

# DENVER CONNECTION WEST METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032

## NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Robert A. Johnson	President	2020/May 2020
Craig Wagner	Treasurer	2022/May 2022
Eric McEachen	Assistant Secretary	2020/May 2020
David Brown	Assistant Secretary	2020/May 2020
Jeff McGovern	Assistant Secretary	2022/May 2022
Lisa A. Johnson	Secretary	

DATE: October 23, 2018

TIME: 1:30 P.M.

PLACE: William Lyon Homes  
400 Inverness Parkway, Suite 350  
Englewood, CO 80112

### I. ADMINISTRATIVE MATTERS

A. Present Conflict Disclosures.

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B. Approve Agenda, confirm location of the meeting, posting of meeting notices.

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### II. CONSENT AGENDA

- Review and approve Minutes of the September 25, 2018 regular meeting (enclosure).
  - Ratify approval of Operation and Maintenance Fee Delinquent account process.
  - Ratify approval of Comcast Business Service Order Agreement (enclosure).
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### III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims as follows (enclosure):

Fund	Period Ending Oct. 23, 2018
General	\$ 8,786.92
Debt	\$ -0-
Capital	\$ 634,423.41
<b>Total</b>	<b>\$ 643,210.33</b>

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- B. Consider acceptance of schedule of cash position for the period ending August 31, 2018 updated as of October 10, 2018 (enclosure).
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- C. Conduct Public Hearing to consider Amendment to 2018 Budget and consider adoption of Resolution to Amend the 2018 Budget and Appropriate Expenditures, if necessary (to be distributed).
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- D. Conduct Public Hearing on the proposed 2019 Budget and consider adoption of Resolution to Adopt the 2019 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund \_\_\_\_, Debt Service Fund \_\_\_\_, and Other Fund(s) \_\_\_\_ for a total mill levy of \_\_\_\_ (enclosure – draft 2019 Budget, Preliminary Assessed Valuation, and Resolutions).
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- E. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
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### IV. LEGAL MATTERS

- A. Discuss status of Intergovernmental Agreement between the District and the City and County of Denver regarding Gateway Public Improvements.
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V. COVENANT ENFORCEMENT/DESIGN REVIEW

- A. Review and discuss Community Manager's Report (to be distributed).
- 

1. \_\_\_\_\_

VI. CONSTRUCTION MATTERS

- A. Engineer's Report (enclosure).

1. Discuss status of HUB Facility.
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- a. Review and consider approval of Task Order No. 2 to the MSA with Godden Sudik for Additional Services in the amount of \$15,335 (to be distributed).
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- b. Consider final acceptance of improvements.
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2. Ratify approval of Change Order No. 14 to the MW Golden Contract Concrete and Lighting Changes in the amount of \$25,467 (to be distributed).
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3. Ratify approval of Change Order No. 1 to Brightview, for Trellis Changes in the amount of - \$121,433 (to be distributed).
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4. Consider approval of Change Order No. 2 to Slaton Bros. for Adjustment of Wall Heights in the amount of \$4,600 (to be distributed).
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VII. OTHER BUSINESS

- A. \_\_\_\_\_

VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 27, 2018.**

Denver Connection West Metropolitan District  
October 23, 2018 Agenda  
Page 4

Informational Enclosure: SDMS, Inc. – 2019 Rate Increase Memorandum

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE DENVER CONNECTION WEST METROPOLITAN DISTRICT (THE “DISTRICT”) HELD SEPTEMBER 25, 2018

A regular meeting of the Board of Directors of the Denver Connection West Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, September 25, 2018, at 1:30 p.m., at the offices of William Lyon Homes, 400 Inverness Parkway, Suite 350, Englewood, Colorado 80112. The meeting was open to the public.

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**Directors In Attendance Were:**

Robert A. Johnson  
Craig Wagner  
Eric McEachen  
David Brown  
Jeffrey McGovern

**Also In Attendance Were:**

Lisa A. Johnson; Special District Management Services, Inc.

Samantha Lillehoff, Esq.; McGeady Becher P.C.

Jason Carroll; CliftonLarsonAllen LLP

Kim Fiore; Independent District Engineering Services, LLC

Lisa Loprino; William Lyon Homes

John Field and Robyn Norton; MSI, LLC

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**DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST**

The Board noted that disclosures of potential conflict of interest statements for each of the Directors were filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Lillehoff requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Lillehoff noted for the record that there were no new disclosures made by the Directors

## RECORD OF PROCEEDINGS

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present at the meeting and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting and in accordance with the statutes. It was noted that disclosure statements had been filed for all Directors by the statutory deadline.

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### **ADMINISTRATIVE MATTERS**

**Agenda:** Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Johnson, seconded by Director Wagner and, upon vote unanimously carried, the Agenda was approved, as amended.

**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Johnson, seconded by Director Wagner and, upon vote unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries, or within the county the District is located, to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of this location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxing electors within its boundaries.

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### **CONSENT AGENDA**

The Board considered the following actions:

- Review and approve Minutes of the August 28, 2018 regular meeting.

Following discussion, upon motion duly made by Director Johnson, seconded by Director McEachen and, upon vote unanimously carried, the Board approved the above action.

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### **FINANCIAL MATTERS**

**Claims:** The Board considered approval of the payment of claims as follows:

Fund	Period Ending Sept. 25, 2018
General	\$ 3,817.47
Debt	\$ -0-
Capital	\$ 337,674.86
<b>Total</b>	<b>\$ 341,492.33</b>

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director Johnson, seconded by Director Wagner and, upon vote unanimously carried, the Board approved the payment of claims, as presented.

**Unaudited Financial Statements and Cash Position:** Mr. Carroll presented to the Board the schedule of cash position statement dated June 30, 2018, updated as of September 17, 2018, Property Tax Reconciliation and Schedule of Developer Advances.

