

# MillerLaw<sub>pllc</sub>

1555 California Street No. 505  
Denver CO 80202  
303.285.5320

July 31, 2023

Adams County Clerk & Recorder  
4430 South Adams Parkway  
Brighton, CO 80601

Division of Local Government  
Department of Local Affairs  
1313 Sherman Street, Room 521  
Denver, CO 80203

Office of the State Auditor  
Local Government Audit Division  
1525 Sherman Street, 7th Floor  
Denver, CO 80203

City Council  
City of Thornton  
9500 Civic Center Drive  
Thornton, CO 80229

**RE: 2022 Annual Reports**

To Whom It May Concern:

Enclosed for your records is the annual report for 2022 for the captioned district below.  
Please contact me with any questions or concerns. Thank you.

Bennett Crossing Metropolitan District No. 1

MILLER LAW PLLC

*Sonja Steele*

Sonja Steele  
Paralegal

Enclosures

**BENNETT CROSSING METROPOLITAN DISTRICT NOS. 1-3  
COUNTY OF ADAMS, STATE OF COLORADO**

**ANNUAL REPORT FOR FISCAL YEAR 2022**

Pursuant to the Service Plan for the Bennett Crossing Metropolitan District Nos. 1-3 (the “District”), the District is required to provide an annual report to the with regard to the following matters:

- a. Boundary changes made or proposed;
- b. Copies of the District’s rules and regulations;
- c. A summary of any litigation involving District Public Improvements as of December 31 of the prior year;
- d. Status of the District’s construction of the Public Improvements as of December 31 of the prior year;
- e. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town or other service provider providing service to the property in the District, as of December of the prior year;
- f. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument;
- g. Any inability of the District to pay its obligations as they become due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period; and
- h. Any alternation or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.

**For the year ending December 31, 2022, the District makes the following report:**

- a. Boundary changes made or proposed;  
  
No boundary changes were made during the reporting period.
- b. Copies of the District’s rules and regulations;  
  
The District has no rules or regulations
- c. A summary of any litigation involving District Public Improvements as of December 31 of the prior year;

There is no litigation, pending or threatened, against the District of which we are aware.

- d. Status of the District's construction of the Public Improvements as of December 31 of the prior year;

No public improvements were constructed by the District during the reporting period, and no facilities or improvements have been dedicated to the City as of December 31st of the report year.

- e. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the Town or other service provider providing service to the property in the District, as of December of the prior year;

Gayeski Capital Equities, LLC made the second phase of public improvements in 2022 to Filing 1 which is included in Bennett Crossing Metro District No 2. The town Conditionally Accepted these improvements into warranty ( 2 year period) effective 10/31/2022.

- f. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument;

N/A

- g. Any inability of the District to pay its obligations as they become due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period;

N/A

- h. Any alternation or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.

There were no alterations or revisions to the proposed schedule of Debt issuance as set forth in the Financial Plan.