



BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Tuesday, November 9, 2021 at 9:00 AM

Regular Board Meetings

119 N. Wahsatch Ave.

Colorado Springs, Colorado 80903

and

Via tele/videoconference

<https://global.gotomeeting.com/join/547622885>

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 547-622-885

Randle W. Case II, President
Term to May 2023

Robert Case, Assistant Secretary
Term to May 2022

Bryan T. Long, Vice-President
Term to May 2023

Vacant, Assistant Secretary
Term to May 2022

Lindsay J. Case, Treasurer/Secretary
Term to May 2023

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of October 12, 2021 Meeting Minutes (enclosed)
5. District Manager Report
6. President of the Board Report
7. Development Status Review
 - a. Engineering Update
 - Schedule (see attached)
 - b. Plan Updates
 - Traffic Study
 - Utility
 - Stormwater
 - c. Redemption Hill Church
 - d. Challenger Homes
 - e. Bradley Ridge

8. Financial Matters
- a. Public Hearing on the adoption of Resolution approving the 2022 Budget for District No. 1 (enclosed)
 - b. Public Hearing on the adoption of Resolution to Amend 2021 Budget for District No. 1 (enclosed)
 - c. Public Hearing on the adoption of Resolution approving the 2022 Budget for District No. 2 (enclosed)
 - d. Public Hearing on the adoption of Resolution to Amend 2021 Budget for District No. 2 (enclosed)
 - e. Public Hearing on the adoption of Resolution approving the 2022 Budget for District No. 3 (enclosed)
 - f. Public Hearing on the adoption of Resolution to Amend 2021 Budget for District No. 3 (enclosed)
 - g. Approve Unaudited Financial Reports for October 31, 2021 and Ratify Payables for October (enclosed)
9. Legal Matters
- a. Consider approval for Resolution Calling for 2022 Director Elections (enclosed)
11. Other Business
- a. Next Regular Meeting Date – December 14, 2021 at 9:00 AM
12. Adjourn

2021 Regular Meetings	Location
The Second Tuesday of every month at 9:00 A.M. Please Call 719-447-1777 for meeting information	119 N. Wahsatch Ave. Colorado Springs, Colorado and https://global.gotomeeting.com/join/547622885 United States: +1 (646) 749-3122 Access Code: 547-622-885

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 9th day of November at 119 South Wahsatch Ave. in Colorado Springs, Colorado, and via tele/videoconferencing at the following:

<https://global.gotomeeting.com/join/547622885>

United States: [+1 \(646\) 749-3122](tel:+16467493122)

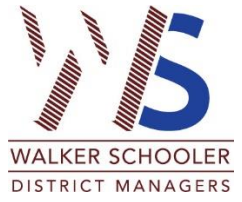
Access Code: 547-622-885

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 OCTOBER 12, 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, October 12, 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
Eric Smith, Interim District Engineer (by phone)
Chris Grundy, Project Manager (by phone)
David Neville, Kiemele Family Partnerships (by phone)
Jeff Odor, Matrix Design Group (by phone)

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

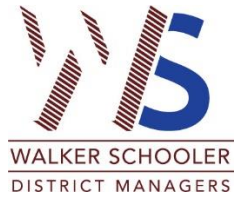
into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

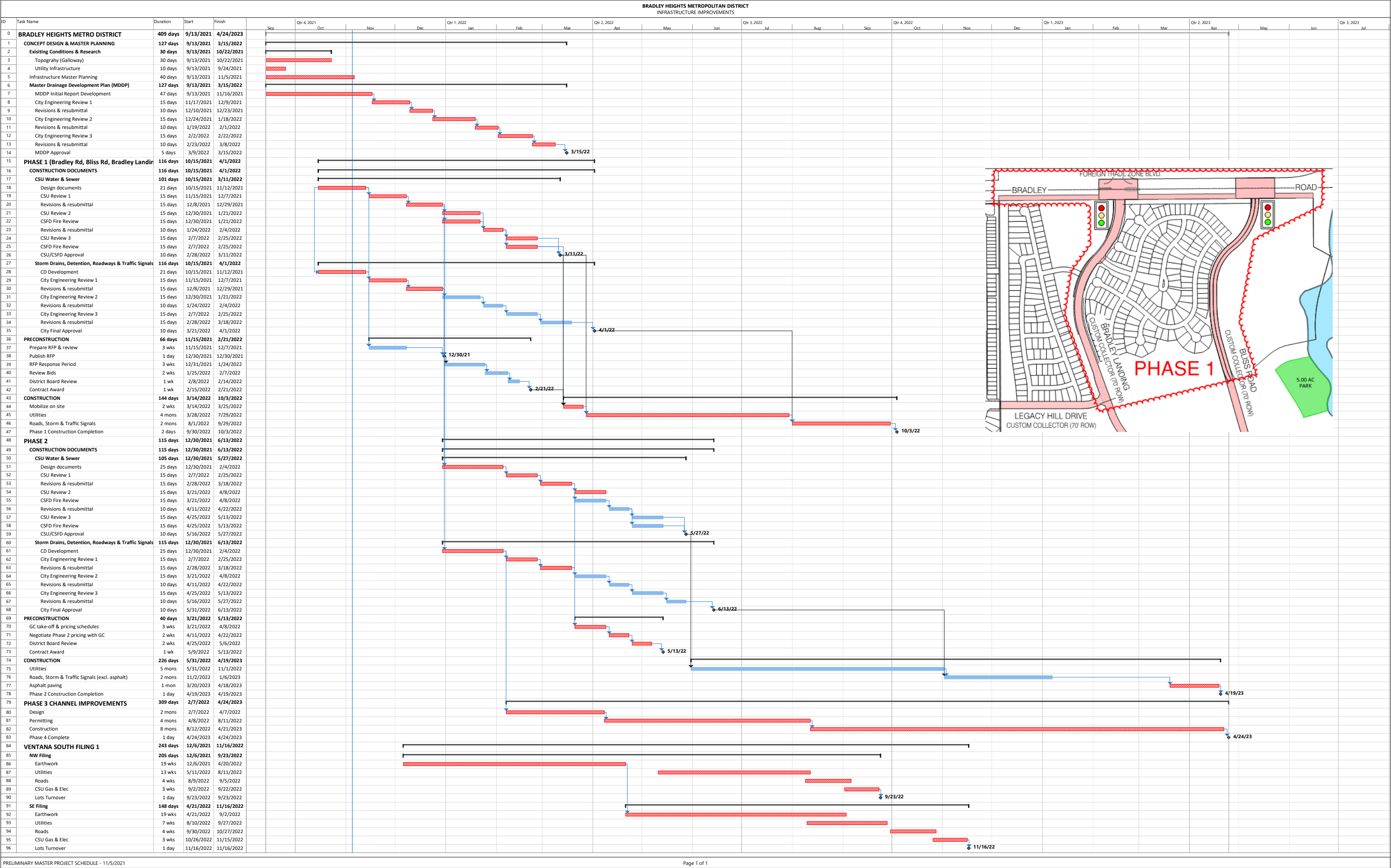
3. Approval of Agenda: Director Long moved to approve the Agenda as presented; seconded by Director O'Sullivan. Motion passed unanimously.
4. Approval of the September 14, 2021 Meeting Minutes and September 28, 2021 Continued Meeting Minutes: After review, Director O'Sullivan moved to approve the September 14, 2021 Meeting Minutes and September 28, 2021 Continued Meeting Minutes; seconded by Director Robert Case. Motion passed unanimously.
5. District Manager Report: Mr. Walker reported he has been working in support of Matrix to get the engineering moving forward as well as drafting the District's 2022 Budget that was distributed to the Board yesterday and will be discussed later in the meeting.
6. President of the Board Report: President Case II reported he has been working in support of Matrix on engineering as well and has met with owners to review timing and needs for land use approvals and matters with the City.
7. Development Status Review
 - a. Engineering Update
 - Proposal for Construction Management and Engineering – Project Manager Intro: Mr. Smith introduced Chris Grundy who has submitted a proposal for Construction Management. Mr. Grundy introduced himself and discussed his work history and experience. Mr. Grundy confirmed he has the time and capacity to take on the Bradley Heights development project and the ability to meet weekly. After review and discussion, Director Lindsay Case moved to approve the proposal by Mr. Grundy for Construction Management as presented; seconded by Director Long. Motion passed with Director O'Sullivan recused. The Board discussed scheduling a meeting in early November with Mr. Grundy and Matrix to discuss project development.
 - General Update: There was no additional discussion.
 - b. Plan Updates
 - Traffic Impact Study Update: Mr. Smith reported they are still waiting for comments back from the City on the traffic study that was submitted.
 - Utility Update – water line, wastewater master plan: Mr. Smith presented a utility update. Mr. Smith reported there was a meeting last Friday to discuss the 24" water line that is currently under design. Mr. Odor discussed the current schedule with construction anticipated in March. Mr. Odor noted they are coordinating with Challenger on timing and to determine which sections of water and wastewater will be District responsibility and what Challenger will be responsible for. Mr. Smith discussed the design work for the road construction, and he noted they are phasing things to facilitate construction with the developers. He noted construction along Bradley and Marksheffel will require coordination with the City, so that is a focus. Geo Tech will need to be done in the next 30 days for pavement recommendations.
 - c. Stormwater Update: Mr. Smith presented a stormwater update and reported they are working on the update to the MDDP and a final drainage report for the roadway which is required to plat the right of way.
 - d. Redemption Hill Church: There was no additional discussion.
 - e. Challenger Homes: There was no additional discussion.

