



WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Special Board Meeting

Wednesday, February 12, 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 January 8, 2025, Joint Special Meeting Minutes (enclosure)
5. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements as of January 31, 2025 (enclosure)
 - b. Discuss and approve Payable from District No. 1 to District No. 2 and No. 3
 - c. Ratify and consider Approval of Payables through February 12, 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
 - d. Review and consider approval for Landscape Maintenance Contract for Aspen Meadows Park (2 proposals under separate cover)
7. 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

8. Public Comment (for items not already on the agenda)
9. Legal
 - a. District No. 3 Exclusion Hearing Tall Grass Ranch Lot 1: Review and Consider adoption of Resolution Accepting Petition for Exclusion of Tall Grass Ranch Lot 1 from District No. 3 (Lot 1 mistakenly omitted by petitioner in previous exclusion petition and included into District No. 2 creating unintended overlap) (enclosure)
 - i. Review and consider Petitioner's request for Tall Grass Ranch Lot 1 tax revenue refunding From District No. 3 to Jackson Dearborn Partners due to unintended overlap (analysis under separate cover)
 - b. District No. 2 Inclusion Hearing for Tutt Boulevard Townhomes: Review and consider adoption of Resolution accepting Petition for Inclusion of Tutt Boulevard Townhomes in District No. 2
 - c. District No. 3 Exclusion Hearing for Tutt Boulevard Townhomes: Review and consider adoption of Resolution accepting Petition for Exclusion for Tutt Boulevard Townhomes from District No. 3
 - d. Status Report: District No. 1 Dissolution and City Consent to Dissolution and Amended and Restated Service Plan for District Nos. 2 and 3 (removing District No. 1 references)
10. Adjourn:
 - a. Next Meeting Date – March 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 12th day of February 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 A JOINT SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
JANUARY 8, 2025, 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, January 8, 2025, at 1:30 p.m., at 614 N Tejon St, Colorado Springs, Colorado 80903, and via video teleconference.

In attendance were Directors:

Les Krohnfeldt, President

James Morley, Secretary

Randle W. Case II, Vice President/Treasurer

Jack Amberg, Asst. Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron

Rebecca Harris, WSDM

Brenda Juarez, WSDM

Kelsey Knudson, WSDM District Managers

1. Call to Order: The meeting was called to order at 1:36 p.m. by President Krohnfeldt.

2. Declaration of Quorum/Director Qualifications/Disclosure Matters: President Krohnfeldt indicated that a quorum of the Boards was present and stated that each Director has been qualified as an eligible elector of the Districts pursuant to Colorado law. The Directors confirmed their 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: After review, Director Amberg moved to approve the Agenda as presented; seconded by Director Morely. Motion passed unanimously.

4. Approval of the October 30, 2024, Joint Special Meeting Minutes and October 30, 2024, District 2 Town Hall Meeting Minutes: After review, Director Amberg moved to approve the October 30, 2024, Joint Special Meeting Minutes and October 30, 2024, District 2 Town Hall Meeting Minutes; seconded by Director Morely. Motion passed unanimously.

WSDM District Managers
614 N. Tejon St., Colorado Springs, CO 80903
(719) 447-1777 www.wsdistricts.co

5. Financial Matters

- a. Consider Approval of Unaudited Financial Statements as of December 31, 2024: Ms. Harris presented the unaudited financial statements for Districts 1, 2, and 3. Ms. Harris highlighted District No. 2 had outstanding collections for platting fees, and the District was well below budget. After review, Director Amberg motioned to approve Unaudited Financial Statements as of December 31, 2024 as presented; seconded by Director Morely. Motion passed unanimously.
- b. Ratify and consider Approval of Payables through January 8, 2025: Ms. Harris presented the payables through January 8, 2025. After review, Director Amberg motioned to approve the payables through January 8, 2025; seconded by Director Morely. Motion passed unanimously.

6. District Manager Report

- a. Discuss Opt-Out Properties (Authentix at Wolf Ranch, Brass Oliver, Neagle, Butcher) Ms. Harris advised there were no updates for the new development.
- b. D-20 School Site Discussion: Ms. Harris reported that she spoke with Connie of the Parks and Open Space Department of the City who advised she was in conversation with the school district.
- c. Update on Underdrain Maintenance: Ms. Harris stated she received a request from Aspen View Homes regarding the Shiloh Mesa and Aspen Meadow Filing 1 Underdrains, and she replied to Aspen View Homes that there were requirements that must be met before the proposals were presented to the Board for approval regarding the conveyance of the underdrain maintenance.

7. Aspen Meadows Park Update and Review: Ms. Harris advised the grand opening was held on December 16th, and she reported that within one week a piece of playground equipment broke. Ms. Harris reported she was waiting for proposals for both phase 1 part B, which is planning a basketball court, lighting, and an ADA accessible feature, and for phase 2 which is the dog park.

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: Ms. Harris advised that development slowed down at the end of last year and that Tutt Blvd Townhomes was in collection status for their platting fees. Ms. Harris also noted there were some new developments that were not in the District boundaries yet but are within the service area and has encouraged the developers to include themselves into the District.

