



**BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3**

Regular Board Meeting  
Tuesday, September 12, 2023, at 9:00 AM  
119 N. Wahsatch Ave.  
Colorado Springs, Colorado 80903

and  
Via tele/videoconference

<https://video.cloudoffice.avaya.com/join/109995525>

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

Access Code: 109-995-525

Board of Director	Title	Term
Randle W Case II	President	May 2027
Bryan T Long	Vice-President	May 2027
Ray O’Sullivan	Treasurer/ Secretary	May 2025
Robert Case	Assistant Secretary	May 2025
Jim Byers	Assistant Secretary	May 2027 (appointment to May 2025)

**AGENDA**

1. Call to order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Approval of August 8, 2023, Meeting Minutes (enclosure)
5. District Manager Report
  - a. Service Plan Amendment Status
  - b. Right-of-way acquisition update
6. President of the Board Report
7. Development Status Review
  - a. Engineering Update
    - i. Schedule
  - b. Plan Updates
    - i. Roadway/ Utility/ Storm Water
    - ii. Channel design
    - iii. 24” and 16” water line update
  - c. Construction Schedule/Construction Contracts Approval/Ratify/Pre-approval
  - d. Update on Construction Budget and Assurance
  - e. Redemption Hill Church
  - f. Challenger Homes
  - g. Bradley Ridge
8. Financial Matters
  - a. Approve Unaudited Financial Reports through August 31, 2023 (enclosure)
  - b. Review and Approve Payables through September 12, 2023 (enclosure)
9. Legal Matters
  - a. Review and Consider adoption of Resolution Concerning Imposition of Plat Drainage Fee (enclosure)

10. Other Business
  - a. Next Regular Meeting scheduled: October 10, 2023, 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 meeting at 9:00 AM on Tuesday, the 12<sup>th</sup> day of September, 2023, at 119 North Wahsatch Ave., Colorado Springs, CO 80903, and via tele/videoconferencing at the following: <https://video.cloudoffice.avaya.com/join/451389423> United States: [+1 \(213\) 463-4500](tel:+12134634500) Access Code: 451-389-423 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 AUGUST 8, 2023  
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, August 8, 2023, at 9:00 a.m., at 119 N. Wahsatch Avenue, Colorado Springs, CO, and via tele/videoconference: <https://video.cloudoffice.avaya.com/join/451389423>.

Attendance

In attendance were Directors:

Randle Case II, President (Arrived late)  
Bryan Long, Vice President (Excused)  
Robert Case, Assistant Secretary  
Ray O’Sullivan, Treasurer/Secretary  
Jim Byers, Assistant Secretary

Also in attendance were:

K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron  
Kevin Walker, WSDM District Managers  
Rebecca Harris, WSDM District Managers  
Eric Smith, Matrix Design Group  
Jeff Odor, Matrix Design Group  
Chris Grundy, Project Manager  
Rob Fuller, ROI  
Nathan Steele, ROI  
David Neville, Kiemele Family Partnerships

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 at 9:00 a.m. by Director O’Sullivan. Director Robert Case moved to excuse Director Long’s absence; seconded by Director Byers. Motion passed unanimously.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Mr. Walker 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. Ms. Harris reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Boards 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 Byers. Motion passed unanimously.

4. Approval of July 11, 2023 Meeting Minutes: Director O’Sullivan moved to approve the July 11, 2023 Minutes; seconded by Director Byers. Motion passed unanimously.
5. District Manager Report
  - a. Service Plan Amendment Status: Mr. Walker reported the draft service plan amendment was revised by Mr. Allen and will be submitted to the City later this week.
  - b. Right-of-way Acquisition Update: Mr. Walker discussed the right-of-way acquisition and reported that City Council granted permission to proceed with the condemnation of the two parcels. Mr. Allen requested that the City provide written evidence of its consent for the Districts to exercise their condemnation powers. The Districts will make an official offer and proceed with the condemnation process.
6. President of the Board Report: President Case II joined the meeting. President Case II reported he attended the recent OAC meeting and noted other items will be discussed next in the Agenda.
7. Development Status Review
  - a. Engineering Update: The Board reviewed the monthly engineering and construction report provided by Mr. Grundy.
    - i. Schedule: Mr. Grundy provided an update on the schedule.
  - b. Plan Updates
    - i. Roadway/ Utility/ Storm Water: Mr. Odor provided an update on roadway, utility, and storm plans.
    - ii. Channel Design: The Board discussed channel design.
    - iii. 24” and 16” Water Line Update: Mr. Grundy provided an update on the water main extension project.
  - c. Construction Schedule/Construction Contracts Approval/Ratify/Pre-approval: Mr. Grundy presented Change Orders 19, 20, and 21. After review, Director O’Sullivan moved to approve Change Orders 19, 20, and 21; seconded by Director Robert Case. Motion passed unanimously. Mr. Grundy discussed the construction of road between Legacy Hill and Big Johnson intersection. Director moved to approve the actual construction of road from Legacy Hill and Big Johnson, not to exceed \$65,000; seconded by Director Byers. Motion passed unanimously. Mr. Grundy presented Pay Application #4 for \$901,103.31. After review, Director O’Sullivan moved to approve Pay Application #4 for \$901,103.31; seconded by Director Byers. Motion passed unanimously.
  - d. Update on Construction Budget and Assurance: Mr. Smith provided an update on the construction budget. The Board discussed that the District is short capital to complete the water line project. Mr. Walker and the Board discussed sources of capital such as assurances and drainage credits for the channel improvements. Mr. Walker will provide additional information on this at the next meeting.
  - e. Redemption Hill Church: President Case II noted they are building at the site but had no additional updates.
  - f. Challenger Homes: Director Byers provided an update on behalf of Challenger Homes and reported they are continuing development in Filing 1 and 2.
  - g. Bradley Ridge: Director O’Sullivan provided an update on behalf of Bradley Ridge and reported the concept plan was approved, the school site was moved, and two parks will be dedicated to the City.
8. Financial Matters
  - a. Public Hearing on 2022 Budget Amendment: Director Robert Case moved to open the Public Hearing on the 2022 Budget Amendment; seconded by Director O’Sullivan. Motion passed unanimously. After no public comment, Director O’Sullivan moved to close the Public Hearing; seconded by Director Robert Case. Motion passed unanimously.

