



BRADLEY HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Regular Board Meeting
Tuesday, December 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 November 14, 2023, Meeting Minutes and November 14, 2023 Town Hall 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 November 30, 2023 (enclosure)
 - b. Review and Approve Payables through December 12, 2023 (enclosure)
 - c. Review and Consider Adoption of Resolution Concerning District Imposition and Collection of Plat Drainage Fee

9. Legal Matters
10. Other Business
 - a. Next Regular Meeting scheduled: January 9, 2024, 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 12th day of December, 2023, at 119 North Wahsatch Ave., Colorado Springs, CO 80903, and via tele/videoconferencing at the following: <https://video.cloudoffice.avaya.com/join/109995525> United States: [+1 \(213\) 463-4500](tel:+12134634500) Access Code: 109-995-525 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 NOVEMBER 14, 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, November 14, 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
Bryan Long, Vice President
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
Rylee DeLong, 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 President Case II.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Ms. Harris 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 Long moved to approve the Agenda as presented; seconded by Director O’Sullivan. Motion passed unanimously.

4. Approval of October 10, 2023 Meeting Minutes: After review, Director O’Sullivan moved to approve the October 10, 2023 Minutes; seconded by Director Byers. Motion passed unanimously.
5. District Manager Report
 - a. Service Plan Amendment Status: Mr. Walker reported on the Service Plan Amendment and the hearing with City Council is Scheduled for December. The Amendment changes District 2 O&M mill levy from 10 mills to 20 mills.
 - b. Right-of-way Acquisition Update: Mr. Walker provided an update on the right-of-way acquisition, that we are working on processing a quit claim deed.
6. President of the Board Report: President Case II noted updates will be provided and discussed on the Agenda.
7. Development Status Review
 - a. Engineering Update: Mr. Grundy presented the monthly engineering and construction report.
 - 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: Mr. Odor provided an update on the 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 the Change Order for crediting the traffic signal materials for Wildcat. Director O’Sullivan moved to approve the Change Order for crediting the traffic signal materials; seconded by Director Robert Case. Motion passed unanimously.
 - d. Update on Construction Budget and Assurance: Mr. Smith provided an update on the construction budget. A cash flow analysis will be done and presented at the next meeting.
 - e. Redemption Hill Church: There was no update.
 - f. Challenger Homes: Director Byers provided an update on Challenger Homes and noted preparations to pave Phase 3 this week. The next plat to be recorded is for filing 1 in late December. All paving should be done up to Bradley Landing by the first week of December.
 - g. Bradley Ridge: Director O’Sullivan provided an update on Bradley Ridge and reported they are moving forward in the platting process.
8. Financial Matters
 - a. Approve Unaudited Financial Reports through October 31, 2023: After review, Director O’Sullivan moved to approve the Unaudited Financial Reports through October 31, 2023; seconded by Director Robert Case. Motion passed unanimously.
 - b. Review and Approve Payables through November 14, 2023: Ms. Harris presented the payables through November 14, 2023 and noted the \$2.1 Million payment on the bond. After review, Director O’Sullivan moved to approve the payables through November 14, 2023 as presented including the \$2.1 Million bond payment; seconded by Director Byers. Motion passed unanimously.
 - c. Public Hearing on 2023 Budget Amendments: Director O’Sullivan opened the public hearing on the 2023 Budget Amendments; seconded by Director Robert Case. Motion passed unanimously. Ms. Harris presented the 2023 Budget Amendments. After no public comment, the public hearing was closed.
 - i. Consider Adoption of District 1 Resolution Amending 2023 Budget
 - ii. Consider Adoption of District 2 Resolution Amending 2023 Budget
 - iii. Consider Adoption of District 3 Resolution Amending 2023 Budget: There was no budget amendment needed for District 3.

- d. Public Hearing on 2024 Budget: Director O’Sullivan opened the public hearing on the 2024 Budget; seconded by Director Robert Case. Motion passed unanimously. Ms. Harris presented the 2024 Budget. After no public comment, the public hearing was closed. The Board authorized the imposition of District No. 2 maximum allowed operations and maintenance mill levy under the Service Plan as of the day to certify the mill levy, whether it is 20 mills adjusted or 10 mills adjusted. Director O’Sullivan moved to approve and adopt the 2023 Budget Amendments as discussed and the 2024 Budgets as proposed with the mill levy pending the Service Plan Amendment; seconded by Director Robert Case. Motion passed unanimously.
 - i. Consider Adoption of District 1 Resolution Adopting 2024 Budget
 - ii. Consider Adoption of District 2 Resolution Adopting 2024 Budget
 - iii. Consider Adoption of District 3 Resolution Adopting 2024 Budget
- e. Review and Consider Adoption of Resolution Concerning District Imposition and Collection of Plat Drainage Fee: Ms. Harris noted that WSDM is still working on this item, and it will be ready by the next meeting. The Board tabled this item.

9. Legal Matters

- a. Review and Consider Approval of WSDM – District Managers Engagement Letter: After review, Director O’Sullivan moved to approve the WSDM – District Managers Engagement Letter; seconded by Director Robert Case. Motion passed unanimously.
- b. Review and Consider Approval of BiggsKofford 2023 Audit Engagement Letter for District 2: After review, Director O’Sullivan moved to approve the BiggsKofford 2023 Audit Engagement Letter for Districts 2 and 3; seconded by Director Robert Case. Motion passed unanimously.
- c. Review and Consider Approval of BiggsKofford 2023 Audit Engagement Letter for District 3: There was no additional discussion.
- d. Discuss and Adopt the Meeting Schedule for 2024: The Board scheduled the 2024 meetings for the second Tuesday of each month at 9:00 a.m.
- e. Consider Adoption of 2024 Annual Administrative Resolution: Ms. Harris presented the 2024 Annual Administrative Resolution. After review, Director O’Sullivan moved to approve the 2024 Annual Administrative Resolution and 2024 Renewal of Liability and Property Insurance; seconded by Director Byers. Motion passed unanimously.
- f. Consider Approval of 2024 Renewal of Liability and Property Insurance: Ms. Harris presented the 2024 Renewal of Liability and Property Insurance. It was approved in the above combined motion.