Following review, upon motion duly made by Director Wagner, seconded by Director McEachen and, upon vote, unanimously carried, the Board accepted the schedule of cash position statement dated June 30, 2018, updated as of September 17, 2018, Property Tax Reconciliation and Schedule of Developer Advances.

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### **LEGAL MATTERS**

#### **Service Plan Compliance:**

**Prevailing Wages:** There was nothing new to report.

**Small or Disadvantaged Business Enterprises (M/WBE):** There was nothing new to report.

**Public Art:** There was nothing new to report.

**Intergovernmental Agreement between the District and the City and County of Denver regarding Gateway Public Improvements:** Director Johnson provided the Board with an update. He noted that the City approved the agreement between WLH and the city on September 10, 2018, but the Intergovernmental Agreement between the District and the City and County of Denver regarding Gateway Public Improvements is still under negotiation.

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### **CONSTRUCTION MATTERS**

**Engineer's Report:** Ms. Fiore reviewed with the Board the Engineer's Board Meeting Project Status Report dated September 25, 2018. A copy of the report is attached hereto and incorporated herein by this reference. Ms. Fiore also distributed for review a HUB Cost Tracking Log, Summary of Contract Changes, and Substantial Completion and Final Acceptance Log.

**HUB Facility:** Ms. Fiore reported to the Board that construction on the HUB is ongoing.

## RECORD OF PROCEEDINGS

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Task Order No. 2 to Master Services Agreement with Godden Sudik for Additional Services in the amount of \$15,335: The Board deferred discussion at this time.

Final Acceptance of Improvements: It was noted that the District has granted final acceptance to Slaton Bros. on August 30, 2018 and a warranty inspection will occur at the end of the warranty period.

Surveying Services: Ms. Fiore reported to the Board that David Evans is no longer able to provide surveying services and future surveying services will be provided by William Lyon Homes through their contract with EMK.

### COVENANT ENFORCEMENT/ DESIGN REVIEW

Community Manager's Report: No report was presented.

Service Contracts for 2019: The Board discussed services needed in 2019 and directed MSI, LLC to solicit proposals for snow removal services.

Operations and Maintenance Fee Delinquent Accounts: The Board reviewed the drafts of delinquent letters related to past due operations and maintenance fee amounts.

Following review and discussion, upon motion duly made by Director Johnson, seconded by Director McEachen and, upon vote, unanimously carried, the Board approved the delinquent account letters and re-affirmed the transmission of such letters to account holders who are more than 2 quarters delinquent.

In addition, the Board authorized Ms. Johnson to work with delinquent account holders in offering them a payment plan when requested.

### ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Johnson, seconded by Director Wagner and, upon vote unanimously carried, the meeting was adjourned.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting



## RECORD OF PROCEEDINGS

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THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 25, 2018 REGULAR MINUTES OF THE DENVER CONNECTION WEST METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Robert A. Johnson

\_\_\_\_\_  
Craig Wagner

\_\_\_\_\_  
Eric McEachen

\_\_\_\_\_  
David Brown

\_\_\_\_\_  
Jeffrey McGovern

# DENVER CONNECTION WEST METRO DISTRICT

## Board Meeting Project Status

September 25, 2018



### **Project Work**

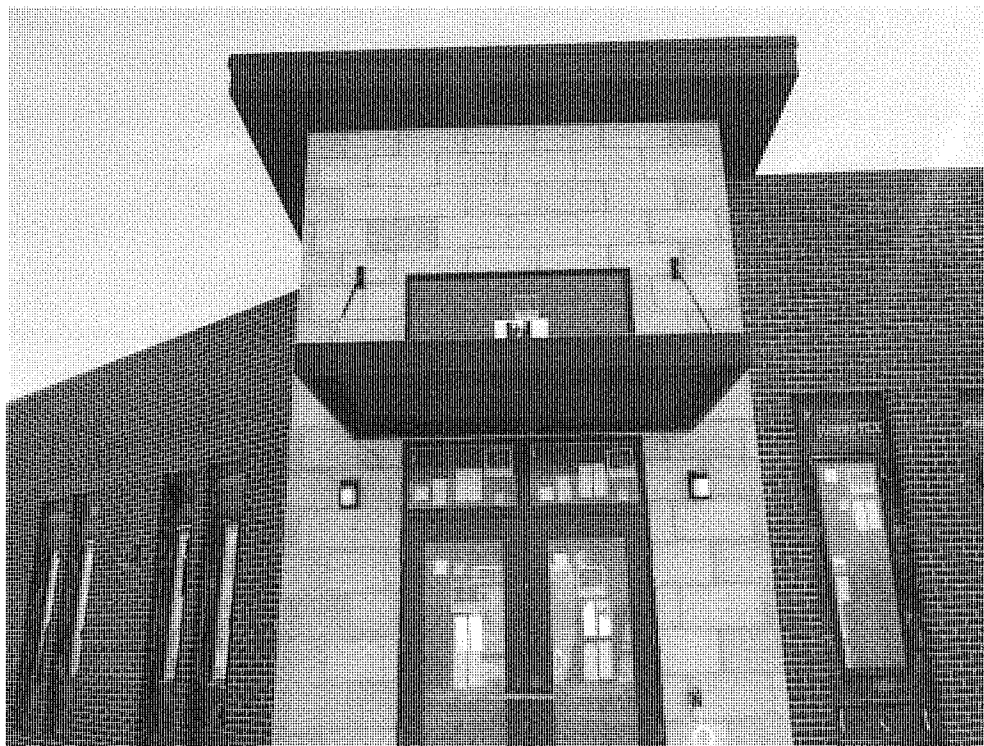
#### **Site Visits**

Site visits were done on August 30, September 4 and September 10, 2018. The overall status of construction is as follows:

- Earthwork import to the park was not observed.
- Construction on the HUB is on-going.
- Xcel 3 Phase power feeder is complete. Xcel is currently designing the service to the building.
- Water Service to the Hub has been paid for. It is anticipated to be able to have the meter set by the end of September.
- Construction of the Green Valley Ranch Boulevard median, traffic signal and south lanes are complete. The road is open and the signal operational. Waiting on final paperwork showing City Acceptance.
- Construction of the structural retaining walls and landscape walls is complete. Final Acceptance has been granted.
- Construction of the open space flat concrete is ongoing.
- The landscape amenities are being ordered. Seat wall and planter walls are expected to start mid-September.

