKofford 2023 Audit Engagement Letter: Ms. Harris Reviewed the contract for the BiggsKofford 2023 Audit Engagement Letter. Director Case II motioned to approve the BiggsKofford 2023 Audit Engagement Letter for District 2; motion was seconded by Director Amberg. Motion passed unanimously.
- k. Review and Consider Approval of District 3 BiggsKofford 2023 Audit Engagement Letter: Ms. Harris Reviewed the contract BiggsKofford 2023 Audit Engagement Letter for District 3. Director Case II motioned to approve the BiggsKofford 2023 Audit Engagement Letter for District 3; motion was seconded by Director Amberg. Motion passed unanimously.

11. Adjourn: President Krohnfeldt adjourned the meeting at 2:49 p.m.

- a. Next Meeting Date was scheduled for December 4, 2024 at 1:30 p.m. if needed.

By: Recording Secretary



Woodmen Heights Metropolitan District #1

Balance Sheet

As of November 30, 2024

| | Nov 30, 24 |
|--|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Eastern Colorado Bank Checking | 1,285,826.21 |
| Total Checking/Savings | 1,285,826.21 |
| Total Current Assets | 1,285,826.21 |
| 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 | 2,133,857.89 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2010 · Accounts Payable | 2,308.10 |
| Total Accounts Payable | 2,308.10 |
| Total Current Liabilities | 2,308.10 |
| Long Term Liabilities | |
| Due to Other Governments | 289,547.00 |
| Total Long Term Liabilities | 289,547.00 |
| Total Liabilities | 291,855.10 |
| Equity | |
| 3000 · Opening Balance Equity | 712,448.11 |
| 3910 · Retained Earnings | 1,429,224.03 |
| Net Income | -299,669.35 |
| Total Equity | 1,842,002.79 |
| TOTAL LIABILITIES & EQUITY | 2,133,857.89 |

Woodmen Heights Metropolitan District #1

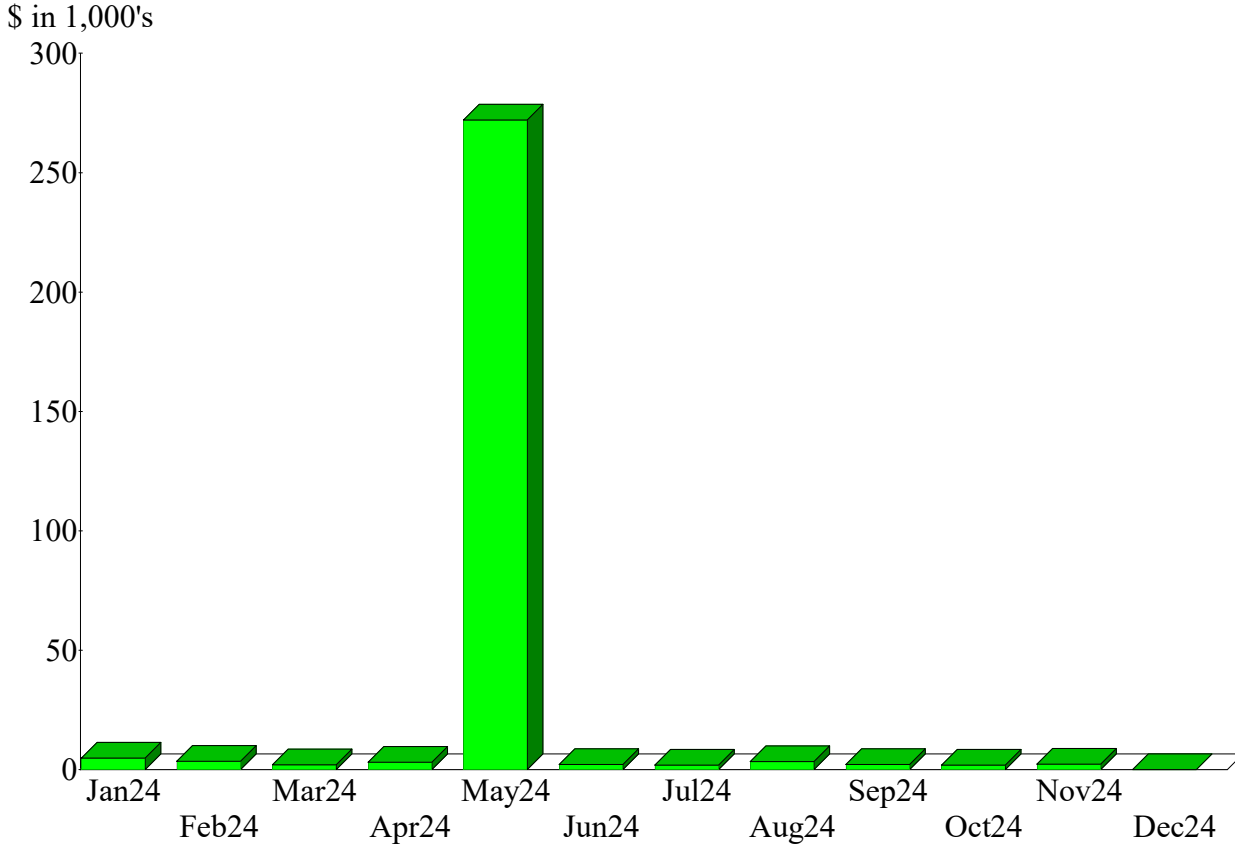
Profit & Loss Budget vs. Actual

January through November 2024

| | TOTAL | | | | |
|---------------------------------------|-----------|--------------|------------|----------------|-------------|
| | Nov 24 | Jan - Nov 24 | Budget | \$ Over Budget | % of Budget |
| Ordinary Income/Expense | | | | | |
| Expense | | | | | |
| Copies & Postage | 0.00 | 66.60 | | | |
| Fees Due | | | | | |
| Bridge Fees | 0.00 | 269,609.50 | | | |
| Total Fees Due | 0.00 | 269,609.50 | | | |
| 6160 · Dues and Subscriptions | 0.00 | 250.50 | 500.00 | -249.50 | 50.1% |
| 6180 · Insurance | 0.00 | 0.00 | 1,500.00 | -1,500.00 | 0.0% |
| 6570 · Professional Fees | | | | | |
| District Management | 1,250.00 | 13,750.00 | | | |
| 6572 · Legal Fees | 1,058.10 | 15,983.59 | 15,000.00 | 983.59 | 106.56% |
| Total 6570 · Professional Fees | 2,308.10 | 29,733.59 | 15,000.00 | 14,733.59 | 198.22% |
| 6610 · Postage and Delivery | 0.00 | 9.16 | | | |
| Total Expense | 2,308.10 | 299,669.35 | 17,000.00 | 282,669.35 | 1,762.76% |
| Net Ordinary Income | -2,308.10 | -299,669.35 | -17,000.00 | -282,669.35 | 1,762.76% |
| Net Income | -2,308.10 | -299,669.35 | -17,000.00 | -282,669.35 | 1,762.76% |

