

BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Regular Board Meeting
Tuesday, March 8, 2022 at 9:00 AM
119 N. Wahsatch Ave.
Colorado Springs, Colorado 80903
and

Via tele/videoconference
<https://meet.goto.com/547622885>
United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 547-622-885

Board of Director	Title	Term
Randle W Case II	President	May 2023
Bryan T Long	Vice-President	May 2023
Vacant	Treasurer/ Secretary	May 2023
Robert Case	Assistant Secretary	May 2022
Ray O' Sullivan	Assistant Secretary	May 2022

AGENDA

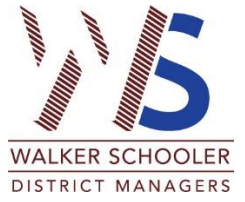
1. Call to order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Board Vacancy and appointment of Treasurer/ Secretary position
5. Approval of Dec.14, 2021, Jan. 11, 2022, and Feb. 15, 2022, Meeting Minutes (see attached)
6. District Manager Report
7. President of the Board Report
8. Development Status Review
 - a. Engineering Update
 - Schedule
 - Stockpile location, agreements, timing
 - b. Plan Updates
 - Roadway/ Utility/ Storm Water
 - c. Redemption Hill Church
 - d. Challenger Homes
 - e. Bradley Ridge
 - f. Widefield School Update
9. Financial Matters
 - a. Discuss Developer Advance Agreements / Reimbursements
 - b. Approve Unaudited Financial Reports for February 28, 2022 (see attached)
 - c. Payables for March 8, 2022 (under separate cover)
 - d. Ratify/Pre-approval contracts, if any
10. Other Business
 - a. Ratify approval of ICC Membership
 - b. Next Regular Meeting scheduled: April 12, 2022, at 9:00 a.m.
11. Adjourn

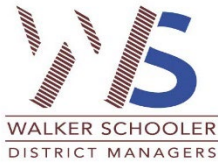
NOTICE OF REGULAR MEETINGS

NOTICE IS HEREBY GIVEN That the Board of Directors of **BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3**, County of El Paso, State of Colorado, will hold a regular meetings at 9:00 AM on Tuesday, the 8th day of March, 2022, at 119 North Wahsatch Ave., Colorado Springs, CO 80903, and via tele/videoconferencing at the following: <https://meet.goto.com/547622885> United States: Access Code: 547-622-885 for the purpose of conducting such business as may come before the Board including the business on the attached agenda. The meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS:

BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3





**MINUTES OF THE REGULAR BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3
HELD DECEMBER 14, 2021
AT 9:00 AM**

Pursuant to posted notice, the regular meetings of the Board of Directors of the Bradley Heights Metropolitan District Nos. 1, 2 and 3 were held on Tuesday, December 14, 2021 at 9:00 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and at the tele/videoconference platform of GoToMeeting link: <https://global.gotomeeting.com/join/547622885>

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President
Lindsay Case, Treasurer/Secretary
Robert Case, Assistant Secretary (by phone)
Ray O'Sullivan, Assistant Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (by phone)
Kevin Walker, WSDM, District Manager
Rebecca Hardekopf, WSDM
Eric Smith, Matrix Design Group, District Engineer
Jim Byers, Challenger (by phone)
Chris Grundy, Project Manager
David Neville, Kiemele Family Partnerships (by phone)
Jeff Odor, Matrix Design Group (by phone)
Nate Mast, Redemption Hill Church
Tony Gordon, Redemption Hill Church
John Radcliffe, Galloway Engineering

Combined Meeting:

The Board 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 by President Case II at 9:00 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Case II 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 at least 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 Agenda: Director O'Sullivan moved to approve the Agenda as presented; seconded by Director Long. Motion passed unanimously.
4. Approval of the November October 12, 2021 Meeting Minutes: After review, Director O'Sullivan moved to approve the October 12, 2021 Meeting Minutes; seconded by Director Long. Motion passed unanimously.
5. District Manager Report: Mr. Walker reported he has been working in support of engineering, working on the assurances with the City, contract administration, end of year filings for the District.
6. President of the Board Report: President Case II noted that detailed discussion will be had under the following Agenda items.
7. Development Status Review
 - a. Engineering Update
 - b. Plan Updates: Mr. Smith reported the traffic study and utility plans are underway and in progress.
 - Traffic Study
 - Utility
 - Stormwater
 - c. Redemption Hill Church: Mr. Gordon reported the final submission was done last week and they are awaiting comments. They are also working on a schedule for the vertical and will update the Board once it is determined.
 - d. Challenger Homes: Mr. Byers reported they are hoping to have the early grading permit approved later this month with earthwork starting in mid-December.
 - e. Bradley Ridge: Director O'Sullivan reported they are working on the topography and boundary survey for mapping.
8. Financial Matters
 - a. Public Hearing on the adoption of Resolution approving the 2022 Budget for District No. 1: President Case II opened the Public Hearing. Mr. Walker presented the 2022 Budget for District No. 1. After no public comment, Director O'Sullivan moved to close the Public Hearing; seconded by Director Robert Case. Motion passed unanimously. Director O'Sullivan asked if the general fund pays for operating expenses for consultants. Mr. Allen clarified the general fund can pay for administrative costs and other open-ended expenditures if there is not enough in the capital funds. The mill levy is designated for specific general fund operations and maintenance expenditures, and the rest is designated for debt service. The Board discussed future developer advances to cover deficiencies in the Budget. Mr. Walker noted that assets are shown on the Balance Sheet. Director O'Sullivan moved to adopt the Resolution approving the 2022 Budget for District No. 1; seconded by Director Long. Motion passed unanimously.

- b. Public Hearing on the adoption of Resolution to Amend 2021 Budget for District No. 1: Mr. Walker explained this item can be removed because the Board amended the 2021 Budget earlier this year.
- c. Public Hearing on the adoption of Resolution approving the 2022 Budget for District No. 2: President Case II opened the Public Hearing. Mr. Walker presented the 2022 Budget for District No. 2. After no public comment, Director O'Sullivan moved to close the Public Hearing; seconded by Director Long. Motion passed unanimously. Director O'Sullivan moved to adopt the Resolution approving the 2022 Budget for District No. 2; seconded by Director Lindsay Case. Motion passed unanimously.
- d. Public Hearing on the adoption of Resolution to Amend 2021 Budget for District No. 2: Mr. Walker explained this item can be removed because the Board amended the 2021 Budget earlier this year.
- e. Public Hearing on the adoption of Resolution approving the 2022 Budget for District No. 3: President Case II opened the Public Hearing. Mr. Walker presented the 2022 Budget for District No. 3. After no public comment, Director Robert Case moved to close the Public Hearing; seconded by Director O'Sullivan. Motion passed unanimously. Director O'Sullivan moved to adopt the Resolution approving the 2022 Budget for District No. 3; seconded by Director Lindsay Case. Motion passed unanimously.
- f. Public Hearing on the adoption of Resolution to Amend 2021 Budget for District No. 3: Mr. Walker explained this item can be removed because the Board amended the 2021 Budget earlier this year.
- g. Approve Unaudited Financial Reports for October 31, 2021 and Ratify Payables for October: Mr. Walker presented the Unaudited Financial Reports for October 31, 2021 and Payables for October. After review, Director Lindsay Case moved to approve the Unaudited Financial Reports for October 31, 2021 and ratify the Payables for October; seconded by Director O'Sullivan. Motion passed unanimously.