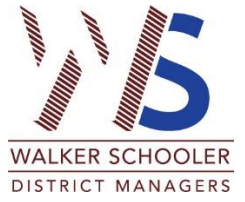
- f. Bradley Ridge: There was no additional discussion.
8. Financial Matters
- a. Approve Unaudited Financial Reports and Payables for September 30, 2021: Mr. Walker presented the Unaudited Financial Reports and Payables for September 30, 2021. After review, Director O’Sullivan moved to accept the Unaudited Financial Reports and approve the Payables for September 30, 2021 as presented; seconded by Director Long. Motion passed unanimously.
 - b. Budget Introduction and Discussion: Mr. Walker distributed the draft 2022 Budget to the Board yesterday for review. The public Budget Hearing will be held at the next Board meeting on November 9, 2021.
9. Other Business
- a. Next Regular Meeting Date is scheduled for November 9, 2021 at 9:00 AM.
10. Adjourn: The Board adjourned the meeting at 10:15 AM.

Respectfully Submitted,

By: Kristina Kulick for the Recording Secretary







Bradley Heights Metropolitan District No. 1

11/02/21

Balance Sheet

Accrual Basis

As of October 31, 2021

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
ECB - Checking	4,710.16
Total Checking/Savings	4,710.16
Other Current Assets	
Due From District 3	660.00
Due From District 2	200.00
A/R - EPC Treasurer	34.40
Total Other Current Assets	894.40
Total Current Assets	5,604.56
TOTAL ASSETS	5,604.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	42,690.52
Total Accounts Payable	42,690.52
Total Current Liabilities	42,690.52
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	159,540.52
Equity	
Retained Earnings	-85,184.30
Net Income	-68,751.66
Total Equity	-153,935.96
TOTAL LIABILITIES & EQUITY	5,604.56

Bradley Heights Metropolitan District No. 1

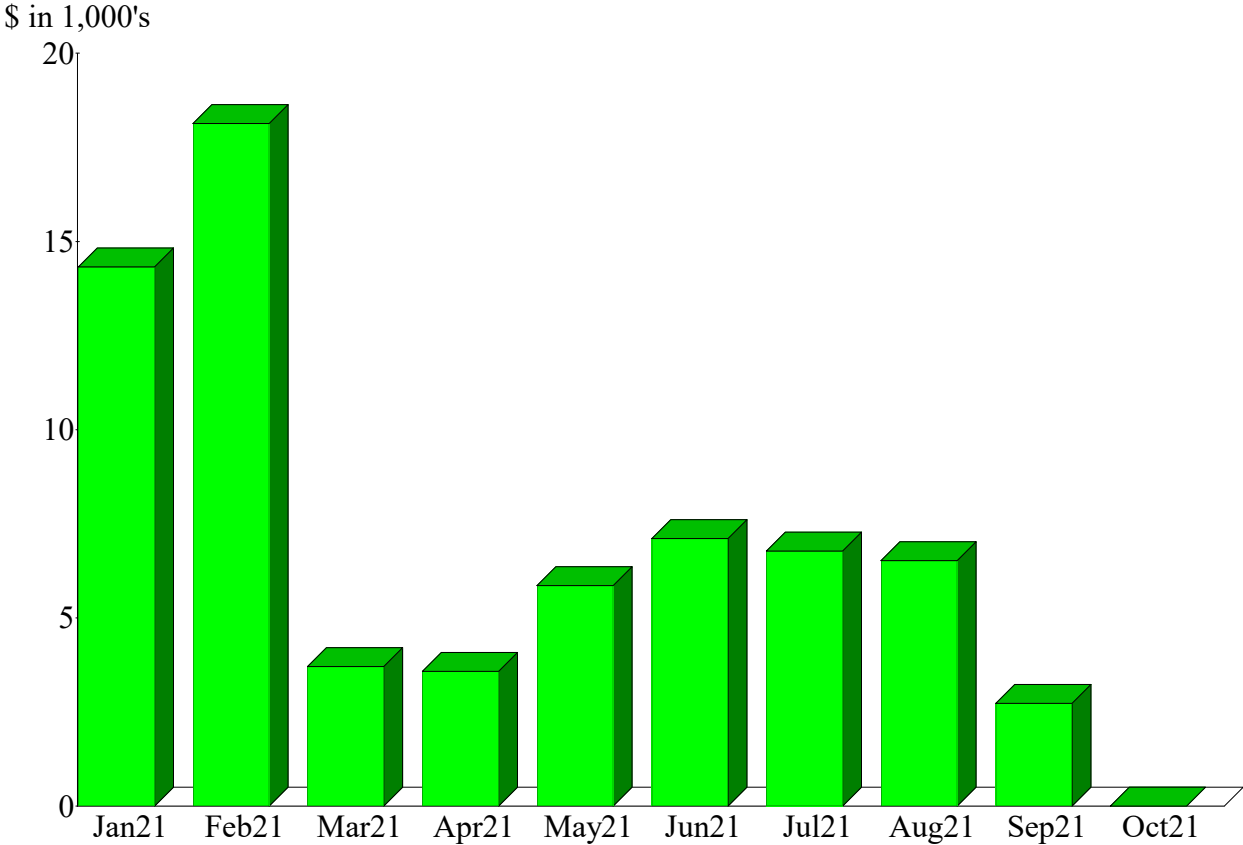
Profit & Loss Budget vs. Actual

January through October 2021

	TOTAL				
	Oct 21	Jan - Oct 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Developer Advance	0.00	0.00	25,000.00	-25,000.00	0.0%
Transfer From District 2-O&M	0.00	0.00	337.49	-337.49	0.0%
Transfer From District 2-Debt	0.00	0.00	0.00	0.00	0.0%
Transfer From District 3-O&M	0.00	0.00	161.84	-161.84	0.0%
Transfer From Districtt 3-Debt	0.00	0.00	0.00	0.00	0.0%
Total Income	0.00	0.00	25,499.33	-25,499.33	0.0%
Expense					
Accounting	0.00	0.00	3,000.00	-3,000.00	0.0%
Bank Service Charge	0.00	75.00	100.00	-25.00	75.0%
Cost of Issuance	0.00	10,000.00			
Contingency	0.00	0.00	5,000.00	-5,000.00	0.0%
Copies & Postage	0.00	186.00			
District Management	0.00	21,300.00	6,000.00	15,300.00	355.0%
Dues & Subscriptions (SDA)	0.00	1,537.51	350.00	1,187.51	439.29%
Insurance	0.00	2,632.00	2,500.00	132.00	105.28%
Legal	0.00	33,021.15	10,000.00	23,021.15	330.21%
Total Expense	0.00	68,751.66	26,950.00	41,801.66	255.11%
Net Ordinary Income	0.00	-68,751.66	-1,450.67	-67,300.99	4,739.3%
Other Income/Expense					
Other Income					
Other Income					
Interest Income	0.00	0.00	0.00	0.00	0.0%
Total Other Income	0.00	0.00	0.00	0.00	0.0%
Total Other Income	0.00	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.00	0.0%
Net Income	0.00	-68,751.66	-1,450.67	-67,300.99	4,739.3%