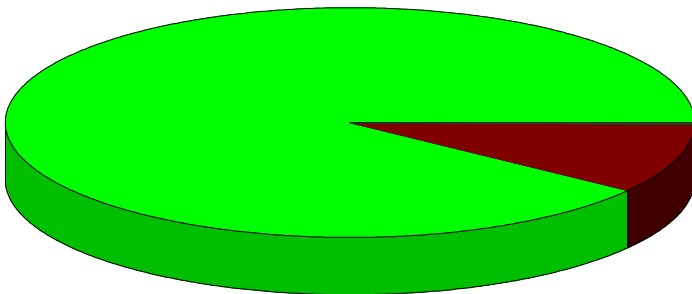
Income and Expense by Month
January through December 2024

Expense



Expense Summary
January through December 2024

| | |
|-------------------------------|---------------------|
| Fees Due | 89.97% |
| 6570 · Professional Fees | 9.92 |
| 6160 · Dues and Subscriptions | 0.08 |
| Copies & Postage | 0.02 |
| 6610 · Postage and Delivery | 0.01 |
| Total | \$299,669.35 |



By Account

Woodmen Heights Metropolitan District #2

Balance Sheet

As of November 30, 2024

| | Nov 30, 24 |
|--|----------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| ECB - Operating | 502,848.66 |
| 1112 · PNC Bank Reserve 9339 | 1,198,355.42 |
| 1111 · PNC Bank Loan 9048 | 1,414,680.30 |
| UMB 2020B-1 Bond 394.1 | 2,208,232.76 |
| UMB 2020B-1 Reserve 394.2 | 766,055.59 |
| UMB 2020B-1 Surplus 394.3 | 752,082.50 |
| UMB 2020B-2 Bond Fund 395.1 | 2,165,491.54 |
| Total Checking/Savings | 9,007,746.77 |
| Accounts Receivable | |
| 1210 · Accounts Receivable | 192,750.13 |
| Total Accounts Receivable | 192,750.13 |
| Total Current Assets | 9,200,496.90 |
| Fixed Assets | |
| Construction in Process | 2,383,483.00 |
| Total Fixed Assets | 2,383,483.00 |
| 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 | 1,979,814.00 |
| TOTAL ASSETS | 13,563,793.90 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2010 · Accounts Payable | 19,990.21 |
| Total Accounts Payable | 19,990.21 |
| Other Current Liabilities | |
| 2031 · Interest Payable - 2020B1 | 273,601.00 |
| 2032 · Interest Payable - 2020B2 | 1,713,854.00 |
| Total Other Current Liabilities | 1,987,455.00 |
| Total Current Liabilities | 2,007,445.21 |
| 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 | 45,859,001.00 |
| Total Liabilities | 47,866,446.21 |
| Equity | |
| 3910 · Retained Earnings | -36,713,804.89 |
| Net Income | 2,411,152.58 |
| Total Equity | -34,302,652.31 |
| TOTAL LIABILITIES & EQUITY | 13,563,793.90 |

Woodmen Heights Metropolitan District #2

Profit & Loss Budget vs. Actual

January through November 2024

| | TOTAL | | | | |
|--------------------------------|------------------|---------------------|---------------------|--------------------|------------------|
| | Nov 24 | Jan - Nov 24 | Budget | \$ Over Budget | % of Budget |
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| 4100 - Recovery Refund | 0.00 | 110,258.33 | | | |
| Due From District 3 - Taxes | 3,116.77 | 365,937.22 | | | |
| Fees | | | | | |
| Facility Fees | | | | | |
| Bridge Fee | 0.00 | 10,910.18 | 5,000.00 | 5,910.18 | 218.2% |
| East Park Fee | 0.00 | 37,094.61 | 20,000.00 | 17,094.61 | 185.47% |
| Multi Family | 11,001.72 | 112,767.63 | | | |
| Single Family | 0.00 | 174,193.52 | | | |
| Facility Fees - Other | 0.00 | 29,774.80 | | | |
| Total Facility Fees | 11,001.72 | 364,740.74 | 25,000.00 | 339,740.74 | 1,458.96% |
| Impact Fees | | | | | |
| Impact Fees Res Multi | 0.00 | 0.00 | 137,522.00 | -137,522.00 | 0.0% |
| Impact Fees Resiential | 0.00 | 0.00 | 229,202.00 | -229,202.00 | 0.0% |
| Total Impact Fees | 0.00 | 0.00 | 366,724.00 | -366,724.00 | 0.0% |
| Platting Fees | | | | | |
| Rivers Park Fee | 0.00 | 10,910.18 | | | |
| Tiers Fee | 0.00 | 109,101.80 | | | |
| Platting Fees - Other | 0.00 | 74,437.00 | | | |
| Total Platting Fees | 0.00 | 194,448.98 | | | |
| Taxes | | | | | |
| Prior Year Abatement | -0.06 | -0.06 | | | |
| Current Year - O&M | 153.54 | 916,413.09 | 905,211.00 | 11,202.09 | 101.24% |
| Spec Own Tax - O&M | 8,121.53 | 71,260.03 | 63,365.00 | 7,895.03 | 112.46% |
| Delinquent Int - O&M | 7.68 | 510.13 | | | |
| Current Year - Debt | 426.50 | 2,545,592.02 | 2,514,475.00 | 31,117.02 | 101.24% |
| Spec Own Tax - Debt | 22,559.82 | 197,944.55 | 176,013.00 | 21,931.55 | 112.46% |
| Delinquent Int - Debt | 21.32 | 1,417.04 | | | |
| Total Taxes | 31,290.33 | 3,733,136.80 | 3,659,064.00 | 74,072.80 | 102.02% |
| Fees - Other | 639.80 | 4,158.70 | | | |
| Total Fees | 42,931.85 | 4,296,485.22 | 4,050,788.00 | 245,697.22 | 106.07% |
| Reimbursements | 0.00 | 2,719.15 | | | |
| Total Income | 46,048.62 | 4,775,399.92 | 4,050,788.00 | 724,611.92 | 117.89% |
| Expense | | | | | |
| Advertising | 0.00 | 202.57 | | | |
| Bank Service Charges | 20.00 | 52.00 | | | |
| Bond Expense | | | | | |
| Trustee Fee | 6,000.00 | 6,000.00 | | | |
| Total Bond Expense | 6,000.00 | 6,000.00 | | | |
| Contingency | 0.00 | 0.00 | 50,000.00 | -50,000.00 | 0.0% |
| Copies & Postage | 0.00 | 446.39 | 250.00 | 196.39 | 178.56% |