9. Public Comment: There was no public comment.

10. Legal Matters

- a. Discuss Tutt Boulevard Townhomes Inclusion and Exclusion status
 - i. Pending Inclusion and Exclusion Petitions from Property Owner: Mr. Allen noted that the petitioner is requesting the Boards insert qualifying and conditional language into the Boards' approval resolutions and the motions and

WSDM District Managers
614 N. Tejon St., Colorado Springs, CO 80903
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proposed court orders regarding the District No. 3 pledge agreement with District No. 2 relative to the outstanding bonds. Mr. Allen noted that the petitioner has unilaterally decided to delay making the building permit and platting fee payments while the boundary changes are in progress.

- ii. Schedule Future Hearing on Petitions from Property Owner: There was no update.
- b. District No. 1 Dissolution and City Consent to Dissolution status: Mr. Allen reported that the City requested to receive an amended and restated Service Plan that removes all references to District No. 1, and that Mr. Walker would administratively facilitate the City's approval of the restated service plan and consent for the dissolution of District No. 1.

11. Adjourn: Meeting was adjourned at 2:07 p.m.

- a. Next Meeting Date was scheduled for February 12, 2025 at 1:30 p.m.

By: Recording Secretary



Woodmen Heights Metropolitan District #1

02/07/25

Balance Sheet

Accrual Basis

As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Eastern Colorado Bank Checking	1,272,275.04
Total Checking/Savings	1,272,275.04
Total Current Assets	1,272,275.04
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	2,120,306.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	1,250.00
Total Accounts Payable	1,250.00
Total Current Liabilities	1,250.00
Long Term Liabilities	
Due to Other Governments	289,547.00
Total Long Term Liabilities	289,547.00
Total Liabilities	290,797.00
Equity	
3000 · Opening Balance Equity	712,448.11
3910 · Retained Earnings	1,127,311.61
Net Income	-10,250.00
Total Equity	1,829,509.72
TOTAL LIABILITIES & EQUITY	2,120,306.72

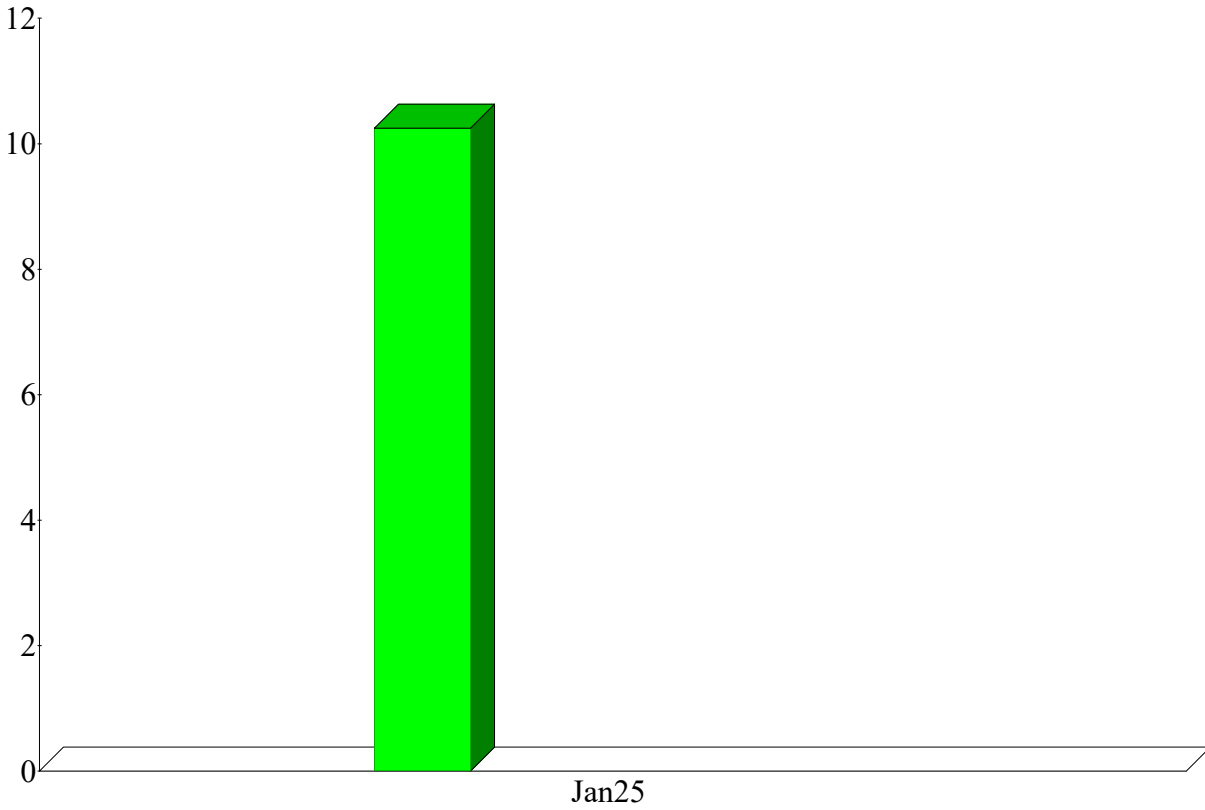
Woodmen Heights Metropolitan District #1
Profit & Loss Budget vs. Actual
January 2025