#### **Cost Certification**

- None



## **Construction Contract Documents**

### **Contractor Contracts**

- Final Acceptances (not Warranty Acceptance)
  - Chato's Concrete – Walk Through scheduled 9/26/18
  - Slaton Brothers – Granted 8/30/18
  - WL Contractors – Walk through completed 8/17/18 – Waiting on City Acceptance Letter

### **District Contract Change Orders**

- MW Golden
  - Change Order 14 – Additional General Conditions and Temporary Power – In Review

## **Consultant/Vendor Agreements**

### **Consultant/Vendor Agreements**

- None

### **Consultant/Vendor Task Orders**

- Godden Sudik
  - Task Order 2 – Additional Services – \$15,335.00

## **Other Matters**

- Survey

COMCAST  
BUSINESS

## BUSINESS SERVICE ORDER AGREEMENT

Account Name: Denver Connection Rec CenterID#: 20368668

## CUSTOMER INFORMATION (Service Location)

Address 1	4746 JASPER ST	City	DENVER
Address 2	UNIT CLBHSE	State	CO
Primary Contact Name	Kim Fiore	ZIP Code	80239
Business Phone	(303) 907-7137	County	
Cell Phone		Email Address	kimfiore@idesllc.com
Pager Number		Primary Fax Number	
Technical Contact Name	Mihai Simon	Tech Contact On-Site?	Yes
Technical Contact Business Phone	(303) 587-0962	Technical Contact Email	mihai@etgsystems.com
Property Manager Contact Name		Property Mgr. Phone	

## COMCAST BUSINESS SERVICES

Selection (X)

Business Voice	X
Business Internet	X
Business TV	X

Service Term (Months)

36

## COMCAST BUSINESS SERVICES DETAILS

## Business Voice\*

VOICE SELECTIONS	Quantity	Unit Cost	Total Cost
Mobility Lines	1	\$44.95	\$44.95
4+ Mobility Lines	0	\$29.95	\$0.00
Full Feature Voice Lines	0	\$59.95	\$0.00
4+ Lines	0	\$24.95	\$0.00
Basic Lines	0	\$24.95	\$0.00
Toll Free Numbers			
Equipment Fee	1	N/A	\$16.95
VOICE OPTIONS	Selection(X)	Total Cost	
Voicemail	0	\$0.00	
Published	X	\$0.00	
Enhanced Listings			
Auto-Attendant			

\* Voice offers &amp; options not available in all markets.

## Comcast Business Packages

Package Name:	West:MP_\$89.95BI75_\$24.95MOB_3yr
PACKAGE DESCRIPTION	
\$60 MRC Discount off Business Internet 75 for discounted rate of \$89.95 with purchase of Business Voice. \$20 MRC Discount off Mobility Lines 1-3 for discounted rate of \$24.95 each. MRC Discounts rolls to rate card in month 37. 3 year term required. Taxes, Usage, Fees, Equipment are Extra.	

## VoiceEdge Select Selections\*

Voice Selections	Quantity	Unit Price(MRC)	Total Price(MRC)	Unit Price(NRC)	Total Price(NRC)
VoiceEdge Select Seats	0	\$39.95	\$0.00	\$29.95	\$0.00
Cordless Handset	0	\$0.00	\$0.00	\$0.00	\$0.00
Cordless Deskphone	0	\$0.00	\$0.00	\$0.00	\$0.00

\*Bundle include : Auto attendant, Hunt Group and Base station.

## Business Internet\*

INTERNET SELECTIONS	Selection(X)	Total Cost
Speed - Business Internet 75	X	\$149.95
Equipment Fee	X	\$0.00

\*Business Internet speed tier selections not available in all markets.

\*Internet selections &amp; options not available in all markets.

INTERNET OPTIONS	Selection(X)	Total Cost
Static IP V4/V6		
Wi-Fi - Business Wifi Standard	X	\$0.00

## Business TV\*\*\*

TV SELECTIONS	Selection	Total Cost
TV Standard	X	\$59.95
HD Technology Fee	X	\$9.95

## TV OPTIONS

Selection	Total Cost
Sports Pack**	
Canales Selecto	
Music Choice W/Comcast Business TV	
Other	
Other	

TV CONFIGURATION DETAILS	Quantity	Unit Cost	Total Cost
Primary Outlet - TV Adaptor	1	\$0.50	\$0.50
TV Box + Remote	0	\$0.00	\$0.00
TV Adaptor	0	\$0.00	\$0.00

mini mDTA/mDTA Type	# of Outlets	NRC	MRC

\*\*\* Not available in home offices or private view establishments. TV selections &amp; options not available in all markets. Customer acknowledges and understands Customer may be responsible for additional music licensing or copyright fees for music contained in any or all of the Services, including, but not limited to Video and/or Public View Video.

\*\* Available as add-on to Digital Standard &amp; Digital Deluxe TV Selections only.