Woodmen Heights Metropolitan District #2

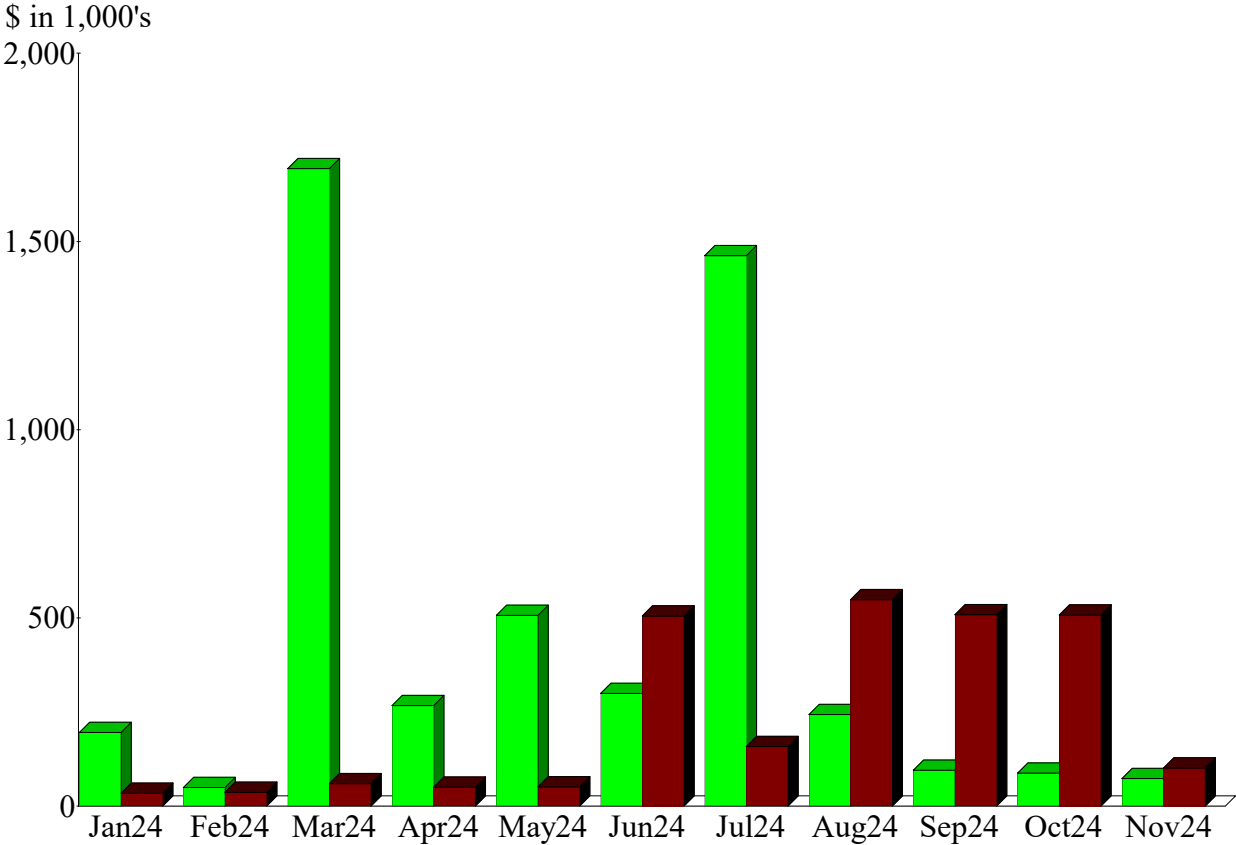
Profit & Loss Budget vs. Actual

January through November 2024

| | TOTAL | | | | |
|--------------------------------------|--------------------------|----------------------------|---------------------------|----------------------------|------------------------|
| | Nov 24 | Jan - Nov 24 | Budget | \$ Over Budget | % of Budget |
| Directors Fees | 0.00 | 2,200.00 | 6,000.00 | -3,800.00 | 36.67% |
| Dues and Subscriptions | 0.00 | 1,237.50 | 1,500.00 | -262.50 | 82.5% |
| Fees Due | | | | | |
| Storm Water | 2,114.55 | 48,310.58 | 45,000.00 | 3,310.58 | 107.36% |
| Fees Due - Other | 0.00 | 277.00 | | | |
| Total Fees Due | <u>2,114.55</u> | <u>48,587.58</u> | <u>45,000.00</u> | <u>3,587.58</u> | <u>107.97%</u> |
| Insurance | | | | | |
| Service Fee | 0.00 | -21.96 | | | |
| Insurance - Other | 750.00 | 750.00 | 22,000.00 | -21,250.00 | 3.41% |
| Total Insurance | <u>750.00</u> | <u>728.04</u> | <u>22,000.00</u> | <u>-21,271.96</u> | <u>3.31%</u> |
| Interest Expense | | | | | |
| Loan Interest | 0.00 | 379,850.00 | | | |
| Interest Expense - Other | 0.00 | 0.00 | 1,958,479.00 | -1,958,479.00 | 0.0% |
| Total Interest Expense | <u>0.00</u> | <u>379,850.00</u> | <u>1,958,479.00</u> | <u>-1,578,629.00</u> | <u>19.4%</u> |
| Parks | | | | | |
| Aspen Meadows | 41,052.12 | 585,767.05 | | | |
| Parks - Other | 0.00 | 948,749.89 | 2,135,000.00 | -1,186,250.11 | 44.44% |
| Total Parks | <u>41,052.12</u> | <u>1,534,516.94</u> | <u>2,135,000.00</u> | <u>-600,483.06</u> | <u>71.87%</u> |
| Professional Fees | | | | | |
| Audit | 0.00 | 12,100.00 | 9,605.00 | 2,495.00 | 125.98% |
| District Management | 11,000.00 | 121,000.00 | 132,000.00 | -11,000.00 | 91.67% |
| Landscaping Maintenance | | | | | |
| Trails at Forest Meadows | 5,542.59 | 45,729.66 | | | |
| Shiloh Mesa | 2,573.22 | 41,693.98 | | | |
| Quail Brush Creek | 2,634.99 | 25,844.98 | | | |
| Forest Meadows | 2,387.30 | 23,692.18 | | | |
| KF-103 | 4,163.31 | 59,363.02 | | | |
| Landscaping Maintenance - Other | 17,663.50 | 181,512.93 | 450,000.00 | -268,487.07 | 40.34% |
| Total Landscaping Maintenance | <u>34,964.91</u> | <u>377,836.75</u> | <u>450,000.00</u> | <u>-72,163.25</u> | <u>83.96%</u> |
| Legal Fees | 602.71 | 17,753.06 | 25,000.00 | -7,246.94 | 71.01% |
| Total Professional Fees | <u>46,567.62</u> | <u>528,689.81</u> | <u>616,605.00</u> | <u>-87,915.19</u> | <u>85.74%</u> |
| Repairs | 0.00 | 1,912.70 | 50,000.00 | -48,087.30 | 3.83% |
| Treasurer Collection Fee Debt | 6.72 | 38,205.07 | 37,717.00 | 488.07 | 101.29% |
| Treasurer Collection Fee O&M | 2.42 | 13,753.83 | 13,578.00 | 175.83 | 101.3% |
| Utilities - Water | 4,954.13 | 8,443.35 | | | |
| Total Expense | <u>101,467.56</u> | <u>2,564,825.78</u> | <u>4,936,129.00</u> | <u>-2,371,303.22</u> | <u>51.96%</u> |
| Net Ordinary Income | <u>-55,418.94</u> | <u>2,210,574.14</u> | <u>-885,341.00</u> | <u>3,095,915.14</u> | <u>-249.69%</u> |
| Other Income | | | | | |
| Interest Income | 27,762.17 | 200,578.44 | | | |
| Total Other Income | <u>27,762.17</u> | <u>200,578.44</u> | | | |
| Net Other Income | <u>27,762.17</u> | <u>200,578.44</u> | | | |
| Net Income | <u><u>-27,656.77</u></u> | <u><u>2,411,152.58</u></u> | <u><u>-885,341.00</u></u> | <u><u>3,296,493.58</u></u> | <u><u>-272.34%</u></u> |

