

**AGENDA**  
**REGULAR MEETING OF**  
**WOODMEN ROAD METROPOLITAN DISTRICT**

Tuesday, November 2, 2021

8:30 a.m.

TO BE HELD AT:

Olive Real Estate Group: 102 N. Cascade, Suite 250

-and-

TELE/VIDEO-CONFERENCE

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/WSDM/woodmen-road-metropolitan-district>

You can also dial in using your phone.

United States: [+1 \(786\) 535-3211](tel:+17865353211)

Access Code: 394-233-493

**PUBLIC INVITED**

Les Krohnfeldt, President - Term to May 2023

Tom Cone, Director - Term to May 2022

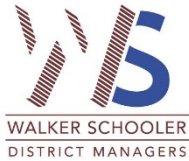
Lindsay Case, Director - Term to May 2023

Tom Kerby, Director - Term to May 2023

P.J. Anderson, Director - Term to May 2022

1. Call to Order
2. Approval of Agenda
3. Approval of the November 3, 2020 and the April 6, 2021 Meeting Minutes
4. Financial Update
  - a. Public Hearing to consider approval of a Resolution approving the 2022 Budget
  - b. Review and approval of unaudited financials for September 30, 2021 and Payables for November 1, 2021
  - c. Status of bond repayment
5. Manager Report
  - a. Wetlands
  - b. Development Activity
6. Legal Matters
  - a. Approval of Annual Resolutions
7. Old Business
8. New Business
9. Adjourn - consider cancelling next regular meeting on December, 7, 2021





**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
WOODMEN ROAD METROPOLITAN DISTRICT  
HELD NOVEMBER 3, 2020**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, November 3, 2020, at 8:30 a.m., at The Olive Real Estate Group: 102 N. Cascade, Suite 250 and via tele/video conference.

Attendance: In attendance were Directors:

Les Krohnfeldt  
Lindsay Case  
Tom Cone  
Tom Kerby  
P.J. Anderson

Also, in attendance were:

Pete Susemihl, Susemihl, McDermott & Downie, P.C.  
Kevin Walker, WSDM

1. Call to Order & Certification of the Agenda:

The meeting was called to order at 8:30 a.m. by President Krohnfeldt.

2. Approval of the September 1, 2020 Meeting Minutes:

Director Cone moved to approve the September 1, 2020 meeting minutes; seconded by Director Kerby. Motion passed unanimously.

3. Manager Report

- a. 2020 takeover of collections by El Paso County – no report
- b. Wetlands pond use by Woodmen Heights Metro Districts – No report
- c. BLR North annexation – No new activity
- d. Development Activity – No report

4. Legal Issues: None

5. Old Business:

- a. Public Hearing and consider resolution for the adoption of the 2021 Budget - President Krohnfeldt opened the public hearing at 8:42 AM. No public comments were forthcoming and President Krohnfeldt closed the public hearing at 8:43 AM.

Following presentation by Mr. Walker, it was moved by Director Kerby, seconded by Director Cone to approve the Resolution Amending the 2020 budget and Adopting the 2021 Budget. That motion passed unanimously.

- b. Approve Financial and Payable Reports: Mr. Walker presented the Financials and Payables. Director Case moved to ratify the Payables and approve the existing Payables; seconded by Director Kerby. Motion passed unanimously.

5. New Business:

There was no discussion.

6. Next Regular Meeting:

The Board discussed holding the next regularly scheduled meeting in October 2021 if needed and meeting on December 1, 2020 for the budget hearing.

7. Adjournment:

The Board adjourned the meeting at 9:04 a.m.

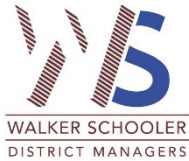
Respectfully Submitted,  
Walker Schooler District Managers

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By: Kristina Kulick for the Recording Secretary

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Les Krohnfeldt, President



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
WOODMEN ROAD METROPOLITAN DISTRICT  
HELD APRIL 6, 2021**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Woodmen Road Metropolitan District was held on Tuesday, April 6, 2021, at 8:30 a.m., at The Olive Real Estate Group: 102 N. Cascade, Suite 250 and via tele/video conference.

