



TWO BRIDGES

TWO BRIDGES METROPOLITAN DISTRICT PUBLIC NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS

PUBLIC NOTICE is hereby given that a regular meeting of the Board of Directors of the Two Bridges Metropolitan District of the County of Douglas, State of Colorado, shall be held on Wednesday April 09, 2025 at 6:00 p.m. Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373). At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 1st day of April 2025.

TWO BRIDGES METROPOLITAN DISTRICT

By: /s/ Annemarie Tucker
District Manager

Two Bridges Metropolitan District

Regular Board Meeting Agenda

Directors	Office	Term Expiration
Korin Barr	President	May 2025
Karen McCracken	Treasurer	May 2025
Nicole Clark		May 2025
Anne Marie Benish		May 2025
Bryn Larsen		May 2025

Meeting Date: Wednesday April 09, 2025

Meeting Start Time: 6:00pm

Meeting Location: Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2>

Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373).

- I. Roll Call**
- II. Call to Order/Declaration of quorum**
- III. Present disclosures of potential conflicts of interest**
- IV. Administrative Matters**
 - 1) Review and approve meeting agenda
 - 2) Review and consider minutes from the October 07, 2024 board meeting [**Exhibit 01**]
 - 3) Review and consider minutes from October 07, 2024 townhall meeting [**Exhibit 02**]
 - 4) Review and consider minutes from January 03, 2024 special meeting [**Exhibit 03**]
 - 5) Review and consider minutes from January 28, 2024 special meeting [**Exhibit 04**]
 - 6) Review and consider updated rules and regulations
- V. Enforcement Matters**
 - 1) Enforcement Reports [**Exhibit 07**]
 - 2) Homeowner Appeals [**Exhibit 08**]
- VI. Financial Matters**
 - 1) Review and consider check disbursements [**Exhibit 05**]
 - 2) EOY 2024 Financial [**Exhibit 06**]
- VII. Public Comments – (3 minutes per homeowner)**
- VIII. Director Matters**
 - 1) Status Update – Neighbors’ water
 - 2) Status Update – Land Tract
 - 3) Status Update - Bond
- IX. Adjournment** - The next special board meeting is scheduled for Wednesday, October 15, 2025 at 6:00pm Station 184 at 6120 Bridle Path Lane.

Exhibit 01

TWO BRIDGES METROPOLITAN DISTRICT

Regular Board Meeting Minutes

Meeting Date: Monday October 07, 2024

Meeting Time: 6:02pm to 9:56pm

Meeting Location: Station 184 at 6120 Bridle Path Lane

I. Roll Call (6:02pm)

A regular meeting of the Board of Directors of the Two Bridges (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Korin Barr	President	Present
Karen McCracken	Treasurer	Present
Aaron Argabright		Absent (excused)
Vacancy		
Vacancy		

Also, in attendance was district managers Charles Wolfersberger and Annemarie Tucker (Wolfersberger, LLC); and the following homeowners: (1) Ms. Melendez; (2) Mr. and Mrs. Clark; (3) Ms. Pendergraft; (4) Mr. Flinn, (5) Mr. and Mrs. Self; (6) Mr. and Mrs. Jensen; (7) Mr. Wehrer; (8) Mr. Netsch; (9) Mr. Joyce; (10) Mr. Cline; (11) Mr. Larsen; (12) Ms. Guzman, (13) Ms. Edwards and (14) Mr. and Mrs. Benish were in attendance.

II. Call to Order

Director Barr noted a quorum of the Board was present, the Directors confirmed their qualifications to serve and, therefore, called the regular meeting of the Board of Directors of the District to order.

III. Present disclosures of potential conflicts of interest

The Board reviewed the agenda for the meeting, following which each director disclosed no conflicts of interest with the business to be discussed and conducted.

IV. Administrative Matters

- 1) Review and consider meeting agenda The Board reviewed the agenda. Director Barr motioned to approved the agenda as amended. Director McCracken seconded the motion and the Board voted 2-0 to approve the agenda.

- 2) Review and consider April 10, 2024 meeting minutes: The Board reviewed the meeting minutes. Director Barr motioned to approve the minutes as presented. Director McCracken seconded the motion and the Board voted 2-0 to approve the minutes.
- 3) Review and consider May 16, 2024, 2024 townhall meeting minutes: The Board reviewed the meeting minutes. Director Barr motioned to approve the minutes as presented. Director McCracken seconded the motion and the Board voted 2-0 to approve the minutes.
- 4) Review and consider September 16, 2024 townhall meeting minutes: The Board reviewed the meeting minutes. Director Barr motioned to approve the minutes as presented. Director McCracken seconded the motion and the Board voted 2-0 to approve the minutes.
- 5) Review and consider 2025 Administrative Resolution: The District Manager presented and the Board reviewed and discussed the 2025 administrative resolution. The Board agreed to leave all officer positions remaining the same among the directors. Director McCracken motioned to approve the 2025 Administrative Resolution as presented. Director Barr seconded the motion and the Board voted 2-0 to approve the motion.