Income and Expense by Month
January through October 2021

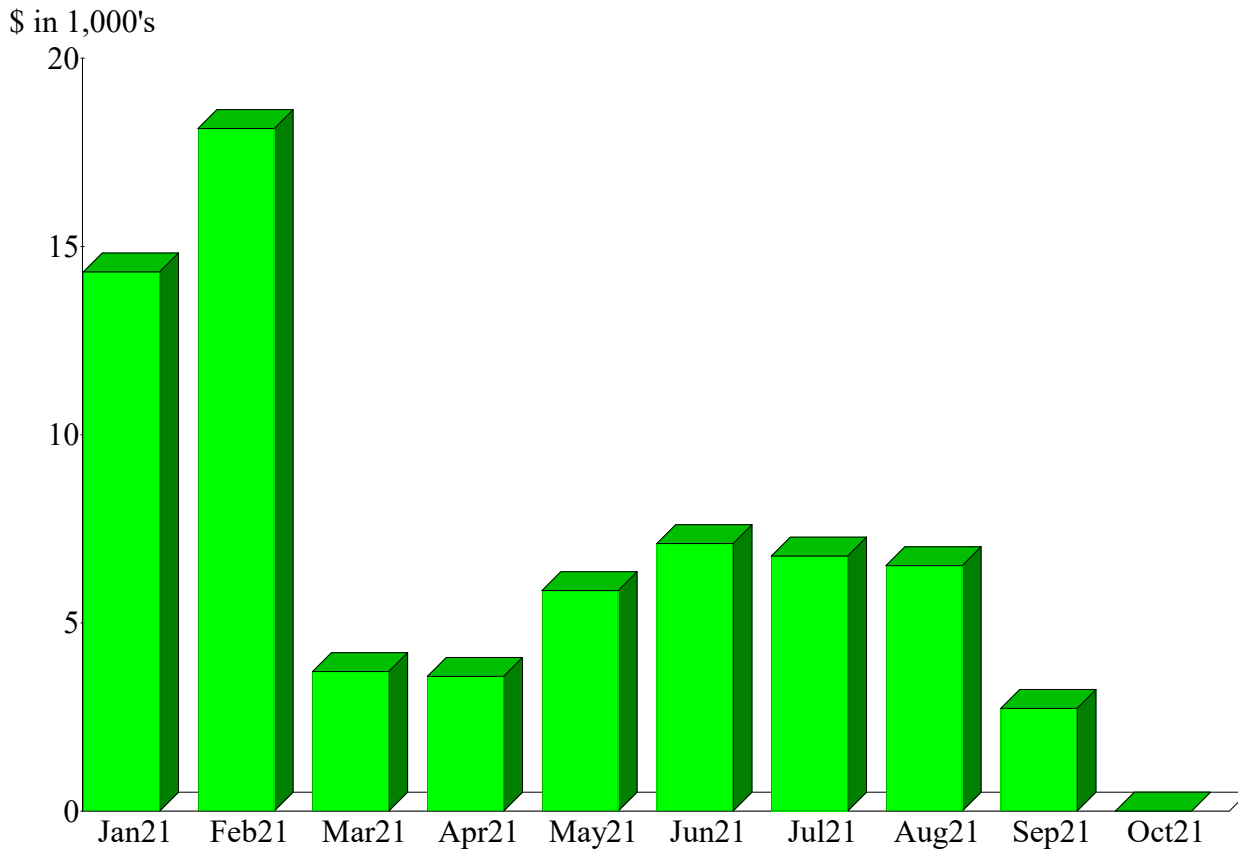
Expense



NO TRANSACTIONS MATCHING GRAPH

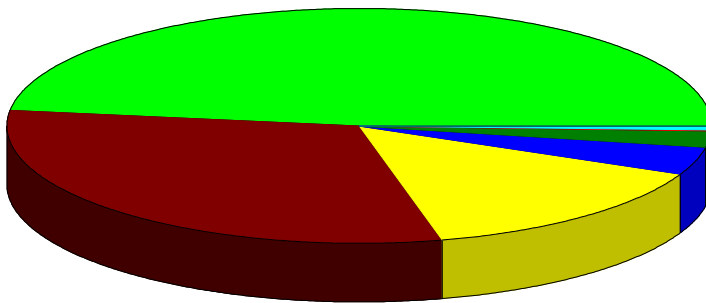
Income and Expense by Month January through October 2021

Expense



Expense Summary January through October 2021

Legal	48.03%
District Management	30.98
Bonds	14.55
Insurance	3.83
Dues & Subscriptions (SDA)	2.24
Copies & Postage	0.27
Bank Service Charge	0.11
Total	\$68,751.66



By Account

Bradley Heights Metropolitan District No. 2

11/02/21

Balance Sheet

Accrual Basis

As of October 31, 2021

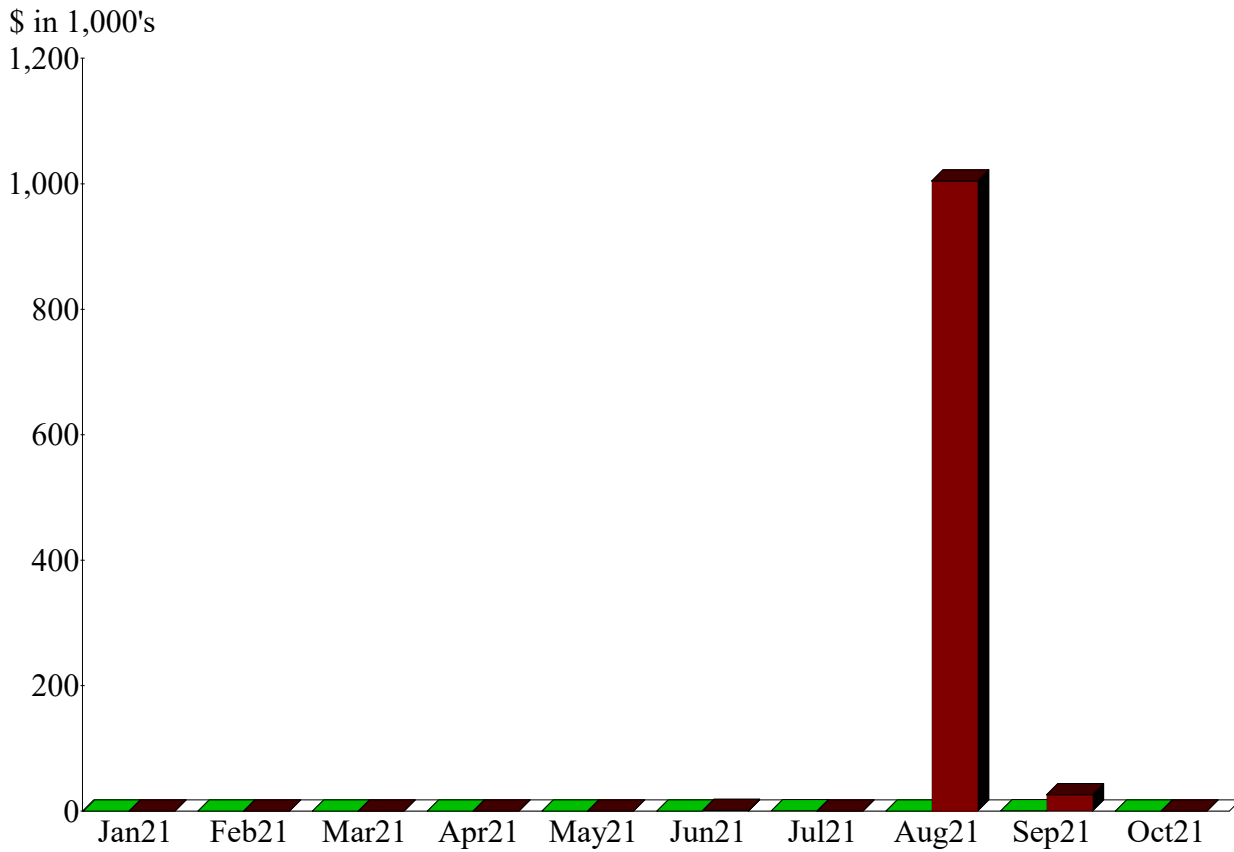
	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	332.68
UMB - Project Fund 156470.2	33,968,596.22
UMB - COI Fund 156470.3	1,500.83
Total Checking/Savings	33,970,429.73
Total Current Assets	33,970,429.73
TOTAL ASSETS	33,970,429.73
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	250.00
Total Accounts Payable	250.00
Other Current Liabilities	
Due to District 1	200.00
Total Other Current Liabilities	200.00
Total Current Liabilities	450.00
Long Term Liabilities	
Series 2021A Bonds	35,000,000.00
Total Long Term Liabilities	35,000,000.00
Total Liabilities	35,000,450.00
Equity	
Retained Earnings	35.51
Net Income	-1,030,055.78
Total Equity	-1,030,020.27
TOTAL LIABILITIES & EQUITY	33,970,429.73