- i. Consider the Adoption of District No. 2 Resolution Amending the 2022 Budget: Ms. Harris presented the District No. 2 Resolution Amending the 2022 Budget. After review, Director O’Sullivan moved to adopt District No. 2 Resolution Amending the 2022 Budget; seconded by Director Byers. Motion passed unanimously.
    - ii. Consider the Adoption of District No. 3 Resolution Amending the 2022 Budget: Ms. Harris presented the District No. 3 Resolution Amending the 2022 Budget. After review, Director O’Sullivan moved to adopt District No. 3 Resolution Amending the 2022 Budget; seconded by Director Byers. Motion passed unanimously.
  - b. Approve Unaudited Financial Reports through June 30, 2023: Ms. Harris presented the unaudited financial reports through July 31, 2023. After review, Director O’Sullivan moved to approve the unaudited financial reports through July 31, 2023; seconded by Director Robert Case. Motion passed unanimously.
  - c. Review and Approve Payables through July 11, 2023: Ms. Harris presented the general fund payables through July 11, 2023. After review, Director O’Sullivan moved to approve the general fund payables; seconded by Director Robert Case. Motion passed unanimously. Ms. Harris presented the bond payable, Pay App Requisition #28, after the construction update. She noted the Pay Application #4 will be included as well. After review, Director Byers moved to approve Pay App Requisition #28; seconded by Director O’Sullivan. Motion passed unanimously.
  - d. Update on Drainage Fee: There was no update.
9. Legal Matters: There were no legal matters.
10. Other Business
- a. Next Regular Meeting scheduled for September 12, 2023, at 9:00 a.m.
11. Adjourn: The Board unanimously adjourned the meeting at 10:40 a.m.

Respectfully Submitted,

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By: Recording Secretary



## Bradley Heights Metropolitan District No. 1

## Balance Sheet

09/06/23

As of August 31, 2023

Accrual Basis

	<u>Aug 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ECB - Checking	3,993.56
<b>Total Checking/Savings</b>	<u>3,993.56</u>
<b>Accounts Receivable</b>	
Accounts Receivable	9,400.00
<b>Total Accounts Receivable</b>	<u>9,400.00</u>
<b>Other Current Assets</b>	
Due From District 3	910.00
Due From District 2	4,200.00
<b>Total Other Current Assets</b>	<u>5,110.00</u>
<b>Total Current Assets</b>	<u>18,503.56</u>
<b>TOTAL ASSETS</b>	<b><u>18,503.56</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	40,834.88
<b>Total Accounts Payable</b>	<u>40,834.88</u>
<b>Total Current Liabilities</b>	40,834.88
<b>Long Term Liabilities</b>	
Developer Advance - Randle Case	41,000.00
Marksheffel-Woodmen Investments	75,850.00
<b>Total Long Term Liabilities</b>	<u>116,850.00</u>
<b>Total Liabilities</b>	157,684.88
<b>Equity</b>	
Retained Earnings	-142,576.11
Net Income	3,394.79
<b>Total Equity</b>	<u>-139,181.32</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>18,503.56</u></b>



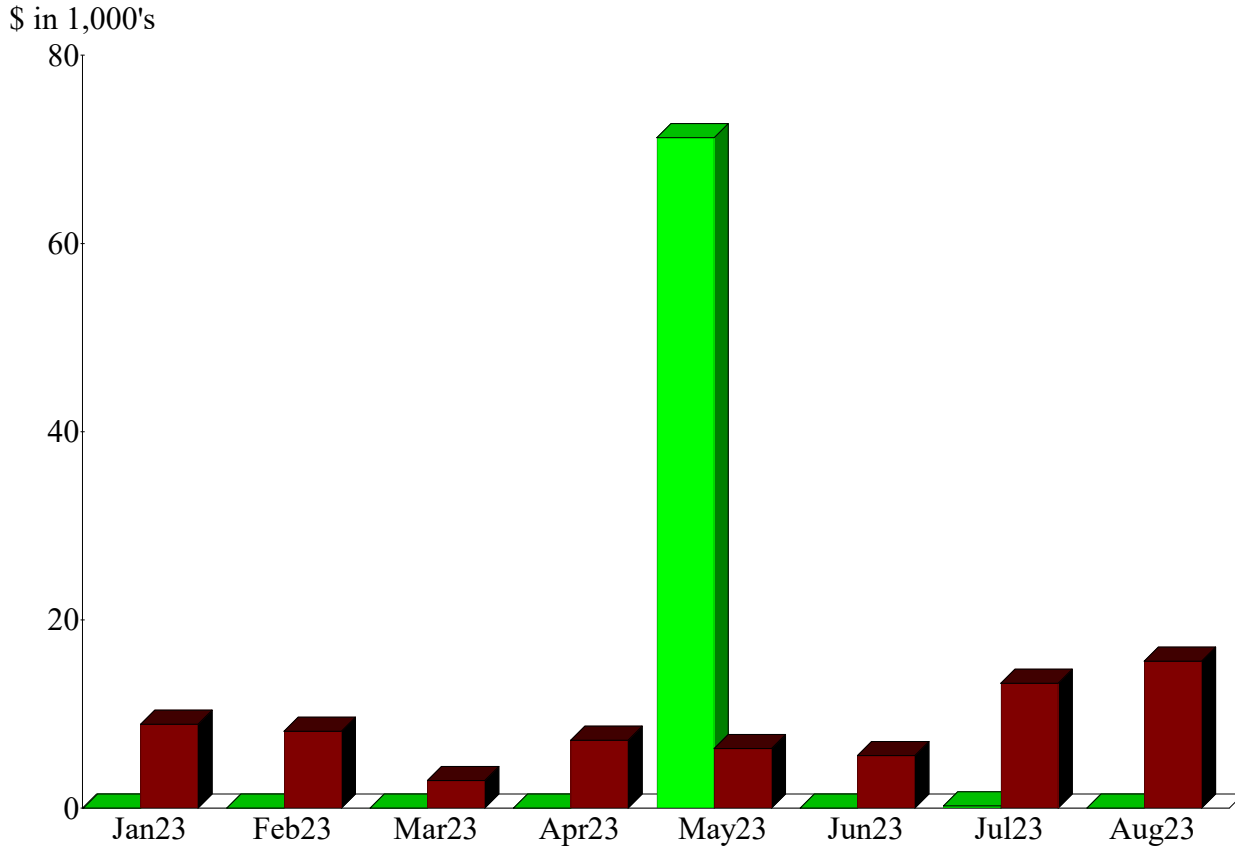
## Bradley Heights Metropolitan District No. 1