Action Item #1: The District Manager will post the 2024 administrative resolution on the District's website.

- 6) Review and consider 2025 Election Resolution: The Board reviewed and discussed the 2025 election resolution. Director McCracken motioned to approve the 2025 Election Resolution as presented to the Board. Director Barr seconded the motion and the Board voted 2-0 to approve the motion.
- 7) Review and consider District's policies; Record Inspection and Retention, Conflicts of Interest, Email, Policies and Procedures, Collections and Meeting Conduct and CORA: The Board reviewed the District policies presented by the District Manager. Director Barr motioned to approve the agenda as presented. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.

V. Public Comments

Mr. Joyce thanked the Board for their diligent work to the community. He expressed his concerns regarding parcel of land tracts still owned by LOKAL. He encouraged the Board to continue efforts to ensure the parcels are not turned over to the Metro District until all issues are resolved by LOKAL.

Mr. Jensen expressed concerns regarding speeding throughout the community. He noted that since the road repairs have been completed the speeding has increased. He recommended the Board consider some type of speeding prevention that the county might allow.

VI. Director Matters

Director Barr “It’s really disappointing to see a few residents using social media to slam the board and ARC where it could be more constructive if you just picked up the phone or knocked on our door to have a constructive conversation.”

Path to Open Space: The Department of Douglas County Open Space reached out to the Board to confirm if the Board is okay with residents mowing trail to Bayou Gulch Open Space. The community members in attendance and the Board agreed they are not concerned about the trails at this time.

Status update – Water Right Issue: Director Barr announced that Mr. Larsen has volunteered to help with reviewing documentation along with the District’s Water Engineer regarding the water rights issue. Mr. Larson provided some additional information regarding the operations of wells, reporting requirements based off the decrees, and transfer of water rights that LOKAL did not complete on certain wells in the community. This was only preliminary information, the Board will provide detailed information as it becomes available.

VII. Landscaping Matters

- 1) Status update – Landscaping: District Manager and Director Barr reported the bridge lights have been fixed. Miller Landscaping notified the District that they will not be able to provide landscaping maintenance services for 2025.
- 2) Review and consider 2025 Landscaping Maintenance contract: The Board reviewed the contract submitted by Rocky Mountain Property Managers LLC. Director Barr motioned to approve the contract as submitted. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.
- 3) Review and consider noxious weed mitigation: Mrs. Jenson expressed her concerns and information regarding the chemicals being used by the contractors. She recommended the Board consider using goats for the mitigation. The Board agreed to obtain additional information for the use of goats.
- 4) Review and consider pond clean out bid: District Manager presented bid submitted by Rocky Mountain Property Manager LLC for the cleaning out of all the ponds. Director Barr motioned to approve the bid as submitted. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.
- 5) Mr. Doug Flin mentioned rock veneer is falling off the East Bridge.

VIII. Financial/Contractual Matters:

- 1) Review and consider installation of additional Flock Camera: The Board discussed the possibility of installing additional Flock Camera in the community. The additional cameras will be positioned to record cars going out of the community. Director Barr motioned to approve the installation of two additional cameras. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.
- 2) Review and consider check disbursements: The Board reviewed the schedule of check payments (checks #100043 to #100063 and ck#2) totaling \$62,449.63. Director McCracken motioned to approve the schedule of check payments. Director Barr seconded the motion and the Board voted 2-0 to approve the motion.
- 3) Review 2023 Audit Report: The District Manager reported that 2023 Audit Report has provided a clean audit option. Director Barr motioned to accept the audit option as presented. Director McCracken seconded motion and the Board voted 2-0 to approve the motion.
- 4) Public hearing on District's proposed 2025 budget: Director Barr motioned to open the public hearing at 8:11pm regarding the proposed 2025 Budget. Director McCracken seconded the motion and the Board voted 2-0 to approve. The District Manager reviewed the proposed 2025 budget. Highlights from the review included the following:
 - Raised the 2025 property tax mill levy for the general fund from 15.79 to 17.13 to collect \$82,100 and raise the mill levy for the debt service fund from 53.46 to 55.93 to collect \$268,000.
 - Total property tax assessments for 2025 will be \$350,100 – a 5.6% increase over property tax assessments in 2024.
 - 2025 budgeted expenditures totals \$173,300, which is \$36,300 or 26% higher than 2024 total estimated expenditures primarily due to expenses set aside for anticipated legal fees, a west entrance landscaping initiative, and a possible board of directors election.

Director McCracken motioned to close the 2025 Budget public hearing at 9:25pm. Director Barr seconded the motion and the Board voted 2-0 to approve the motion.