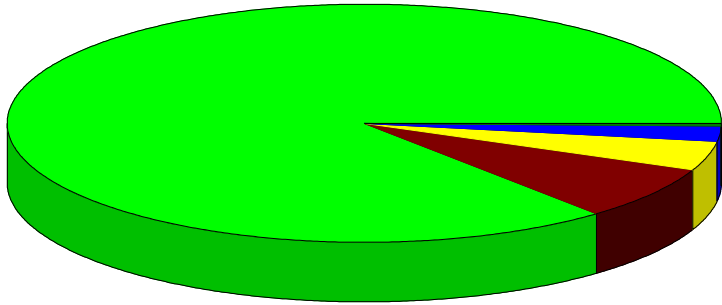
Income and Expense by Month
January through November 2024

Income
Expense



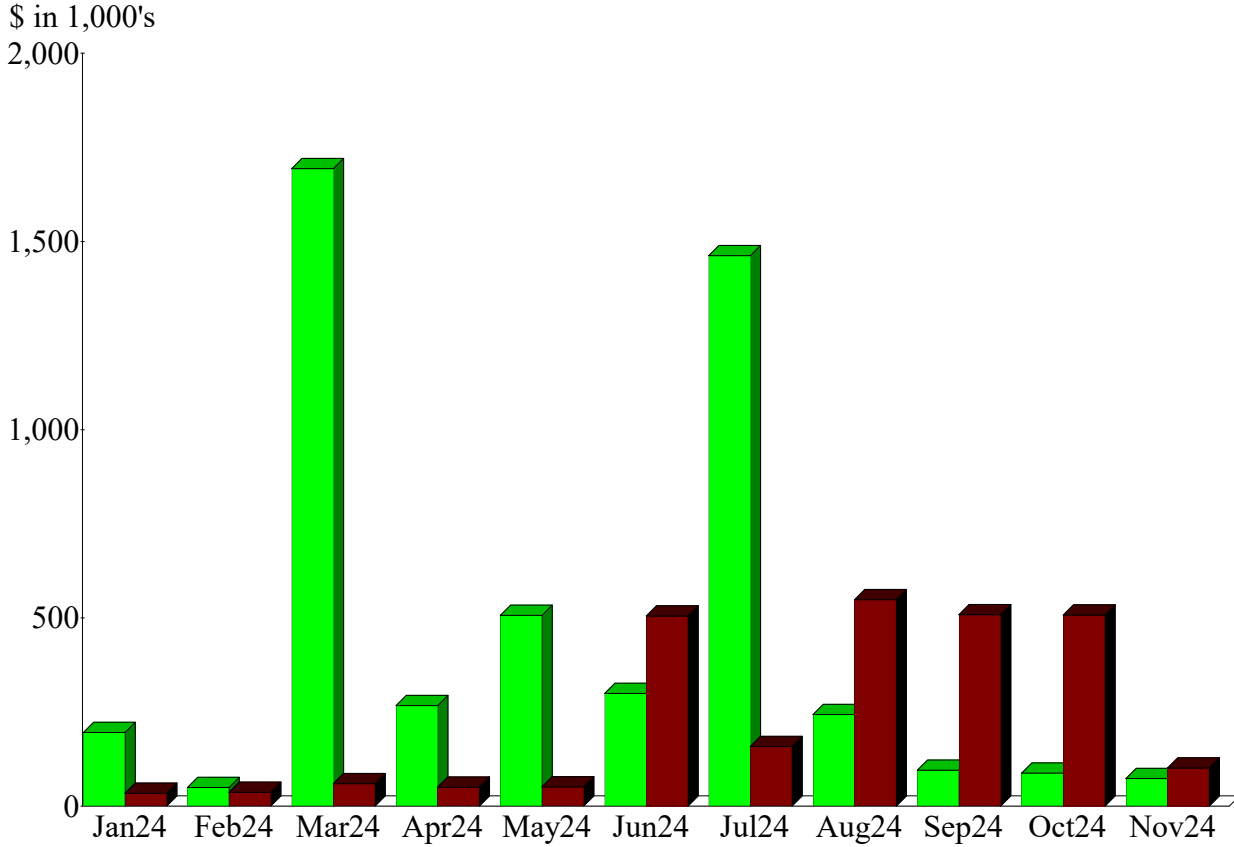
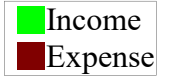
Income Summary
January through November 2024

| | |
|-----------------------------|-----------------------|
| Fees | 86.34% |
| Due From District 3 - Taxes | 7.35 |
| Interest Income | 4.03 |
| 4100 · Recovery Refund | 2.22 |
| Reimbursements | 0.05 |
| Total | \$4,975,978.36 |