Attendance: In attendance were Directors:

Les Krohnfeldt  
Lindsay Case  
Tom Kerby

Also, in attendance were:

Pete Susemihl, Susemihl, McDermott & Downie, P.C.  
Kevin Walker, WSDM  
Terry Schooler, WSDM  
John Gatto, Property Owner

1. Call to Order & Certification of the Agenda:

The meeting was called to order at 8:32 a.m. by Mr. Walker. Mr. Walker requested the Board hear Agenda item 6. BLR North Inclusion Petition before item 4 to accommodate Director Krohnfeldt's schedule.

2. Approval of Declaration of Emergency Meeting Procedures:

Mr. Walker explained the Board is operating under Emergency Meeting procedures that allows the use of tele/video conference.

3. Approval of the November 3, 2020 Meeting Minutes:

Mr. Walker noted he will distribute the November 3, 2020 Meeting Minutes to the Board once they are ready for review. The Board tabled this item.

4. Discussion on Wetlands issues with adjacent property owner

- a. Presentation and discussion at meeting: The Board discussed the Wetlands issue brought up by Mr. Gatto. Director Kerby referenced the Wetlands Mitigation Agreement that was signed on November 8, 2011 that indicated the District will cooperate and advocate for Mr. Gatto to obtain a permit. He noted it does not say anything about monetarily helping or anything else. Mr. Gatto explained he has a 1 acre site plan approved with development obligations with the City. He presented a map and noted a highlighted area that shows where the District was to mitigate the wetlands and be graded. Mr. Schooler pointed out that the documents do not

mention grading. Mr. Gatto said he has another deal under contract that will require that the wetlands problem be solved. Mr. Gatto referenced the maps and explained the problem is the grading was not done in the District's mitigation area and has developed into wetlands. Mr. Gatto said the Corps of Engineers is telling him that the 3.2 acre area needs to be mitigated and he doesn't think that is his obligation. Mr. Walker said he will coordinate with Mr. Gatto and Mr. Schooler to discuss this issue further and work on a resolution.

5. Manager Report:

- a. BLR North annexation: There was no discussion.
- b. Development Activity: There was no discussion.

6. BLR North Inclusion Petition

- a. Recommend Acceptance: Mr. Walker presented the Banning Lewis Ranch North Inclusion Petition. He explained the eastern portion of land is already included in the District. Mr. Susemihl confirmed the notice was filed for the public hearing and once approved by the Board, it will be recorded with the court. Director Kerby moved to approve the Banning Lewis Ranch North Inclusion Petition as presented. Mr. Walker confirmed for Director Case that they have been informed of the fees and financial implications. The motion was seconded by Director Case. Motion passed unanimously.

7. Legal Issues:

There was no discussion.

8. Old Business:

There was no discussion.

9. New Business:

There was no discussion.

10. Next Regular Meeting:

There was no discussion.

11. Adjournment:

Director Case moved to adjourn the meeting; seconded by Director Kerby. Motion passed unanimously at 9:24 a.m.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Kristina Kulick for the Recording Secretary

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Les Krohnfeldt, President

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Tom Cone, Director

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Lindsay Case, Director

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Tom Kerby, Director

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P.J. Anderson, Director





RESOLUTION  
WOODMEN ROAD METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS AND IN THE AMOUNTS SET FORTH HEREIN FOR THE WOODMEN ROAD METROPOLITAN DISTRICT (THE "DISTRICT"), EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2022 AND AMENDING THE 2021 BUDGET.

WHEREAS, the Board of Directors of the District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time;

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 2, 2021 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WOODMEN ROAD METROPOLITAN DISTRICT, EL PASO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. Budget Expenditures. That estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget. That the budget as submitted and attached and incorporated herein by this reference is hereby approved and adopted as the budget of District for the year stated above. The 2021 Budget as amended is hereby approved and adopted.

Section 4. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for Bonds and Interest is \$3,185,064. That the valuation for assessment, as certified by the El Paso County Assessor, is \$273,231,880.

Section 5. Mill Levy. That for the purposes of meeting all Bond and Interest payments of the

District for the budget year, there is hereby levied a tax of 11.657 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 7. Certification. The District's agents are hereby authorized and directed to immediately certify to the County Commissioners of El Paso County, Colorado, the mill levies for the District hereinabove determined and set.