10. Other Business

- a. Next Regular Meeting scheduled: December 12, 2023, at 9:00 a.m.

11. Adjourn: The Board unanimously adjourned the meeting at 10:12 a.m.

Respectfully Submitted,

By: Recording Secretary





**MINUTES OF THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BRADLEY HEIGHTS METROPOLITAN DISTRICT NO. 2
HELD NOVEMBER 14, 2023, AT 8:30 A.M.**

Pursuant to §32-1-903(6), C.R.S., the annual meeting of the Board of Directors of the Bradley Heights Metropolitan District No. 2 was held on Tuesday, November 14, 2023, at 8:30 a.m., at 119 N Wahsatch Ave, Colorado Springs, CO, 80903 and virtually via video teleconference.

Attendance

In attendance were Directors:

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

Also in attendance were:

Rebecca Harris, WSDM
Rylee DeLong, WSDM
K. Sean Allen, Esq., White Bear Ankele Tanaka & Waldron

1. Call to Order: Ms. Harris called the meeting to order at 8:31 a.m.
2. Current Public Infrastructure Projects Within the District: Ms. Harris provided a presentation on the current public infrastructure projects within the District.
3. Current Bond Status: Ms. Harris provided a presentation on the current bond status.
4. Review Current Year to Last Month Unaudited Financial Statements: Ms. Harris presented a review of the current unaudited financial statements.
5. Open Floor for Questions: There was no public comment.
6. Adjourn: The meeting was adjourned at 8:37 a.m.

Respectfully Submitted,

Secretary



Bradley Heights Metropolitan District No. 1

Balance Sheet

12/05/23

As of November 30, 2023

Accrual Basis

	<u>Nov 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB - Checking	3,993.56
Total Checking/Savings	3,993.56
Accounts Receivable	
Accounts Receivable	9,400.00
Total Accounts Receivable	9,400.00
Other Current Assets	
Due From District 3	785.19
Due From District 2	4,200.00
Total Other Current Assets	4,985.19
Total Current Assets	18,378.75
TOTAL ASSETS	18,378.75
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	62,793.07
Total Accounts Payable	62,793.07
Total Current Liabilities	62,793.07
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	179,643.07
Equity	
Retained Earnings	-142,576.11
Net Income	-18,688.21
Total Equity	-161,264.32
TOTAL LIABILITIES & EQUITY	18,378.75

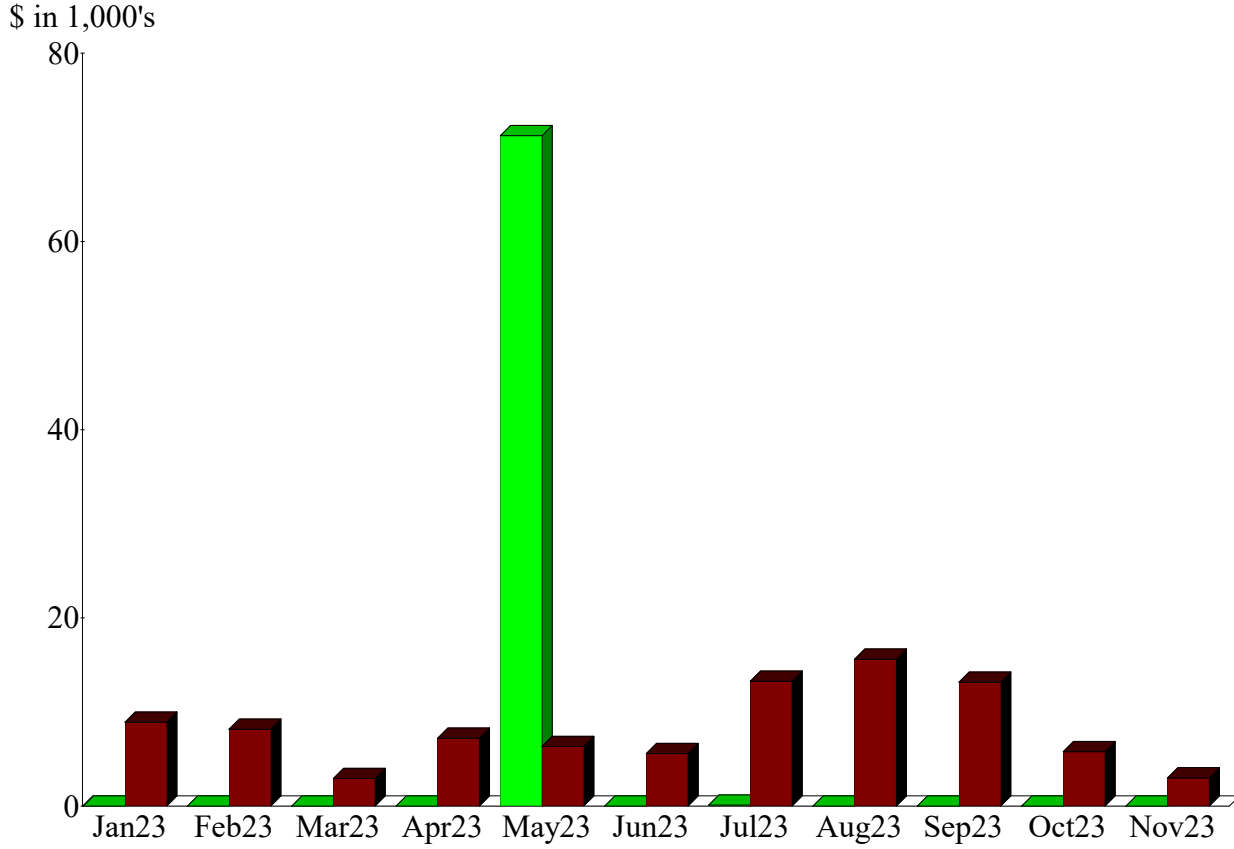
Bradley Heights Metropolitan District No. 1