9. Legal Matters

- a. Consider approval for Resolution Calling for 2022 Director Elections: Mr. Allen presented the Resolution Calling for 2022 Director Elections. Directors O'Sullivan and Robert Case have expiring terms and will need to submit a Self Nomination form in January if they wish to seek re-election. The Self Nomination forms are due by the end of February. Director Lindsay Case moved to approve the Resolution Calling for 2022 Director Elections; seconded by Director O'Sullivan. Motion passed unanimously.

10. Other Business: Director Lindsay Case thanked Mr. Grundy and the Engineer team.

Mr. Neville commented that Mark Kiemele's interest continues to be making sure his property is eventually fully sold. There is a small sliver of property that has been identified that may become an orphan and he requested that issue be addressed by the Board. President Case II replied that new survey work is being done and as they finalize legal descriptions the hope is to resolve the issue between now and December 5th.

- a. Next Regular Meeting Date – January 11, 2022 at 9:00 AM.

11. Adjourn: The Board adjourned the meeting at 10:14 AM.

Respectfully Submitted,

By: Kristina Kulick for the Recording Secretary

**MINUTES OF THE REGULAR BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, AND 3
HELD JANUARY 11, 2022
AT 9:00 AM**

Pursuant to posted notice, the regular meetings of the Board of Directors of the Bradley Heights Metropolitan District Nos. 1, 2 and 3 were held on Tuesday, January 11, 2022, at 9:00 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and at the tele/videoconference platform of GoToMeeting link: <https://global.gotomeeting.com/join/547622885>.

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President
Lindsay Case, Treasurer/Secretary (arrived late)
Robert Case, Assistant Secretary (by phone)
Ray O'Sullivan, Assistant Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (by phone)
Kevin Walker, WSDM
Eric Smith, Matrix Design Group, District Engineer
Chris Grundy, Project Manager
David Neville, Kiemele Family Partnerships (by phone)
Jeff Odor, Matrix Design Group (by phone)
Nate Mast, Redemption Hill Church
Tony Gordon, Redemption Hill Church
John Radcliffe, Galloway Engineering

Combined Meeting: The Board 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 by President Case II at 9:00 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Case II 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 at least 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 Agenda: President Case II indicated we will table the approval for the December meeting minutes. Director O'Sullivan moved to approve the Agenda as amended; seconded by Director Long. Motion passed unanimously.

4. Approval of December 14, 2021 Meeting Minutes (see attached): tabled until next meeting
5. District Manager Report: Mr. Walker updated the Board with the management matters. Director Lindsay Case arrived to the meeting at 9:02 am..
6. President of the Board Report: Director Lindsay Case excused himself from the meeting at 9:03 a.m. President Case II updated the Board that weekly meetings with contractors occurring. Mr. Walker and President Case noted the Board still needs to coordinate with the developers to get funds to pay for ongoing operations and maintenance.
7. Development Status Review
 - a. Engineering Update
 - Schedule: Mr. Grundy went over the updated schedule and progress with the holiday and CSU hold ups reflected. Phase 1 and Phase 2 with Geotech has been completed. RFP's will be ready to advertise and publish by middle of February. Mr. Walker noted that we will want to ask in the RFP to price the warranty bonds and the district can pay the performance bonds.
 - Stockpile location, agreements, timing: Director O'Sullivan wanted to make sure that Mr. Odor is working with Galloway on scheduling and timing, Mr. Odor confirmed they are working together. Mr. Odor noted the stockpile for the excess dirt could be at the school site or multi-family site, this is still being decided with the owners and Challenger based on grading. Mr. Smith noted that the ROW legal descriptions had been forwarded; President Case asked if they could re-send because he was unable to find.
 - b. Plan Updates
 - Traffic Study: Mr. Odor noted to the board the study has been completed and submitted, waiting to hear back on those. There was discussion that traffic signals will still need to be submitted. President Case II wants to make sure our timing is being tracked. Mr. Walker noted we can track projected traffic studies as it was noted their may be additional studies requested in years to come.
 - Utility: Mr. Odor noted the utility plans have all been completed.
 - Stormwater: Mr. Odor noted to the board the study has been completed and submitted, waiting to hear back on those.
 - c. Redemption Hill Church
 - Cost reimbursement agreement with Church/District: Mr. Gordon noted they have discussed this with Mr. Walker recently. Mr. Walker informed the Board the City asked them to outline those responsibilities and that will be completed and reviewed by Mr. Allen.
 - d. Challenger Homes: President Case II reported an update based on conversations with Mr. Byers and HR Green.
 - e. Bradley Ridge: Director O'Sullivan updated the Board that they will submit the first plat by the end of the month.
8. Financial Matters
 - a. Approve Unaudited Financial Reports (see attached): Mr. Walker present the unaudited financial statements for December 31, 2021. Director O'Sullivan made a motion to approve the unaudited financials as presented; seconded by Director Long. Motion passed unanimously, with Director Lindsay Case excused.

- b. Payables for November 30, 2021 (see attached): Mr. Walker present the payables for ratification through January 11, 2022, meeting. Director Robert Case made a motion to ratify payables as presented; seconded by Director Long. Motion passed unanimously, with Director Lindsay Case excused and Director O'Sullivan obtaining.
- c. Ratify/Pre-approval contracts: Mrs. Walker noted there were none for this month. President Case II tabled this item for next meeting.
- d. Use of Project funds for City assurances: Mrs. Walker updated the board with the progress he has made to move forward.
- e. Discuss developer/ landowner operational cash advance and reimbursement: Director O'Sullivan brought up discussion on platting fees being reimbursed by the district to cover operation and maintenance. Mr. Smith explained the process for reimbursing with the bonds. Mr. Walker explained the difference between the District's capital and O&M funds.