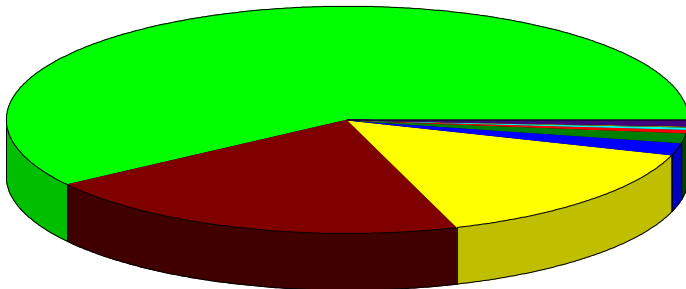
By Account

Income and Expense by Month
January through November 2024



Expense Summary
January through November 2024

| | |
|-------------------------------|-----------------------|
| Parks | 59.83% |
| Professional Fees | 20.61 |
| Interest Expense | 14.81 |
| Fees Due | 1.89 |
| Treasurer Collection Fee Debt | 1.49 |
| Treasurer Collection Fee O&M | 0.54 |
| Utilities - Water | 0.33 |
| Bond Expense | 0.23 |
| Directors Fees | 0.09 |
| Repairs | 0.07 |
| Other | 0.10 |
| Total | \$2,564,825.78 |



By Account

Woodmen Heights Metropolitan District #3

Balance Sheet

01/03/25

As of November 30, 2024

Accrual Basis

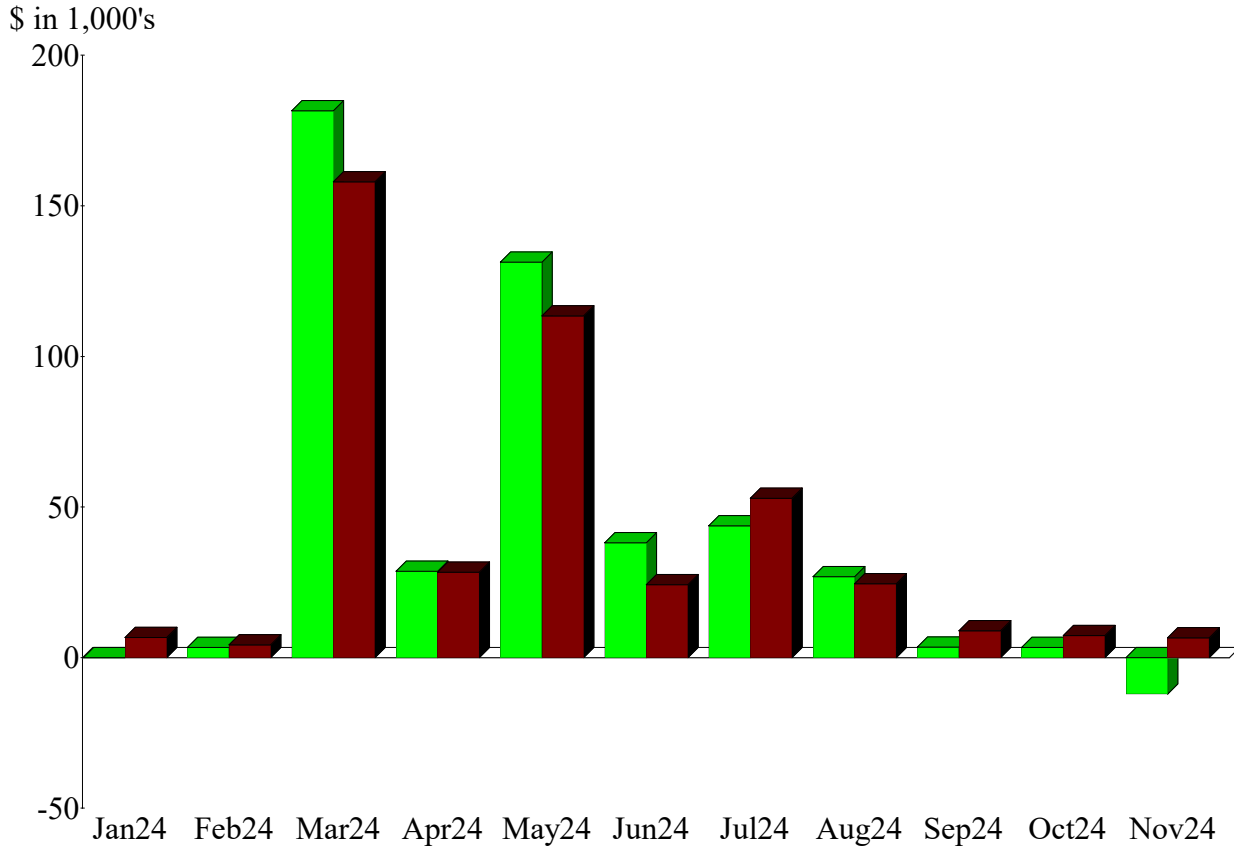
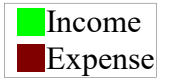
| | <u>Nov 30, 24</u> |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| ECB - Operating | 68,525.34 |
| Total Checking/Savings | 68,525.34 |
| Accounts Receivable | |
| 1210 · Accounts Receivable | 1,045.00 |
| Total Accounts Receivable | 1,045.00 |
| Total Current Assets | 69,570.34 |
| TOTAL ASSETS | 69,570.34 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2010 · Accounts Payable | 3,493.55 |
| Total Accounts Payable | 3,493.55 |
| Total Current Liabilities | 3,493.55 |
| Total Liabilities | 3,493.55 |
| Equity | |
| 3910 · Retained Earnings | 52,841.18 |
| Net Income | 13,235.61 |
| Total Equity | 66,076.79 |
| TOTAL LIABILITIES & EQUITY | 69,570.34 |