Profit & Loss Budget vs. Actual

January through November 2023

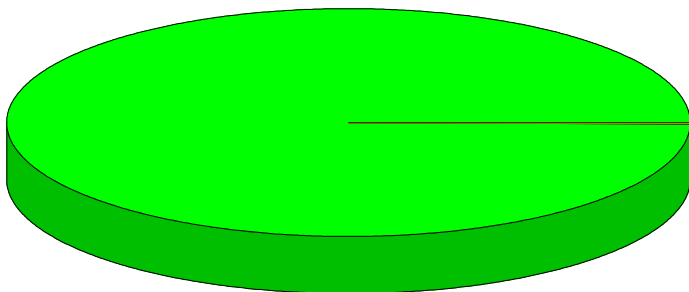
	TOTAL				
	Nov 23	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Developer Advance	0.00	71,249.00	70,000.00	1,249.00	101.78%
Transfer From District 2-O&M	0.00	0.00	1,651.29	-1,651.29	0.0%
Transfer From District 3-O&M	0.00	134.97	1,050.78	-915.81	12.85%
Total Income	<u>0.00</u>	<u>71,383.97</u>	<u>72,702.07</u>	<u>-1,318.10</u>	<u>98.19%</u>
Expense					
Audit	0.00	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	34,124.73	36,000.00	-1,875.27	94.79%
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	2,141.00	1,600.00	541.00	133.81%
Insurance - D2	0.00	250.00	3,000.00	-2,750.00	8.33%
Insurance - D3	0.00	5,292.00	1,600.00	3,692.00	330.75%
Legal	0.00	29,339.44	8,000.00	21,339.44	366.74%
Miscellaneous	0.00	46.24			
Total Expense	<u>3,006.18</u>	<u>90,072.19</u>	<u>67,300.00</u>	<u>22,772.19</u>	<u>133.84%</u>
Net Ordinary Income	<u>-3,006.18</u>	<u>-18,688.22</u>	<u>5,402.07</u>	<u>-24,090.29</u>	<u>-345.95%</u>
Other Income/Expense					
Other Income					
Other Income					
Interest Income	0.00	0.01			
Total Other Income	<u>0.00</u>	<u>0.01</u>			
Total Other Income	<u>0.00</u>	<u>0.01</u>			
Net Other Income	<u>0.00</u>	<u>0.01</u>			
Net Income	<u><u>-3,006.18</u></u>	<u><u>-18,688.21</u></u>	<u><u>5,402.07</u></u>	<u><u>-24,090.28</u></u>	<u><u>-345.95%</u></u>

Income and Expense by Month
January through November 2023



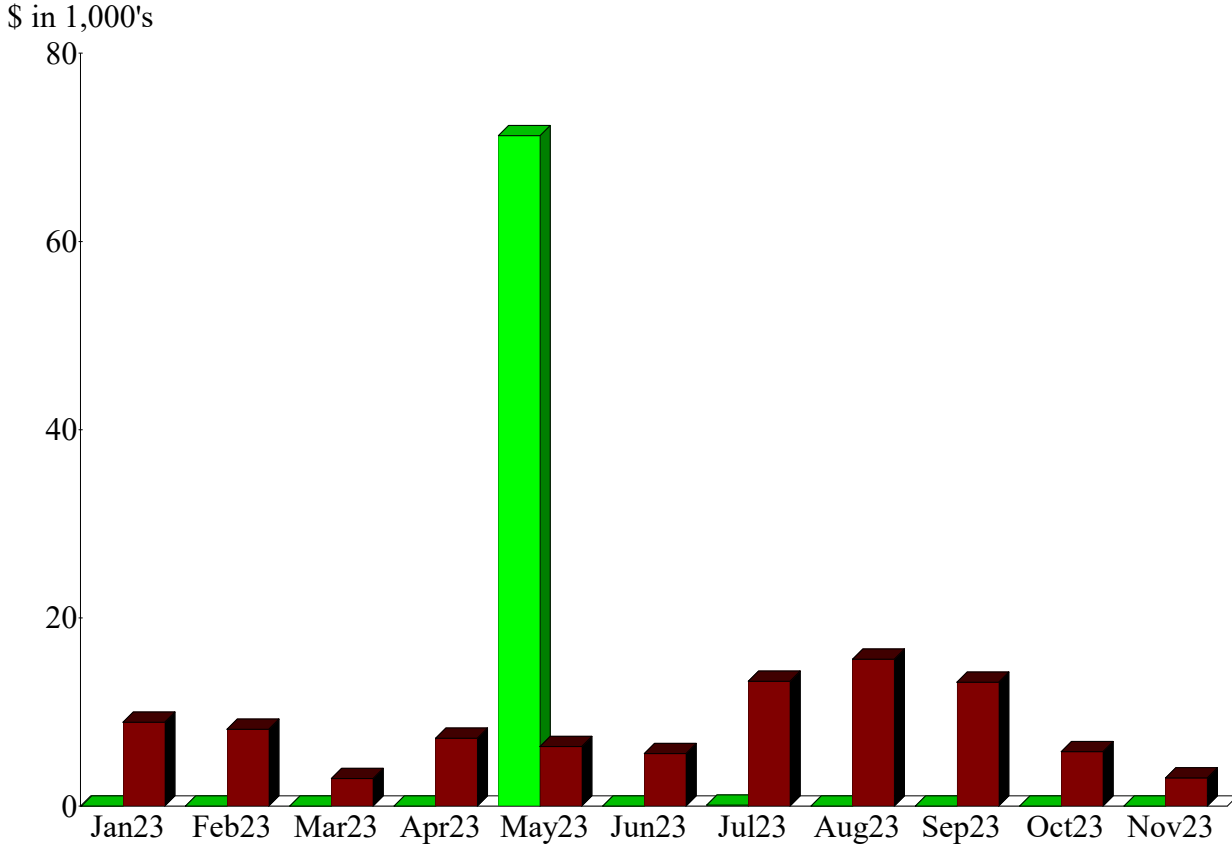
Income Summary
January through November 2023