### Profit & Loss Budget vs. Actual

January through August 2023

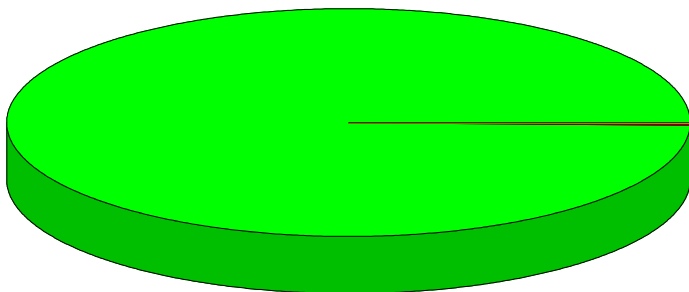
	TOTAL				
	Aug 23	Jan - Aug 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Developer Advance	0.00	71,249.00	70,000.00	1,249.00	101.78%
Transfer From District 2-O&M	0.00	0.00	1,651.29	-1,651.29	0.0%
Transfer From District 3-O&M	0.00	259.78	1,050.78	-791.00	24.72%
<b>Total Income</b>	<u>0.00</u>	<u>71,508.78</u>	<u>72,702.07</u>	<u>-1,193.29</u>	<u>98.36%</u>
<b>Expense</b>					
Audit	9,325.00	14,825.00	8,500.00	6,325.00	174.41%
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	2.10	1,000.00	-997.90	0.21%
District Management	3,006.18	24,006.18	36,000.00	-11,993.82	66.68%
Dues & Subscriptions (SDA) - D1	0.00	316.22	1,500.00	-1,183.78	21.08%
Dues & Subscriptions (SDA) - D2	0.00	1,237.50	500.00	737.50	247.5%
Dues & Subscriptions (SDA) - D3	0.00	225.02	500.00	-274.98	45.0%
Elections	0.00	2,272.94			
Insurance - D1	0.00	-50.00	1,600.00	-1,650.00	-3.13%
Insurance - D2	445.00	-2,076.00	3,000.00	-5,076.00	-69.2%
Insurance - D3	445.00	2,966.00	1,600.00	1,366.00	185.38%
Legal	2,400.49	24,342.80	8,000.00	16,342.80	304.29%
Miscellaneous	0.00	46.24			
<b>Total Expense</b>	<u>15,621.67</u>	<u>68,114.00</u>	<u>67,300.00</u>	<u>814.00</u>	<u>101.21%</u>
<b>Net Ordinary Income</b>	<u>-15,621.67</u>	<u>3,394.78</u>	<u>5,402.07</u>	<u>-2,007.29</u>	<u>62.84%</u>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Other Income					
Interest Income	0.00	0.01			
<b>Total Other Income</b>	<u>0.00</u>	<u>0.01</u>			
<b>Total Other Income</b>	<u>0.00</u>	<u>0.01</u>			
<b>Net Other Income</b>	<u>0.00</u>	<u>0.01</u>			
<b>Net Income</b>	<u><u>-15,621.67</u></u>	<u><u>3,394.79</u></u>	<u><u>5,402.07</u></u>	<u><u>-2,007.28</u></u>	<u><u>62.84%</u></u>

Income and Expense by Month  
January through August 2023



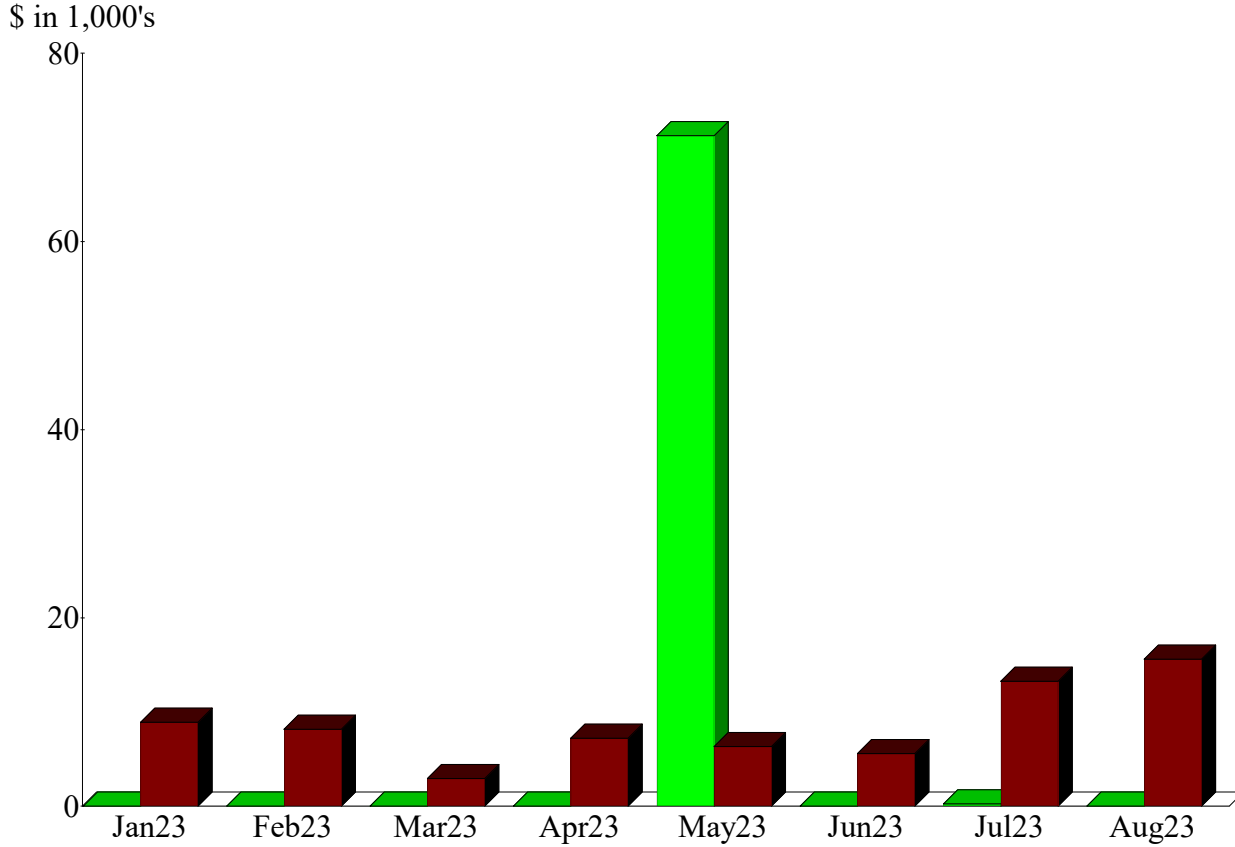
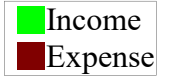
Income Summary  
January through August 2023