COMCAST  
BUSINESS

## BUSINESS SERVICE ORDER AGREEMENT

Account Name: Denver Connection Rec CenterID#: 20368668

## COMCAST BUSINESS TOTAL SERVICE CHARGES

Comcast Business	Selection(X)	Quantity	Unit Cost	Total Cost	Total Monthly Service Charge	\$282.25
Business Internet/TV/Voice Installation Fee	X		\$0.00	\$0.00	Promotional Code (if applicable)	BPOInstallWaiver2/2.5
Voice Activation Fee*	X		\$29.95/Line	\$29.95	Discount On Internet (if applicable)	60.00
Auto-Attendant Setup Fee					Discount On Video (if applicable)	
Toll Free Activation Fee					Discount On Voice (if applicable)	20.00
Directory Listing Suppression Fee					Discount On VoiceEdge Select Seats (if applicable)	
VoiceEdge Select Seat Activation Fee**						

\* Per line activation fee, up to four (4) line maximum charge.

\*\* Bundle includes: Auto attendant, Hunt Group and Base Station.

Total Discount \$80.00Total Recurring Monthly Bill:\* \$202.25

Total Installation Charges:\*

\$29.95

\* Does not include Custom Installation Fees.

\* Applicable federal, state, and local taxes and fees may apply.

## GENERAL SPECIAL INSTRUCTIONS

Promotion Code BPOInstallWaiver2/2.5 - Standard installation Waived with minimum purchase of 2 Business products (Business Internet, Business Voice, Business TV) and minimum 2 Year Term agreement. Business Voice or C0.5/BR0 or higher required. Taxes, Usage, Fees and Equipment are Extra.

COMCAST  
BUSINESS

## BUSINESS SERVICE ORDER AGREEMENT

Account Name: Denver Connection Rec CenterID#: 20368668

## COMCAST BUSINESS INTERNET CONFIGURATION DETAILS

Transfer Existing Comcast.net Email	No	Equipment Selection	Business Wireless
Number of Static IPs*		Business Web Hosting	No

## COMCAST BUSINESS TV CONFIGURATION DETAILS

Outlet Details	Location	Outlet Type
Outlet 1 - Primary	Outlet - 1	TV Adaptor
Outlet 2 - Additional		
Outlet 3 - Additional		
Outlet 4 - Additional		
Outlet 5 - Additional		
Outlet 6 - Additional		
Outlet 7 - Additional		
Outlet 8 - Additional		

Additional Comments:

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## OUTLETS 9 &amp; UP QUANTITY

TV Box + Remote	0
TV Adaptor	0

## COMCAST BUSINESS VOICEEDGE SELECT CONFIGURATION DETAILS

Phone #	Type

## COMCAST BUSINESS VOICE CONFIGURATION DETAILS

Phone #	Type	HG1 Seq	HG2 Seq	Voicemail	Customer Equipment
Native1	Mobility Lines	None	None	No	Phone System Type ( Key System, PBX, Other)
					Phone System Manufacturer
					Fax Machine Manufacturer
					Alarm System Vendor
					Point of Sale Device
					Telco Closet Location
					Hunt Group Configuration Details
					Hunt Group Features Requested (Yes/No)
					No
					Hunt Group 1 Configuration Type
					Hunt Group 2 Configuration Type
					Hunt Group 1 Pilot Number
					Hunt Group 2 Pilot Number

COMCAST  
BUSINESS

## BUSINESS SERVICE ORDER AGREEMENT

Account Name: Denver Connection Rec CenterID#: 20368668

Toll Free #	Calling Origination Area	Associated TN

## Directory Listing Details

Directory Listing (Published, Non-Published, Unlisted)	Published	Additional Voice Details	
Directory Listing Phone Number	Native1	Caller ID (Yes/No)	Yes
Directory Listing Display Name	Denver Connection Rec Center	Caller ID Display Name (max 15 char.)	Denver Conn Rec
DA/DL Header Text Information	BUSINESS SERVICES	International Dialing (Yes/No)	No
DA/DL Header Code Information	154948	Call Blocking (Yes/No)	No
Standard Industry Code Information		Auto-Attendant (Yes/No)	No

## COMCAST BUSINESS VOICE EDGE CONFIGURATION DETAILS

## Voice Edge Directory Listing Details

Directory Listing (Published, Non-Published, Unlisted)	
Directory Listing Phone Number	
Directory Listing Display Name	
DA/DL Header Text Information	
DA/DL Header Code Information	

## Voice Edge Additional Voice Details

Caller ID (Yes/No)	
International Dialing (Yes/No)	
Caller ID Display Name (max 15 characters)	
Call Blocking (Yes/No)	
Enterprise Extension Dialing?	

COMCAST  
BUSINESS

## BUSINESS SERVICE ORDER AGREEMENT

Account Name: Denver Connection Rec CenterID#: 20368668

## CUSTOMER BILLING INFORMATION

Billing Account Name	<u>Denver Connection Rec Center</u>	City	<u>Lakewood</u>
Billing Name (3rd Party Accounts)	<u></u>	State	<u>CO</u>
Address 1	<u>141 Union Blvd Unit 150</u>	ZIP Code	<u>80228</u>
Address 2	<u></u>	Billing Contact Email	<u>kimfiore@idesllc.com</u>
Billing Contact Name	<u>Lisa Johnson</u>	Billing Contact Phone	<u>(303) 907-7137</u>
Tax Exempt?*	<u>No</u>	Billing Fax Number	<u></u>

\* If yes, please provide and attach tax exemption certificate.

## AGREEMENT

1. This Comcast Business Service Order Agreement sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Comcast") will provide the Services to Customer. This Comcast Business Service Order Agreement consists of this document ("SOA"), the standard Comcast Business Terms and Conditions ("Terms and Conditions"), and any jointly executed amendments ("Amendments") entered under the Agreement. In the event of inconsistency among these documents, precedence will be as follows: (1) Amendments, (2) Terms and Conditions, and (3) this SOA. This Agreement shall commence and become a legally binding agreement upon Customer's execution of the SOA. The Agreement shall terminate as set forth in the Terms and Conditions (<http://business.comcast.com/terms-conditions/index.aspx>). All capitalized terms not defined in this SOA shall reflect the definitions given to them in the Terms and Conditions. Use of the Services is also subject to the then current High-Speed Internet for Business Acceptable Use Policy located at <http://business.comcast.com/terms-conditions/index.aspx> (or any successor URL), and the then current High-Speed Internet for Business Privacy Policy located at <http://business.comcast.com/terms-conditions/index.aspx> (or any successor URL), both of which Comcast may update from time to time.