Bradley Heights Metropolitan District No. 2
Profit & Loss Budget vs. Actual
January through October 2021

	TOTAL				
	Oct 21	Jan - Oct 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Delinquent Interest	0.00	3.06			
CY Property Tax - O&M	0.00	319.90	319.90	0.00	100.0%
Specific Ownership Tax - O&M	3.07	28.17	22.39	5.78	125.82%
CY Property Tax - Debt	0.00	959.70	959.70	0.00	100.0%
Specifice Ownership Tax - Debt	9.21	84.58	67.18	17.40	125.9%
Impact Fees	0.00	0.00	100.00	-100.00	0.0%
Total Income	12.28	1,395.41	1,469.17	-73.76	94.98%
Expense					
Bond Expense					
Cost of Issuance	0.00	330,522.50	1,020,591.00	-690,068.50	32.39%
Debt Service Interest	0.00	0.00			
Paying Agent Fee	0.00	700,000.00			
Total Bond Expense	0.00	1,030,522.50	1,020,591.00	9,931.50	100.97%
Insurance	0.00	1,529.00			
Contingency	0.00	0.00	100.00	-100.00	0.0%
Treasurer Collection Fee - O&M	0.00	4.82	4.80	0.02	100.42%
Treasurer Collection Fee - Debt	0.00	14.42	14.40	0.02	100.14%
Total Expense	0.00	1,032,070.74	1,020,710.20	11,360.54	101.11%
Net Ordinary Income	12.28	-1,030,675.33	-1,019,241.03	-11,434.30	101.12%
Other Income/Expense					
Other Income					
Interest Income - Debt	0.00	619.55			
Total Other Income	0.00	619.55			
Net Other Income	0.00	619.55	0.00	619.55	100.0%
Net Income	12.28	-1,030,055.78	-1,019,241.03	-10,814.75	101.06%

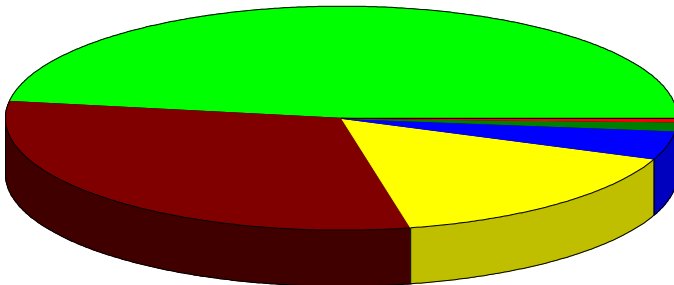
Income and Expense by Month January through October 2021

Income
Expense



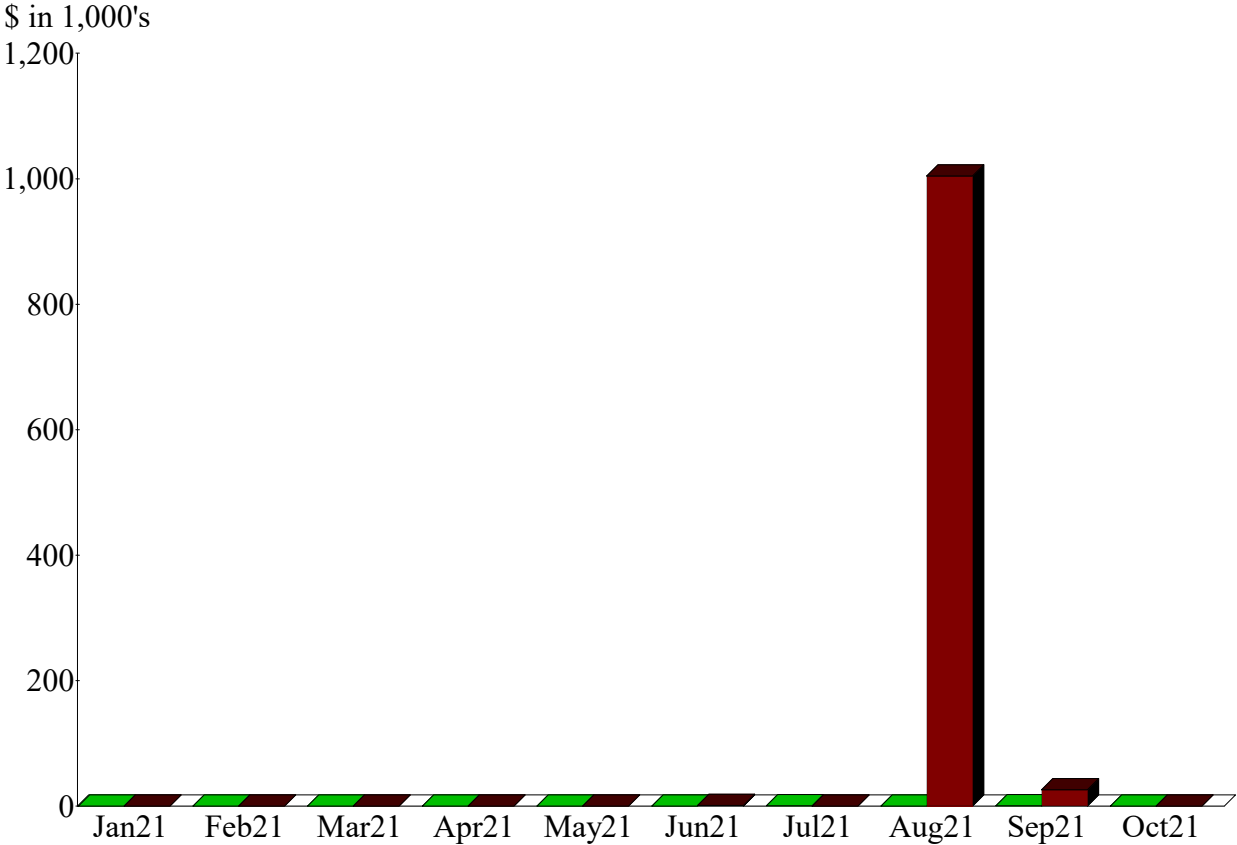
Income Summary January through October 2021

CY Property Tax - Debt	47.63%
Interest Income - Debt	30.75
CY Property Tax - O&M	15.88
Specifice Ownership Tax - Debt	4.20
Specific Ownership Tax - O&M	1.40
Delinquent Interest	0.15
Total	\$2,014.91



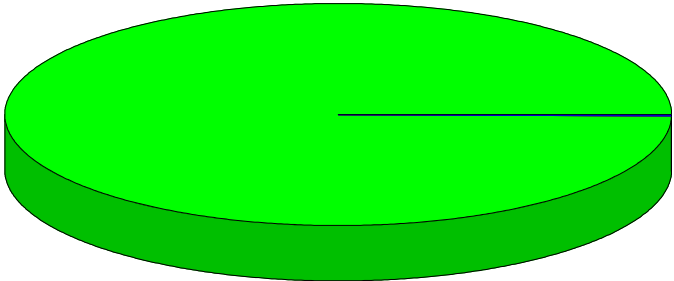
By Account

Income and Expense by Month
January through October 2021



Expense Summary
January through October 2021

Bond Expense	99.85%
Insurance	0.15
Treasurer Collection Fee - Debt	0.01
Treasurer Collection Fee - O&M	0.01
Total	\$1,032,070.69