Developer Advance	99.64%
Transfer From District 3-O&M	0.36
Other Income	0.01
<b>Total</b>	<b>\$71,508.79</b>



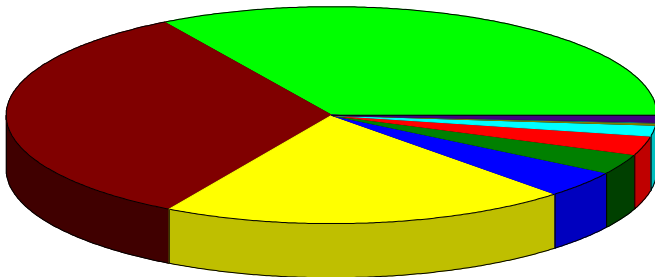
By Account

### Income and Expense by Month January through August 2023



### Expense Summary January through August 2023

Legal	34.66%
District Management	34.18
Audit	21.11
Insurance - D3	4.22
Elections	3.24
Insurance - D2	\$-2,076.00
Dues & Subscriptions (SDA) - D2	1.76
Dues & Subscriptions (SDA) - D1	0.45
Dues & Subscriptions (SDA) - D3	0.32
Insurance - D1	\$-50.00
Other	0.07
<b>Sub-Total</b>	<b>\$68,114.00</b>



By Account

## Bradley Heights Metropolitan District No. 2

## Balance Sheet

09/07/23

As of August 31, 2023

Accrual Basis

	<u>Aug 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
ECB Checking	17,236.84
UMB Bond Account 156470.1	1,389.78
UMB - Project Fund 156470.2	9,042,809.90
<b>Total Checking/Savings</b>	<u>9,061,436.52</u>
<b>Accounts Receivable</b>	
Accounts Receivable	506,831.00
<b>Total Accounts Receivable</b>	<u>506,831.00</u>
<b>Other Current Assets</b>	
Due from District No 3	9.00
Accounts Receivable Other	39.00
Property Tax Receivable	5,955.20
<b>Total Other Current Assets</b>	<u>6,003.20</u>
<b>Total Current Assets</b>	<u>9,574,270.72</u>
<b>Fixed Assets</b>	
Construction in Progress	8,622,891.24
<b>Total Fixed Assets</b>	<u>8,622,891.24</u>
<b>TOTAL ASSETS</b>	<b><u>18,197,161.96</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
Accounts Payable	15,352.00
<b>Total Accounts Payable</b>	<u>15,352.00</u>
<b>Other Current Liabilities</b>	
Accounts Payable Other	0.25
Accrued Interest	2,267,035.00
Due to District 1	4,200.00
Deferred Property Tax Revenue	5,955.20
<b>Total Other Current Liabilities</b>	<u>2,277,190.45</u>
<b>Total Current Liabilities</b>	<u>2,292,542.45</u>
<b>Long Term Liabilities</b>	
Series 2021A Bonds	35,000,000.00
<b>Total Long Term Liabilities</b>	<u>35,000,000.00</u>
<b>Total Liabilities</b>	<u>37,292,542.45</u>
<b>Equity</b>	
Retained Earnings	-2,831,697.44
Net Income	-16,263,683.05
<b>Total Equity</b>	<u>-19,095,380.49</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>18,197,161.96</u></b>

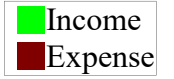
## Bradley Heights Metropolitan District No. 2