Developer Advance	99.81%
Transfer From District 3-O&M	0.19
Other Income	0.01
Total	\$71,383.98



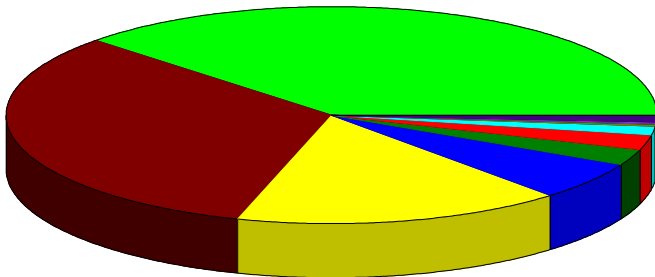
By Account

Income and Expense by Month
January through November 2023



Expense Summary
January through November 2023

District Management	37.89%
Legal	32.57
Audit	16.46
Insurance - D3	5.88
Elections	2.52
Insurance - D1	2.38
Dues & Subscriptions (SDA) - D2	1.37
Dues & Subscriptions (SDA) - D1	0.35
Insurance - D2	0.28
Dues & Subscriptions (SDA) - D3	0.25
Other	0.05
Total	\$90,072.19



By Account

Bradley Heights Metropolitan District No. 2

Balance Sheet

12/06/23

As of November 30, 2023

Accrual Basis

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	18,671.33
UMB Bond Account 156470.1	37,508.96
UMB - Project Fund 156470.2	5,350,707.28
Total Checking/Savings	5,406,887.57
Accounts Receivable	
Accounts Receivable	14,995.00
Total Accounts Receivable	14,995.00
Other Current Assets	
Due from District No 3	9.00
Accounts Receivable Other	39.00
Property Tax Receivable	5,955.20
Total Other Current Assets	6,003.20
Total Current Assets	5,427,885.77
Fixed Assets	
Construction in Progress	8,622,891.24
Total Fixed Assets	8,622,891.24
TOTAL ASSETS	14,050,777.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	25,069.69
Total Accounts Payable	25,069.69
Other Current Liabilities	
Accrued Interest	2,267,035.00
Due to District 1	4,200.00
Deferred Property Tax Revenue	5,955.20
Total Other Current Liabilities	2,277,190.20
Total Current Liabilities	2,302,259.89
Long Term Liabilities	
Series 2021A Bonds	35,000,000.00
Total Long Term Liabilities	35,000,000.00
Total Liabilities	37,302,259.89
Equity	
Retained Earnings	-2,831,697.44
Net Income	-20,419,785.44
Total Equity	-23,251,482.88
TOTAL LIABILITIES & EQUITY	14,050,777.01

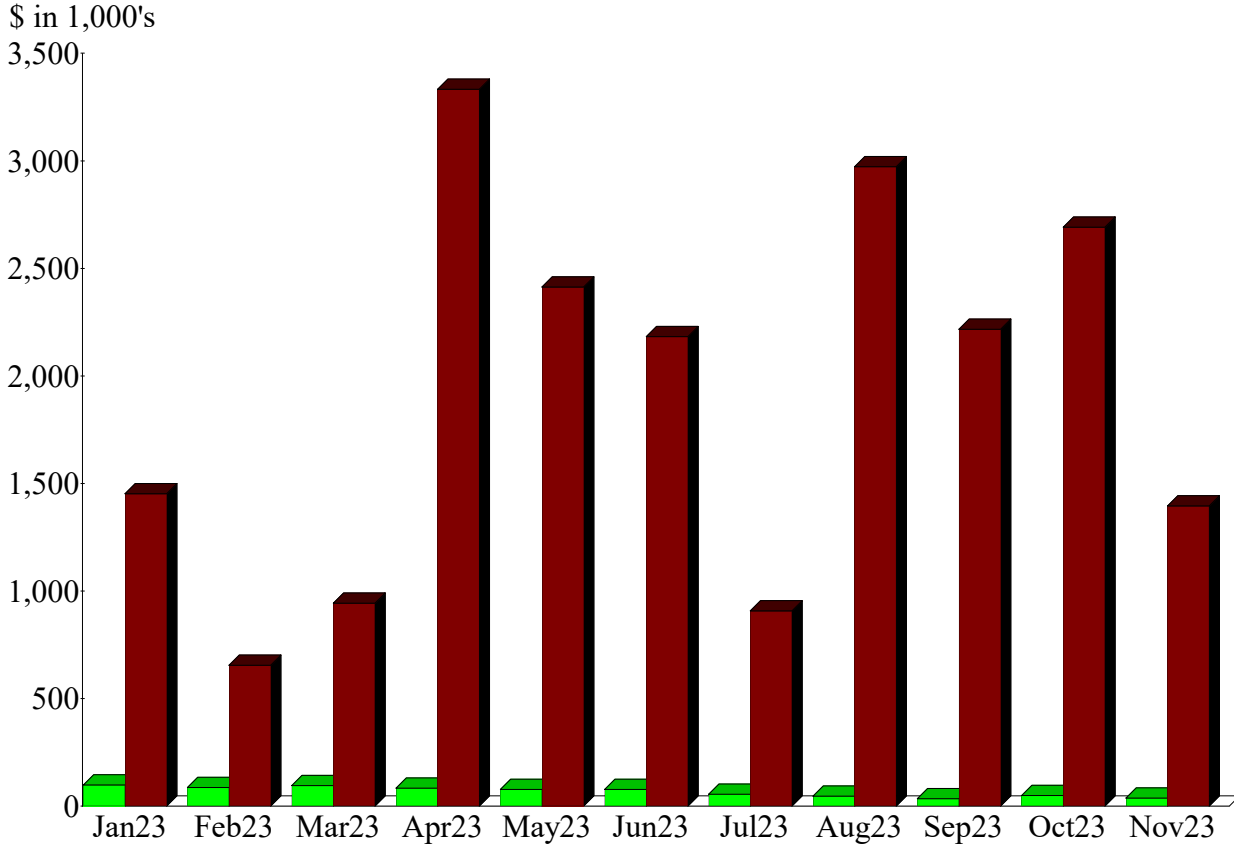
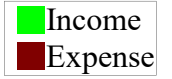
Bradley Heights Metropolitan District No. 2