	<u>Jan 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Expense				
6160 · Dues and Subscriptions	0.00	300.00	-300.00	0.0%
6180 · Insurance	10,250.00	1,500.00	8,750.00	683.3%
6570 · Professional Fees				
6572 · Legal Fees	0.00	15,000.00	-15,000.00	0.0%
Total 6570 · Professional Fees	<u>0.00</u>	<u>15,000.00</u>	<u>-15,000.00</u>	<u>0.0%</u>
Total Expense	<u>10,250.00</u>	<u>16,800.00</u>	<u>-6,550.00</u>	<u>61.0%</u>
Net Ordinary Income	<u>-10,250.00</u>	<u>-16,800.00</u>	<u>6,550.00</u>	<u>61.0%</u>
Net Income	<u>-10,250.00</u>	<u>-16,800.00</u>	<u>6,550.00</u>	<u>61.0%</u>

Income and Expense by Month
January 2025

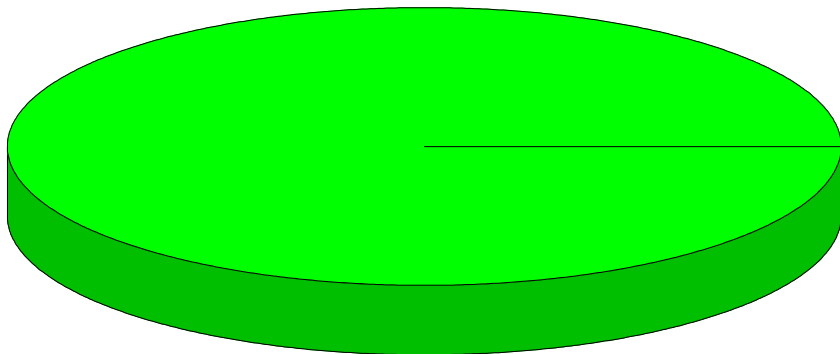
Expense

\$ in 1,000's



Expense Summary
January 2025

6180 · Insurance	100.00%
Total	\$10,250.00



Woodmen Heights Metropolitan District #2

Balance Sheet

02/07/25

As of January 31, 2025

Accrual Basis

	<u>Jan 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	387,027.39
1112 · PNC Bank Reserve 9339	1,202,266.58
1111 · PNC Bank Loan 9048	3,953.97
UMB 2020B-1 Bond 394.1	1,668,217.92
UMB 2020B-1 Reserve 394.2	771,824.83
UMB 2020B-1 Surplus 394.3	757,746.54
UMB 2020B-2 Bond Fund 395.1	1,677,408.42
Total Checking/Savings	<u>6,468,445.65</u>
Accounts Receivable	
1210 · Accounts Receivable	192,750.13
1230 · Property Taxes Receivable	3,583,446.00
Total Accounts Receivable	<u>3,776,196.13</u>
Total Current Assets	<u>10,244,641.78</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>14,607,938.78</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	452,005.61
Total Accounts Payable	<u>452,005.61</u>
Other Current Liabilities	
2022 · Deferred Property Tax Rev	3,583,446.00
2031 · Interest Payable - 2020B1	273,601.00
2032 · Interest Payable - 2020B2	1,713,854.00
Total Other Current Liabilities	<u>5,570,901.00</u>
Total Current Liabilities	<u>6,022,906.61</u>
Long Term Liabilities	
2650 · Series 2020A Loan	31,145,001.00
2640 · Series 2020B-2 Bond	6,714,000.00
2630 · Series 2020B-1 Bond	6,885,000.00
Total Long Term Liabilities	<u>44,744,001.00</u>
Total Liabilities	<u>50,766,907.61</u>
Equity	
3910 · Retained Earnings	-36,133,825.69
Net Income	-25,143.14
Total Equity	<u>-36,158,968.83</u>
TOTAL LIABILITIES & EQUITY	<u>14,607,938.78</u>

Woodmen Heights Metropolitan District #2
Profit & Loss Budget vs. Actual
January 2025
General Fund