Woodmen Heights Metropolitan District #3 Profit & Loss Budget vs. Actual

January through November 2024 TOTAL

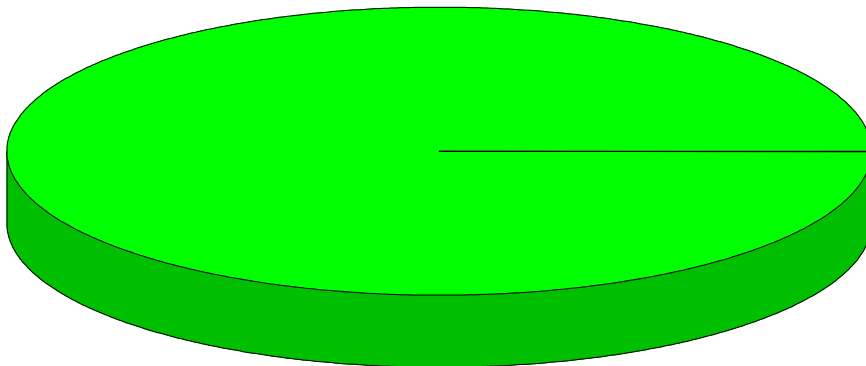
| | <u>Nov 24</u> | <u>Jan - Nov 24</u> | <u>Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|--------------------------------|--------------------------|-------------------------|--------------------------|---------------------------|---------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Fees | | | | | |
| Facility Fees | | | | | |
| Bridge Fee | 0.00 | 0.00 | 5,000.00 | -5,000.00 | 0.0% |
| East Park Fee | 0.00 | 0.00 | 30,000.00 | -30,000.00 | 0.0% |
| Facility Fees - Other | 0.00 | 2,090.00 | 58,000.00 | -55,910.00 | 3.6% |
| Total Facility Fees | <u>0.00</u> | <u>2,090.00</u> | <u>93,000.00</u> | <u>-90,910.00</u> | <u>2.25%</u> |
| Taxes | | | | | |
| Current Year - O&M | 0.00 | 70,002.38 | 70,607.00 | -604.62 | 99.14% |
| Spec Own Tax - O&M | 633.49 | 5,558.37 | 4,943.00 | 615.37 | 112.45% |
| Delinquent Int - O&M | 0.00 | 123.24 | | | |
| Interest Abatement - O&M | -116.78 | -122.07 | | | |
| Prior Year | 0.00 | 206.70 | | | |
| Prior Year Abatement O&M | -191.40 | -191.40 | | | |
| Current Year - Debt | 0.00 | 344,411.74 | 347,389.00 | -2,977.26 | 99.14% |
| Spec Own Tax - Debt | 3,116.77 | 27,347.21 | 24,317.00 | 3,030.21 | 112.46% |
| Delinquent Interest - DS | 0.00 | 606.36 | | | |
| Interest Abatement - DS | -574.54 | -600.54 | | | |
| Prior Year Abatement Debt | -941.70 | -941.70 | | | |
| Total Taxes | <u>1,925.84</u> | <u>446,400.29</u> | <u>447,256.00</u> | <u>-855.71</u> | <u>99.81%</u> |
| Fees - Other | -14,119.18 | 359.13 | | | |
| Total Fees | <u>-12,193.34</u> | <u>448,849.42</u> | <u>540,256.00</u> | <u>-91,406.58</u> | <u>83.08%</u> |
| Total Income | <u>-12,193.34</u> | <u>448,849.42</u> | <u>540,256.00</u> | <u>-91,406.58</u> | <u>83.08%</u> |
| Expense | | | | | |
| Audit | 0.00 | 11,850.00 | 9,347.00 | 2,503.00 | 126.78% |
| Contingency | 0.00 | 0.00 | 20,000.00 | -20,000.00 | 0.0% |
| Dues and Subscriptions | 0.00 | 367.65 | 500.00 | -132.35 | 73.53% |
| Due to District 2 - Taxes | 3,116.77 | 365,937.22 | | | |
| Insurance | 0.00 | 3,882.00 | 5,000.00 | -1,118.00 | 77.64% |
| Professional Fees | | | | | |
| District Management | 3,000.00 | 33,000.00 | 36,000.00 | -3,000.00 | 91.67% |
| Legal Fees | 493.55 | 13,603.94 | 15,000.00 | -1,396.06 | 90.69% |
| Total Professional Fees | <u>3,493.55</u> | <u>46,603.94</u> | <u>51,000.00</u> | <u>-4,396.06</u> | <u>91.38%</u> |
| Postage and Delivery | 0.00 | 0.00 | 250.00 | -250.00 | 0.0% |
| Stormwater & Facilities Maint | 0.00 | 0.00 | 35,000.00 | -35,000.00 | 0.0% |
| Treasurer's Collection Fee-O&M | 0.00 | 1,183.27 | 1,059.00 | 124.27 | 111.74% |
| Treasurers Collection Fee-Debt | 0.00 | 5,821.73 | 5,211.00 | 610.73 | 111.72% |
| Total Expense | <u>6,610.32</u> | <u>435,645.81</u> | <u>127,367.00</u> | <u>308,278.81</u> | <u>342.04%</u> |
| Net Ordinary Income | <u>-18,803.66</u> | <u>13,203.61</u> | <u>412,889.00</u> | <u>-399,685.39</u> | <u>3.2%</u> |
| Other Income | | | | | |
| Other Income | 0.00 | 32.00 | | | |
| Total Other Income | <u>0.00</u> | <u>32.00</u> | | | |
| Net Income | <u><u>-18,803.66</u></u> | <u><u>13,235.61</u></u> | <u><u>412,889.00</u></u> | <u><u>-399,653.39</u></u> | <u><u>3.21%</u></u> |