By Account

8:10 AM

Bradley Heights Metropolitan District No. 3

11/03/21

Balance Sheet

Accrual Basis

As of October 31, 2021

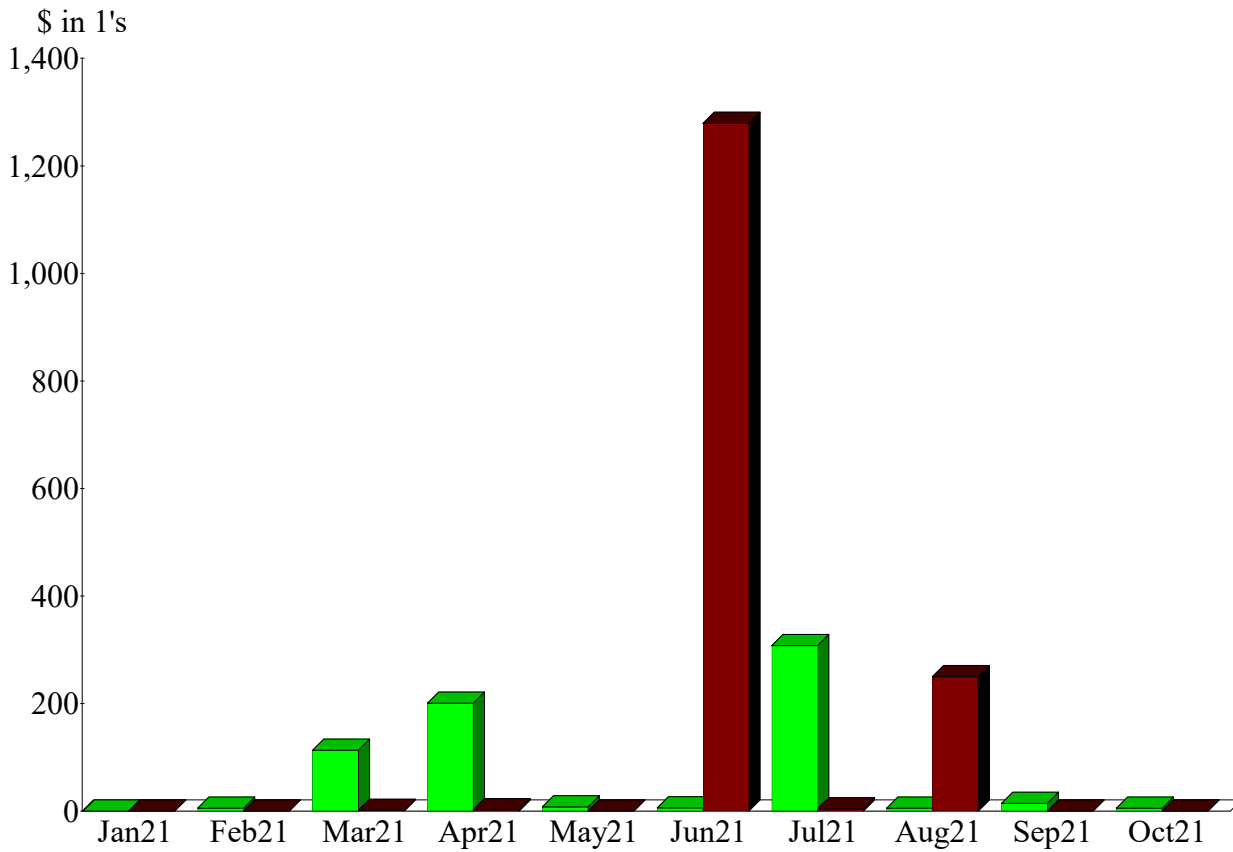
	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	54.54
Total Checking/Savings	54.54
Total Current Assets	54.54
TOTAL ASSETS	54.54
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	250.00
Total Accounts Payable	250.00
Other Current Liabilities	
Due To District 1	660.00
Total Other Current Liabilities	660.00
Total Current Liabilities	910.00
Total Liabilities	910.00
Equity	
Retained Earnings	14.48
Net Income	-869.94
Total Equity	-855.46
TOTAL LIABILITIES & EQUITY	54.54

Bradley Heights Metropolitan District No. 3
Profit & Loss Budget vs. Actual
January through October 2021

	TOTAL				
	Oct 21	Jan - Oct 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Delinquent Interest	0.00	0.23			
CY Property Tax - O&M	0.00	153.50	153.40	0.10	100.07%
Specific Ownership Tax - O&M	1.47	13.51	10.74	2.77	125.79%
CY Property Tax - Debt	0.00	460.50	460.20	0.30	100.07%
Specifice Ownership Tax - Debt	4.41	40.54	32.21	8.33	125.86%
Impact Fees	0.00	0.00	100.00	-100.00	0.0%
Total Income	5.88	668.28	756.55	-88.27	88.33%
Expense					
Insurance	0.00	1,529.00			
Contingency	0.00	0.00	100.00	-100.00	0.0%
Treasurer Collection Fee - O&M	0.00	2.31	2.30	0.01	100.44%
Treasurer Collection Fee - Debt	0.00	6.91	6.90	0.01	100.15%
Total Expense	0.00	1,538.22	109.20	1,429.02	1,408.63%
Net Ordinary Income	5.88	-869.94	647.35	-1,517.29	-134.39%
Other Income/Expense					
Other Expense					
Other Expense					
Transfer to Dist 1 - Gen Fund	0.00	0.00	161.84	-161.84	0.0%
Transfer to Dist 1 - Debt Fund	0.00	0.00	485.51	-485.51	0.0%
Total Other Expense	0.00	0.00	647.35	-647.35	0.0%
Total Other Expense	0.00	0.00	647.35	-647.35	0.0%
Net Other Income	0.00	0.00	-647.35	647.35	0.0%
Net Income	5.88	-869.94	0.00	-869.94	100.0%

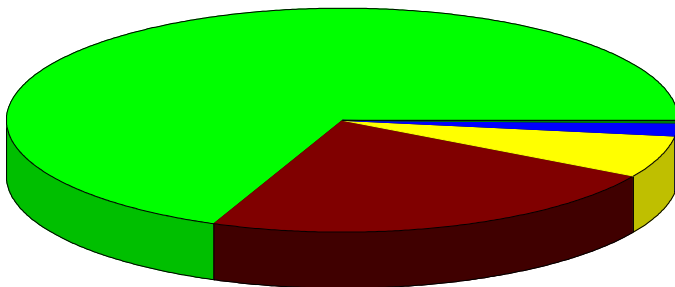
Income and Expense by Month January through October 2021

Income
Expense



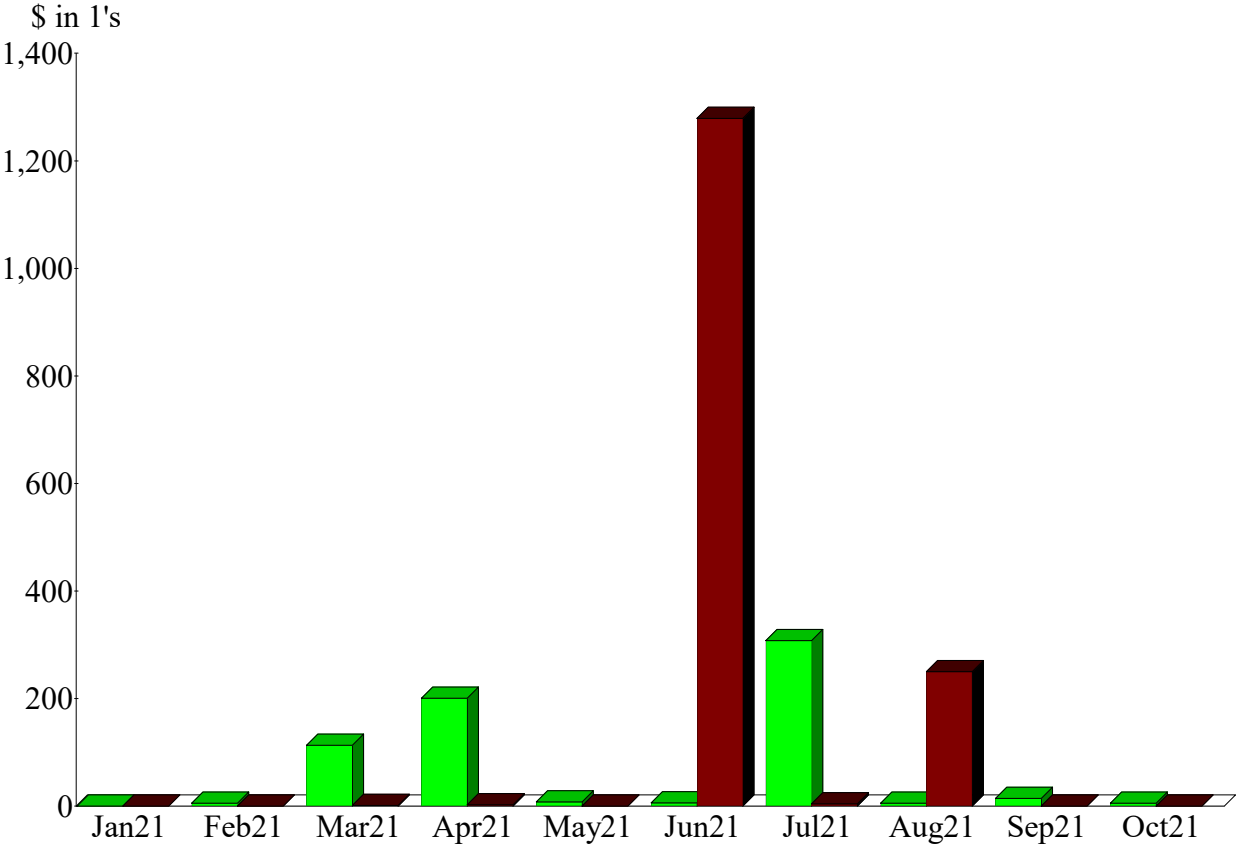
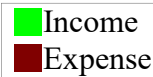
Income Summary January through October 2021