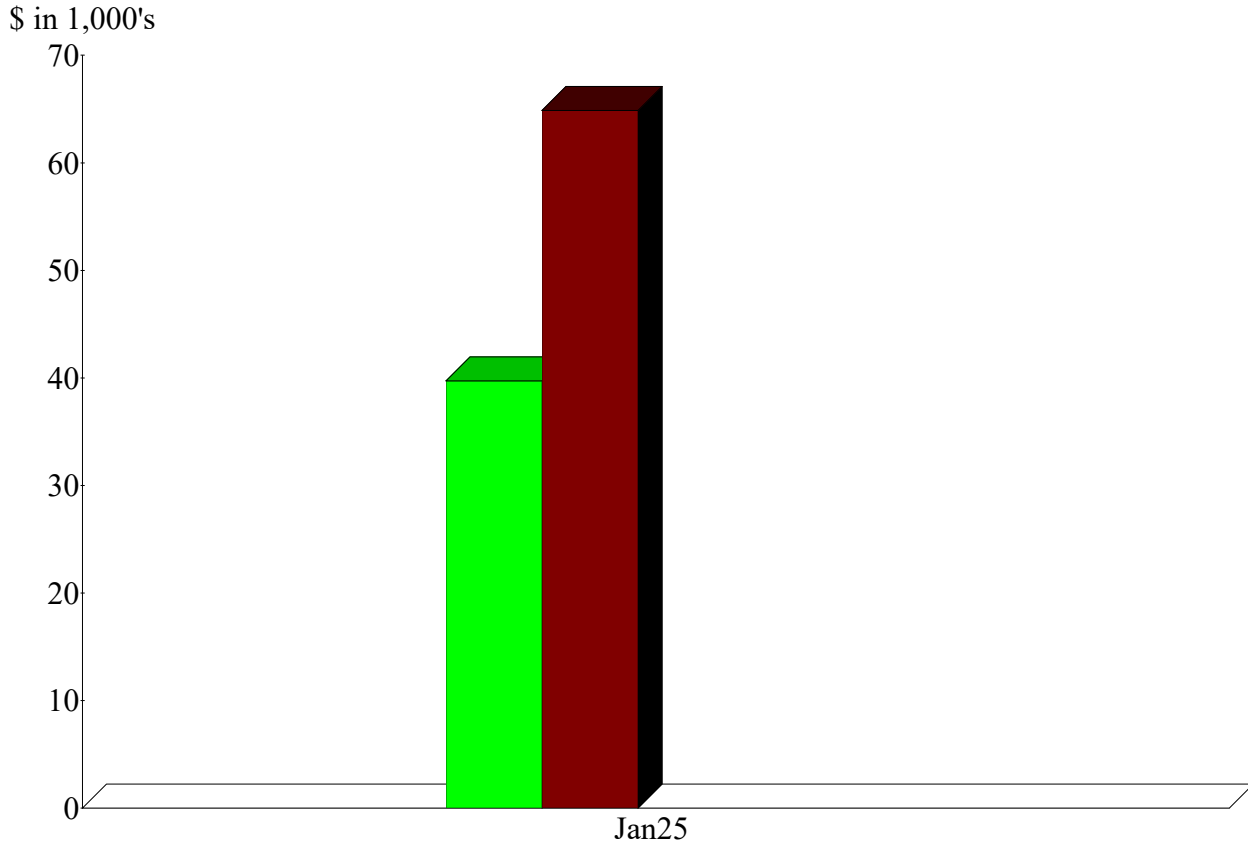
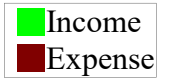
	<u>Jan 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Fees				
Facility Fees				
East Park Fee	0.00	20,000.00	-20,000.00	0.0%
Total Facility Fees	0.00	20,000.00	-20,000.00	0.0%
Taxes				
Current Year Taxes	0.00	948,559.00	-948,559.00	0.0%
Specific Ownership Tax	0.00	66,399.00	-66,399.00	0.0%
Total Taxes	0.00	1,014,958.00	-1,014,958.00	0.0%
Fees - Other	799.75			
Total Fees	799.75	1,034,958.00	-1,034,158.25	0.08%
Total Income	799.75	1,034,958.00	-1,034,158.25	0.08%
Gross Profit	799.75	1,034,958.00	-1,034,158.25	0.08%
Expense				
Contingency	0.00	50,000.00	-50,000.00	0.0%
Copies & Postage	0.00	300.00	-300.00	0.0%
Directors Fees	0.00	6,000.00	-6,000.00	0.0%
Dues and Subscriptions	0.00	1,500.00	-1,500.00	0.0%
Election	0.00	10,000.00	-10,000.00	0.0%
Fees Due				
Storm Water	1,630.05	50,000.00	-48,369.95	3.26%
Total Fees Due	1,630.05	50,000.00	-48,369.95	3.26%
Insurance	0.00	22,000.00	-22,000.00	0.0%
Parks				
Aspen Meadows	28,941.98			
Total Parks	28,941.98			
Professional Fees				
Audit	0.00	10,550.00	-10,550.00	0.0%
Construction Management	0.00	1,038,267.00	-1,038,267.00	0.0%
District Management	11,000.00	132,000.00	-121,000.00	8.33%
Landscaping Maintenance	21,036.34	450,000.00	-428,963.66	4.68%
Legal Fees	0.00	25,000.00	-25,000.00	0.0%
Total Professional Fees	32,036.34	1,655,817.00	-1,623,780.66	1.94%
Property Tax	0.00	0.00	0.00	0.0%
Repairs	0.00	50,000.00	-50,000.00	0.0%
Treasurer Collection Fee O&M	0.00	14,228.00	-14,228.00	0.0%
Utilities - Water	2,271.63			
Total Expense	64,880.00	1,859,845.00	-1,794,965.00	3.49%
Net Ordinary Income	-64,080.25	-824,887.00	760,806.75	7.77%
Net Income	-64,080.25	-824,887.00	760,806.75	7.77%

Woodmen Heights Metropolitan District #2
Profit & Loss Budget vs. Actual
January 2025