### Profit & Loss Budget vs. Actual

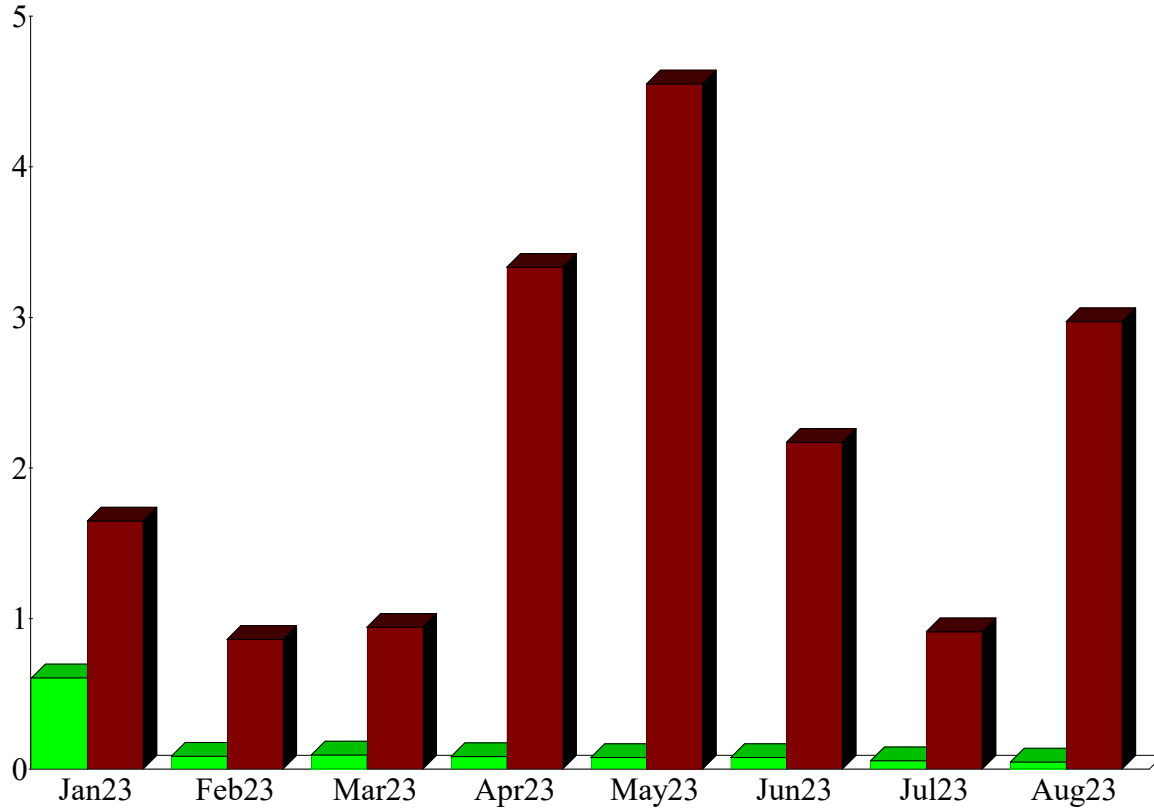
January through August 2023

	TOTAL				
	Aug 23	Jan - Aug 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Transfer From D3 DS Taxes	0.00	773.54	788.09	-14.55	98.15%
CY Property Tax - O&M	0.00	929.80	1,565.20	-635.40	59.41%
PY Tax - O&M	0.00	16.58			
Specific Ownership Tax - O&M	13.07	92.13	109.56	-17.43	84.09%
CY Property Tax - Debt	0.00	2,789.40	4,695.60	-1,906.20	59.41%
PY Tax Debt	0.00	49.72			
Specifice Ownership Tax - Debt	39.22	276.40	328.69	-52.29	84.09%
<b>Impact Fees</b>					
Capital Facility Fees-Platting	0.00	521,826.00			
<b>Total Impact Fees</b>	0.00	521,826.00			
<b>Total Income</b>	52.29	526,753.57	7,487.14	519,266.43	7,035.44%
<b>Expense</b>					
<b>Bond Expense</b>					
Bank Fees	2,554.07	32,587.92	20,000.00	12,587.92	162.94%
Debt Service Interest	0.00	0.00	1,630.54	-1,630.54	0.0%
Paying Agent Fee	0.00	0.00	4,000.00	-4,000.00	0.0%
<b>Total Bond Expense</b>	2,554.07	32,587.92	25,630.54	6,957.38	127.15%
<b>Capital Outlay</b>					
Legal Expense	0.00	3,159.88			
Construction Coordination	4,290.00	4,290.00			
Capital Construction	2,959,152.19	16,548,517.10	21,000,000.00	-4,451,482.90	78.8%
Engineering/Planning	6,503.08	696,475.21	2,000,000.00	-1,303,524.79	34.82%
Project Management	0.00	93,467.13	250,000.00	-156,532.87	37.39%
<b>Total Capital Outlay</b>	2,969,945.27	17,345,909.32	23,250,000.00	-5,904,090.68	74.61%
Transfer to District 1	0.00	0.00	1,651.29	-1,651.29	0.0%
Pledged Facility Fees	0.00	14,995.00			
Treasurer Collection Fee - O&M	0.00	15.74	23.48	-7.74	67.04%
Treasurer Collection Fee - Debt	0.00	40.05	70.43	-30.38	56.87%
<b>Total Expense</b>	2,972,499.34	17,393,548.03	23,277,375.74	-5,883,827.71	74.72%
<b>Net Ordinary Income</b>	-2,972,447.05	-16,866,794.46	-23,269,888.60	6,403,094.14	72.48%
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Interest Income - Debt	46,743.55	603,111.41	100,000.00	503,111.41	603.11%
<b>Total Other Income</b>	46,743.55	603,111.41	100,000.00	503,111.41	603.11%
<b>Net Other Income</b>	46,743.55	603,111.41	100,000.00	503,111.41	603.11%
<b>Net Income</b>	<b>-2,925,703.50</b>	<b>-16,263,683.05</b>	<b>-23,169,888.60</b>	<b>6,906,205.55</b>	<b>70.19%</b>

Income and Expense by Month  
January through August 2023

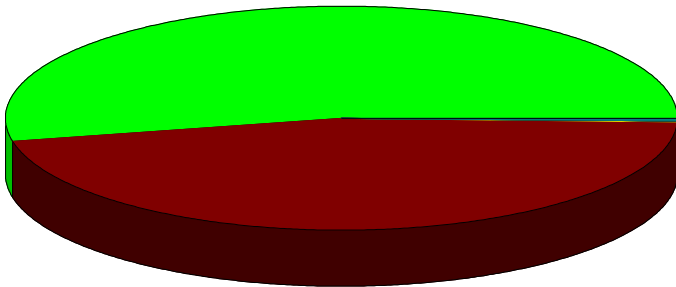


\$ in 1,000,000's



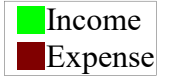
Income Summary  
January through August 2023

Interest Income - Debt	53.38%
Impact Fees	46.18
CY Property Tax - Debt	0.25
CY Property Tax - O&M	0.08
Transfer From D3 DS Taxes	0.07
Specific Ownership Tax - Debt	0.02
Specific Ownership Tax - O&M	0.01
PY Tax Debt	0.01
PY Tax - O&M	0.01
<b>Total</b>	<b>\$1,129,864.98</b>