Section 8. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this 2nd day of November 2021

DISTRICT  
BOARD OF DIRECTORS

By: \_\_\_\_\_  
President

ATTEST:

\_\_\_\_\_  
Secretary

**WOODMEN ROAD METROPOLITAN DISTRICT  
2021 AMENDED BUDGET and 2022 BUDGET  
GENERAL FUND**

	2020 ACTUAL	2021 ACTUAL	2021 PROJECTED / AMENDED	2021 BUDGET	2022 BUDGET
<b>GENERAL FUND</b>	\$ 607,318.04	\$ 1,658,298.86	\$ 1,658,298.86	\$ 1,234,173.55	\$ 2,216,646.86
REVENUES					
PLATTING FEES RESIDENTIAL (\$385/750 LOT)	\$ 427,996.80	\$ 381,529.15	\$ 400,000.00	\$ 288,750.00	\$ 300,000.00
PLATTING FEES COMMERCIAL (\$1,540/60 ACRE)	\$ 178,432.37	\$ 21,693.19	\$ 30,000.00	\$ 92,400.00	\$ 92,400.00
IMPACT FEES SF RESIDENTIAL (\$550/750 LOT)	\$ 270,600.00	\$ 186,450.00	\$ 200,000.00	\$ 412,500.00	\$ 300,000.00
IMPACT FEES MF RESIDENTIAL (\$385/300 LOT)	\$ 299,530.00	\$ 42,790.00	\$ 50,000.00	\$ 115,500.00	\$ 115,500.00
IMPACT FEES COMMERCIAL (\$1-\$6/100K SQUARE FOOT)				\$ 100,000.00	\$ 100,000.00
IMPACT FEE - SENIOR HOUSING (\$220/ 0 UNITS)					
IMPACT FEES - OPT OUT OF DISTRICT					
LAND SALE					
INTEREST INCOME	\$ 385.90	\$ 1,131.82	\$ 1,698.00	\$ 400.00	\$ 1,500.00
TRANSFERS IN					
TOTAL REVENUES	\$ 1,176,945.07	\$ 633,594.16	\$ 681,698.00	\$ 1,009,550.00	\$ 909,400.00
TOTAL REVENUE & FUND BALANCE	\$ 1,784,263.11	\$ 2,291,893.02	\$ 2,339,996.86	\$ 2,243,723.55	\$ 3,126,046.86
EXPENDITURES					
DISTRICT MANAGEMENT/ACCOUNTING	\$ 87,360.00	\$ 69,376.98	\$ 92,500.00	\$ 92,500.00	\$ 97,125.00
OFFICE/POSTAGE/LEGAL NOTICES	\$ 15.70	\$ -	\$ -	\$ 100.00	\$ 100.00
AUDIT	\$ 8,126.00	\$ 8,400.00	\$ 8,400.00	\$ 8,500.00	\$ 9,000.00
INSURANCE	\$ 20,547.00	\$ (1.00)	\$ 10,000.00	\$ 3,000.00	\$ 18,000.00
SPECIAL DISTRICT DUES (SDA)	\$ 776.66	\$ 1,237.50	\$ 2,000.00	\$ 900.00	\$ 1,500.00
LEGAL	\$ 8,574.09	\$ 7,651.68	\$ 10,000.00	\$ 20,000.00	\$ 20,000.00
BANK FEES	\$ 39.80	\$ 21.00	\$ 50.00	\$ 100.00	\$ 100.00
STORM WATER FEE	\$ 525.00	\$ 376.89	\$ 400.00	\$ 400.00	\$ 400.00
CONTINGENCY				\$ 300,000.00	\$ 300,000.00
TOTAL EXPENDITURES	\$ 125,964.25	\$ 87,063.05	\$ 123,350.00	\$ 425,500.00	\$ 446,225.00
TRANSFER TO DEBT SERVICE FUND				\$ 750,000.00	
GENERAL FUND: ENDING BALANCE	\$ 1,658,298.86	\$ 2,204,829.97	\$ 2,216,646.86	\$ 1,068,223.55	\$ 2,679,821.86
EMERGENCY RESERVE: State Required at 3%	\$ 3,778.93	\$ 2,611.89	\$ 3,700.50	\$ 12,765.00	\$ 13,386.75