Debt Service Fund

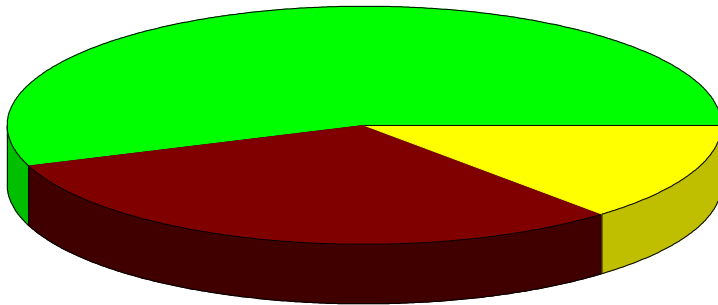
	<u>Jan 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Due From District 3 - Taxes	5,267.30	506,358.00	-501,090.70	1.04%
Fees				
Impact Fees				
Impact Fees Res Multi	11,551.80	144,398.00	-132,846.20	8.0%
Impact Fees Residential	0.00	240,662.00	-240,662.00	0.0%
Total Impact Fees	<u>11,551.80</u>	<u>385,060.00</u>	<u>-373,508.20</u>	<u>3.0%</u>
Taxes				
Current Year Taxes	0.00	2,634,887.00	-2,634,887.00	0.0%
Specific Ownership Tax	0.00	184,442.00	-184,442.00	0.0%
Total Taxes	<u>0.00</u>	<u>2,819,329.00</u>	<u>-2,819,329.00</u>	<u>0.0%</u>
Total Fees	<u>11,551.80</u>	<u>3,204,389.00</u>	<u>-3,192,837.20</u>	<u>0.36%</u>
Total Income	<u>16,819.10</u>	<u>3,710,747.00</u>	<u>-3,693,927.90</u>	<u>0.45%</u>
Gross Profit	16,819.10	3,710,747.00	-3,693,927.90	0.45%
Expense				
Interest Expense				
Loan Interest	0.00	884,518.00	-884,518.00	0.0%
Interest Expense - Other	0.00	1,034,517.00	-1,034,517.00	0.0%
Total Interest Expense	<u>0.00</u>	<u>1,919,035.00</u>	<u>-1,919,035.00</u>	<u>0.0%</u>
Property Tax	0.00	0.00	0.00	0.0%
Treasurer Collection Fee Debt	0.00	39,523.00	-39,523.00	0.0%
Total Expense	<u>0.00</u>	<u>1,958,558.00</u>	<u>-1,958,558.00</u>	<u>0.0%</u>
Net Ordinary Income	16,819.10	1,752,189.00	-1,735,369.90	0.96%
Other Income/Expense				
Other Income				
Interest Income	22,118.01	50,000.00	-27,881.99	44.24%
Total Other Income	<u>22,118.01</u>	<u>50,000.00</u>	<u>-27,881.99</u>	<u>44.24%</u>
Net Other Income	22,118.01	50,000.00	-27,881.99	44.24%
Net Income	<u><u>38,937.11</u></u>	<u><u>1,802,189.00</u></u>	<u><u>-1,763,251.89</u></u>	<u><u>2.16%</u></u>

Income and Expense by Month
January 2025

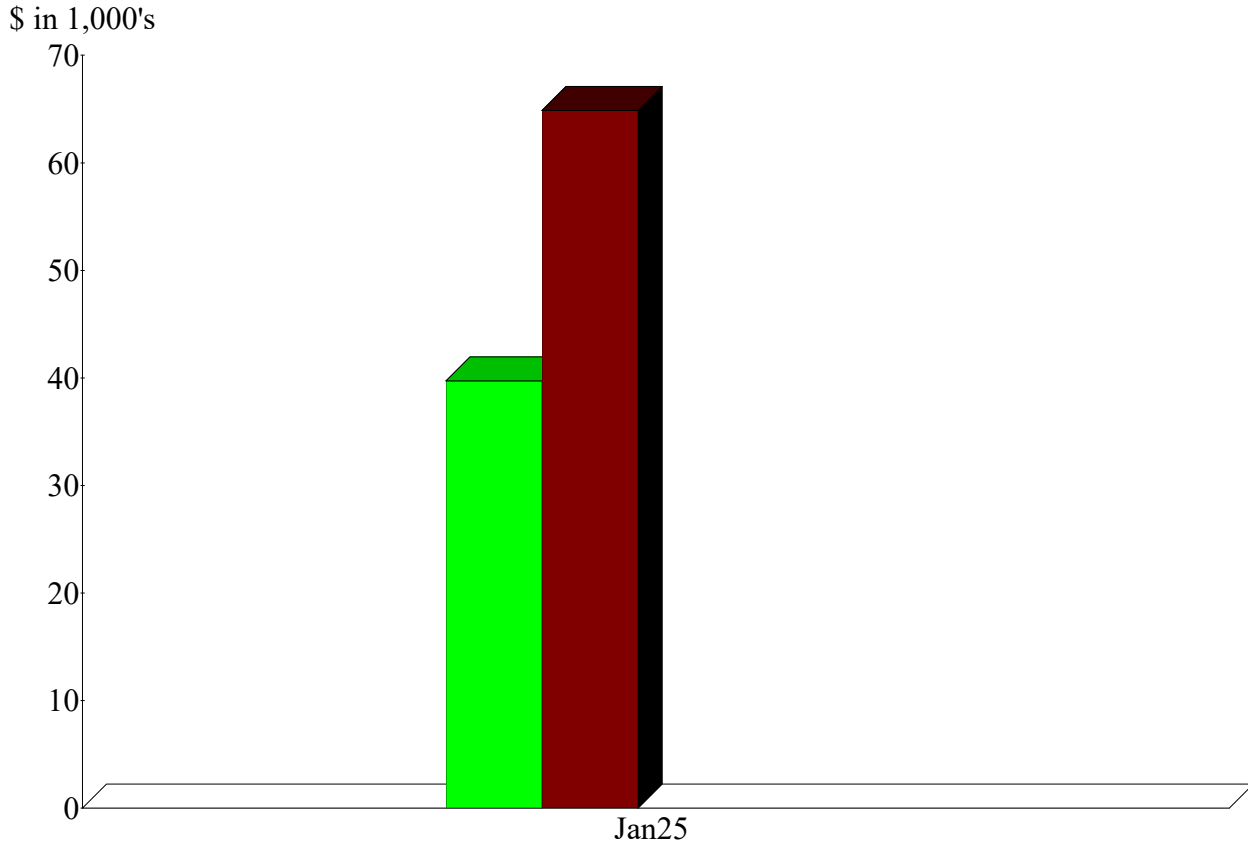
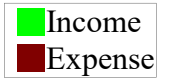