2. Comcast Business Voice, Internet, TV, Comcast Business SecurityEdge and Comcast Business SmartOffice™ Services ("Service") carry a 30 day\* money back guarantee\*\*. If, within the first 30 days following Service installation, Customer is not completely satisfied, Customer may cancel Service and Comcast will issue a refund for the monthly recurring fee paid for the first 30 days of service, excluding installation charges, fees, taxes and voice usage charges, however, Customer will be charged any remaining payments owed for non-refundable fees (including installation) and other charges. In order to be eligible for the refund, Customer must cancel Service within 30 days after installation and return any Comcast-provided equipment in good working order. In no event shall the refund exceed \$500.00.

\*Comcast Business Trunks and Comcast Business VoiceEdge™ carry a 60 day money back guarantee, subject to the above terms.

\*\*The money back guarantee does not apply to Hospitality Video or Ethernet Services.

3. To complete a Voice order, Customer must execute a Comcast Letter or Authorization ("LOA") and submit it to Comcast, or Comcast's third party order entry integrator, as directed by Comcast.

4. New telephone numbers are subject to change prior to the install. Customers should not print their new number on stationery or cards until after the install is complete.

5. Modifications: All modifications to the Agreement, if any, must be captured in a written Amendment, executed by an authorized Comcast Senior Vice President and the Customer. All other attempts to modify the Agreement shall be void and non-binding on Comcast. Customer by signing below, agrees and accepts the Terms and Conditions of this Agreement.

6. IF CUSTOMER IS SUBSCRIBING TO COMCAST'S BUSINESS DIGITAL VOICE SERVICE, CUSTOMER, BY SIGNING BELOW, ACKNOWLEDGES RECEIPT AND UNDERSTANDING OF THE FOLLOWING 911 NOTICE:

## 911 NOTICE

Comcast Business Digital Voice service ("Voice Service") may have the 911 limitations specified below:

- In order for 911 calls to be properly directed to emergency services using Voice Service, Comcast must have the correct service address for the telephone number used by the Company. If the Voice Service or any Voice Service device is moved to a different location without Company providing an updated service address, 911 calls may be directed to the wrong emergency authority, may transmit the wrong address, and/or Voice Service (including 911) may fail altogether. Customer's use of a telephone number not associated with its geographic location may also increase these risks.
- The Voice Service uses electrical power in the Company's premises. If there is an electrical power outage, 911 calling may be interrupted if a battery back-up is not installed in the voice modem, fails, or is exhausted.
- Calls using the Voice Service, including calls to 911, may not be completed if there is a problem with network facilities, including network congestion, network/equipment/power failure, a broadband connection failure, or another technical problem.
- Customer should call Comcast at 1-888-824-8104 if it has any questions or needs to update a service address in the 911 system. Delays in updating the service address may also impact 911.
- **BY SIGNING BELOW, CUSTOMER ACKNOWLEDGES THAT IT HAS READ AND UNDERSTANDS THE FOREGOING 911 NOTICE AND THE 911 LIMITATIONS OF THE VOICE SERVICE.**

## CUSTOMER SIGNATURE

By signing below, Customer agrees and accepts the Terms and Conditions of this Agreement. General Terms and Conditions can be found at <http://business.comcast.com/terms-conditions/index.aspx>.

DocuSigned by:  
Signature: Rob Johnson  
Print: Rob Johnson  
Title: VP  
Date: 10/10/2018

## FOR COMCAST USE ONLY

Sales Representative: Kevin McLaughlin  
Sales Representative Code:   
Sales Manager/Director Name: Nicholas Cisneros  
Sales Manager/Director Approval:   
Division: West  
SmartOffice License Number:



Denver Connection West Metropolitan District  
October-18

	General	Debt	Capital	Totals
Disbursements	\$ 8,766.61	\$ -	\$ 634,423.41	\$ 643,190.02
Xpress Bill Pay	\$ 20.31	\$ -		\$ 20.31
Total Disbursements from Checking Acct	\$ 8,786.92	\$ -	\$ 634,423.41	\$ 643,210.33

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1142						
10/23/2018	CliftonLarsonAllen, LLP	1908402	Accounting	1-612	2,070.30	2,070.30
10/23/2018	CliftonLarsonAllen, LLP	1908402	Accounting	3-612	3,105.45	3,105.45
10/23/2018	CliftonLarsonAllen, LLP	1926647	Accounting	1-612	1,030.97	1,030.97
10/23/2018	CliftonLarsonAllen, LLP	1926647	Accounting	3-612	1,546.45	1,546.45
Total 1142:						7,753.17
1143						
10/23/2018	Colorado Special Districts Pro	19W61552-2644	Prepaid Expenses	1-143	350.00	350.00
Total 1143:						350.00
1144						
10/23/2018	CTL Thompson, Inc	487936/487937	Engineering	3-784	1,200.00	1,200.00
10/23/2018	CTL Thompson, Inc	491059	Engineering	3-784	1,085.00	1,085.00
Total 1144:						2,285.00
1145						
10/23/2018	ETG Systems, Inc.	18458	Capital Outlay	3-762	4,653.90	4,653.90
Total 1145:						4,653.90
1146						
10/23/2018	Godden Sudik Architects	18-718	Architecture	3-761	978.00	978.00
Total 1146:						978.00
1147						
10/23/2018	IDES LLC	DEN087.19	Capital Outlay	3-762	8,804.77	8,804.77
Total 1147:						8,804.77
1148						
10/23/2018	McGeady Becher P.C.	1324C 9/2018	Legal	1-675	3,451.40	3,451.40
10/23/2018	McGeady Becher P.C.	1324C 9/2018	Legal	3-675	665.00	665.00
10/23/2018	McGeady Becher P.C.	1324C 9/2018	Legal	3-675	5,177.10	5,177.10
Total 1148:						9,293.50
1149						
10/23/2018	MW Golden Constructors	PAY APP 11	Capital Outlay	3-762	485,876.11	485,876.11
10/23/2018	MW Golden Constructors	PAY APP 11	Retainage Payable	3-318	24,293.81-	24,293.81-
Total 1149:						461,582.30
1150						
10/23/2018	Norris Design, Inc.	01-25529	Capital Outlay	3-762	4,611.33	4,611.33
Total 1150:						4,611.33
1151						
10/23/2018	Possibilites for Design, Inc.	4665-IN	Capital Outlay	3-762	30,632.61	30,632.61
Total 1151:						30,632.61