Profit & Loss Budget vs. Actual

January through November 2023

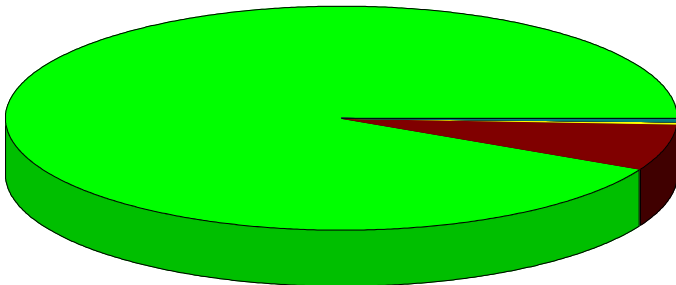
	TOTAL				
	Nov 23	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Transfer From D3 DS Taxes	0.00	773.54	788.09	-14.55	98.15%
CY Property Tax - O&M	0.00	929.80	1,565.20	-635.40	59.41%
PY Tax - O&M	0.00	16.58			
Specific Ownership Tax - O&M	14.04	135.45	109.56	25.89	123.63%
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	42.10	406.33	328.69	77.64	123.62%
Impact Fees					
Capital Facility Fees-Platting	14,995.00	50,983.00			
Total Impact Fees	14,995.00	50,983.00			
Total Income	15,051.14	56,083.82	7,487.14	48,596.68	749.07%
Expense					
Miscellaneous	0.00	9,325.00			
Bond Expense					
Bank Fees	1,324.58	37,627.80	20,000.00	17,627.80	188.14%
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%
Total Bond Expense	1,324.58	37,627.80	25,630.54	11,997.26	146.81%
Capital Outlay					
Legal Expense	0.00	3,159.88			
Construction Coordination	0.00	9,865.00			
Capital Construction	1,297,833.60	20,078,623.29	21,000,000.00	-921,376.71	95.61%
Engineering/Planning	76,973.20	863,692.19	2,000,000.00	-1,136,307.81	43.19%
Project Management	19,845.50	163,700.38	250,000.00	-86,299.62	65.48%
Total Capital Outlay	1,394,652.30	21,119,040.74	23,250,000.00	-2,130,959.26	90.84%
Transfer to District 1	0.00	0.00	1,651.29	-1,651.29	0.0%
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%
Total Expense	1,395,976.88	21,166,049.33	23,277,375.74	-2,111,326.41	90.93%
Net Ordinary Income	-1,380,925.74	-21,109,965.51	-23,269,888.60	2,159,923.09	90.72%
Other Income/Expense					
Other Income					
Interest Income - Debt	23,318.41	690,180.07	100,000.00	590,180.07	690.18%
Total Other Income	23,318.41	690,180.07	100,000.00	590,180.07	690.18%
Net Other Income	23,318.41	690,180.07	100,000.00	590,180.07	690.18%
Net Income	-1,357,607.33	-20,419,785.44	-23,169,888.60	2,750,103.16	88.13%

Income and Expense by Month
January through November 2023



Income Summary
January through November 2023

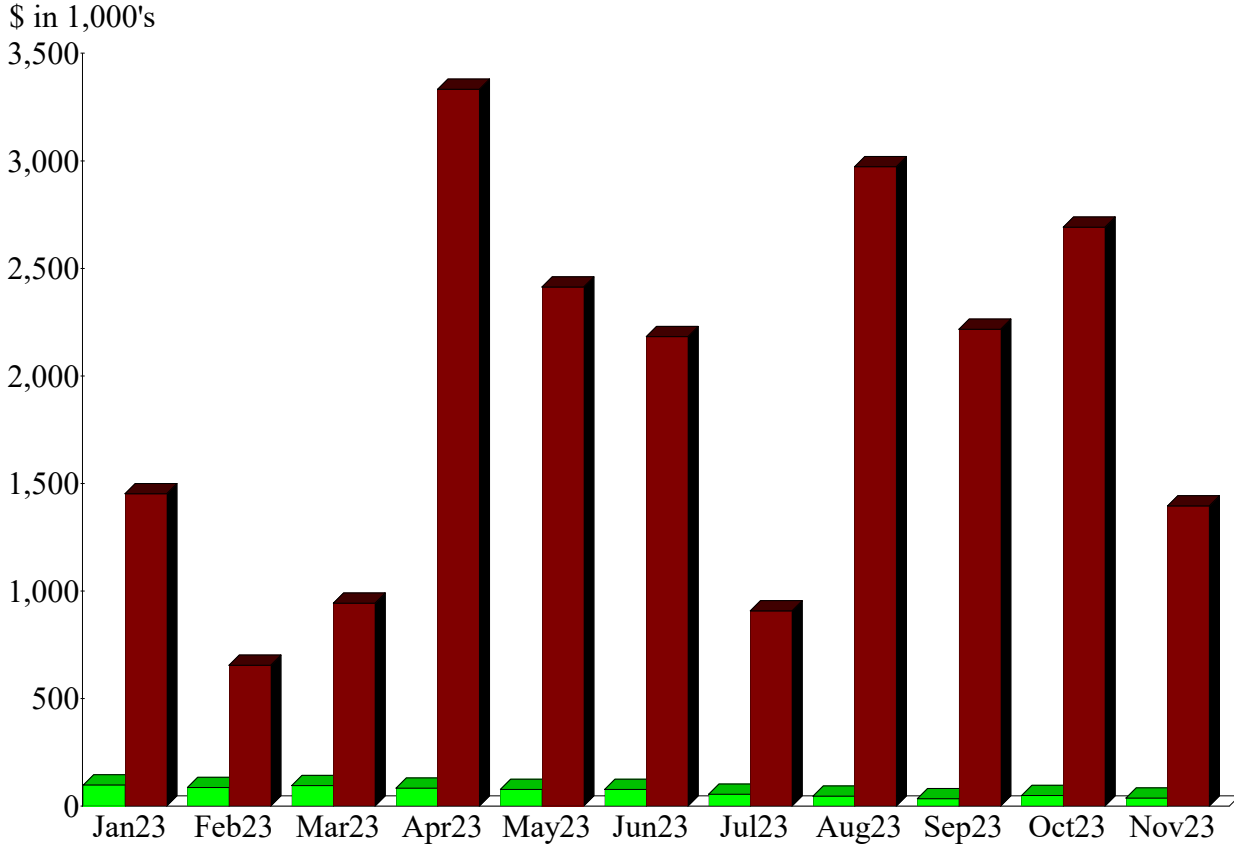
Interest Income - Debt	92.48%
Impact Fees	6.83
CY Property Tax - Debt	0.37
CY Property Tax - O&M	0.12
Transfer From D3 DS Taxes	0.10
Specifice Ownership Tax - Debt	0.05
Specific Ownership Tax - O&M	0.02
PY Tax Debt	0.01
PY Tax - O&M	0.01
Total	\$746,263.89