**WOODMEN ROAD METROPOLITAN DISTRICT  
2021 AMENDED BUDGET and 2022 BUDGET  
DEBT SERVICE FUND**

	2020 ACTUAL	2021 ACTUAL	2021 PROJECTED / AMENDED	2021 BUDGET	2022 BUDGET
<b>SERIES 2010 DEBT SERVICE RESERVE: FUND BALANCE</b>	\$ 197,488.29	\$ 197,041.97	\$ 197,041.97	\$ 199,088.29	\$ 197,036.20
INTEREST INCOME	\$ 1,234.50	\$ 58.52	\$ 58.52	\$ 2,000.00	\$ 200.00
BANK FEES	\$ (1,680.82)	\$ (64.29)	\$ (64.29)	\$ (350.00)	\$ (100.00)
TRANSFER					
DEBT SERVICE RESERVE FUND: ENDING BALANCE	\$ 197,041.97	\$ 197,036.20	\$ 197,036.20	\$ 200,738.29	\$ 197,136.20
<b>DEBT SERVICE FUND</b>					
SERIES 2010: REVENUE	\$ 784,215.55	\$ 1,173,564.32	\$ 1,079,521.82		\$ 1,079,521.82
SERIES 2018: REVENUE	\$ 3,333,376.10	\$ 5,006,108.50	\$ 4,175,513.50		\$ 4,175,513.50
REVENUE FUND BALANCE	\$ 4,117,591.65	\$ 6,179,672.82	\$ 5,255,035.32	\$ -	\$ 5,255,035.32
<b>REVENUES</b>					
GENERAL PROPERTY TAXES	\$ 2,543,229.46	\$ 2,660,578.47	\$ 2,660,578.47	\$ 2,678,527.97	\$ 3,185,064.03
PRIOR PROPERTY TAX REV	\$ 5.10	\$ 648.45	\$ 645.77		
OMITTED PROPERTY TAX	\$ 1.63				
SPECIFIC OWNERSHIP TAXES	\$ 276,591.40	\$ 235,398.36	\$ 314,662.58	\$ 187,496.96	\$ 222,954.48
DELINQUENT TAX AND INTEREST	\$ 1,292.85	\$ 1,131.50	\$ 1,131.50		
TAX ABATEMENT	\$ (95.46)	\$ (20,770.12)	\$ (20,770.12)		
TAX ABATEMENT INTEREST	\$ (3.69)	\$ (1,092.06)	\$ (1,092.06)		
TRANSFERS IN:					
INTEREST	\$ 29,267.94	\$ 1,520.87	\$ 1,520.87	\$ 750,000.00	\$ 5,000.00
				\$ 30,000.00	
TOTAL REVENUES	\$ 2,850,289.23	\$ 2,877,415.47	\$ 2,956,677.01	\$ 3,646,024.93	\$ 3,413,018.51
TOTAL REVENUE & FUND BALANCE	\$ 7,164,922.85	\$ 9,057,088.29	\$ 8,211,712.33	\$ 3,646,024.93	\$ 8,668,053.83
<b>EXPENDITURES</b>					
BANK FEES	\$ 2,136.76	\$ 293.82	\$ 350.00	\$ 10,000.00	\$ 5,000.00
BOND FEES			\$ 3,000.00	\$ 3,000.00	\$ 4,000.00
SERIES 2010 BOND INTEREST	\$ 175,705.00	\$ 158,205.00	\$ 158,205.00	\$ 158,205.00	\$ 139,192.50
SERIES 2010 BOND PRINCIPAL		\$ 585,000.00	\$ 585,000.00	\$ 585,000.00	\$ 580,000.00
SERIES 2018 COST OF ISSUANCE					
SERIES 2018 BOND INTEREST	\$ 259,350.00	\$ 231,550.00	\$ 231,550.00	\$ 231,550.00	\$ 202,520.00
SERIES 2018 BOND PRINCIPAL		\$ 715,000.00	\$ 715,000.00	\$ 715,000.00	\$ 800,000.00
TREASURERS FEES	\$ 38,167.94	\$ 39,940.61	\$ 39,940.61	\$ 40,177.92	\$ 47,775.96
TOTAL EXPENDITURES	\$ 475,359.70	\$ 1,729,989.43	\$ 1,733,045.61	\$ 1,742,932.92	\$ 1,778,488.46
OTHER FINANCING SOURCES (USES)					
TRANSFERS OUT				\$ -	
REVENUE FUND: ENDING BALANCE	\$ 6,689,563.15	\$ 7,327,098.86	\$ 6,478,666.72	\$ 1,903,092.01	\$ 6,889,565.37
ASSESSED VALUATION	217,307,500.00	229,778,500.00	229,778,500.00	229,778,500.00	273,231,880.00
MILL LEVY	11.657	11.657	11.657	11.657	11.657