9. Other Business

- a. Next Regular Meeting Date – February 8, 2022, at 9:00 AM.: President Case II proposed changing the next meeting to the following week as two board members will be absent. Board decided to move the meeting to February 15, 2022 at 9:00 A.M.

10. Adjourn

Respectfully Submitted,

By: Kevin Walker for the Recording Secretary

**MINUTES OF THE SPECIAL BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2, AND 3
HELD FEBRUARY 15, 2022
AT 9:00 AM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Bradley Heights Metropolitan District Nos. 1, 2 and 3 were held on Tuesday, February 15, 2022, at 9:00 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and at the tele/videoconference platform of GoToMeeting link: <https://meet.goto.com/547622885>.

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President
Robert Case, Assistant Secretary (by phone)
Ray O'Sullivan, Assistant Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron (remotely)
Kevin Walker, WSDM
Molly Gist, WSDM
Rebecca Hardekopf, WSDM (remotely)
Eric Smith, Matrix Design Group, District Engineer (remotely)
Chris Grundy, Project Manager (remotely)
David Neville, Kiemele Family Partnerships (remotely)
Jeff Odor, Matrix Design Group (remotely)
Nate Mast, Redemption Hill Church (remotely)
Jesse Sullivan,

Combined Meeting: The Board 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 by President Case II at 9:02 a.m.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Case II informed the Board that there is a new vacancy that Director Lindsay Case has from the board. President Case II 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 at least 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 Agenda: President Case II indicated we will table the approval for the December and January meeting minutes as well wanted to add a discussion for the International Code Council needs a

Metropolitan District representative on its board. Director Long moved to approve the Agenda as amended; seconded by Director O’Sullivan. Motion passed unanimously.

4. Approval of December 14, 2021 Meeting Minutes and January 11, 2022 Meeting Minutes (see attached): This item was tabled until next meeting
5. District Manager Report: Mr. Walker updated the Board with the management matters.
6. President of the Board Report: President Case II updated the Board that he was able to see progress on the dirt moving. Also, informed the Board he will be meeting with the Airport to talk about the airport matters that may or may not impact the district. Spoke with Mr. Jenkins about the 24” water line status.
7. Development Status Review
 - a. Engineering Update
 - Schedule: Mr. Grundy updated the Board with the schedule status based on the information that Mr. Odor was able to provide him. Mr. Grundy informed the board the contractor procurement RFP’s will be getting published at the end of the month. Mr. Walker requested those draft RFPs be sent to WSDM and Legal counsel for review.
 - Stockpile location, agreements, timing: Mr. Grundy informed the board there will be undercut and working with Matrix to get how much quantity is going to end up paying in the next cut in this project. Mr. Walker confirmed that for now the builders are stockpiling dirt on their own sites until there is an agreement in place.
 - b. Plan Updates
 - Traffic Study: Mr. Odor informed the board the traffic studies have been completed, except the sperate builder ones.
 - Utility: President Case II director Mr. Grundy to move forward to get BIDs for the Colorado Center connection versus the 24” line connection. President Case II requested new maps be sent to the board that would include utilities for phase one and phase two copies.
 - Stormwater: Mr. Odor covered this discussion in the utility update and schedule.
 - c. Redemption Hill Church: Mr. Walker and Mr. Gordon discussed about the impact these items will have on the Church and will discuss offline.
 - Cost reimbursement agreement with Church/District: Mr. Walker discussed an agreement that has been drafted between the District and Church. Director Robert Case moved to approve the agreement in concept with final edits by legal counsel; seconded by Director O’Sullivan. Motion passed unanimously.
 - d. Challenger Homes: There is no update.
 - e. Bradley Ridge: Director O’Sullivan updated the board on the progress made with the 62 acres. Mr. Smith and Mr. Sullivan discussed ponds and drainage related to Bradley Ridge development.
8. Financial Matters
 - a. Approve Unaudited Financial Reports for January 31, 2022(see attached): Mr. Walker present the unaudited financial statements for January 31, 2022. Director O’Sullivan made a motion to approve the unaudited financials as presented; seconded by Director Long. Motion passed unanimously.
 - b. Payables for February 10, 2022 (see attached): Mr. Walker noted to the Board there are no payables nor money in the bank to fund payables.

- c. Ratify/Pre-approval contracts: Mrs. Walker noted there were none for this month. President Case II tabled this item for next meeting.
- d. Approval of Audit Engagement Letter with BiggsKofford for 2021 Audit: Director O'Sullivan moved to approve the engagement letter; seconded by Director Long. Motion passed unanimously.

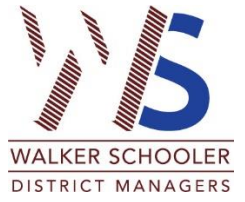
9. Other Business

- a. President Case II started the discussion on the International Code Council and the help builders that are needing support from the Metropolitan District world to join seat on their Code Council. Director Long made a motion to allow the district to join by membership; seconded by Director O'Sullivan. Motion passed unanimously
- b. Next Regular Meeting Date – March 8, 2022 at 9:00 A.M.

10. Adjourn

Respectfully Submitted,

By: Kevin Walker for the Recording Secretary



Bradley Heights Metropolitan District No. 1

03/01/22

Balance Sheet

Accrual Basis

As of February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB - Checking	663.64
Total Checking/Savings	663.64
Other Current Assets	
Due From District 3	910.00
Due From District 2	1,200.00
A/R - EPC Treasurer	34.40
Total Other Current Assets	2,144.40
Total Current Assets	2,808.04
TOTAL ASSETS	2,808.04
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	21,959.24
Total Accounts Payable	21,959.24
Total Current Liabilities	21,959.24
Long Term Liabilities	
Developer Advance - Randle Case	41,000.00
Marksheffel-Woodmen Investments	75,850.00
Total Long Term Liabilities	116,850.00
Total Liabilities	138,809.24
Equity	
Retained Earnings	-128,310.23
Net Income	-7,690.97
Total Equity	-136,001.20
TOTAL LIABILITIES & EQUITY	2,808.04