By Account

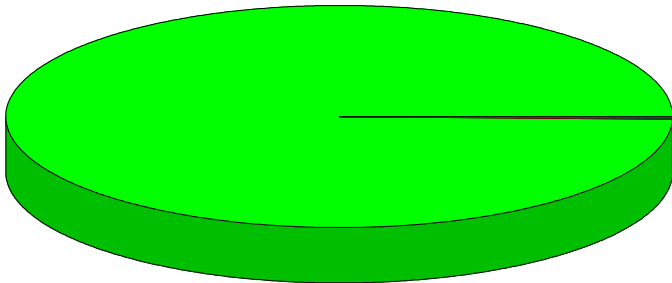
Income and Expense by Month
January through November 2023

Income
Expense



Expense Summary
January through November 2023

Capital Outlay	99.78%
Bond Expense	0.18
Miscellaneous	0.04
Treasurer Collection Fee - Debt	0.01
Treasurer Collection Fee - O&M	0.01
Total	\$21,166,049.33



By Account

Bradley Heights Metropolitan District No. 3

Balance Sheet

12/05/23

As of November 30, 2023

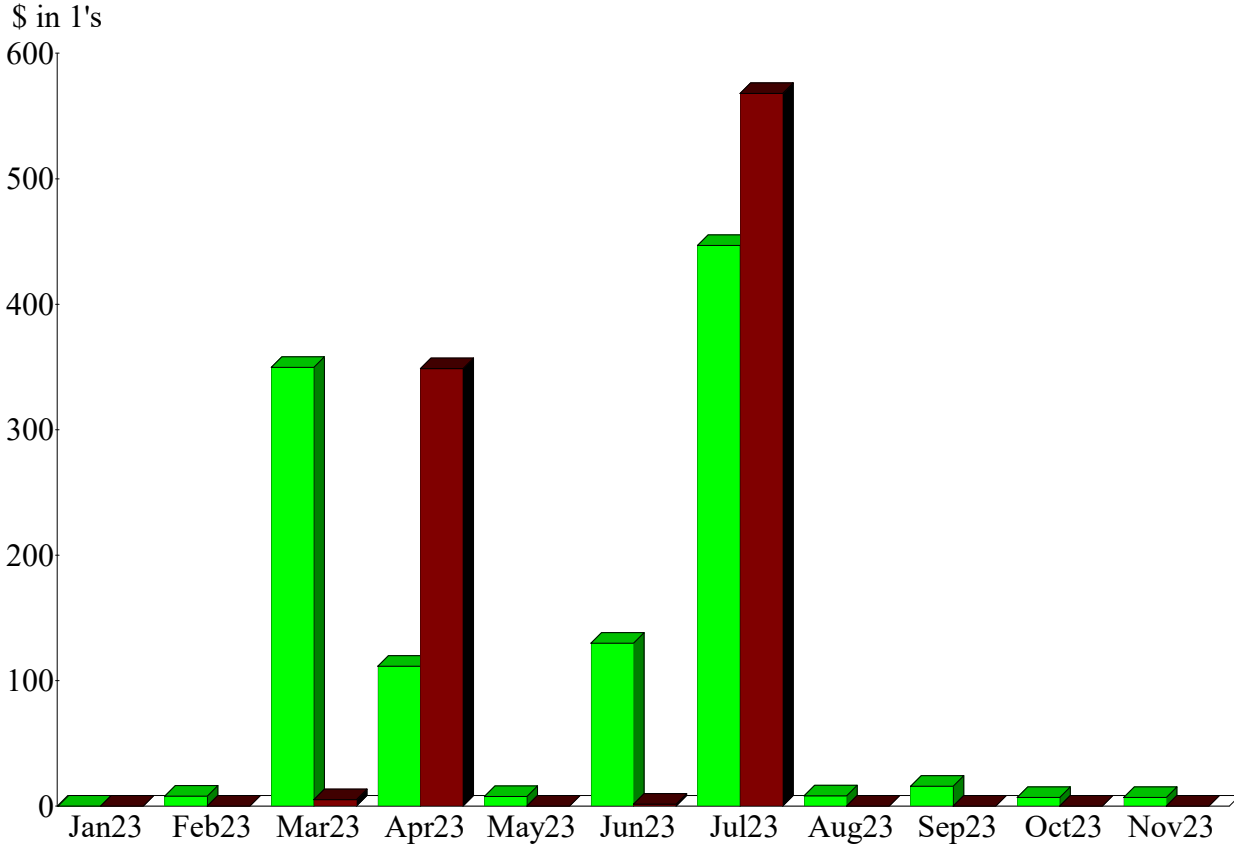
Accrual Basis

	<u>Nov 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
ECB Checking	373.81
Total Checking/Savings	<u>373.81</u>
Total Current Assets	<u>373.81</u>
TOTAL ASSETS	<u>373.81</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due To District 1	794.19
Total Other Current Liabilities	<u>794.19</u>
Total Current Liabilities	<u>794.19</u>
Total Liabilities	794.19
Equity	
Retained Earnings	-589.30
Net Income	168.92
Total Equity	<u>-420.38</u>
TOTAL LIABILITIES & EQUITY	<u>373.81</u>

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

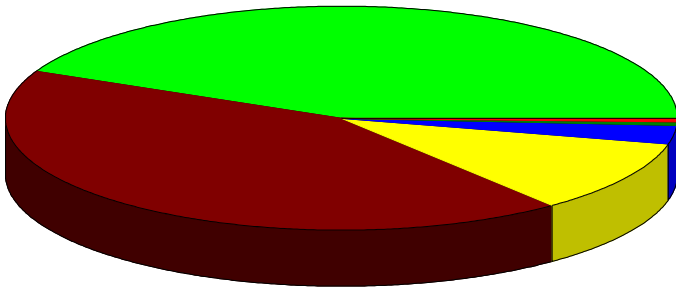