CY Property Tax - Debt	68.91%
CY Property Tax - O&M	22.97
Specifice Ownership Tax - Debt	6.07
Specific Ownership Tax - O&M	2.02
Delinquent Interest	0.03
Total	\$668.28



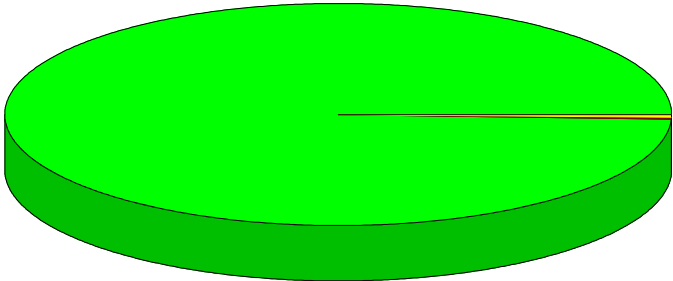
By Account

Income and Expense by Month January through October 2021



Expense Summary January through October 2021

Insurance	99.40%
Treasurer Collection Fee - Debt	0.45
Treasurer Collection Fee - O&M	0.15
Total	\$1,538.22



By Account

Bradley Heights Metropolitan District
PAYMENT REQUEST

10/8/2021

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Walker Schooler District Managers	6894	9/30/2002	\$ 2,000.00	
White Bear Anekele	18179	9/30/2021	\$ 3,110.86	
TOTAL			\$ 5,110.86	

\$5,110.86

Bradley Heights Metropolitan District

RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS
(2022)

The Board of Directors of Bradley Heights Metropolitan District No. 1 (the “**Board**”), City of Colorado Springs, El Paso County, Colorado (the “**District**”) held a special meeting held via Zoom Teleconference and at 119 N. Wahsatch Ave., Colorado Springs, CO, on Tuesday, November 9, 2021, at the hour of 9:00 A.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with §29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 9th, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

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

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of ____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of

____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of page intentionally left blank.]

ADOPTED THIS 9TH DAY OF NOVEMBER, 2021.

BRADLEY HEIGHTS METROPOLITAN DISTRICT
NO. 1

Officer of District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a District meeting held on Tuesday, November 9, 2021, held via Zoom Teleconference and 119 N. Wahsatch Ave., Colorado Springs, CO, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 9th day of November, 2021.

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 1
RESOLUTION TO AMEND 2021 BUDGET

WHEREAS, the Board of Directors of Bradley Heights Metropolitan District No. 1 (the “District”) certifies that at a **special** meeting of the Board of Directors of the District held November 9, 2021, a public hearing was held regarding the 2021 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____
and;	

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2021; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

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

[Remainder of page intentionally left blank.]

ADOPTED this 9th day of November, 2021.

**BRADLEY HEIGHTS METROPOLITAN
DISTRICT NO. 1**

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF EL PASO
BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held on Tuesday, November 9, 2021 at 9:00 A.M. held via Zoom Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 9th day of November, 2021.

BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 1
2022 BUDGET
GENERAL FUND

	2020	2021	2021	2021	2021	2022
	ACTUAL	ACTUAL	BUDGET AMENDED OCT	BUDGET AS AMENDED	BUDGET AS ADOPTED	BUDGET
GENERAL FUND	\$ 774.64	\$ 1,665.90	\$ 1,665.90	\$ 4,501.00	\$ 4,501.00	\$ 848.39
REVENUES						
GENERAL FUND PROPERTY TAXES			\$ -	\$ -		
SPECIFIC OWNERSHIP TAXES			\$ -	\$ -		
DEVELOPER ADVANCES	\$ 6,750.00	\$ 53,000.00	\$ 81,000.00	\$ 25,000.00	\$ 25,000.00	70,000.00
TRANSFER FROM DISTRICT 2	\$ 1,360.73		\$ -	\$ 337.49	\$ 337.49	347.41
TRANSFER FROM DISTRICT 3	\$ 555.58		\$ -	\$ 161.84	\$ 161.84	662.96
TOTAL REVENUES	\$ 9,440.95	\$ 54,665.90	\$ 82,665.90	\$ 30,000.33	\$ 30,000.33	71,858.76
EXPENDITURES						
ACCOUNTING	\$ -		\$ -	\$ 3,000.00	\$ 3,000.00	-
AUDIT	\$ -					8,500.00
BANK SERVICE CHARGES	\$ 70.00	\$ 75.00	\$ 100.00	\$ 100.00	\$ 100.00	100.00
COPIES/POSTAGE	\$ -	\$ 186.00	\$ 248.00			1,000.00
INSURANCE D1	\$ 1,078.50	\$ 2,632.00	\$ 2,632.00	\$ 2,500.00	\$ 2,500.00	1,600.00
INSURANCE D2						3,000.00
INSURANCE D3						1,600.00
LEGAL	\$ 6,626.55	\$ 33,021.15	\$ 40,000.00	\$ 10,000.00	\$ 10,000.00	10,000.00
DISTRICT MANAGEMENT	\$ -	\$ 21,300.00	\$ 27,300.00	\$ 6,000.00	\$ 6,000.00	36,000.00
MISCELLANEOUS	\$ -					
DUES AND SUBSCRIPTIONS (SDA) D1	\$ -	\$ 1,537.51	\$ 1,537.51	\$ 350.00	\$ 350.00	500.00
DUES AND SUBSCRIPTIONS (SDA) D2						500.00
DUES AND SUBSCRIPTIONS (SDA) D3						500.00
CONTINGENCY				\$ 5,000.00	\$ 5,000.00	5,000.00
TRANSFER TO D1 DEBT SERVICE FUND	\$ -		\$ 10,000.00	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ 7,775.05	\$ 58,751.66	\$ 81,817.51	\$ 26,950.00	\$ 26,950.00	68,300.00
GENERAL FUND: ENDING BALANCE	\$ 1,665.90	\$ (4,085.76)	\$ 848.39	\$ 3,050.33	\$ 3,050.33	\$ 3,558.76
EMERGENCY RESERVE: State Required at 3%	\$ 233.25	\$ 1,762.55	\$ 2,454.53	\$ 808.50	\$ 808.50	2,049.00
ASSESSED VALUATION	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	30.00
MILL LEVY - O&M	10.000	10.000	0.000	0.000	0.000	0.000
MILL LEVY - DEBT	30.000	30.000	0.000	0.000	0.000	0.000
TOTAL MILL LEVY	40.000	40.000	0.000	0.000	0.000	0.000

BRDLEY HEIGHTS METROPOLITAN DISTRICT

2022 BUDGET

DEBT SERVICE FUND

	2021	2021	2021	2021	2022
	ACTUAL	BUDGET AMENDED OCT	BUDGET AS AMENDED	BUDGET AS ADOPTED	BUDGET
SERIES 2021 DEBT SERVICE RESERVE: FUND BALANCE	\$ -		\$ -	\$ -	-
INTEREST INCOME					
BANK FEES					
TRANSFERS			-	1,684,100.00	-
SERIES 2021 ESCROW ACCOUNT: RESERVE/CAPITAL INTEREST FUND	-		-		
INTEREST INCOME					
BANK FEES					
TRANSFERS			-	3,144,900.00	-
DEBT SERVICE FUND: BEGINNING BALANCE	-	-	-	-	-
SERIES 2021: REVENUE					
REVENUES - 2021 A AND B BONDS			-	21,687,000.00	
PERMIT FEES - RESIDENTIAL (\$500/UNIT)			-	-	
PERMIT FEES - COMMERCIAL (\$1.00/SF)			-	-	
GENERAL PROPERTY TAXES			-	-	
SPECIFIC OWNERSHIP TAXES			-	-	
TRANSFER FROM DISTRICT 2			-	1,012.48	
TRANSFER FROM DISTRICT 3			-	485.51	
TRANSFER FROM DISTRICT 1 GENERAL FUND	10,000.00	10,000.00	-		
INTEREST INCOME			-	5,000.00	
TOTAL REVENUES	10,000.00	10,000.00	-	21,693,497.99	-
TOTAL REVENUE & FUND BALANCE	10,000.00	10,000.00	-	21,693,497.99	-
EXPENDITURES					
TRANSFER TO CAPITAL/ PROJECT FUND			-	16,147,990.00	
TRANSFER TO BOND RESERVES/ SURPLUS			-	4,829,000.00	
BANK CHARGES (BOND ACCOUNTS)			-	2,000.00	
2021A BOND INTEREST PAYMENT			-	698,866.67	
2021A BOND PRINCIPAL PAYMENT			-	-	
2021B BOND INTEREST PAYMENT			-	-	
2021B BOND PRINCIPAL PAYMENT			-	-	
2021 COST OF ISSUANCE	10,000.00	10,000.00	-	710,010.00	
TREASURER'S FEES			-		
TOTAL EXPENDITURES	10,000.00	10,000.00	-	22,387,866.67	-
DEBT SERVICE FUND: ENDING BALANCE	-	-	-	4,134,631.32	-
ASSESSED VALUATION	30.00	30.00	30.00	\$ 30.00	30.00
MILL LEVY - O&M	0.000	0.000	0.000	0.000	0.000
MILL LEVY - DEBT	0.000	0.000	0.000	0.000	0.000
TOTAL MILL LEVY	0.000	0.000	0.000	0.000	0.000

**BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND**

	2021	2021	2021	2021	2022
	2022 BUDGET	BUDGET AMENDED	BUDGET AS	BUDGET AS	BUDGET
	ACTUAL	OCT	AMENDED	ADOPTED	
PROJECT/CAPITAL FUND: BEGINNING BALANCE	-	-	-	-	-
REVENUES - BONDS					
LOAN FROM GENERAL (O&M) FUND					
PROJECT BOND FUND			-	16,147,990.00	-
INTEREST INCOME					
TOTAL REVENUES			-	16,147,990.00	-
TOTAL REVENUE & FUND BALANCE			-	16,147,990.00	-
EXPENDITURES					
CAPITAL CONSTRUCTION			-	10,000,000.00	12,000,000.00
ENGINEERING/PLANNING			-	1,000,000.00	1,500,000.00
PROJECT MANAGEMENT			-	100,000.00	100,000.00
DEVELOPER REIMBURSEMENTS					
CONSTRUCTION MISC			-	250,000.00	250,000.00
TOTAL EXPENDITURES	-	-	-	11,350,000.00	13,850,000.00
OTHER FINANCING SOURCES					
TRANSFER IN: DEBT SERVICE FUND D2				-	13,850,000.00
CAPITAL FUND: ENDING BALANCE			-	\$ 4,797,990.00	\$ -

RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS
(2022)

The Board of Directors of Bradley Heights Metropolitan District No. 2 (the “**Board**”), City of Colorado Springs, El Paso County, Colorado (the “**District**”) held a special meeting held via Zoom Teleconference and at 119 N. Wahsatch Ave., Colorado Springs, CO, on Tuesday, November 9, 2021, at the hour of 9:00 A.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with §29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank.]

NOTICE AS TO PROPOSED 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 9th, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

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

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of ____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of

____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of page intentionally left blank.]

ADOPTED THIS 9TH DAY OF NOVEMBER, 2021.

BRADLEY HEIGHTS METROPOLITAN DISTRICT
NO. 2

Officer of District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

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

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a District meeting held on Tuesday, November 9, 2021, held via Zoom Teleconference and 119 N. Wahsatch Ave., Colorado Springs, CO, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 9th day of November, 2021.

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2
RESOLUTION TO AMEND 2021 BUDGET

WHEREAS, the Board of Directors of Bradley Heights Metropolitan District No. 2 (the “District”) certifies that at a **special** meeting of the Board of Directors of the District held November 9, 2021, a public hearing was held regarding the 2021 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____
and;	

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2021; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

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

[Remainder of page intentionally left blank.]

ADOPTED this 9th day of November, 2021.

**BRADLEY HEIGHTS METROPOLITAN
DISTRICT NO. 2**

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

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

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held on Tuesday, November 9, 2021 at 9:00 A.M. held via Zoom Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 9th day of November, 2021.

BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2
2022 BUDGET
GENERAL FUND

	2020	2021	2021	2021	2021	2022
	ACTUAL	ACTUAL	BUDGET AMENDED OCT	BUDGET AS AMENDED	BUDGET AS ADOPTED	BUDGET
GENERAL FUND	\$ -			\$ -		\$ -
REVENUES						
PROPERTY TAXES	\$ 1,246.80	\$ 319.90	\$ 319.20	\$ 319.90	\$ 319.90	\$ 329.30
SPECIFIC OWNERSHIP TAXES	\$ 168.15	\$ 25.10	\$ 37.65	\$ 22.39	\$ 22.39	\$ 23.05
DELINQUENT INTEREST		\$ 3.06	\$ 3.06			
DEVELOPER ADVANCES		\$ 1,185.76	\$ 1,173.91			
TRANSFER FROM DISTRICT 1						
TOTAL REVENUES	\$ 1,414.95	\$ 1,533.82	\$ 1,533.82	\$ 342.29	\$ 342.29	\$ 352.35
EXPENDITURES						
INSURANCE		\$ 1,529.00	\$ 1,529.00			
TREASURER'S FEES	\$ 18.71	\$ 4.82	\$ 4.82	\$ 4.80	\$ 4.80	\$ 4.94
TOTAL EXPENDITURES	\$ 18.71	\$ 1,533.82	\$ 1,533.82	\$ 4.80	\$ 4.80	\$ 4.94
TRANSFER TO DISTRICT 1 GENERAL FUND	\$ 1,396.24	\$ -	\$ -	\$ 337.49	\$ 337.49	\$ 347.41
GENERAL FUND: ENDING BALANCE	\$ -	\$ -	\$ 0.00	\$ -	\$ -	\$ 0.00
EMERGENCY RESERVE: State Required at 3%	\$ 0.56	\$ 46.01	\$ 46.01	\$ 0.14	\$ 0.14	\$ 0.15
ASSESSED VALUATION	18400.00	31990.00	31990.00	31990.00	31990.00	32,930.00
MILL LEVY - O&M	10.000	10.000	10.000	10.000	10.000	10.000
MILL LEVY - DEBT	30.000	30.000	30.000	30.000	30.000	30.000
TOTAL MILL LEVY	40.000	40.000	40.000	40.000	40.000	40.000

BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2
2022 BUDGET
DEBT SERVICE FUND

	2021 ACTUAL	2021 BUDGET AMENDED OCT	2021 BUDGET AS AMENDED	2021 BUDGET AS ADOPTED	2022 BUDGET
DEBT SERVICE BEGINNING BALANCE			\$ -	\$ -	\$ 33,997,160.94
SERIES 2021: REVENUE					
REVENUE SERIES 2021A BONDS	35,000,000.00	\$ 35,000,000.00	\$ 29,676,424.00	\$ -	
REVENUE SERIES 2021B BONDS		\$ -	\$ 5,323,576.00	\$ -	
PROPERTY TAXES	959.70	\$ 959.70	\$ 959.70	\$ 959.70	\$ 987.90
SPECIFIC OWNERSHIP TAXES	75.37	\$ 113.06	\$ 67.18	\$ 67.18	\$ 69.15
DELINQUENT TAX AND INTEREST	25.10	\$ 25.10			
INTEREST INCOME	-	\$ -	\$ -	\$ -	\$ 35,000.00
IMPACT FEES		\$ 100.00	\$ 100.00	\$ 100.00	\$ -
TOTAL REVENUES	35,001,060.17	\$ 35,001,197.86	\$ 35,001,126.88	\$ 1,126.88	\$ 36,057.05
EXPENDITURES					
TRANSFER TO CAPITAL PROJECT FUND		\$ -	\$ 27,311,741.00		
TRANSFER TO CAPITALIZED INTEREST FUND		\$ -	\$ 2,750,998.00		
TRANSFER TO DEBT SERVICE RESERVE FUND		\$ -	\$ 3,916,670.00		
COST OF ISSUANCE	\$ 1,004,022.50	\$ 1,004,022.50	\$ 1,020,591.00		-
CO TREASURER'S FEE	\$ 14.42	\$ 14.42	\$ 14.40	\$ 14.40	14.82
CONTINGENCY		\$ -	\$ 100.00	\$ 100.00	
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ 1,004,036.92	\$ 1,004,036.92	\$ 35,000,114.40	\$ 114.40	14.82
TRANSFER TO DISTRICT 1 CAPITAL PROJECT FUND					(13,850,000.00)
TRANSFER TO DISTRICT 1 GENERAL FUND				\$ (1,012.48)	-
ENDING FUND BALANCE	\$ 33,997,023.25	\$ 33,997,160.94	\$ 1,012.48	\$ -	\$20,183,203.17
ASSESSED VALUATION		\$ 31,990.00	\$ 31,990.00	\$ 31,990.00	\$ 32,930.00
MILL LEVY - O&M		10.000	10.000	10.000	10.000
MILL LEVY - DEBT		30.000	30.000	30.000	30.000
TOTAL MILL LEVY		40.000	40.000	40.000	40.000

RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS
(2022)

The Board of Directors of Bradley Heights Metropolitan District No. 3 (the “**Board**”), City of Colorado Springs, El Paso County, Colorado (the “**District**”) held a special meeting held via Zoom Teleconference and at 119 N. Wahsatch Ave., Colorado Springs, CO, on Tuesday, November 9, 2021, at the hour of 9:00 A.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with §29-1-106, C.R.S.