Income Summary
January 2025

Interest Income	55.66%
Fees	31.08
Due From District 3 - Taxes	13.26
Total	\$39,736.86

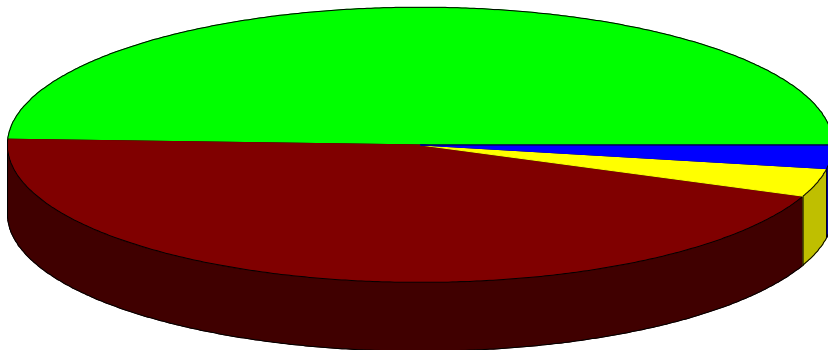


Income and Expense by Month
January 2025



Expense Summary
January 2025

Professional Fees	49.38%
Parks	44.61
Utilities - Water	3.50
Fees Due	2.51
Total	\$64,880.00



Woodmen Heights Metropolitan District #3

02/07/25

Balance Sheet

Accrual Basis

As of January 31, 2025

	<u>Jan 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB - Operating	62,044.16
Total Checking/Savings	<u>62,044.16</u>
Accounts Receivable	
1210 · Accounts Receivable	1,045.00
Total Accounts Receivable	<u>1,045.00</u>
Total Current Assets	<u>63,089.16</u>
TOTAL ASSETS	<u>63,089.16</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts Payable	5,000.00
Total Accounts Payable	<u>5,000.00</u>
Total Current Liabilities	<u>5,000.00</u>
Total Liabilities	5,000.00
Equity	
3910 · Retained Earnings	70,547.46
Net Income	-12,458.30
Total Equity	<u>58,089.16</u>
TOTAL LIABILITIES & EQUITY	<u>63,089.16</u>

Woodmen Heights Metropolitan District #3
Profit & Loss Budget vs. Actual
January 2025

General Fund

	<u>Jan 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Fees				
Facility Fees	0.00	40,000.00	-40,000.00	0.0%
Taxes				
Current Year Taxes	0.00	93,295.00	-93,295.00	0.0%
Specific Ownership Tax	0.00	6,531.00	-6,531.00	0.0%
Total Taxes	<u>0.00</u>	<u>99,826.00</u>	<u>-99,826.00</u>	<u>0.0%</u>
Total Fees	<u>0.00</u>	<u>139,826.00</u>	<u>-139,826.00</u>	<u>0.0%</u>
Total Income	<u>0.00</u>	<u>139,826.00</u>	<u>-139,826.00</u>	<u>0.0%</u>
Gross Profit	0.00	139,826.00	-139,826.00	0.0%
Expense				
Audit	0.00	10,275.00	-10,275.00	0.0%
Contingency	0.00	20,000.00	-20,000.00	0.0%
Copies & Postage	0.00	250.00	-250.00	0.0%
Dues and Subscriptions	0.00	500.00	-500.00	0.0%
Election Expense	0.00	5,000.00	-5,000.00	0.0%
Fees Due				
Storm Water	0.00	20,000.00	-20,000.00	0.0%
Total Fees Due	<u>0.00</u>	<u>20,000.00</u>	<u>-20,000.00</u>	<u>0.0%</u>
Insurance	2,191.00	5,000.00	-2,809.00	43.82%
Professional Fees				
District Management	5,000.00	60,000.00	-55,000.00	8.33%
Legal Fees	0.00	15,000.00	-15,000.00	0.0%
Total Professional Fees	<u>5,000.00</u>	<u>75,000.00</u>	<u>-70,000.00</u>	<u>6.67%</u>
Treasurer's Collection Fee	0.00	1,399.00	-1,399.00	0.0%
Total Expense	<u>7,191.00</u>	<u>137,424.00</u>	<u>-130,233.00</u>	<u>5.23%</u>
Net Ordinary Income	<u>-7,191.00</u>	<u>2,402.00</u>	<u>-9,593.00</u>	<u>-299.38%</u>
Net Income	<u><u>-7,191.00</u></u>	<u><u>2,402.00</u></u>	<u><u>-9,593.00</u></u>	<u><u>-299.38%</u></u>