Woodmen Road Metropolitan District  
**Balance Sheet**  
 As of October 29, 2021

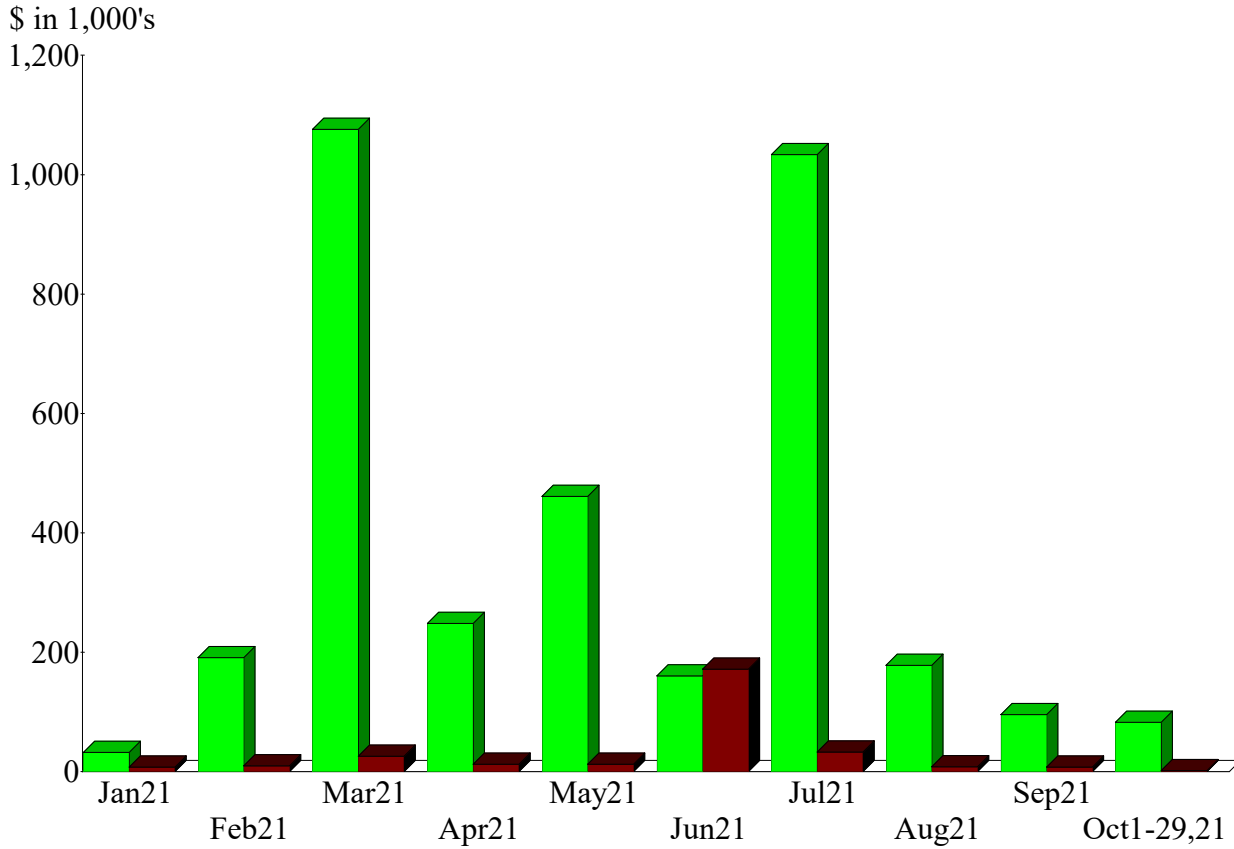
	<u>Oct 29, 21</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Operating Account	3,611,483.73
UMB 2010 Reserve 136792.2	197,038.73
UMB 2010 Revenue 136792.1	1,743,564.32
UMB 2018 Bond Fund 148608.1	5,040,512.09
1071 · Bill.com Money In Clearing	<u>1,650.00</u>
<b>Total Checking/Savings</b>	<b>10,594,248.87</b>
Accounts Receivable	
1200 · Accounts Receivable	254,791.16
1210 · Property Taxes Receivable	<u>11,117.53</u>
<b>Total Accounts Receivable</b>	<b>265,908.69</b>
Other Current Assets	
1499 · Undeposited Funds	<u>3,300.00</u>
<b>Total Other Current Assets</b>	<b>3,300.00</b>
<b>Total Current Assets</b>	<b>10,863,457.56</b>
<b>Fixed Assets</b>	
1500 · Capital Assets	
Phase III Construction	241,372.51
11-2-1 · Grading/Demo	2,145.61
1511 · Accum Deprec-Public Improvement	-70,484.00
1516 · Public Improvements	13,720.32
1521 · Accum Depreciation-Phase III	<u>-3,340.00</u>
<b>Total 1500 · Capital Assets</b>	<b>183,414.44</b>
<b>Total Fixed Assets</b>	<b>183,414.44</b>
<b>TOTAL ASSETS</b>	<b><u><u>11,046,872.00</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
2020 · Deferred Revenue	<u>11,117.53</u>
<b>Total Other Current Liabilities</b>	<b>11,117.53</b>
<b>Total Current Liabilities</b>	<b>11,117.53</b>
<b>Long Term Liabilities</b>	
2640 · Bonds Payable - Series 2010	4,480,000.00
2641 · 2010 Bond Discount	-157,754.00
2642 · Acc'd amort bond disc 2010	114,164.67
2643 · Deferred chgs bond refund 2010	-1,187,314.00
2644 · Acc'd amort deferred chgs 2010	859,244.86
2646 · Bonds Payable - Series 2018	6,315,000.00
2648 · Series 2018 Bonds - Premium	346,992.05
2649 · Series 2018 Bonds Premium AA	<u>-77,564.61</u>
<b>Total Long Term Liabilities</b>	<b>10,692,768.97</b>
<b>Total Liabilities</b>	<b>10,703,886.50</b>
<b>Equity</b>	
3010 · Retained Earnings	-4,525,732.11
3020 · Contributed Capital	1,600,000.00
Net Income	<u>3,268,717.61</u>
<b>Total Equity</b>	<b>342,985.50</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>11,046,872.00</u></u></b>