	TOTAL				
	Nov 23	Jan - Nov 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
CY Property Tax - O&M	0.00	115.47	249.00	-133.53	46.37%
PY Tax - O&M	0.00	1.93			
Specific Ownership Tax - O&M	1.76	30.91	17.43	13.48	177.34%
CY Property Tax - Debt	0.00	471.20	747.00	-275.80	63.08%
PY Tax - Debt	0.00	5.81			
Specifcice Ownership Tax - Debt	5.26	467.07	52.29	414.78	893.23%
Total Income	7.02	1,092.39	1,065.72	26.67	102.5%
Expense					
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%
Total Expense	0.00	788.50	803.03	-14.53	98.19%
Net Ordinary Income	7.02	303.89	262.69	41.20	115.68%
Other Income/Expense					
Other Expense					
Other Expense					
Transfer to Dist 1 - Gen Fund	0.00	134.97	262.69	-127.72	51.38%
Total Other Expense	0.00	134.97	262.69	-127.72	51.38%
Total Other Expense	0.00	134.97	262.69	-127.72	51.38%
Net Other Income	0.00	-134.97	-262.69	127.72	51.38%
Net Income	7.02	168.92	0.00	168.92	100.0%

Income and Expense by Month
January through November 2023



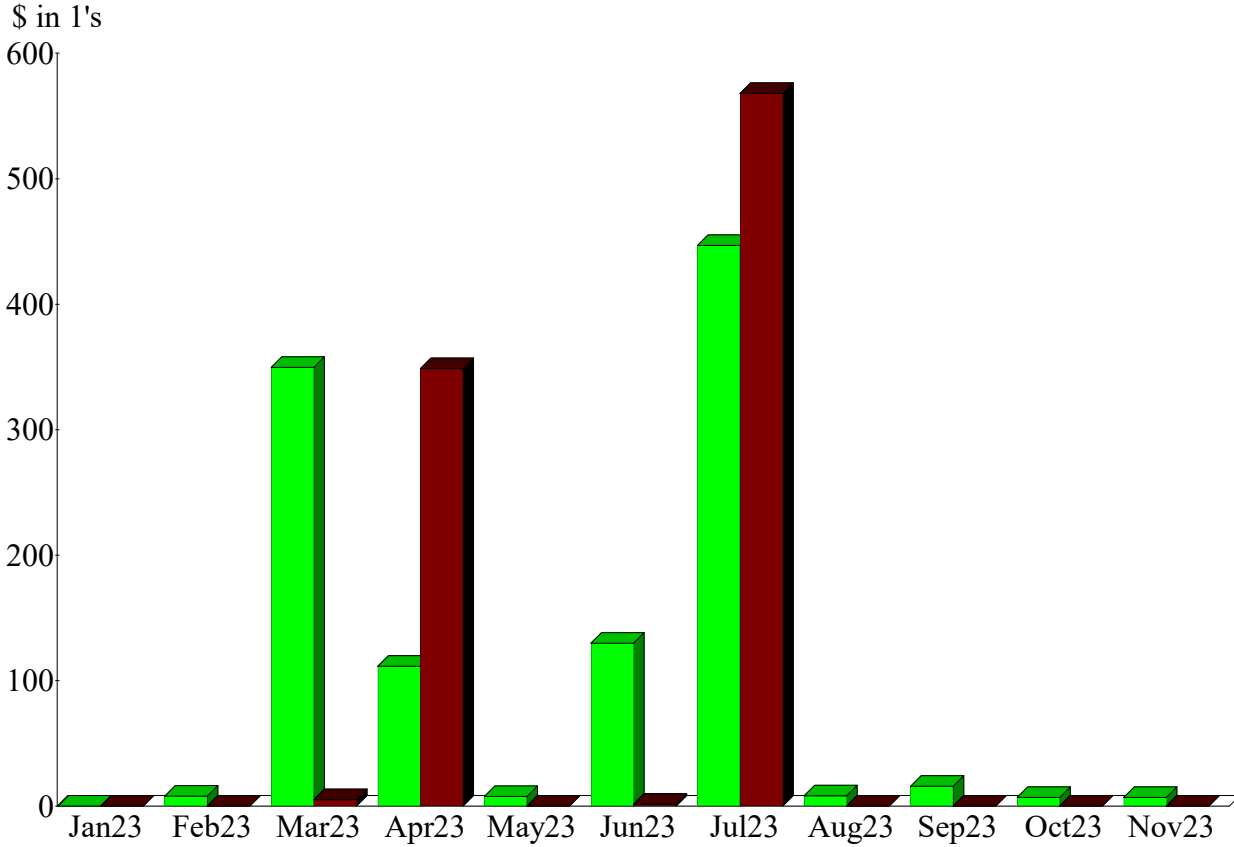
Income Summary
January through November 2023