- 5) Consider resolution to adopt 2025 budget, appropriate funds, set mill levies: The District Manager presented the resolution to adopt the 2025 budget, set mill levies and appropriate funds. Director Barr motioned to approve the resolution as presented subject to the mill levy adjustments subject to final assessed valuations from the County Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.

Action Item #2: District Manager will file the 2025 budget with the State of Colorado and the mill levy certification with the County Treasurer.

- 6) Review and consider audit engagement letter from Flynn: The District Manager reviewed the engagement letter submitted by Flynn CPA to audit the District's 2024 annual financial

statements. Director Barr motioned to approve as submitted. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.

Action Item #3: District Manager will forward the signed contract to Flynn CPA

- 7) Review and consider 2024 Director Meeting Stipend Schedule: The Board discussed and agreed to waive receiving stipends for attending board meetings.

IX. Enforcement Matters

- 1) Review and consider covenant enforcement reports: The Board reviewed the covenant enforcement activity summary and detail reports for the period through October 3rd.

Violation Category	# of open violations	# of violations at the fine stage
Front yard landscaping violations	3	-
Backyard landscaping violations	2	-
Home exterior structure violations	3	-
Architectural Guideline violations	4	1
Outside nuisances	-	-
General storage violations	1	-
Fence violations	-	-
Shed maintenance violations	-	-
Vehicle violations	1	-
Trash violations	-	-
Seasonal-related violations (snow removal, holiday lights, etc)	-	-
Total Open Violations	14	1

- 2) Review and consider homeowner appeals: None
- 3) Review and consider Rules and Regulations and Water Wise Design Plans (draft): Director McCracken discussed the changes to the Rules and Regulations recommended by the ARC Committee. Director McCracken motioned to approve the draft pending the water wise design plans. Director Barr seconded the motion and the Board voted 2-0 to approve the motion.
- 4) Public Hearing Public hearing on proposed resolution to certify to the County Treasurer the collection – through the 2025 property tax collection process – of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101 CRS: Director Barr motioned to open 2025 public hearing at 9:43pm regarding the certification of accrued, unpaid fees on property accounts to the Douglas County Treasurer for collection. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion. The District Manager reported that all homeowners with accrued, unpaid fees exceeding \$450 were notified via mail in September regarding the public hearing. The Board noted no property owners with accrued, unpaid fees were present

to address the Board. Director Barr motioned to close the public hearing at 9:55pm. Director McCracken seconded the motion and the Board voted 2-0 to approve the motion.

- 5) Review and consider resolution to certify to the County Treasurer the collection of certain accrued and unpaid fees and charges on property accounts in accordance with 32-1-1101: Director McCracken motioned to approve the resolution regarding certification of accrued, unpaid fees on property accounts to the County Treasurer for collection in 2025. Director Barr seconded the motion and the Board voted 2-0 to approve the motion.

Action Item #4: District Manager will submit all property accounts with accrued, unpaid reimbursable fees to the County Treasurer by December 1st for collection through the respective homeowners' 2025 property tax bills.

X. Community Events - None

XI. Adjournment (9:56pm)

There being no further business to come before the Board, and upon motion duly made by Director Barr and unanimously carried, the meeting was adjourned. The next regular board meeting is scheduled for Wednesday April 09, 2025 at 6:00pm Online video conference site <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373).

Board Member

Date

Exhibit 02

TWO BRIDGES METROPOLITAN DISTRICT

Annual Townhall Meeting Minutes

Meeting Date: Monday October 07, 2024

Meeting Time: 9:57pm to 10:02pm

Meeting Location: Station 184 at 6120 Bridle Path Lane

I. Roll Call (9:57pm)

An annual Townhall of the Board of Directors of the Two Bridges (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Korin Barr	President	Present
Karen McCracken	Treasurer	Present
Aaron Argabright		Absent
Vacancy		
Vacancy		

Also, in attendance was district managers Charles Wolfersberger and Annemarie Tucker (Wolfersberger, LLC); general counsel, and the following homeowners: (1) Ms. Melendez; (2) Mr. and Mrs. Clark; (3) Ms. Pendergraft; (4) Mr. Flinn, (5) Mr. and Mrs. Self; (6) Mr. and Mrs. Jensen; (7) Mr. Wehrer; (8) Mr. Netsch; (9) Mr. Joyce; (10) Mr. Cline; (11) Mr. Larsen; (12) Ms. Guzman, (13) Ms. Edwards and (14) Mr. and Mrs. Benish were in attendance.

II. Call to Order

Director Barr noted a quorum of the Board was present, the Directors confirmed their qualifications to serve and, therefore, called the regular meeting of the Board of Directors of the District to order.

III. Present disclosures of potential conflicts of interest

The Board reviewed the agenda for the meeting, following which each director disclosed no conflicts of interest with the business to be discussed and conducted.