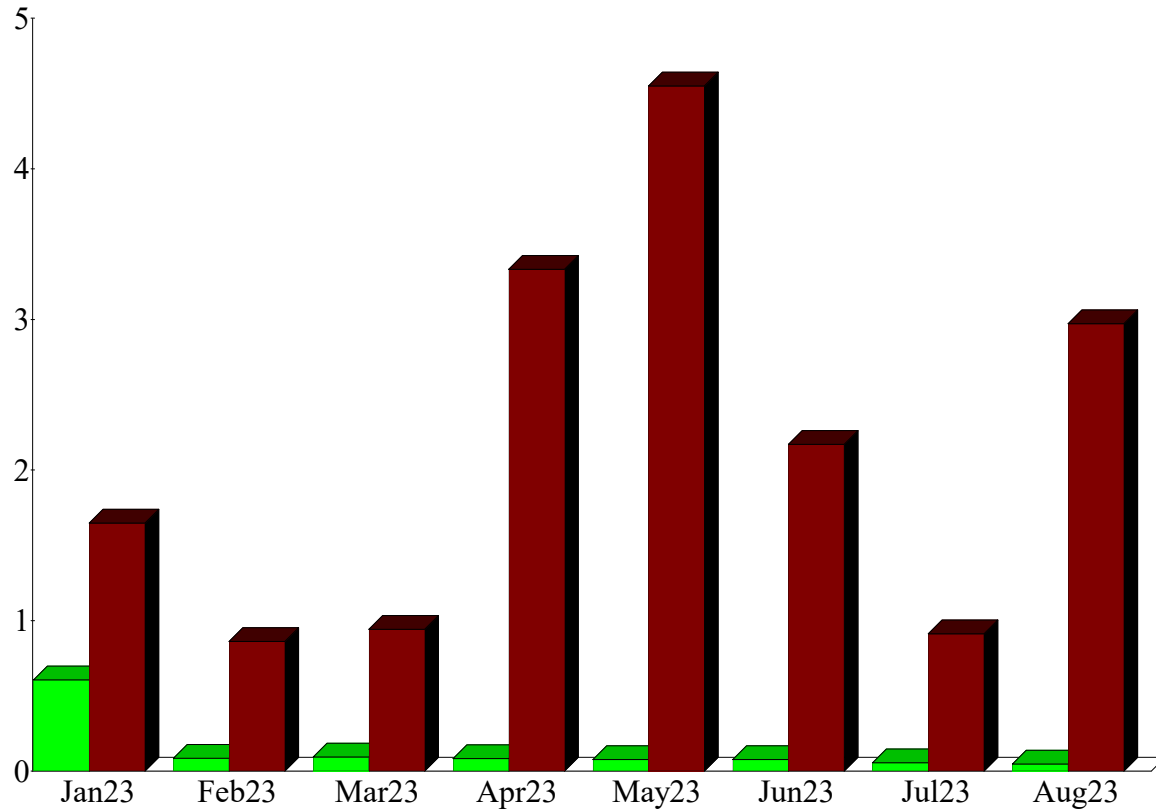


By Account

Income and Expense by Month  
January through August 2023

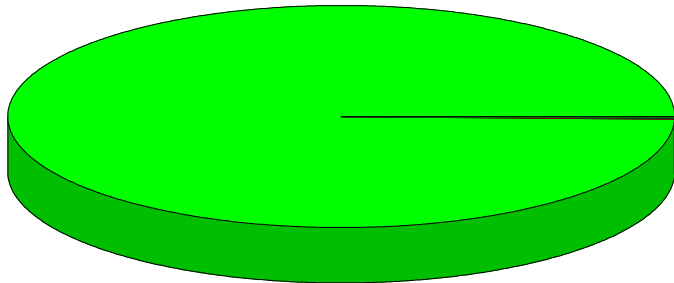


\$ in 1,000,000's



Expense Summary  
January through August 2023

Capital Outlay	99.73%
Bond Expense	0.19
Pledged Facility Fees	0.09
Treasurer Collection Fee - Debt	0.01
Treasurer Collection Fee - O&M	0.01
<b>Total</b>	<b>\$17,393,548.03</b>