Bradley Heights Metropolitan District No. 1

Profit & Loss Budget vs. Actual

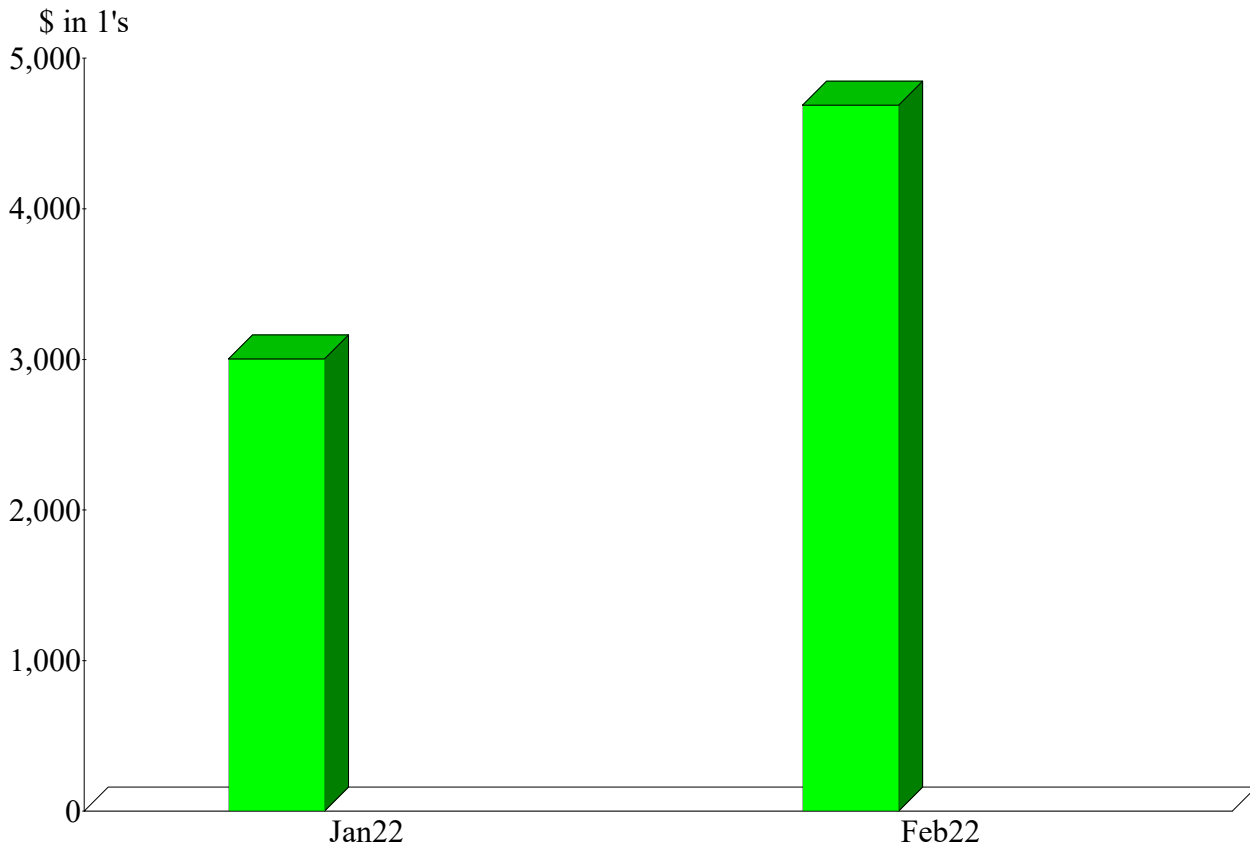
January through February 2022

TOTAL

	<u>Feb 22</u>	<u>Jan - Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
Developer Advance	0.00	0.00	70,000.00	-70,000.00	0.0%
Transfer From District 2-O&M	0.00	0.00	209.10	-209.10	0.0%
Transfer From District 3-O&M	0.00	0.00	319.03	-319.03	0.0%
Total Income	0.00	0.00	70,528.13	-70,528.13	0.0%
Expense					
Audit	0.00	0.00	8,500.00	-8,500.00	0.0%
Bank Service Charge	0.00	0.00	100.00	-100.00	0.0%
Contingency	0.00	0.00	5,000.00	-5,000.00	0.0%
Copies & Postage	0.00	2.75	1,000.00	-997.25	0.28%
District Management	3,000.00	6,000.00	36,000.00	-30,000.00	16.67%
Dues & Subscriptions (SDA) - D1	1,237.50	1,237.50	500.00	737.50	247.5%
Dues & Subscriptions (SDA) - D2	225.71	225.71	500.00	-274.29	45.14%
Dues & Subscriptions (SDA) - D3	225.01	225.01	500.00	-274.99	45.0%
Insurance - D1	0.00	0.00	1,600.00	-1,600.00	0.0%
Insurance - D2	0.00	0.00	3,000.00	-3,000.00	0.0%
Insurance - D3	0.00	0.00	1,600.00	-1,600.00	0.0%
Legal	0.00	0.00	10,000.00	-10,000.00	0.0%
Total Expense	4,688.22	7,690.97	68,300.00	-60,609.03	11.26%
Net Ordinary Income	-4,688.22	-7,690.97	2,228.13	-9,919.10	-345.18%
Net Income	<u>-4,688.22</u>	<u>-7,690.97</u>	<u>2,228.13</u>	<u>-9,919.10</u>	<u>-345.18%</u>