I. Introductions

II. Year in Review

The District Manager reviewed the actions and performance of the community through the 2024 year.

III. Discuss 2025 Budget

IV. Public Comments – None

IV. Adjournment (10:02pm)

There being no further business to come before the Board, and upon motion duly made by Director Barr and unanimously carried, the meeting was adjourned. The next regular board meeting will be held on Wednesday April 09, 2024 at 6:00pm <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373.

Board Member

Date

Exhibit 03

TWO BRIDGES METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Friday January 03, 2025

Meeting Time: 8:59am to 9:02am

Meeting Location: Online video conference site is as follows:

<https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373.

I. Roll Call (8:59am)

A special board meeting of the Board of Directors of the Two Bridges (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Korin Barr	President	Present
Karen McCracken	Treasurer	Present
Aaron Argabright		Absent
Vacancy		
Vacancy		

Also, in attendance was district managers Annemarie Tucker (Wolfersberger, LLC); general counsel, and the one homeowner: (1) Ms. Clark were in attendance.

II. Call to Order

Director Barr noted a quorum of the Board was present, the Directors confirmed their qualifications to serve and, therefore, called the regular meeting of the Board of Directors of the District to order.

III. Present disclosures of potential conflicts of interest

The Board reviewed the agenda for the meeting, following which each director disclosed no conflicts of interest with the business to be discussed and conducted.

IV. Discuss appointment of board member vacancies

Director McCracken motioned appointing Anne Marie Benish and Nicole Clark to serve as board members. Director Barr seconded the motion and the Board voted 2-0 to approve the motion.

I. Public Comments – None

V. Adjournment (9:02am)

There being no further business to come before the Board, and upon motion duly made by Director Barr and unanimously carried, the meeting was adjourned. The next regular board meeting will be held on Wednesday April 09, 2024 at 6:00pm <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373.

Board Member

Date

DRAFT

Exhibit 04

TWO BRIDGES METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Tuesday January 28, 2025

Meeting Time: 11:02am to 11:04am

Meeting Location: Online video conference site is as follows:

<https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373.

I. Roll Call (11:02am)

A special board meeting of the Board of Directors of the Two Bridges (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Korin Barr	President	Present
Karen McCracken	Treasurer	Present
Nicole Clark		Present
Anne Marie Benish		Present
Vacancy		

Also, in attendance was district managers Annemarie Tucker (Wolfersberger, LLC); and no homeowners were in attendance.

II. Call to Order

Director Barr noted a quorum of the Board was present, the Directors confirmed their qualifications to serve and, therefore, called the regular meeting of the Board of Directors of the District to order.

III. Present disclosures of potential conflicts of interest

The Board reviewed the agenda for the meeting, following which each director disclosed no conflicts of interest with the business to be discussed and conducted.

IV. Board Matters

Director Argabright resigned from serving on the Board via email. The Board thanked him for his many years of service to the community.

V. Discuss appointment of board member vacancies

Director McCracken motioned appointing Bryn Larsen to serve as board member. Director Benish seconded the motion and the Board voted 4-0 to approve the motion.

I. Public Comments – None

VI. Adjournment (11:04am)

There being no further business to come before the Board, and upon motion duly made by Director Barr and unanimously carried, the meeting was adjourned. The next regular board meeting will be held on Wednesday April 09, 2024 at 6:00pm <https://www.gotomeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in number (646) 749-3112 and access code #534-031-373.

Board Member

Date

Exhibit 05

Two Bridges Metro District
Check Register
March 31, 2025

Check #	Payment Date	Payee	Amount	Reconciled	Payment Description
100043	4/11/2024	Miller Land Management	\$4,543.46	X	Landscaping
100044	5/6/2024	Woltersberger, LLC	\$7,128.50	X	Management and accounting
100045	5/13/2024	Alyson Scott Law, LLC	\$700.00	X	Legal
2	6/4/2024	Jeff and Susan Netsch	\$150.00	X	Refund
100046	6/6/2024	Altitude Community Law P.C.	\$407.00	X	Enforcement Legal
100047	6/6/2024	Miller Land Management	\$4,552.98	X	Landscaping
100048	6/11/2024	Melvin Jensen	\$1,000.00	X	Website
100049	6/28/2024	Alyson Scott Law, LLC	\$1,330.00	X	Legal
100050	7/1/2024	Brightview Landscape Services, Inc.	\$130.00	X	Landscaping
100051	7/2/2024	Woltersberger, LLC	\$7,145.00	X	Management and accounting
100052	7/5/2024	Altitude Community Law P.C.	\$255.00	X	Enforcement Legal
100053	7/12/2024	Miller Land Management	\$2,309.23	X	Landscaping
100054	7/16/2024	Alyson Scott Law, LLC	\$945.00	X	Legal
100055	8/12/2024	Rocky Mountain Property Managers, LLC	\$3,660.00	X	Ponds
100056	8/12/2024	Miller Land Management	\$2,027.98	X	Landscaping
100057	8/12/2024	Colorado Special Districts Property and Liability Pool	\$445.00	X	Insurance
100058	9/5/2024	Altitude Community Law P.C.	\$1,590.00	X	Enforcement Legal
100059	9/6/2024	High Country Hydrology, Inc	\$540.00	X	Legal Consultanting
100060	9/6/2024	Flynn CPA, LLC	\$8,500.00	X	Auditor
100061	9/11/2024	Woltersberger, LLC	\$7,062.50	X	Management and accounting
100062	9/11/2024	Miller Land Management	\$2,027.98	X	Landscaping
100063	9/25/2024	UMB Bank NA	\$6,000.00	X	Bond Trustee
100064	10/3/2024	Altitude Community Law P.C.	\$94.00	X	Enforcement Legal
100065	10/7/2024	High Country Hydrology, Inc	\$960.00	X	Legal Consultanting
100066	10/16/2024	Rocky Mountain Property Managers, LLC	\$5,600.00	X	Landscaping
100067	10/17/2024	Miller Land Management	\$2,824.51	X	Landscaping
3	10/21/2024	Brandon and Jackie Barnes	\$250.00	X	Refund