[Remainder of Page Intentionally Left Blank.]

NOTICE AS TO PROPOSED 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 9th, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

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

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of ____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of

____ mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of page intentionally left blank.]

ADOPTED THIS 9TH DAY OF NOVEMBER, 2021.

BRADLEY HEIGHTS METROPOLITAN DISTRICT
NO. 3

Officer of District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

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

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a District meeting held on Tuesday, November 9, 2021, held via Zoom Teleconference and 119 N. Wahsatch Ave., Colorado Springs, CO, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 9th day of November, 2021.

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

**BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 3
RESOLUTION TO AMEND 2021 BUDGET**

WHEREAS, the Board of Directors of Bradley Heights Metropolitan District No. 3 (the “District”) certifies that at a **special** meeting of the Board of Directors of the District held November 9, 2021, a public hearing was held regarding the 2021 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____
and;	

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2021; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2021 as follows:

General Fund	\$ _____
Capital Project Fund	\$ _____
Debt Service Fund	\$ _____

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

[Remainder of page intentionally left blank.]

ADOPTED this 9th day of November, 2021.

**BRADLEY HEIGHTS METROPOLITAN
DISTRICT NO. 3**

Officer of the District

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

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

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held on Tuesday, November 9, 2021 at 9:00 A.M. held via Zoom Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 9th day of November, 2021.

BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 3
2022 BUDGET
GENERAL FUND

	2020 ACTUAL	2021 ACTUAL	2021 PROJECTED / AMENDED	2021 BUDGET	2022 Budget
GENERAL FUND	\$ -	\$ -	\$ -	\$ -	-
REVENUES					
PROPERTY TAXES	\$ 509.19	\$ 153.50	\$ 153.40	\$ 153.40	157.10
SPECIFIC OWNERSHIP TAXES	\$ 68.51	\$ 12.04	\$ 18.06	\$ 10.74	11.00
DELINQUENT INTEREST		\$ 0.23	\$ 0.23		
TRANSFER FROM DISTRICT 1		\$ 1,365.54	\$ 1,359.61		
TOTAL REVENUES	\$ 577.70	\$ 1,531.31	\$ 1,531.30	\$ 164.14	\$ 168.10
EXPENDITURES					
INSURANCE		\$ 1,529.00	\$ 1,529.00		
COUNTY TREASURES COLLECTION FEE	\$ 7.64	\$ 2.31	\$ 2.30	\$ 2.30	2.36
TOTAL EXPENDITURES	\$ 7.64	\$ 1,531.31	\$ 1,531.30	\$ 2.30	\$ 2.36
TRANSFER TO DISTRICT 1 GENERAL FUND	\$ 570.06		\$ -	\$ 161.84	165.74
GENERAL FUND: ENDING BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
EMERGENCY RESERVE: State Required at 3%	\$ 0.23	\$ 45.94	\$ 45.94	\$ 0.07	0.07
ASSESSED VALUATION	7230.00			15340.00	15,710.00
MILL LEVY - O&M	10.000			10.000	10.000

BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 3
2022 BUDGET
DEBT SERVICE FUND

	2020 ACTUAL	2021 ACTUAL	2021 PROJECTED / AMENDED	2021 BUDGET	2022 Budget
DEBT SERVICE BEGINNING BALANCE				\$ -	\$ -
REVENUES					
D2- PROPERTY TAXES	\$ 460.50	\$ 460.50	\$ 460.20	\$ 471.30	
D2- SPECIFIC OWNERSHIP TAXES	\$ 36.13	\$ 54.20	\$ 32.21	\$ 32.99	
D2- DELINQUENT TAX AND INTEREST					
D2- IMPACT FEES	\$ -	\$ -	\$ 100.00	\$ -	
TOTAL REVENUES	\$ 496.63	\$ 514.70	\$ 592.41	\$ 504.29	
EXPENDITURES					
CO TREASURER'S FEE	\$ 6.91	\$ 6.91	\$ 6.90	\$ 7.07	
CONTINGENCY	\$ -		\$ 100.00	\$ -	
MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -	
TOTAL EXPENDITURES	\$ 6.91	\$ 6.91	\$ 106.90	\$ 7.07	
TRANSFER TO DISTRICT 1 GENERAL FUND	\$ 489.72	\$ 507.79	\$ 485.51	\$ 497.22	
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	
ASSESSED VALUATION	\$ 15,340.00	\$ 15,340.00	\$ 15,340.00	15,710.00	
MILL LEVY - O&M	10.000	10.000	10.000	10.000	
MILL LEVY - DEBT	30.000	30.000	30.000	30.000	
TOTAL MILL LEVY	40.000	40.000	40.000	40.000	

**JOINT RESOLUTION OF BOARDS OF DIRECTORS
CALLING ELECTION**

BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1-3

§§ 32-1-804, 1-1-111(2), 1-13.5-1103(1), and 1-13.5-513(1), C.R.S.

At a joint meeting of the Boards of Directors of the Bradley Heights Metropolitan District Nos. 1-3 (each a “**District**,” and each Board of Directors of a District, a “**Board**”), it was moved to adopt the following Resolution:

WHEREAS, the District was organized as a special district pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, the District is located entirely within El Paso County, Colorado (the “**County**”); and

WHEREAS, pursuant to § 32-1-804, C.R.S., the Board governs the conduct of regular and special elections for the District; and

WHEREAS, the Board anticipates holding a special election on May 3, 2022, for the purpose of electing directors and submitting ballot issues and questions to eligible electors of the District, and desires to take all actions necessary and proper for the conduct thereof (the “**Election**”); and

WHEREAS, the Election shall be conducted pursuant to the Special District Act, the Colorado Local Government Election Code and the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, including any amendments thereto, and shall also comply with Article X, § 20 of the Colorado Constitution (“**TABOR**”), as necessary; and

WHEREAS, pursuant to § 1-1-111(2), C.R.S., the Board is authorized to designate an election official (the “Designated Election Official”) to exercise authority of the Board in conducting the Election; and

WHEREAS, pursuant to § 1-13.5-513(1), C.R.S., the Board can authorize the Designated Election Official to cancel the Election upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby calls the Election for the purpose of electing directors and presenting certain ballot issues and/or questions to the electorate. The Election shall be conducted as an independent mail ballot election in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S. OR a coordinated election with the County.

2. The Board names Ashley B. Frisbie of the law firm of White Bear Ankele Tanaka & Waldron as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.

3. Without limiting the foregoing, the following specific determinations also are made:

- a. The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the District and authorizes the Designated Election Official to certify those questions and take any required action therewith.
- b. The Board hereby directs general counsel to the District to oversee the general conduct of the Election and authorizes the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to, causing the call for nominations; appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election, including notices required pursuant to TABOR; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.

4. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.

5. The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.

6. The Board hereby authorizes and directs the Designated Election Official to cancel the Election and to declare the candidates elected if, at the close of business on the sixty-third day before the Election, or at any time thereafter, there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation as necessary and file such notice and cancellation resolutions with the County Clerk and Recorder and with the Division of Local Government, as required. The Designated Election Official shall also notify the candidates that the Election was canceled and that they were elected by acclamation.

7. This Resolution shall remain in full force and effect until repealed or superseded by subsequent official action of the Board.

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ADOPTED THIS 9th DAY OF NOVEMBER, 2021.

BRADLEY HEIGHTS METROPOLITAN
DISTRICT NOS. 1-3

Officer of the Districts

ATTEST:

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the Districts

Signature Page to Joint Resolution Calling Election