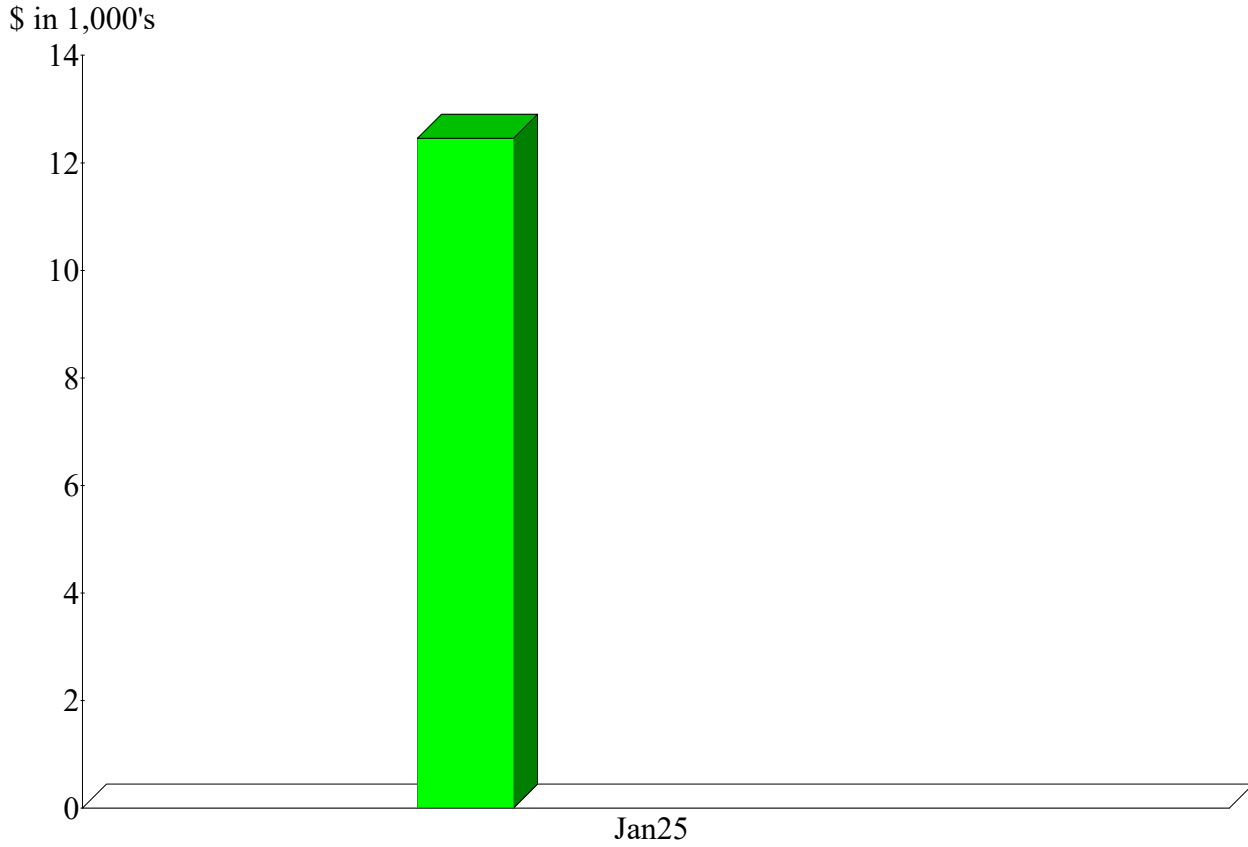
Woodmen Heights Metropolitan District #3
Profit & Loss Budget vs. Actual
 January 2025

Debt Service Fund

	<u>Jan 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Fees				
Taxes				
Current Year Taxes	0.00	459,010.00	-459,010.00	0.0%
Specific Ownership Tax	0.00	32,131.00	-32,131.00	0.0%
Total Taxes	<u>0.00</u>	<u>491,141.00</u>	<u>-491,141.00</u>	<u>0.0%</u>
Total Fees	<u>0.00</u>	<u>491,141.00</u>	<u>-491,141.00</u>	<u>0.0%</u>
Total Income	<u>0.00</u>	<u>491,141.00</u>	<u>-491,141.00</u>	<u>0.0%</u>
Gross Profit	0.00	491,141.00	-491,141.00	0.0%
Expense				
Due to District 2 - Taxes	5,267.30	506,358.00	-501,090.70	1.04%
Treasurer's Collection Fee	0.00	6,885.00	-6,885.00	0.0%
Total Expense	<u>5,267.30</u>	<u>513,243.00</u>	<u>-507,975.70</u>	<u>1.03%</u>
Net Ordinary Income	<u>-5,267.30</u>	<u>-22,102.00</u>	<u>16,834.70</u>	<u>23.83%</u>
Net Income	<u>-5,267.30</u>	<u>-22,102.00</u>	<u>16,834.70</u>	<u>23.83%</u>