Income and Expense by Month
January through November 2024



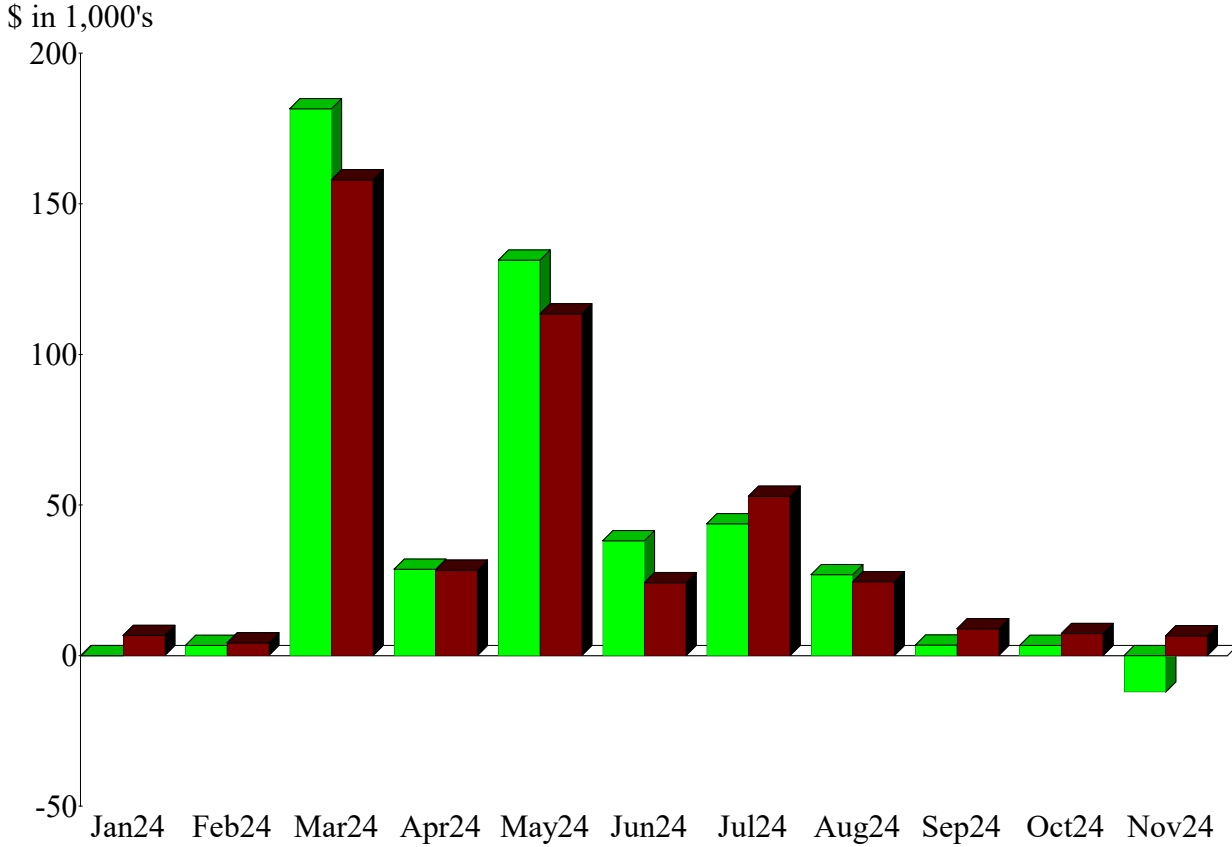
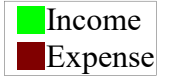
Income Summary
January through November 2024

| | |
|--------------|--------------|
| Fees | 99.99% |
| Other Income | 0.01 |
| Total | \$448,881.42 |



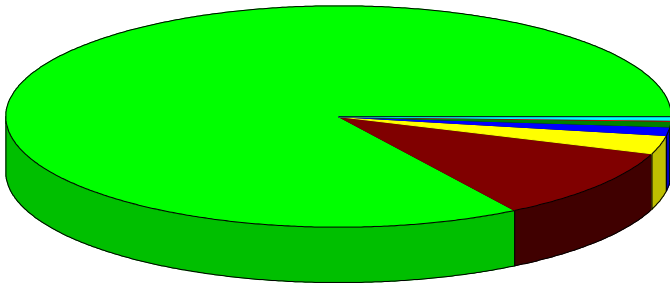
By Account

Income and Expense by Month
January through November 2024



Expense Summary
January through November 2024

| | |
|--------------------------------|---------------------|
| Due to District 2 - Taxes | 84.00% |
| Professional Fees | 10.70 |
| Audit | 2.72 |
| Treasurers Collection Fee-Debt | 1.34 |
| Insurance | 0.89 |
| Treasurer's Collection Fee-O&M | 0.27 |
| Dues and Subscriptions | 0.08 |
| Total | \$435,645.81 |



By Account



Woodmen Heights Metropolitan District #1
GENERAL FUND ACCOUNT
11/18/2024

| Company | Invoice | Date | Amount | Comments |
|---------------------------------|----------------|-------------|--------------------|-----------------|
| White Bear Ankele Tanka Waldron | 37432 | 10/31/2024 | \$ 654.47 | |
| WSDM District Managers | 487 | 10/31/2024 | \$ 1,250.00 | |
| | | | <u>\$ 1,904.47</u> | |

Woodmen Heights Metropolitan District, Director

| | |
|----------------------------------|----------------------|
| Eastern Colorado Before Payables | \$ 1,287,730.68 |
| Payables for this month | \$ <u>(1,904.47)</u> |
| Easter Colorado After Payables | \$ 1,285,826.21 |

Woodmen Heights Metropolitan District #2
GENERAL FUND ACCOUNT
11/18/2024

| Company | Invoice | Date | Amount | Comments |
|---------------------------------|----------------|------------|----------------------|-------------------|
| Bienenstock Natural Playgrounds | 24-209-02183 | 10/17/2024 | \$ 39,276.76 | |
| Bienenstock Natural Playgrounds | 24-209-02229 | 11/7/2024 | \$ 18,256.38 | |
| CCSVarios | 110124 | 11/1/2024 | \$ 1,534.50 | |
| Colorado Springs Utilities | 3410462342 | 10/7/2024 | \$ 11,345.64 | |
| Colorado Springs Utilities | 3410462342 | 11/7/2024 | \$ 4,263.26 | |
| Colorado Springs Utilities | 5933617457 | 10/7/2024 | \$ 78.26 | |
| Colorado Springs Utilities | 5933617457 | 11/5/2024 | \$ 71.04 | |
| Colorado Springs Utilities | 8813945059 | 11/5/2024 | \$ 619.83 | |
| Colorado Springs Utilities | 9103089066 | 11/5/2024 | \$ 17,881.46 | Set Up for Autpay |
| DeGrant Development Strategies | 401 | 11/7/2024 | \$ 22,795.74 | |
| Fisk Lawnsapes | 653952 | 10/15/2024 | \$ 296,506.48 | |
| Fisk Lawnsapes | 653957 | 10/16/2024 | \$ 48,244.51 | |
| Frazee Construction | 2460 | 10/25/2024 | \$ 27,325.00 | |
| Hammers Construction | 2024-SW-078.2 | 6/25/2024 | \$ 300.00 | |
| Hammers Construction | 2024-SW-076.3 | 9/25/2024 | \$ 300.00 | |
| Kimley Horn | 196013000-0924 | 9/30/2024 | \$ 1,870.00 | |
| UMB | 992332 | 11/7/2024 | \$ 3,000.00 | |
| UMB | 992335 | 11/7/2024 | \$ 3,000.00 | |
| Weisburg Landscape Maintenance | 57308 | 10/21/2024 | \$ 685.25 | |
| Weisburg Landscape Maintenance | 57326 | 10/21/2024 | \$ 1,476.02 | |
| Weisburg Landscape Maintenance | 57327 | 10/21/2024 | \$ 362.95 | |
| Weisburg Landscape Maintenance | 57404 | 10/24/2024 | \$ 95.00 | |
| Weisburg Landscape Maintenance | 57405 | 10/24/2024 | \$ 152.00 | |
| Weisburg Landscape Maintenance | 57407 | 10/24/2024 | \$ 120.00 | |
| Weisburg Landscape Maintenance | 57410 | 10/24/2024 | \$ 155.00 | |
| Weisburg Landscape Maintenance | 57440 | 10/30/2024 | \$ 8,181.25 | |
| Weisburg Landscape Maintenance | 57495 | 11/6/2024 | \$ 1,337.50 | |
| Weisburg Landscape Maintenance | 57573 | 11/30/2024 | \$ 9,321.00 | |
| Weisburg Landscape Maintenance | 57574 | 11/30/2024 | \$ 2,010.00 | |
| Weisburg Landscape Maintenance | 57661 | 11/18/2024 | \$ 192.50 | |
| White Bear Ankele Tanka Waldron | 37464 | 10/31/2024 | \$ 2,031.55 | |
| WSDM District Managers | 488 | 10/31/2024 | \$ 11,109.20 | |
| TOTAL | | | \$ 533,898.08 | |