By Account

## Bradley Heights Metropolitan District No. 3

## Balance Sheet

As of August 31, 2023

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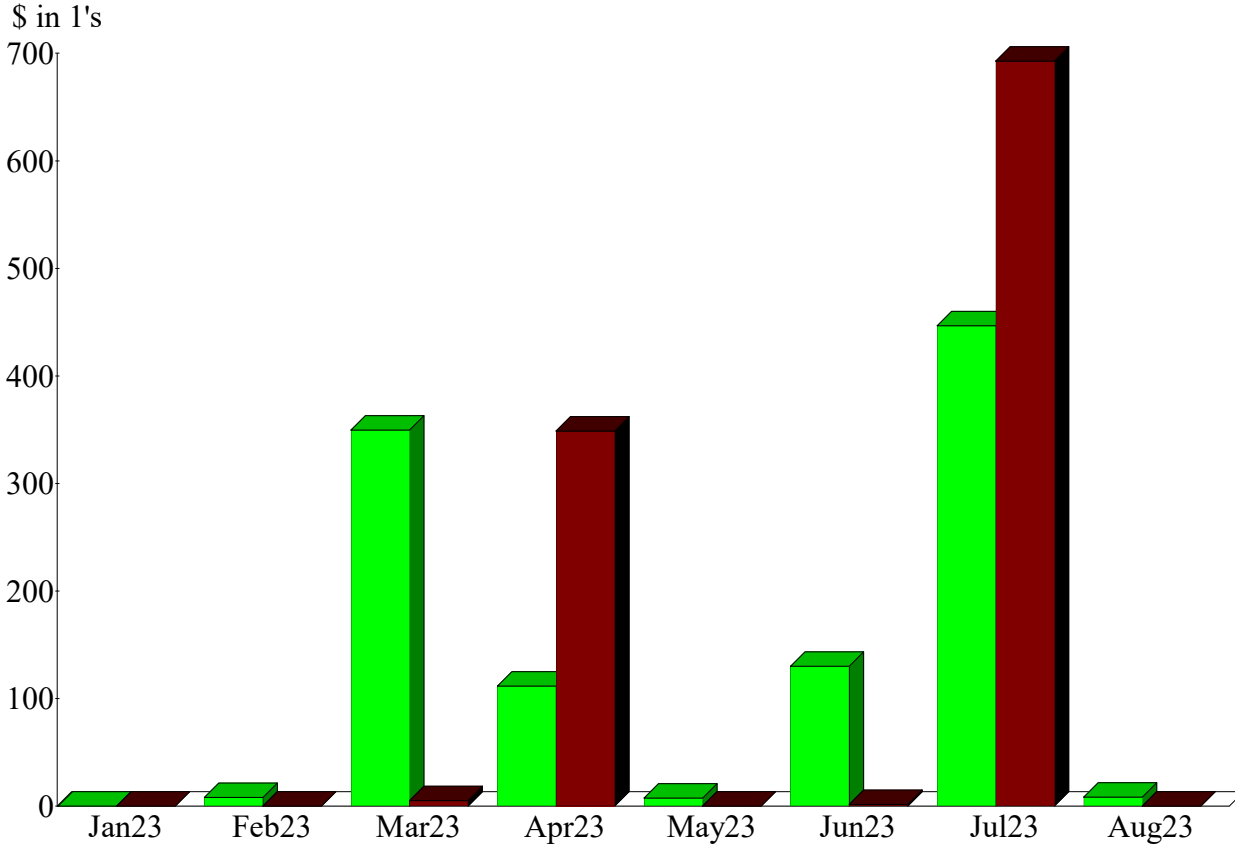
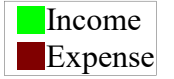
	<u>Aug 31, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
ECB Checking	343.81
Total Checking/Savings	<u>343.81</u>
Total Current Assets	<u>343.81</u>
<b>TOTAL ASSETS</b>	<b><u>343.81</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due To District 1	919.00
Total Other Current Liabilities	<u>919.00</u>
Total Current Liabilities	<u>919.00</u>
Total Liabilities	919.00
Equity	
Retained Earnings	-589.30
Net Income	14.11
Total Equity	<u>-575.19</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>343.81</u></b>



**Bradley Heights Metropolitan District No. 3**  
**Profit & Loss Budget vs. Actual**  
 January through August 2023

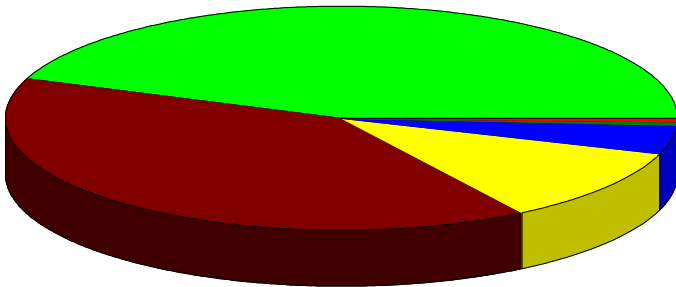
	TOTAL				
	Aug 23	Jan - Aug 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
CY Property Tax - O&M	0.00	115.47	249.00	-133.53	46.37%
PY Tax - O&M	0.00	1.93			
Specific Ownership Tax - O&M	2.08	423.99	17.43	406.56	2,432.53%
CY Property Tax - Debt	0.00	471.20	747.00	-275.80	63.08%
PY Tax - Debt	0.00	5.81			
Specifice Ownership Tax - Debt	6.25	43.99	52.29	-8.30	84.13%
<b>Total Income</b>	<u>8.33</u>	<u>1,062.39</u>	<u>1,065.72</u>	<u>-3.33</u>	<u>99.69%</u>
<b>Expense</b>					
Transfer to D2 DS Taxes	0.00	773.54	788.08	-14.54	98.16%
Treasurer Collection Fee - O&M	0.00	3.75	3.74	0.01	100.27%
Treasurer Collection Fee - Debt	0.00	11.21	11.21	0.00	100.0%
<b>Total Expense</b>	<u>0.00</u>	<u>788.50</u>	<u>803.03</u>	<u>-14.53</u>	<u>98.19%</u>
<b>Net Ordinary Income</b>	<u>8.33</u>	<u>273.89</u>	<u>262.69</u>	<u>11.20</u>	<u>104.26%</u>
<b>Other Income/Expense</b>					
<b>Other Expense</b>					
<b>Other Expense</b>					
Transfer to Dist 1 - Gen Fund	0.00	259.78	262.69	-2.91	98.89%
<b>Total Other Expense</b>	<u>0.00</u>	<u>259.78</u>	<u>262.69</u>	<u>-2.91</u>	<u>98.89%</u>
<b>Total Other Expense</b>	<u>0.00</u>	<u>259.78</u>	<u>262.69</u>	<u>-2.91</u>	<u>98.89%</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>-259.78</u>	<u>-262.69</u>	<u>2.91</u>	<u>98.89%</u>
<b>Net Income</b>	<u><u>8.33</u></u>	<u><u>14.11</u></u>	<u><u>0.00</u></u>	<u><u>14.11</u></u>	<u><u>100.0%</u></u>