CY Property Tax - Debt	43.13%
Specifice Ownership Tax - Debt	42.76
CY Property Tax - O&M	10.57
Specific Ownership Tax - O&M	2.83
PY Tax - Debt	0.53
PY Tax - O&M	0.18
Total	\$1,092.39



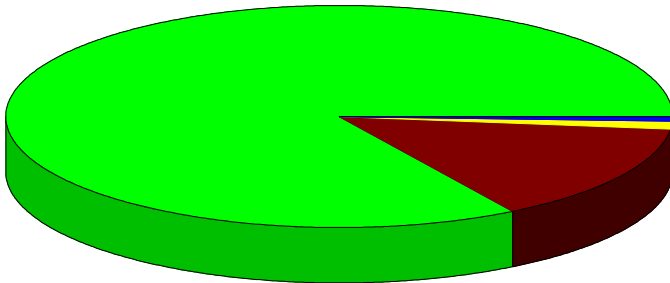
By Account

Income and Expense by Month
January through November 2023



Expense Summary
January through November 2023

Transfer to D2 DS Taxes	83.76%
Other Expense	14.62
Treasurer Collection Fee - Debt	1.21
Treasurer Collection Fee - O&M	0.41
Total	\$923.47



By Account



Bradley Heights Metropolitan District No. 1

PAYMENT REQUEST

12/12/2023

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Biggs Kofford	111995	7/24/2023	\$ 5,500.00	Audit District 3
Biggs Kofford	111994	8/15/2023	\$ 9,325.00	Audit District 2
CO Special Dist Prop & Liability Pool	24PL-60612-1190	9/5/2023	\$ 1,941.00	District 1
CO Special Dist Prop & Liability Pool	24WC-60908-0469	8/11/2023	\$ 445.00	District 2
CO Special Dist Prop & Liability Pool	24WC-60910-0515	8/11/2023	\$ 445.00	District 3
CO Special Dist Prop & Liability Pool	24PL-60910-1394	9/5/2023	\$ 2,076.00	District 3
CO Special Dist Prop & Liability Pool	24PL-60908-1381	9/5/2023	\$ 2,076.00	District 2
RLI Surety	674428	9/1/2023	\$ 250.00	District 1
RLI Surety	674431	9/1/2023	\$ 250.00	District 2
RLI Surety	674434	9/1/2023	\$ 250.00	District 3
Timothy F Brewer	14728	9/30/2023	\$ 613.71	
White Bear Anekele	28125	5/30/2023	\$ 3,348.68	
White Bear Anekele	29069	6/30/2023	\$ 2,587.22	
White Bear Anekele	29188	7/31/2023	\$ 4,764.95	
White Bear Anekele	30082	8/31/2023	\$ 2,400.49	
White Bear Anekele	30252	9/30/2023	\$ 2,702.94	
White Bear Anekele	30730	10/31/2023	\$ 1,679.99	
WSDM District Managers	7434	5/31/2023	\$ 3,006.18	
WSDM District Managers	7471	6/30/2023	\$ 3,006.18	
WSDM District Managers	7603	7/31/2023	\$ 3,000.00	
WSDM District Managers	7639	8/31/2023	\$ 3,006.18	
WSDM District Managers	7677	9/30/2023	\$ 3,006.19	
WSDM District Managers	7721	10/31/2023	\$ 4,106.18	
WSDM District Managers	7761	11/30/2023	\$ 3,006.18	
TOTAL			\$ 62,793.07	

\$62,793.07

Bradley Heights Metropolitan District

Balance Per Bank 11/30/23	3,993.56
5/8 Invoice Marksheffel Woodmen Inv	6,000.00
5/16 Invoice Phi Real Estate Services	3,400.00
Payables Due	(62,793.07)
1/2 2024 Developer Advance	(42,500.00)
Funds Needed	(91,899.51)

Developer Advance Requested \$ 92,000.00

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

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Biggs Kofford	111994	7/24/2023	\$ 9,325.00	
WSDM	62023	6/20/2023	\$ 107.00	BHMD Reimbursed for WSDM CC Pmt

UMB Bank	Check 2043	14154.44	Project Fund	City of Colorado Springs Refund
UMB Bank	Check 2044	\$ 14,995.00	Pledged Rev	5 Capital Facility Fees

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

BOND FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Alpern Myers Stuart, LLC	119909	9/30/2023	\$ 615.00	
Bradley Hights Metropolitan District #2	23-1788	11/14/2023	\$ 1,483.00	
Entech	230832-01	11/1/2023	\$ 10,234.00	
Entech	221539-01	11/1/2023	\$ 4,094.50	
Entech	1152633	10/31/2023	\$ 3,171.25	
Frazee	113023	11/30/2023	\$ 376,066.40	
Galloway & Company, Inc	128037	11/10/2023	\$ 82.50	
Galloway & Company, Inc	128038	11/10/2023	\$ 4,090.00	
Grundy Construction Management & Const	BHM-025	11/30/2023	\$ 19,816.75	
Matrix Design Group	41505	11/27/2023	\$ 10,100.00	
Matrix Design Group	41406	11/21/2023	\$ 21,158.35	
Matrix Design Group	41407	11/21/2023	\$ 7,377.09	
Timothy Brewer	14893	10/31/2023	\$ 781.09	
Wildcat Construction Inc.	75187-18	11/30/2023	\$ 766,827.07	
TOTAL			\$ 1,225,897.00	

Bradley Heights