BOND FUND ACCOUNT

| Company | Date | Amount | Comments |
|----------------------------------|------------|---------------------|---------------------|
| El Paso County Taxes: DISTRICT 2 | 11/10/2024 | \$ 22,986.32 | Oct Pledged Revenue |
| El Paso County Taxes: DISTRICT 3 | 11/10/2024 | \$ 3,116.77 | Oct Pledged Revenue |
| TOTAL | | \$ 26,103.09 | |

\$ 560,001.17

Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payables \$ 1,155,239.28
Payables \$ (560,001.17)
Eastern Colorado After Payables \$ **595,238.11**

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT
11/18/2024

| Company | Invoice | Date | Amount | Comments |
|---------------------------------|-------------|------------|---------------------|----------|
| 7-Eleven, Inc. | 000WHB38504 | 11/1/2024 | \$ 14,119.18 | |
| White Bear Ankele Tanka Waldron | 37465 | 10/31/2024 | \$ 1,333.53 | |
| WSDM District Managers | 489 | 10/31/2024 | \$ 3,000.00 | |
| TOTAL | | | \$ 18,452.71 | |

Woodmen Heights Metropolitan District, Director

\$ 18,452.71

| | |
|--|---------------------|
| The Eastern Colorado Bank | \$ 86,978.05 |
| Payables | \$ (18,452.71) |
| The Eastern Colorado Bank After Payables | <u>\$ 68,525.34</u> |

**Woodmen Heights Metropolitan District #1
GENERAL FUND ACCOUNT**

12/10/2024

| Company | Invoice | Date | Amount | Comments |
|---------------------------------|---------|------------|---------------------------|----------|
| White Bear Ankele Tanka Waldron | 37933 | 11/30/2024 | \$ 1,058.10 | |
| WSDM District Managers | 517 | 11/30/2024 | \$ 1,250.00 | |
| | | | <u>\$ 2,308.10</u> | |

Woodmen Heights Metropolitan District, Director

| | |
|----------------------------------|------------------------|
| Eastern Colorado Before Payables | \$ 1,285,826.21 |
| Payables for this month | \$ (2,308.10) |
| Easter Colorado After Payables | <u>\$ 1,283,518.11</u> |

Woodmen Heights Metropolitan District #2
GENERAL FUND ACCOUNT
12/10/2024

| Company | Invoice | Date | Amount | Comments |
|---------------------------------|----------------|------------|---------------------|----------|
| CCSVariou | 120124 | 12/1/2024 | \$ 1,400.85 | |
| Hammers Construction | 2024-SW-023.4 | 12/25/2024 | \$ 300.00 | |
| Hammers Construction | 2024-SW-076.4 | 12/25/2024 | \$ 300.00 | |
| Hammers Construction | 2024-SW-077.4 | 12/25/2024 | \$ 300.00 | |
| Hammers Construction | 2024-SW-78.4 | 12/25/2024 | \$ 300.00 | |
| Hammers Construction | 2024-SW-116.1 | 12/25/2024 | \$ 750.00 | |
| Kimley Horn | 196013000-1024 | 10/31/2024 | \$ 2,835.00 | |
| TCW Risk Management | 809464 | 11/27/2024 | \$ 250.00 | |
| TCW Risk Management | 809467 | 11/27/2024 | \$ 250.00 | |
| TCW Risk Management | 809469 | 11/27/2024 | \$ 250.00 | |
| Weisburg Landscape Maintenance | 57786 | 11/22/2024 | \$ 807.50 | |
| Weisburg Landscape Maintenance | 57789 | 11/22/2024 | \$ 3,797.50 | |
| Weisburg Landscape Maintenance | 57838 | 11/30/2024 | \$ 197.50 | |
| Weisburg Landscape Maintenance | 57871 | 12/5/2024 | \$ 65.00 | |
| Weisburg Landscape Maintenance | 57874 | 12/5/2024 | \$ 445.00 | |
| White Bear Ankele Tanka Waldron | 37965 | 11/30/2024 | \$ 602.71 | |
| WSDM District Managers | 518 | 11/30/2024 | \$ 11,000.00 | |
| TOTAL | | | \$ 23,851.06 | |

\$ 23,851.06

Woodmen Heights Metropolitan District, Director

| | | |
|----------------------------------|----|-------------------|
| Eastern Colorado Before Payables | \$ | 499,751.89 |
| Payables | \$ | (23,851.06) |
| Eastern Colorado After Payables | \$ | 475,900.83 |

**Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT**

12/10/2024

| Company | Invoice | Date | Amount | Comments |
|---------------------------------|---------|------------|--------------------|----------|
| White Bear Ankele Tanka Waldron | 37966 | 11/30/2024 | \$ 493.55 | |
| WSDM District Managers | 519 | 11/30/2024 | \$ 3,000.00 | |
| TOTAL | | | \$ 3,493.55 | |

Woodmen Heights Metropolitan District, Director

\$ 3,493.55

| | |
|--|---------------------|
| The Eastern Colorado Bank | \$ 68,525.34 |
| Payables | \$ (3,493.55) |
| The Eastern Colorado Bank After Payables | \$ 65,031.79 |