Income and Expense by Month  
January through August 2023



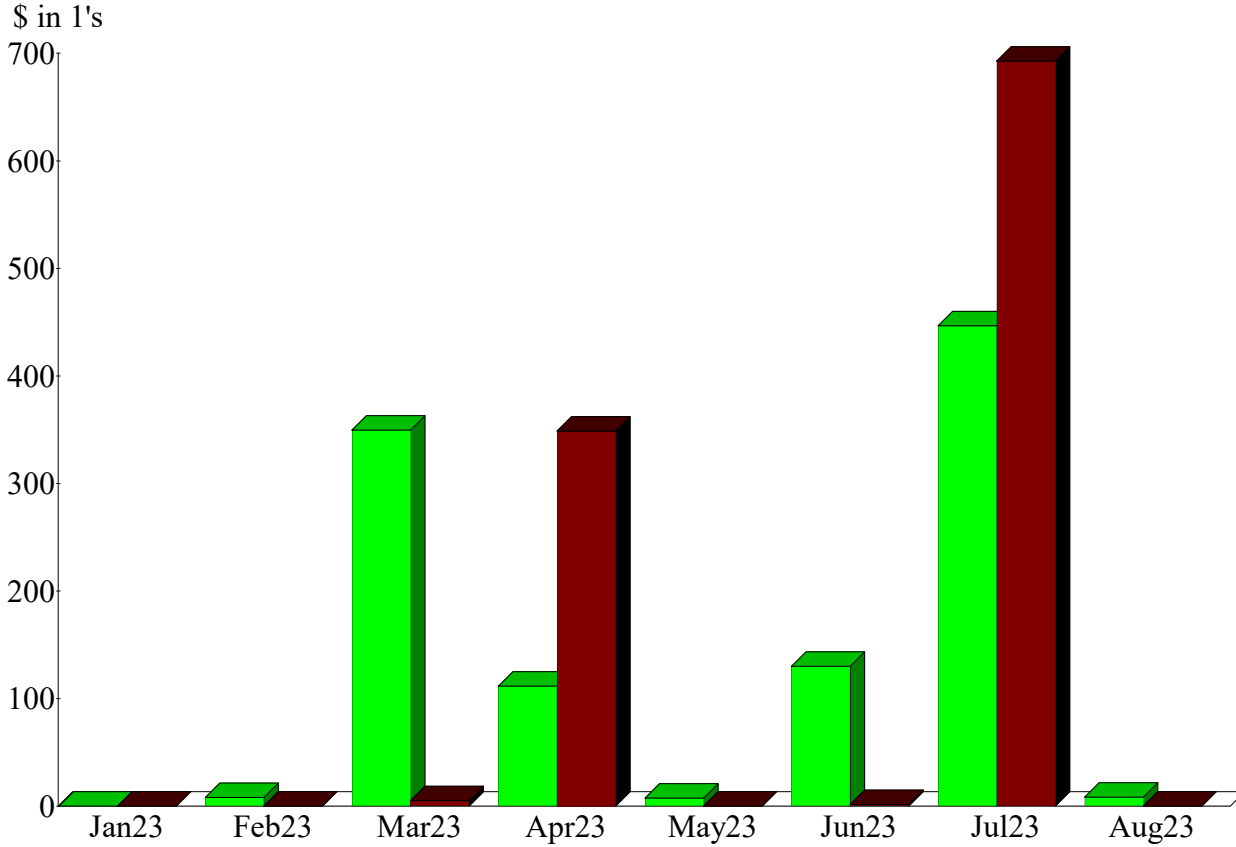
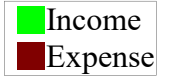
Income Summary  
January through August 2023

CY Property Tax - Debt	44.35%
Specific Ownership Tax - O&M	39.91
CY Property Tax - O&M	10.87
Specifice Ownership Tax - Debt	4.14
PY Tax - Debt	0.55
PY Tax - O&M	0.18
<b>Total</b>	<b>\$1,062.39</b>



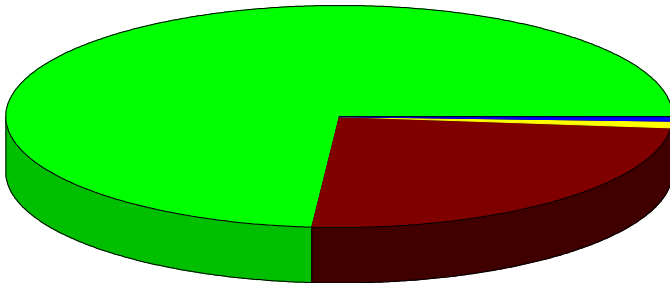
By Account

Income and Expense by Month  
January through August 2023



Expense Summary  
January through August 2023

Transfer to D2 DS Taxes	73.79%
Other Expense	24.78
Treasurer Collection Fee - Debt	1.07
Treasurer Collection Fee - O&M	0.36
<b>Total</b>	<b>\$1,048.28</b>



By Account



# Bradley Heights Metropolitan District No. 1

## PAYMENT REQUEST

9/12/2023

### GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Biggs Kofford	1220611	8/15/2023	\$ 9,325.00	Audit District 2
CO Special Dist Prop & Liability Pool	24PL-60910-1394	9/5/2023	\$ 2,076.00	D3
CO Special Dist Prop & Liability Pool	24WC-60908-0469	8/11/2023	\$ 445.00	D2 - Workers Comp
CO Special Dist Prop & Liability Pool	24WC-60910-0515	8/11/2023	\$ 445.00	D3 - Workers Comp
White Bear Anekele	30082	8/31/2023	\$ 2,400.49	
WSDM District Managers	7639	8/31/2023	\$ 3,006.18	
<b>TOTAL</b>			<b>\$ 17,697.67</b>	

\$17,697.67

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Bradley Heights Metropolitan District

**Bradley Heights Metropolitan District #2**  
**PAYMENT REQUEST**  
9/12/2023

**BOND FUND ACCOUNT**

<b>Company</b>	<b>Invoice</b>	<b>Date</b>	<b>Amount</b>	<b>Comments</b>
Classic Consulting	30061	10/30/2121	\$ 8,740.00	
Frazee	83123	8/31/2023	\$ 222,336.63	Phase 2A
Galloway & Company, Inc	123288	7/18/2023	\$ 4,090.00	
Galloway & Company, Inc	124586	8/14/2023	\$ 1,485.00	
Grundy Construction Management & Cons	BHM-021	7/31/2023	\$ 10,725.50	
Grundy Construction Management & Cons	BHM-022	8/31/2023	\$ 19,816.75	
HDR Engineering, Inc	1200553181	9/5/2023	\$ 10,000.00	
Matrix Design Group	40701	8/31/2023	\$ 55,731.25	
Matrix Design Group	40712	8/31/2023	\$ 3,837.50	
UMB	95512	8/9/2023	\$ 4,000.00	
Wildcat Construction Inc.	75187-15	8/31/2023	\$ 1,858,392.02	
<b>TOTAL</b>			<b>\$ 2,199,154.65</b>	

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Bradley Heights Metropolitan District