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1152						
10/23/2018	Special Dist Management Srvs	SEPT 2018	District Management	1-680	1,726.88	1,726.88
10/23/2018	Special Dist Management Srvs	SEPT 2018	District Management - CP	3-680	2,590.32	2,590.32
10/23/2018	Special Dist Management Srvs	SEPT 2018	Miscellaneous	1-685	137.06	137.06
Total 1152:						4,454.26
1153						
10/23/2018	Thoutt Bros. Concrete Contracto	PAY APP 2	Capital Outlay	3-762	113,464.40	113,464.40
10/23/2018	Thoutt Bros. Concrete Contracto	PAY APP 2	Retainage Payable	3-318	5,673.22-	5,673.22-
Total 1153:						107,791.18
Grand Totals:						643,190.02

**DENVER CONNECTION WEST METROPOLITAN DISTRICT**  
**Schedule of Cash Deposits & Investments**  
**August 31, 2018**  
**Updated as of October 10, 2018**

	General Fund	Debt Service Fund	Capital Projects Fund	Total
<b><u>1st Bank - Checking account</u></b>				
Balance as of 08/31/18	\$ 60,757.51	\$ 12,191.87	\$ 17,122.85	\$ 90,072.23
Subsequent activities:				
09/01/18 Held August Checks # 1118 - 1130	(10,601.40)	-	(568,052.01)	(578,653.41)
09/04/18 Bank Charge	(30.00)	-	-	(30.00)
09/05/18 Xpress Bill Pay	(23.89)	-	-	(23.89)
09/06/18 Admin & Operations and Maintenance Fees	244.00	-	-	244.00
09/07/18 Developer Advance to cover August check run	4,893.40	-	568,052.01	572,945.41
09/10/18 September Property Taxes	140.03	559.57	-	699.60
09/15/18 Checks # 1131 - 1141	(6,817.47)	-	(334,674.86)	(341,492.33)
09/21/18 Admin & Operations and Maintenance Fees	2,501.44	-	-	2,501.44
10/03/18 Admin & Operations and Maintenance Fees	61.00	-	-	61.00
10/03/18 Bank Charge	(30.00)	-	-	(30.00)
10/05/18 Developer Advance to cover September check run	6,817.47	-	334,674.86	341,492.33
10/05/18 Xpress Bill Pay	(20.31)	-	-	(20.31)
10/09/18 Admin & Operations and Maintenance Fees	702.00	-	-	702.00
10/12/18 Admin & Operations and Maintenance Fees	330.74	-	-	330.74
Anticipated vouchers payable	(8,766.61)	-	(634,423.41)	(643,190.02)
Anticipated developer advance to cover October check run	8,766.61	-	634,423.41	643,190.02
Anticipated balances	58,924.52	12,751.44	17,122.85	88,798.81
<b><u>INVESTMENTS</u></b>				
<b><u>Colostrust Plus</u></b>				
Balance as of 08/31/18	-	207,160.47	-	207,160.47
Subsequent activities:				
09/07/18 Deposit - SDF	-	30,000.00	-	30,000.00
09/30/18 Interest income	-	421.40	-	421.40
10/12/18 Deposit - SDF	-	63,000.00	-	63,000.00
Anticipated balances	-	300,581.87	-	300,581.87
<b><u>UMB - Bond Fund Series 2017A</u></b>				
Balance as of 08/31/18	-	424,953.14	-	424,953.14
Subsequent activities:				
09/04/18 Transfer from Reserve Fund	-	3,864.32	-	3,864.32
09/30/18 Interest income	-	614.75	-	614.75
Anticipated balance	-	429,432.21	-	429,432.21
<b><u>UMB - Reserve Fund Series 2017A</u></b>				
Balance as of 08/31/18	-	797,345.23	-	797,345.23
Subsequent activities:				
09/04/18 Transfer to Bond Fund, excess reserve funds	-	(3,864.32)	-	(3,864.32)
09/30/18 Interest income	-	1,138.63	-	1,138.63
Anticipated balance	-	794,619.54	-	794,619.54
<b><u>UMB - Surplus Fund 2017A</u></b>				
Balance as of 08/31/18	-	972,694.82	-	972,694.82
Subsequent activities:				
09/30/18 Interest income	-	1,395.29	-	1,395.29
Anticipated balance	-	974,090.11	-	974,090.11
	<u>\$ 58,924.52</u>	<u>\$ 2,511,475.17</u>	<u>\$ 17,122.85</u>	<u>\$ 2,587,522.54</u>