100068	11/1/2024	Flock Group, Inc	\$5,900.00	X	Service Fee
100069	11/6/2024	Wolfersberger, LLC	\$7,378.00	X	Management and accounting
100070	11/6/2024	High Country Hydrology, Inc	\$2,040.00	X	Legal Consultanting
100071	11/6/2024	Altitude Community Law P.C.	\$36.00	X	Enforcement Legal
100072	11/15/2024	Colorado Special Districts Property and Liability Pool	\$16,832.00	X	Insurance
100073	11/21/2024	Miller Land Management	\$2,207.98	X	Landscaping
100074	11/29/2024	Alyson Scott Law, LLC	\$1,470.00	X	Legal
100075	12/3/2024	High Country Hydrology, Inc	\$900.00	X	Legal Consultanting
100076	12/13/2024	Alyson Scott Law, LLC	\$8,085.00	X	Legal
100077	12/16/2024	Miller Land Management	\$2,277.98	X	Landscaping
100078	12/23/2024	Flock Group, Inc	\$10,900.00	X	Installation of cameras
100079	1/2/2025	Special District Association	\$534.68	X	Annual Fee
4	1/6/2025	Mary Hoffmann	\$150.00	X	Refund
100080	1/22/2025	Wolfersberger, LLC	\$7,061.00	X	Management and accounting
100081	2/13/2025	High Country Hydrology, Inc	\$420.00		Legal Consultanting
100082	2/21/2025	Alyson Scott Law, LLC	\$2,592.00		Legal
100083	3/4/2025	Wolfersberger, LLC	\$7,137.00		Management and accounting

Checks from #100064 to 100083 and ck#3-4 = \$85,650.15

Exhibit 06

**Two Bridges Metropolitan District
2024 County Treasurer Tax Deposit Activity**

	Deposit in CSAFE Account	Property Taxes	Specific Ownership Taxes	Collection Fees	Interest Income
January	\$ 2,370.95	-	2,370.95	-	-
February	148,780.02	148,998.11	2,016.87	(2,234.96)	-
March	6,002.67	4,144.33	1,879.67	(62.78)	41.45
April	30,392.73	28,771.93	2,052.37	(431.57)	-
May	13,827.34	12,029.09	1,978.68	(180.43)	-
June	129,296.55	129,269.53	1,966.07	(1,939.05)	-
July	12,545.72	10,266.81	2,170.35	(158.00)	266.56
August	2,248.08	87.26	2,158.69	(1.36)	3.49
September	2,013.92	-	2,013.92	-	-
October	2,217.62	-	2,217.62	-	-
November	1,786.13	-	1,786.13	-	-
December	2,226.32	-	2,226.32	-	-
Total	\$ 353,708.05	\$ 333,567.06	\$ 24,837.64	\$ (5,008.15)	\$ 311.50
Budget		\$ 331,600	\$ 29,800	\$ (4,974)	
% of Budget Collected		100.6%	83.3%	100.7%	

Note: The revenue amounts per the monthly County Treasurer distribution statements are deposited into District's CSAFE account in the following month. For example, the revenue per the December County Treasurer distribution statement is deposited into the District's CSAFE account in January.