**Woodmen Road Metropolitan District**  
**Profit & Loss Budget vs. Actual**  
January 1 through October 29, 2021

	TOTAL				
	Oct 1 - 29, 21	Jan 1 - Oct 29, 21	Budget	\$ Over Budget	% of Budget
<b>Income</b>					
Building Permit	48,015.00	277,255.00	528,000.00	-250,745.00	52.51%
Commercial Building Permit	0.00	21,693.19	100,000.00	-78,306.81	21.69%
Commercial Platting Fee	0.00	0.00	92,400.00	-92,400.00	0.0%
Abatement	0.00	-20,770.12	0.00	-20,770.12	100.0%
Abatement Int	0.00	-1,092.06	0.00	-1,092.06	100.0%
Current Year	8,562.48	2,660,578.47	2,678,527.97	-17,949.50	99.33%
Delinquent Interest	348.83	1,480.33	0.00	1,480.33	100.0%
Prior Year Tax	2.68	648.45	0.00	648.45	100.0%
Spec Own Tax	25,623.31	235,398.36	187,496.96	47,901.40	125.55%
Platting Fees	0.00	381,529.15	288,750.00	92,779.15	132.13%
<b>Total Income</b>	<b>82,552.30</b>	<b>3,556,720.77</b>	<b>3,875,174.93</b>	<b>-318,454.16</b>	<b>91.78%</b>
<b>Expense</b>					
Audit & Accounting Services	0.00	8,400.00	8,500.00	-100.00	98.82%
Copies and Postage	0.00	0.00	100.00	-100.00	0.0%
Membership Dues	0.00	1,237.50	900.00	337.50	137.5%
Storm Water Fee	0.00	376.89	400.00	-23.11	94.22%
Treasurer's Collection Fee	133.71	39,940.61	40,177.92	-237.31	99.41%
Bank Service Charges					
Debt Service	1,500.00	1,793.82	10,000.00	-8,206.18	17.94%
General Fund	0.00	21.00	100.00	-79.00	21.0%
<b>Total Bank Service Charges</b>	<b>1,500.00</b>	<b>1,814.82</b>	<b>10,100.00</b>	<b>-8,285.18</b>	<b>17.97%</b>
Insurance	0.00	-1.00	3,000.00	-3,001.00	-0.03%
Interest Expense					
Bond Premiums	0.00	0.00	1,300,000.00	-1,300,000.00	0.0%
Interest Expense - Other	0.00	162,397.50	389,755.00	-227,357.50	41.67%
<b>Total Interest Expense</b>	<b>0.00</b>	<b>162,397.50</b>	<b>1,689,755.00</b>	<b>-1,527,357.50</b>	<b>9.61%</b>
Management Fees	0.00	69,376.98	92,500.00	-23,123.02	75.0%
Legal Fees	0.00	7,651.68	20,000.00	-12,348.32	38.26%
<b>Total Expense</b>	<b>1,633.71</b>	<b>291,194.98</b>	<b>1,865,432.92</b>	<b>-1,574,237.94</b>	<b>15.61%</b>
<b>Net Ordinary Income</b>	<b>80,918.59</b>	<b>3,265,525.79</b>	<b>2,009,742.01</b>	<b>1,255,783.78</b>	<b>162.49%</b>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Interest Income					
Debt Service	0.00	1,598.89	30,000.00	-28,401.11	5.33%
General Fund	0.00	1,592.93	400.00	1,192.93	398.23%
<b>Total Interest Income</b>	<b>0.00</b>	<b>3,191.82</b>	<b>30,400.00</b>	<b>-27,208.18</b>	<b>10.5%</b>
<b>Total Other Income</b>	<b>0.00</b>	<b>3,191.82</b>	<b>30,400.00</b>	<b>-27,208.18</b>	<b>10.5%</b>
<b>Other Expense</b>					
5070 - Bond Cost					
Service Charge	0.00	0.00	3,000.00	-3,000.00	0.0%
<b>Total Bond Cost</b>	<b>0.00</b>	<b>0.00</b>	<b>3,000.00</b>	<b>-3,000.00</b>	<b>0.0%</b>
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>3,000.00</b>	<b>-3,000.00</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>3,191.82</b>	<b>27,400.00</b>	<b>-24,208.18</b>	<b>11.65%</b>
<b>Net Income</b>	<b>80,918.59</b>	<b>3,268,717.61</b>	<b>2,037,142.01</b>	<b>1,231,575.60</b>	<b>160.46%</b>