**Yield information 8/31/18:**

UMB Bank (invested in CSAFE) - 2.11%  
CT Plus - 2.25%

**DENVER CONNECTION WEST METROPOLITAN DISTRICT**  
**Property Taxes Reconciliation**  
**2018**

	Current Year					Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received	
							Monthly	Y-T-D
January	\$ 262.50	\$ -	\$ 861.52	\$ -	\$ (2.63)	1,121.39	0.17%	0.17%
February	4,568.75	-	800.13	-	(45.69)	5,323.19	2.89%	3.06%
March	6,019.00	-	876.16	-	(60.19)	6,834.97	3.81%	6.87%
April	1,736.00	-	814.54	-	(17.36)	2,533.18	1.10%	7.97%
May	131,739.25	-	888.42	7.06	(1,317.46)	131,317.27	83.42%	91.39%
June	3,602.00	-	823.30	19.56	(36.22)	4,408.64	2.28%	93.68%
July	9,870.00	-	864.47	194.63	(100.65)	10,828.45	6.25%	99.93%
August	-	-	699.60	-	-	699.60	0.00%	99.93%
September	-	-	699.60	-	-	699.60	0.00%	99.93%
October	-	-	-	-	-	-	0.00%	99.93%
November	-	-	-	-	-	-	0.00%	99.93%
December (accrued)	-	-	-	-	-	-	0.00%	99.93%
<b>\$ 157,797.50</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,327.74</b>	<b>\$ 221.25</b>	<b>\$ (1,580.20)</b>	<b>\$ 163,766.29</b>	<b>99.93%</b>	<b>99.93%</b>
						<b>\$ 319.77</b>	<b>100.00%</b>	<b>100.00%</b>

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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**Property Tax**  
General Fund  
Debt Service Fund  
Total

\$ 31,583	20.00%	\$ 31,559.50	99.93%
126,332	80.00%	126,238.00	99.93%
<b>\$ 157,915</b>	<b>100.00%</b>	<b>\$ 157,797.50</b>	<b>99.93%</b>

**Specific Ownership Tax**

General Fund  
Debt Service Fund  
Total

\$ 2,530	20.02%	\$ 1,466.71	57.97%
10,110	79.98%	5,861.03	57.97%
<b>\$ 12,640</b>	<b>100.00%</b>	<b>\$ 7,327.74</b>	<b>57.97%</b>

**Treasurer's Fees**

General Fund  
Debt Service Fund  
Total

\$ 474	16.81%	\$ 265.70	56.06%
2,345	83.19%	1,314.50	56.06%
<b>\$ 2,819</b>	<b>100.00%</b>	<b>\$ 1,580.20</b>	<b>56.06%</b>

# DENVER CONNECTION WEST

## Schedule of Developer Advances

Updated as of October 10, 2018

Summary of Developer Advances					
Description	Date	General Fund Operation	Capital Projects Fund	Capital Projects Fund Cap. Acquisition	Total
DEVELOPER ADVANCE	08/10/17	\$ 3,000.00	\$ -	\$ -	\$ 3,000.00
DEVELOPER ADVANCE	08/10/17	25,546.49	75,453.51	-	101,000.00
DEVELOPER ADVANCE - CAP REQ NO. 1	08/22/17	-	-	2,238,416.10	2,238,416.10
REPAYMENT OF DEVELOPER ADVANCE	08/24/17	-	-	(2,238,416.10)	(2,238,416.10)
DEVELOPER ADVANCE - CAP REQ NO. 2	09/26/17	-	-	5,135,399.18	5,135,399.18
REPAYMENT OF DEVELOPER ADVANCE	09/29/17	-	-	(5,135,399.18)	(5,135,399.18)
DEVELOPER ADVANCE	10/11/17	7,002.05	48,080.02	-	55,082.07
DEVELOPER ADVANCE - CAP REQ NO. 3	10/17/17	-	-	1,453,582.43	1,453,582.43
REPAYMENT OF DEVELOPER ADVANCE	10/24/17	-	-	(454,189.33)	(454,189.33)
REPAYMENT OF DEVELOPER ADVANCE	10/24/17	-	-	(999,393.10)	(999,393.10)
DEVELOPER ADVANCE	11/17/17	2,771.14	10,399.67	-	13,170.81
DEVELOPER ADVANCE - CAP REQ NO. 4	11/28/17	-	-	1,018,498.02	1,018,498.02
DEVELOPER ADVANCE - CAP REQ NO. 5	11/28/17	-	-	1,529,019.85	1,529,019.85
REPAYMENT OF DEVELOPER ADVANCE	12/01/17	-	-	(1,018,498.02)	(1,018,498.02)
REPAYMENT OF DEVELOPER ADVANCE	12/01/17	-	-	(450,938.68)	(450,938.68)
DEVELOPER ADVANCE	12/20/17	6,135.08	7,541.43	-	13,676.51
DEVELOPER ADVANCE	12/20/17	-	69,184.81	-	69,184.81
INTEREST ON DEVELOPER ADVANCE	12/31/17	1,060.54	3,503.76	8,263.15	12,827.45
DEVELOPER ADVANCE	01/24/18	3,960.77	53,675.51	-	57,636.28
DEVELOPER ADVANCE	02/09/18	4,443.29	34,732.28	-	39,175.57
DEVELOPER ADVANCE	02/23/18	-	29,295.15	-	29,295.15
DEVELOPER ADVANCE - CAP REQ NO. 6	02/27/18	-	-	1,891,252.48	1,891,252.48
DEVELOPER ADVANCE	03/16/18	7,286.26	192,664.71	-	199,950.97
DEVELOPER ADVANCE	04/13/18	8,071.36	246,594.88	-	254,666.24
DEVELOPER ADVANCE - CAP REQ NO. 7	04/27/18	-	-	1,211,450.14	1,211,450.14
DEVELOPER ADVANCE	05/04/18	4,974.95	872,325.84	-	877,300.79
DEVELOPER ADVANCE	06/14/18	783.90	224,216.10	-	225,000.00
DEVELOPER ADVANCE - CAP REQ NO. 8	06/26/18	-	-	1,326,228.46	1,326,228.46
DEVELOPER ADVANCE	07/06/18	-	315,359.75	-	315,359.75
DEVELOPER ADVANCE	08/02/18	5,544.34	591,077.57	-	596,621.91
DEVELOPER ADVANCE - CAP REQ NO. 9	08/26/18	-	-	3,268,484.83	3,268,484.83
DEVELOPER ADVANCE	09/07/18	4,893.40	568,052.01	-	572,945.41
DEVELOPER ADVANCE	10/05/18	6,817.47	334,674.86	-	341,492.33
INTEREST ON DEVELOPER ADVANCE	10/10/18	4,189.86	94,194.81	267,449.05	365,833.72
Total To Date		\$ 96,480.90	\$ 3,771,026.67	\$ 9,051,209.28	\$ 12,918,716.85