Two Bridges Metropolitan District
Budget Comparison Report - Operations Fund
1/1/2024 - 12/31/2024

1/1/2024 - 12/31/2024				
Actual	Budget	Variance		
		\$	%	

1/1/2024 - 12/31/2024				Annual Budget
Actual	Budget	Variance		
		\$	%	

Accounts 4000 to 4999 (Revenue)

4000 - Operations and Maint Fee - Developed Lots	108,000	107,000	1,000	1%
4006 - Property Tax Revenue	76,047	75,600	447	1%
4007 - Specific Ownership Tax Revenue	5,663	6,800	(1,137)	-17%
4020 - Covenant Violation Fine Income	450	-	450	100%
4070 - Interest - Op. Checking Account	5	100	(95)	-95%
4072 - Interest - Op. Savings Account	9,771	-	9,771	100%
4074 - Interest - County Treasurer	71	-	71	100%
4100 - Reimb Expenses - Legal Fees	537	-	537	100%
4200 - ARC Review Fee Income	600	1,500	(900)	-60%
4300 - Land Lease Income	1,504	9,000	(7,496)	-83%

Total Revenue \$ 202,648 \$ 200,000 \$ 2,648 1%

TOTAL REVENUES AND INFLOWS \$ 202,648 \$ 200,000 \$ 2,648 1%

108,000	107,000	1,000	1%	107,000
76,047	75,600	447	1%	75,600
5,663	6,800	(1,137)	-17%	6,800
450	-	450	100%	-
5	100	(95)	-95%	100
9,771	-	9,771	100%	-
71	-	71	100%	-
537	-	537	100%	-
600	1,500	(900)	-60%	1,500
1,504	9,000	(7,496)	-83%	9,000

Total Revenue \$ 202,648 \$ 200,000 \$ 2,648 1% \$ 200,000

TOTAL REVENUES AND INFLOWS \$ 202,648 \$ 200,000 \$ 2,648 1% \$ 200,000

Accounts 5000 to 5099 (Administrative Costs)

5000 - Base Management Service Fees	38,100	36,000	(2,100)	-6%
5002 - Collection Fees - County Treasurer	1,142	1,200	58	5%
5005 - Administrative Costs	2,531	2,000	(531)	-27%
5010 - Insurance	6,534	6,800	266	4%
5015 - Audit Fees	8,500	7,000	(1,500)	-21%
5020 - General Legal Consultation Fees	18,007	8,000	(10,007)	-125%
5030 - Board Training	-	3,000	3,000	100%
5095 - Miscellaneous Admin Expense	288	2,300	2,012	87%

Total Administrative Costs \$ 75,102 \$ 66,300 \$ (8,802) -13%

38,100	36,000	(2,100)	-6%	36,000
1,142	1,200	58	5%	1,200
2,531	2,000	(531)	-27%	2,000
6,534	6,800	266	4%	6,800
8,500	7,000	(1,500)	-21%	7,000
18,007	8,000	(10,007)	-125%	8,000
-	3,000	3,000	100%	3,000
288	2,300	2,012	87%	2,300

Total Administrative Costs \$ 75,102 \$ 66,300 \$ (8,802) -13% \$ 66,300

Accounts 5200 to 5299 (Landscaping Costs)

5200 - Base Landscaping Fees	24,336	24,400	64	0%
5205 - Sprinkler Repairs	908	2,500	1,592	64%
5218 - Electricity - Sprinklers	1,547	1,800	253	14%
5230 - Landscaping Projects	-	20,000	20,000	100%
5250 - Detention Pond Maintenance Expenses	9,260	6,500	(2,760)	-42%
5295 - Miscellaneous Landscaping Expenses	-	3,500	3,500	100%

Total Landscaping Costs \$ 36,051 \$ 58,700 \$ 22,649 39%

24,336	24,400	64	0%	24,400
908	2,500	1,592	64%	2,500
1,547	1,800	253	14%	1,800
-	20,000	20,000	100%	20,000
9,260	6,500	(2,760)	-42%	6,500
-	3,500	3,500	100%	3,500

Total Landscaping Costs \$ 36,051 \$ 58,700 \$ 22,649 39% \$ 58,700

Accounts 5300 to 5399 (Capital Asset Maintenance)

5320 - Community Mailbox Maintenance	-	1,000	1,000	100%
5330 - Monument Sign Maintenance	1,464	500	(964)	-193%
5390 - Insurance - Property	10,448	10,000	(448)	-4%

Total Capital Asset Maintenance \$ 11,912 \$ 11,500 \$ (412) -4%

-	1,000	1,000	100%	1,000
1,464	500	(964)	-193%	500
10,448	10,000	(448)	-4%	10,000

Total Capital Asset Maintenance \$ 11,912 \$ 11,500 \$ (412) -4% \$ 11,500

Accounts 5500 to 5599 (Trash Service Costs)

5500 - Trash Removal Services	13,330	13,300	(30)	0%
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Total Trash Service Costs \$ 13,330 \$ 13,300 \$ (30) 0%

13,330	13,300	(30)	0%	13,300
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Total Trash Service Costs \$ 13,330 \$ 13,300 \$ (30) 0% \$ 13,300

Accounts 5600 to 5699 (Media & Social Costs)