Income and Expense by Month
January through February 2022

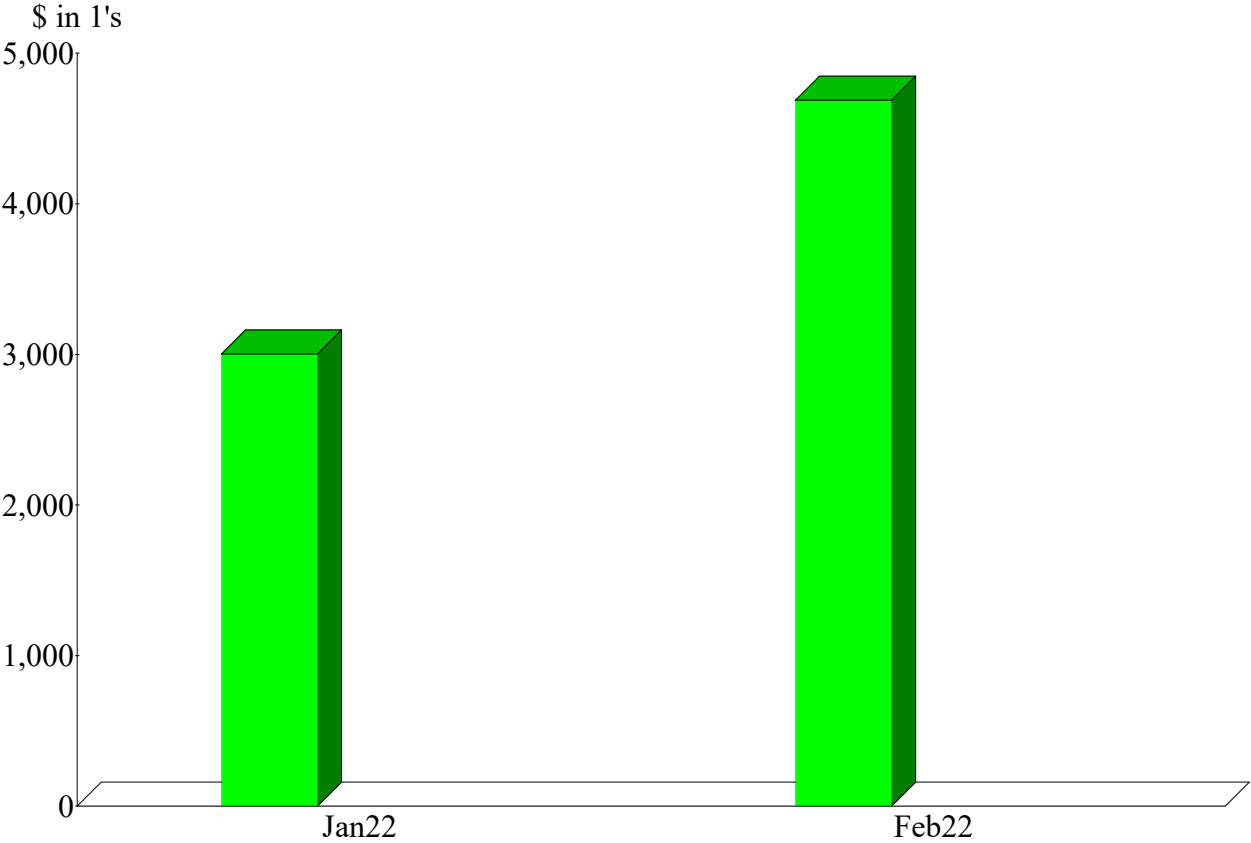
Expense



NO TRANSACTIONS MATCHING GRAPH

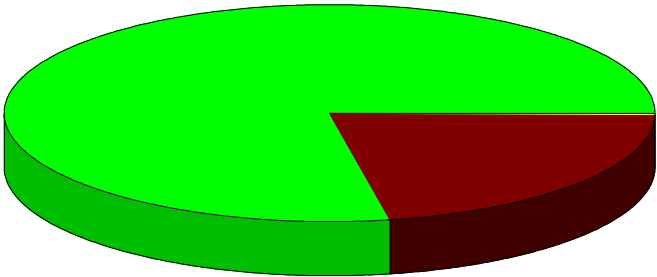
Income and Expense by Month
January through February 2022

Expense



Expense Summary
January through February 2022

District Management	78.01%
Dues & Subscriptions (SDA) - D1	21.95
Copies & Postage	0.04
Total	\$7,690.97



By Account

Bradley Heights Metropolitan District No. 2

03/01/22

Balance Sheet

Accrual Basis

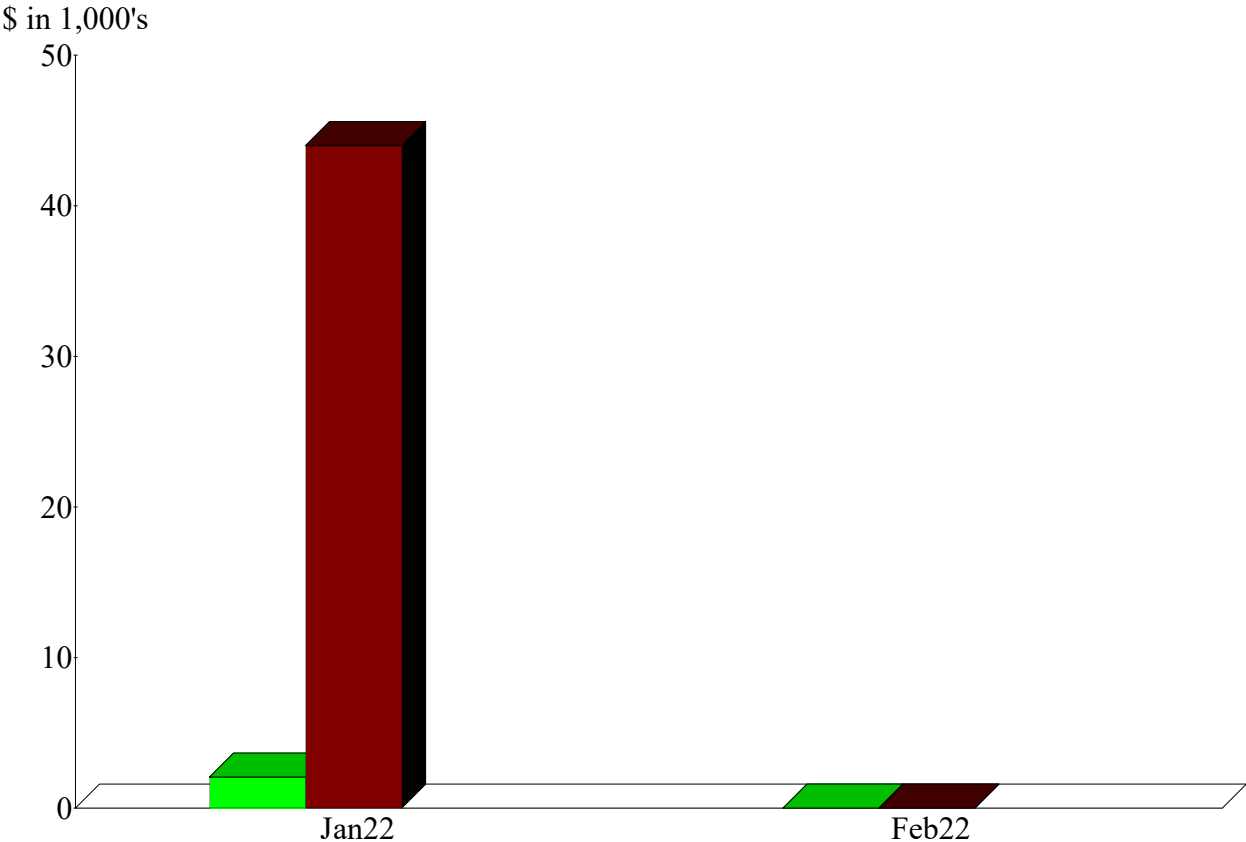
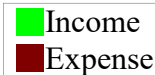
As of February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	96.82
UMB - Project Fund 156470.2	33,781,259.83
Total Checking/Savings	33,781,356.65
Other Current Assets	
Property Tax Receivable	792.80
Total Other Current Assets	792.80
Total Current Assets	33,782,149.45
TOTAL ASSETS	33,782,149.45
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to District 1	1,200.00
Deferred Property Tax Revenue	792.80
Total Other Current Liabilities	1,992.80
Total Current Liabilities	1,992.80
Long Term Liabilities	
Series 2021A Bonds	35,000,000.00
Total Long Term Liabilities	35,000,000.00
Total Liabilities	35,001,992.80
Equity	
Retained Earnings	-1,177,928.41
Net Income	-41,914.94
Total Equity	-1,219,843.35
TOTAL LIABILITIES & EQUITY	33,782,149.45