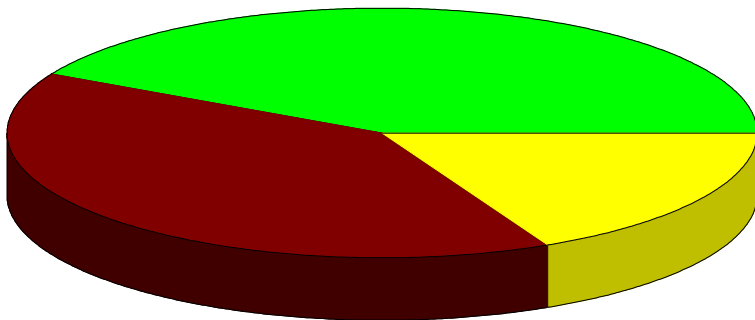
Income and Expense by Month
January 2025

Expense



Expense Summary
January 2025

Due to District 2 - Taxes	42.28%
Professional Fees	40.13
Insurance	17.59
Total	\$12,458.30





Woodmen Heights Metropolitan District #2
GENERAL FUND ACCOUNT
1/16/2025

Company	Invoice	Date	Amount	Comments
Colorado Property & Liability Pool	25PL-60568-2876	12/6/2024	\$ 26,322.00	
Colorado Springs Utilities	927075736	12/5/2024	\$ 76.88	
Colorado Springs Utilities	927075736	1/9/2025	\$ 102.60	
Colorado Springs Utilities	3410462342	12/5/2024	\$ 1,289.07	
Colorado Springs Utilities	3410462342	1/6/2025	\$ 720.52	
Colorado Springs Utilities	5933617457	12/5/2024	\$ 73.49	
Colorado Springs Utilities	5933617457	1/6/2025	\$ 79.36	
Colorado Springs Utilities	8813945059	12/5/2024	\$ 81.97	
Colorado Springs Utilities	8813945059	4/6/2025	\$ 80.08	
Colorado Springs Utilities	9103089066	1/6/2025	\$ 2,182.14	Auto Pay
DeGrant Development Strategies	402	1/6/2025	\$ 28,941.98	
Fisk Lawscapes	654283	12/11/2024	\$ 467.00	
Fisk Lawscapes	654284	12/6/2024	\$ 92,463.39	
Hammers Construction	2024WO-045	12/20/2024	\$ 2,590.00	
Hammers Construction	2024WO-046	12/20/2024	\$ 3,290.00	
Turfscapes of Colorado, Inc.	RUP53	10/8/2024	\$ 412,313.61	
Weisburg Landscape Maintenance	57951	12/10/2024	\$ 3,910.00	
Weisburg Landscape Maintenance	58015	12/31/2024	\$ 9,321.00	
Weisburg Landscape Maintenance	58016	12/31/2024	\$ 2,010.00	
Weisburg Landscape Maintenance	58182	12/20/2024	\$ 862.50	
Weisburg Landscape Maintenance	58222	12/20/2024	\$ 536.25	
Weisburg Landscape Maintenance	58224	12/20/2024	\$ 97.50	
Weisburg Landscape Maintenance	58306	1/13/2025	\$ 1,048.00	
Weisburg Landscape Maintenance	58309	1/14/2025	\$ 1,601.25	
Weisburg Landscape Maintenance	58312	1/14/2025	\$ 65.00	
Weisburg Landscape Maintenance	58456	1/15/2025	\$ 610.00	
Weisburg Landscape Maintenance	58506	1/31/2025	\$ 12,780.00	
Weisburg Landscape Maintenance	58507	1/31/2025	\$ 2,010.00	
White Bear Ankele Tanka Waldron	38497	12/31/2024	\$ 1,442.18	
WSDM District Managers	593	12/31/2024	\$ 11,178.74	
TOTAL			\$ 618,546.51	

BOND FUND ACCOUNT

Company	Date	Amount	Comments
PNC			
El Paso County Taxes: DISTRICT 2	12/10/2024	\$ 20,342.63	Nov Pledged Revenue
El Paso County Taxes: DISTRICT 3	12/10/2024	\$ 2,599.17	Nov Pledged Revenue
El Paso County Taxes :DISTRICT 2	1/10/2024	\$ 19,312.45	Dec Pledged Revenue
El Paso County Taxes :DISTRICT 3	1/10/2024	\$ 2,668.13	Dec Pledged Revenue
TOTAL		\$ 44,922.38	

\$ 663,468.89

Woodmen Heights Metropolitan District, Director

Eastern Colorado Before Payables	\$	592,059.69
Payables	\$	(663,468.89)
Needed to Fund Payables	\$	(71,409.20)

Woodmen Heights Metropolitan District #3
GENERAL FUND ACCOUNT
1/16/2025

Company	Invoice	Date	Amount	Comments
TCW Risk Management	809467	1/1/2025	\$ 250.00	
White Bear Ankele Tanka Waldron	38498	12/31/2024	\$ 808.22	
WSDM District Managers	594	12/31/2024	\$ 3,000.00	
TOTAL			\$ 4,058.22	

Woodmen Heights Metropolitan District, Director

\$ 4,058.22

The Eastern Colorado Bank	\$ 66,102.38
Payables	\$ (4,058.22)
The Eastern Colorado Bank After Payables	<u>\$ 62,044.16</u>