5620 - Seasonal Decorations	250	500	250	50%
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Total Media & Social Costs \$ 250 \$ 500 \$ 250 50%

250	500	250	50%	500
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Total Media & Social Costs \$ 250 \$ 500 \$ 250 50% \$ 500

	1/1/2024 - 12/31/2024					1/1/2024 - 12/31/2024					Annual Budget
	Actual	Budget	Variance		Actual	Budget	Variance				
			\$	%			\$	%			
Accounts 5700 to 5799 (Parking Enforcement Costs)											
5920 - Traffic Management Service Costs	5,450	-	(5,450)	-100%	5,450	-	(5,450)	-100%	-		
Total Parking Enforcement Costs	\$ 5,450	\$ -	\$ (5,450)	-100%	\$ 5,450	\$ -	\$ (5,450)	-100%	\$ -		
Accounts 5900 to 5999 (Non-Controllable Costs)											
5904 - Covenant Enforcement Services	3,900	3,900	-	0%	3,900	3,900	-	0%	3,900		
5905 - Covenant Enforcement - Postage/Mailing Costs	473	1,600	1,128	70%	473	1,600	1,128	70%	1,600		
5907 - Legal Fees - Covenant Enforcement	1,520	2,000	480	24%	1,520	2,000	480	24%	2,000		
Total Non-Controllable Costs	\$ 5,893	\$ 7,500	\$ 1,608	21%	\$ 5,893	\$ 7,500	\$ 1,608	21%	\$ 7,500		
Accounts 8100 (Fund Transfers Out)											
8100 - Fund Transfers Out	30,000	30,000	-	0%	30,000	30,000	-	0%	30,000		
Total Fund Transfers Out	\$ 30,000	\$ 30,000	\$ -	0%	\$ 30,000	\$ 30,000	\$ -	0%	\$ 30,000		
TOTAL EXPENSES AND OUTFLOWS	\$ 177,987	\$ 187,800	\$ 9,813	5%	\$ 177,987	\$ 187,800	\$ 9,813	5%	\$ 187,800		
NET INCREASE(DECREASE) IN FUND BALANCE	\$ 24,660	\$ 12,200	\$ 12,460	102%	\$ 24,660	\$ 12,200	\$ 12,460	102%	\$ 12,200		

No assurance is provided on these financial statements
These financial statements do not include a statement of activities
Substantially all disclosures required by GAAP are omitted

Two Bridges Metropolitan District
Budget Comparison Report - Debt Service Fund
1/1/2024 - 12/31/2024

	1/1/2024 - 12/31/2024					1/1/2024 - 12/31/2024					Annual Budget
	Actual	Budget	Variance			Actual	Budget	Variance			
			\$	%				\$	%		
Accounts 4000 to 4999 (Revenue)											
4006 - Property Tax Revenue	257,520	256,000	1,520	1%		257,520	256,000	1,520	1%		256,000
4007 - Specific Ownership Tax Revenue	19,175	23,000	(3,825)	-17%		19,175	23,000	(3,825)	-17%		23,000
4070 - Interest - Op. Checking Account	-	20,000	(20,000)	-100%		-	20,000	(20,000)	-100%		20,000
4072 - Interest - Op. Savings Account	11,696	-	11,696	100%		11,696	-	11,696	100%		-
4074 - Interest - County Treasurer	240	-	240	100%		240	-	240	100%		-
Total Revenue	\$ 288,632	\$ 299,000	\$ (10,368)	-3%		\$ 288,632	\$ 299,000	\$ (10,368)	-3%		\$ 299,000
TOTAL REVENUES AND INFLOWS	\$ 288,632	\$ 299,000	\$ (10,368)	-3%		\$ 288,632	\$ 299,000	\$ (10,368)	-3%		\$ 299,000
Accounts 5000 to 5099 (Administrative Costs)											
5002 - Collection Fees - County Treasurer	3,866	3,900	34	1%		3,866	3,900	34	1%		3,900
5095 - Miscellaneous Admin Expense	-	1,500	1,500	100%		-	1,500	1,500	100%		1,500
Total Administrative Costs	\$ 3,866	\$ 5,400	\$ 1,534	28%		\$ 3,866	\$ 5,400	\$ 1,534	28%		\$ 5,400
Accounts 6000 to 6999 (Debt Costs)											
6000 - Bond Interest Expense - 2018A Bonds	178,594	178,600	6	0%		178,594	178,600	6	0%		178,600
6001 - Bond Interest Expense - 2018B Bonds	59,873	-	(59,873)	-100%		59,873	-	(59,873)	-100%		-
6100 - Bond Trustee Service Fees	-	6,000	6,000	100%		-	6,000	6,000	100%		6,000
Total Debt Costs	\$ 238,467	\$ 184,600	\$ (53,867)	-29%		\$ 238,467	\$ 184,600	\$ (53,867)	-29%		\$ 184,600
TOTAL EXPENSES AND OUTFLOWS	\$ 242,333	\$ 190,000	\$ (52,333)	-28%		\$ 242,333	\$ 190,000	\$ (52,333)	-28%		\$ 190,000
NET INCREASE(DECREASE) IN FUND BALANCE	\$ 46,298	\$ 109,000	\$ (62,702)	-58%		\$ 46,298	\$ 109,000	\$ (62,702)	-58%		\$ 109,000