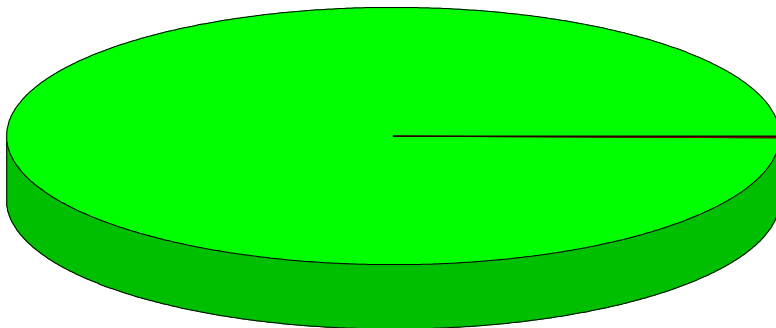
Income and Expense by Month  
January 1 through October 29, 2021

Income  
Expense



Income Summary  
January 1 through October 29, 2021

Fees	99.91%
7010 · Interest Income	0.09
<b>Total</b>	<b>\$3,559,912.59</b>

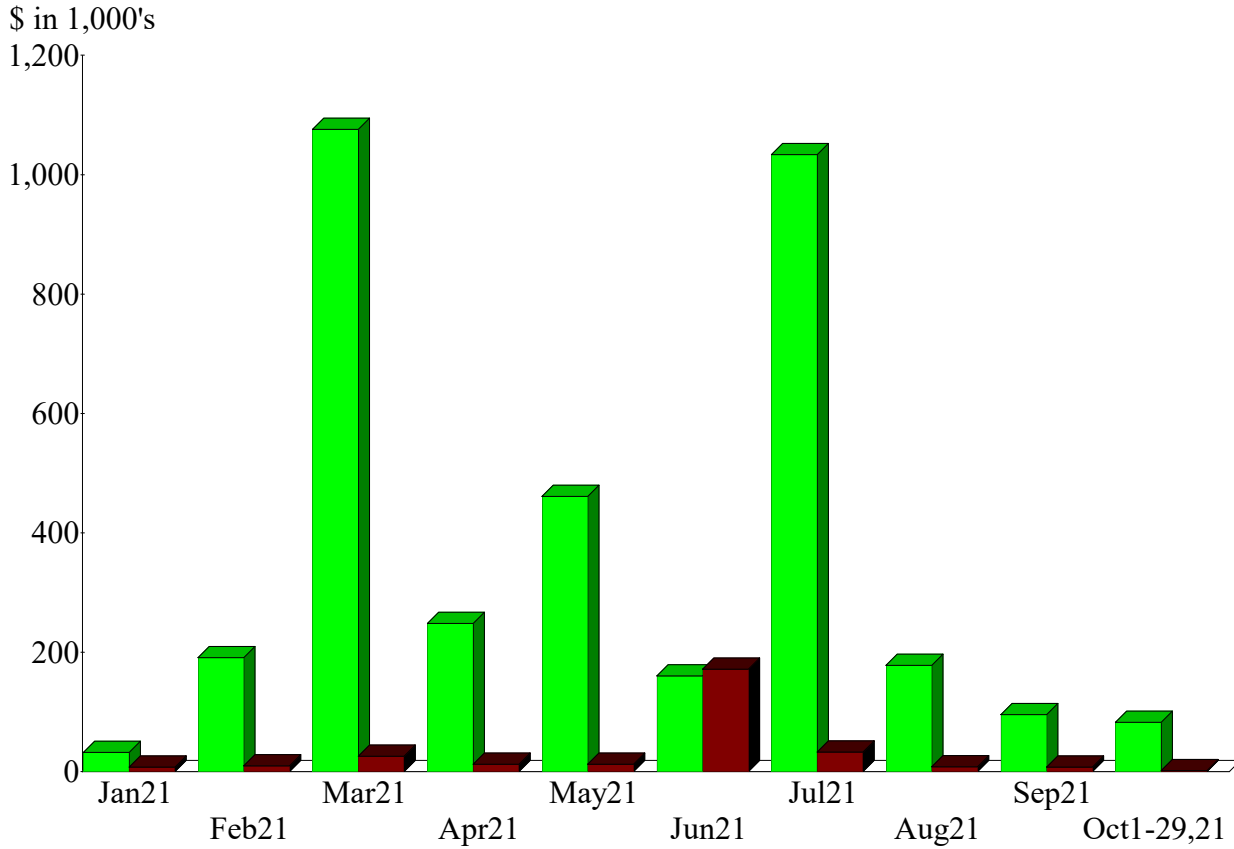


By Account



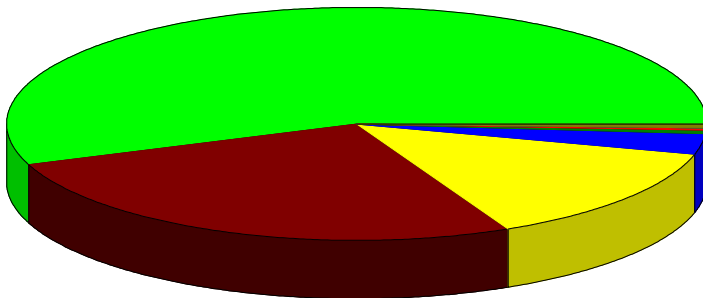
Income and Expense by Month  
January 1 through October 29, 2021

Income  
Expense



Expense Summary  
January 1 through October 29, 2021

6200 · Interest Expense	55.77%
6270 · Professional Fees	26.45
Treasurer's Collection Fee	13.72
Audit & Accounting Services	2.88
6120 · Bank Service Charges	0.62
Membership Dues	0.42
Storm Water Fee	0.13
6180 · Insurance	\$-1.00
<b>Sub-Total</b>	<b>\$291,194.98</b>



By Account

**WOODMEN ROAD METROPOLITAN DISTRICT  
GENERAL FUND ACCOUNT  
PAYMENT REQUEST  
10/20/2021**

Company	Invoice	Date	Amt this Draw	Comments
City of Colorado Springs	48003125	9/30/2021	\$ 50.63	
UMB Bank	892774	10/11/2021	\$ 1,500.00	
Walker Schooler District Managers	6907	9/30/2021	\$ 7,708.37	
<b>TOTAL</b>			<b>\$ 9,259.00</b>	

**BOND SERIES 2010 and 2018 REVENUE FUND ACCOUNT**

Description	Date	Amount this Transfer	Comments
El Paso County Taxes Paid	September	\$ 34,403.59	
<b>TOTAL</b>		<b>\$ 34,403.59</b>	

\_\_\_\_\_, President  
Woodmen Road Metropolitan District