Bradley Heights Metropolitan District No. 2
Profit & Loss Budget vs. Actual
January through February 2022

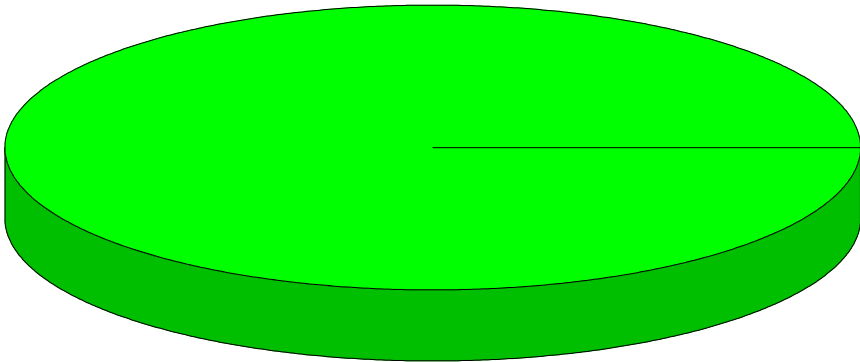
	TOTAL				
	<u>Feb 22</u>	<u>Jan - Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
CY Property Tax - O&M	0.00	0.00	198.20	-198.20	0.0%
Specific Ownership Tax - O&M	1.61	1.61	13.87	-12.26	11.62%
CY Property Tax - Debt	0.00	0.00	594.60	-594.60	0.0%
Specifice Ownership Tax - Debt	4.83	4.83	41.62	-36.79	11.61%
Total Income	6.44	6.44	848.29	-841.85	0.76%
Expense					
Capital Outlay	0.00	43,995.00			
Treasurer Collection Fee - O&M	0.00	0.00	2.97	-2.97	0.0%
Treasurer Collection Fee - Debt	0.00	0.00	8.92	-8.92	0.0%
Total Expense	0.00	43,995.00	11.89	43,983.11	370,016.82%
Net Ordinary Income	6.44	-43,988.56	836.40	-44,824.96	-5,259.27%
Other Income/Expense					
Other Income					
Interest Income - Debt	0.00	2,073.62			
Total Other Income	0.00	2,073.62			
Other Expense					
Other Expense					
Transfer to Dist 1 - Gen Fund	0.00	0.00	209.10	-209.10	0.0%
Total Other Expense	0.00	0.00	209.10	-209.10	0.0%
Total Other Expense	0.00	0.00	209.10	-209.10	0.0%
Net Other Income	0.00	2,073.62	-209.10	2,282.72	-991.69%
Net Income	6.44	-41,914.94	627.30	-42,542.24	-6,681.8%

Income and Expense by Month
January through February 2022



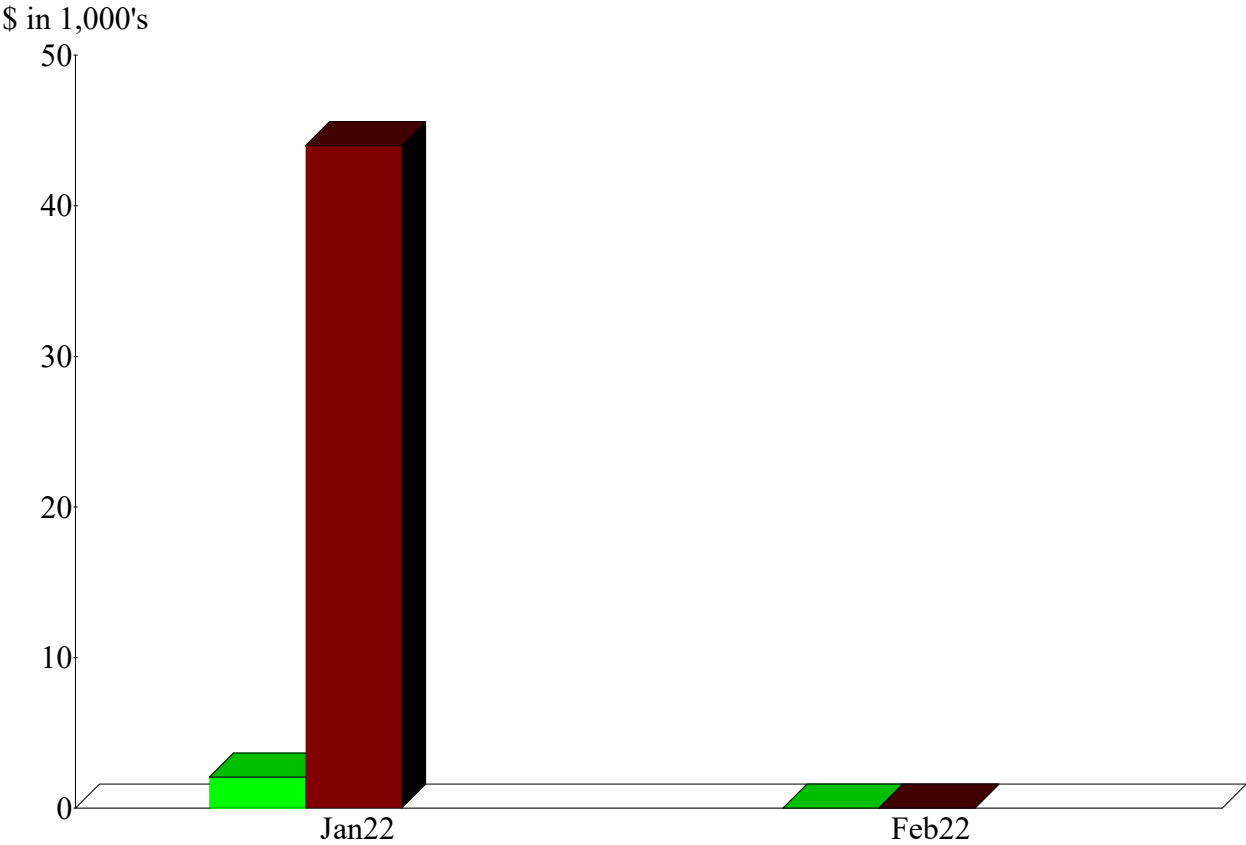
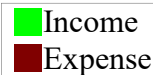
Expense Summary
January through February 2022