No assurance is provided on these financial statements
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Substantially all disclosures required by GAAP are omitted

Two Bridges Metropolitan District
Budget Comparison Report - Capital Project Fund
1/1/2024 - 12/31/2024

	1/1/2024 - 12/31/2024					1/1/2024 - 12/31/2024					Annual Budget	
	Actual	Budget	Variance		Actual	Budget	Variance					
			\$	%			\$	%				
Accounts 8000 (Fund Transfers In)												
8000 - Fund Transfers In		30,000	30,000	-	0%		30,000	30,000	-	0%	30,000	
Total Fund Transfers In	\$	30,000	\$	30,000	\$	-		30,000	\$	30,000	\$	30,000
TOTAL REVENUES AND INFLOWS	\$	30,000	\$	30,000	\$	-		30,000	\$	30,000	\$	30,000
NET INCREASE(DECREASE) IN FUND BALANCE	\$	30,000	\$	30,000	\$	-		30,000	\$	30,000	\$	30,000

No assurance is provided on these financial statements
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Exhibit 07

High Prairie International Polo Club Subdivision - Covenant Violation Rollforward Report

Violation Category	10/3/2024	New Violations	Closed Violations	3/31/2025	Monitored Violations	Courtesy Notice	Certified Letter	1st Fine (\$50)	2nd Fine (\$100)	Recurring Attornies
01 - Front Yard Landscaping	3	-	(3)	-	-	-	-	-	-	-
SFH Trees (Front Yard) - Dead/dying	3	-	(3)	-	-	-	-	-	-	-
02 - Back Yard Landscaping	2	2	(2)	2	-	2	-	-	-	-
SFH Trees (Back Yard) - Dead/dying	1	-	-	1	-	1	-	-	-	-
SFH Rockbeds/Planters (Back Yard) - Exposed weed barrier	1	-	(1)	-	-	-	-	-	-	-
SFH Planters (Back Yard) - Inadequately maintained		2	(1)	1	-	1	-	-	-	-
03 - AllyWay	-	-	-	-	-	-	-	-	-	-
04 - Home Exterior	3	-	(2)	1	-	1	-	-	-	-
SFH Excessive delay in improvement project	3	-	(2)	1	-	1	-	-	-	-
05 - Architectural Control	4	4	(8)	-	-	-	-	-	-	-
SFH Drainage Design - Inadequate	1	-	(1)	-	-	-	-	-	-	-
SFH Screening - Installation Required	1	-	(1)	-	-	-	-	-	-	-
SFH Landscaping (Front Yard) - Unapproved changes	1	-	(1)	-	-	-	-	-	-	-
SFH Shed - Unapproved design	1	-	(1)	-	-	-	-	-	-	-
SFH Landscaping (Back yard) - Unapproved changes		2	(2)	-	-	-	-	-	-	-
SFH Lights (Back Yard) - Unapproved installation		1	(1)	-	-	-	-	-	-	-
SFH Gate - Unapproved design		1	(1)	-	-	-	-	-	-	-
06 - Outside Nuisances	-	-	-	-	-	-	-	-	-	-
07 - General Storage	1	1	(2)	-	-	-	-	-	-	-
SFH Backyard/Sideyard storage	1	-	(1)	-	-	-	-	-	-	-
SFH Miscellaneous Items Stored on Side of House		1	(1)	-	-	-	-	-	-	-
08 - Fences & Mailbox Maintenance	-	-	-	-	-	-	-	-	-	-
09 - Sheds	-	-	-	-	-	-	-	-	-	-
10 - Vehicles	1	2	(3)	-	-	-	-	-	-	-
SFH Trailer/boat/RV storage in backyard not allowed	1	-	(1)	-	-	-	-	-	-	-
SFH Commercial vehicles - Parking on lot not approved		1	(1)	-	-	-	-	-	-	-
SFH Trailer/boat/RV parking in driveway		1	(1)	-	-	-	-	-	-	-
11 - Trash	-	1	(1)	-	-	-	-	-	-	-
SFH Trash Bins/Dumpsters		1	(1)	-	-	-	-	-	-	-
12 - Seasonal Issues	-	2	(2)	-	-	-	-	-	-	-
SFH Holiday Decorations - Past deadline		2	(2)	-	-	-	-	-	-	-
Total	14	12	(23)	3	-	3	-	-	-	-