Capital Outlay	100.00%
Total	\$43,995.00



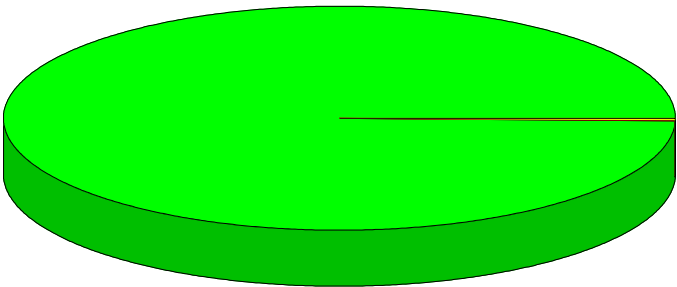
By Account

Income and Expense by Month
January through February 2022



Income Summary
January through February 2022

Interest Income - Debt	99.69%
Specifice Ownership Tax - Debt	0.23
Specific Ownership Tax - O&M	0.08
Total	\$2,080.06



By Account

2:15 PM

03/01/22

Accrual Basis

Bradley Heights Metropolitan District No. 3

Balance Sheet

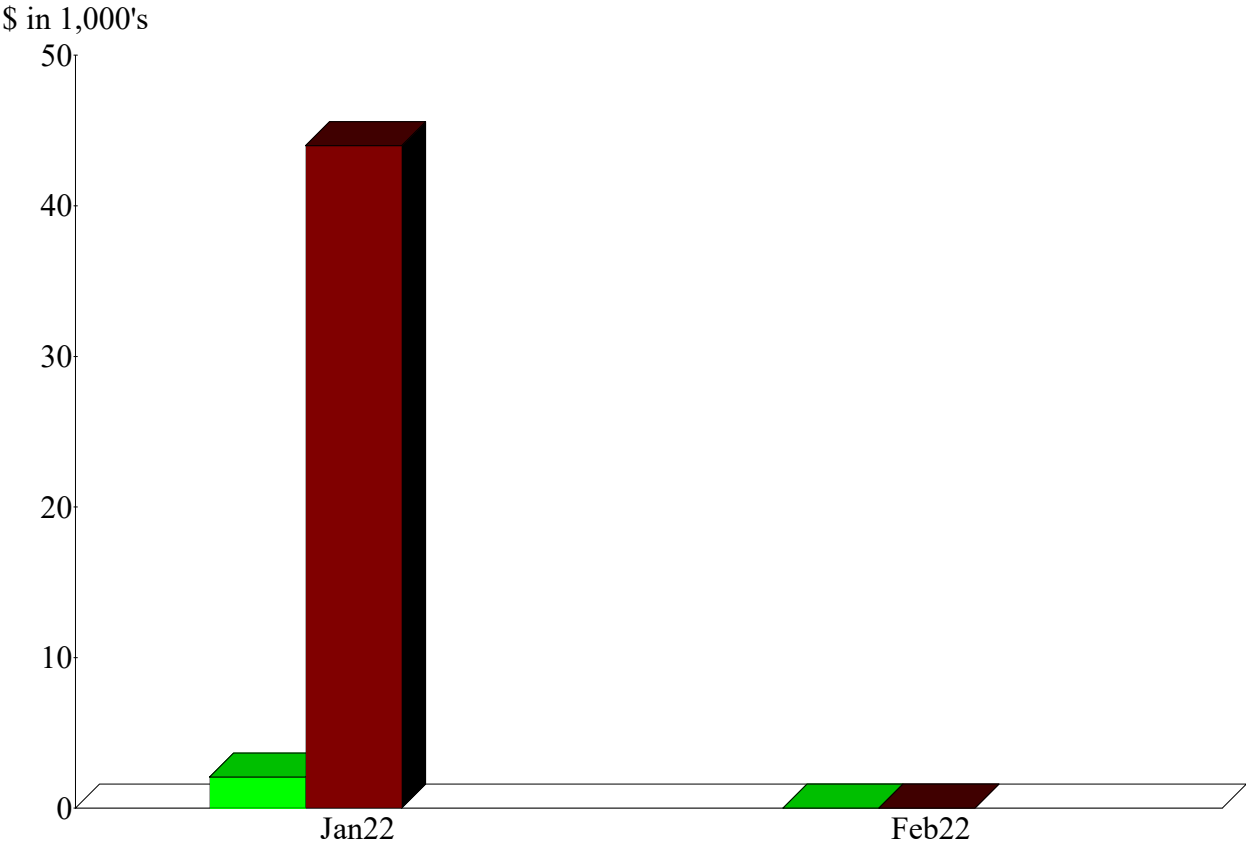
As of February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	74.99
Total Checking/Savings	74.99
Other Current Assets	
Property Tax Receivable	302.40
Total Other Current Assets	302.40
Total Current Assets	377.39
TOTAL ASSETS	377.39
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due To District 1	910.00
Deferred Property Tax Revenue	302.40
Total Other Current Liabilities	1,212.40
Total Current Liabilities	1,212.40
Total Liabilities	1,212.40
Equity	
Retained Earnings	-837.47
Net Income	2.46
Total Equity	-835.01
TOTAL LIABILITIES & EQUITY	377.39

Bradley Heights Metropolitan District No. 3
Profit & Loss Budget vs. Actual
January through February 2022

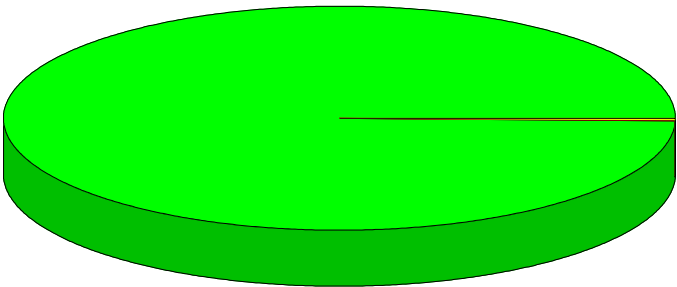
	TOTAL				
	<u>Feb 22</u>	<u>Jan - Feb 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
CY Property Tax - O&M	0.00	0.00	75.60	-75.60	0.0%
Specific Ownership Tax - O&M	0.62	0.62	5.29	-4.67	11.72%
CY Property Tax - Debt	0.00	0.00	226.80	-226.80	0.0%
Specifice Ownership Tax - Debt	1.84	1.84	15.88	-14.04	11.59%
Total Income	2.46	2.46	323.57	-321.11	0.76%
Expense					
Treasurer Collection Fee - O&M	0.00	0.00	1.13	-1.13	0.0%
Treasurer Collection Fee - Debt	0.00	0.00	3.40	-3.40	0.0%
Total Expense	0.00	0.00	4.53	-4.53	0.0%
Net Ordinary Income	2.46	2.46	319.04	-316.58	0.77%
Other Income/Expense					
Other Expense					
Other Expense					
Transfer to Dist 1 - Gen Fund	0.00	0.00	319.04	-319.04	0.0%
Total Other Expense	0.00	0.00	319.04	-319.04	0.0%
Total Other Expense	0.00	0.00	319.04	-319.04	0.0%
Net Other Income	0.00	0.00	-319.04	319.04	0.0%
Net Income	2.46	2.46	0.00	2.46	100.0%

Income and Expense by Month
January through February 2022



Income Summary
January through February 2022

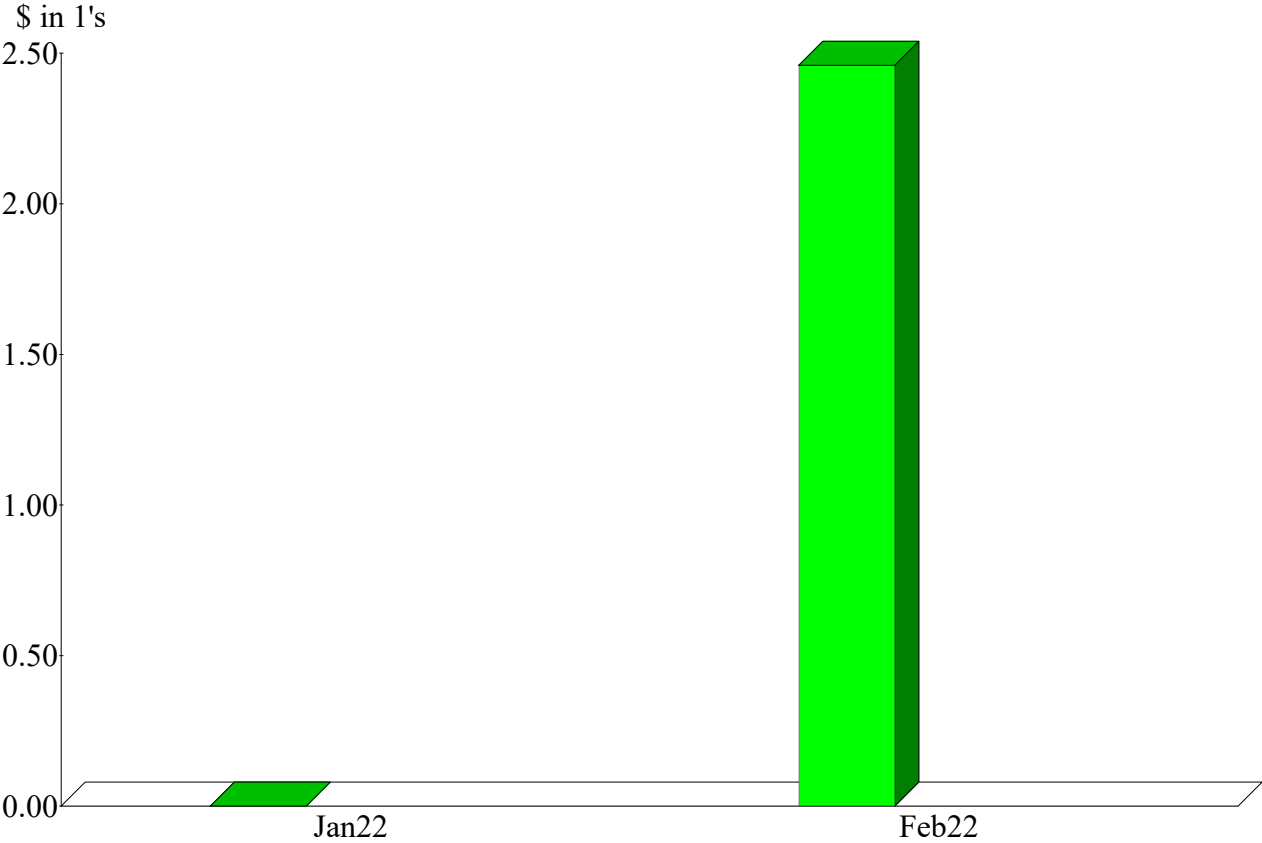
Interest Income - Debt	99.69%
Specifice Ownership Tax - Debt	0.23
Specific Ownership Tax - O&M	0.08
Total	\$2,080.06



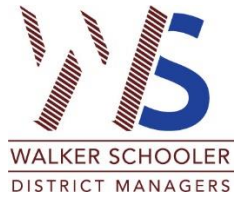
By Account

Income and Expense by Month
January through February 2022

Income



NO TRANSACTIONS MATCHING GRAPH



Bradley Heights Metropolitan District
PAYMENT REQUEST

3/1/2022

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Special District Assoc of Colorado	2022	2/17/2022	\$ 1,237.50	D1
Special District Assoc of Colorado	2022	2/17/2022	\$ 225.71	D2
Special District Assoc of Colorado	2022	2/17/2022	\$ 225.01	D3
Walker Schooler District Managers	7001	2/28/2022	\$ 3,000.00	
TOTAL			\$ 4,688.22	

\$4,688.22

Bradley Heights Metropolitan District

BRADLEY HEIGHTS METROPOLITAN DISTRICT
OUTSTANDING PAYABLES
2/28/2022

Walker Schooler District Managers	10/31/2021	6914	2,012.00
Walker Schooler District Managers	11/30//21	6931	2,025.00
White Bear Ankele	11/30/2021	19115	2,469.74
CO Special District Prop & Liability Ins Pool	12/9/2021	POL-001625	2,016.00
CO Special District Prop & Liability Ins Pool	12/9/2021	POL-006127	2,016.00
Walker Schooler District Managers	12/31/2021	6954	2,000.00
White Bear Ankele	12/31/2021	19593	1,729.53
Walker Schooler District Managers	1/31/2022	6980	3,002.75
SDA	2/17/2022	2022 D1	1,237.50
SDA	2/17/2022	2022 D2	225.71
SDA	2/17/2022	2022 D3	225.01
Walker Schooler District Managers	2/28/2022	7001	3,000.00
			<u>21,959.24</u>