**CliftonLarsonAllen**

CliftonLarsonAllen LLP  
CLAAconnect.com

**Accountant's Compilation Report**

Board of Directors  
Denver Connection West Metropolitan District

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Denver Connection West Metropolitan District for the year ending December 31, 2019, including the estimate of comparative information for the year ending December 31, 2018 and the actual comparative information for the year ended December 31, 2017 in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Denver Connection West Metropolitan District.

Greenwood Village, Colorado  
\_\_\_\_\_, 2018

PRELIMINARY DRAFT - SUBJECT TO REVISION



An independent member of Nexia International

**DENVER CONNECTIONWEST METROPOLITAN DISTRICT  
SUMMARY  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

10/11/18

	ACTUAL 2017	BUDGET 2018	ACTUAL 6/30/2018	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCES	\$ -	\$ 1,580,646	\$ 1,710,986	\$ 1,710,986	\$ 2,439,256
REVENUE					
Property taxes	323	157,915	147,928	157,915	211,509
Specific ownership tax	-	12,640	5,064	10,128	12,690
Interest income	17,467	2,500	13,975	27,932	35,020
Facilities fees	591,000	864,000	408,000	864,000	627,000
Admin fees	3,400	-	8,900	17,800	25,000
Operations and Maintenance Fees	2,348	-	19,301	38,600	50,000
Bond issuance - Series 2017B	2,539,000	-	-	-	-
Bond issuance - Series 2017A	9,690,000	-	-	-	-
Developer advance	11,630,030	1,571,317	6,111,957	8,100,000	3,915,000
Total revenue	24,473,568	2,608,372	6,715,125	9,216,375	4,876,219
TRANSFERS IN	1,454,081	-	2,548	2,548	-
Total funds available	25,927,649	4,189,018	8,428,659	10,929,909	7,315,475
EXPENDITURES					
General Fund	51,772	80,000	45,229	98,000	470,000
Debt Service Fund	141,784	526,651	261,651	529,172	903,194
Capital Projects Fund	22,569,026	1,532,317	6,897,702	7,860,933	3,585,000
Total expenditures	22,762,582	2,138,968	7,204,582	8,488,105	4,958,194
TRANSFERS OUT	1,454,081	-	2,548	2,548	-
Total expenditures and transfers out requiring appropriation	24,216,663	2,138,968	7,207,130	8,490,653	4,958,194
ENDING FUND BALANCES	\$ 1,710,986	\$ 2,050,050	\$ 1,221,529	\$ 2,439,256	\$ 2,357,281
EMERGENCY RESERVE	\$ 200	\$ 1,100	\$ 1,800	\$ 2,700	\$ 3,600
DEBT SERVICE RESERVE 2017A BONDS	793,519	793,519	793,519	793,519	793,519
TOTAL RESERVE	\$ 793,719	\$ 794,619	\$ 795,319	\$ 796,219	\$ 797,119

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.



**DENVER CONNECTIONWEST METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

10/11/18

ACTUAL 2017	BUDGET 2018	ACTUAL 6/30/2018	ESTIMATED 2018	BUDGET 2019
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**ASSESSED VALUATION - DENVER COUNTY**

Residential	\$ -	\$ -	\$ -	\$ -	\$ 1,662,670
Commercial	-	1,050	1,050	1,050	4,950
Agricultural	-	6,820	6,820	6,820	-
State assessed	-	-	-	-	23,800
Vacant land	6,460	3,150,070	3,150,070	3,150,070	2,538,760
	<u>6,460</u>	<u>3,157,940</u>	<u>3,157,940</u>	<u>3,157,940</u>	<u>4,230,180</u>
Adjustments	-	360	360	360	-
Certified Assessed Value	<u>\$ 6,460</u>	<u>\$ 3,158,300</u>	<u>\$ 3,158,300</u>	<u>\$ 3,158,300</u>	<u>\$ 4,230,180</u>

**MILL LEVY**

General	50.000	10.000	10.000	10.000	10.000
Debt Service	0.000	40.000	40.000	40.000	40.000
Total mill levy	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>

**PROPERTY TAXES**

General	\$ 323	\$ 31,583	\$ 31,583	\$ 31,583	\$ 42,302
Debt Service	-	126,332	126,332	126,332	169,207
Levied property taxes	<u>323</u>	<u>157,915</u>	<u>157,915</u>	<u>157,915</u>	<u>211,509</u>
Adjustments to actual/rounding	-	-	(62,197)	-	-
Budgeted property taxes	<u>\$ 323</u>	<u>\$ 157,915</u>	<u>\$ 95,718</u>	<u>\$ 157,915</u>	<u>\$ 211,509</u>

**BUDGETED PROPERTY TAXES**

General	\$ 323	\$ 31,583	\$ 19,144	\$ 31,583	\$ 42,302
Debt Service	-	126,332	76,574	126,332	169,207
	<u>\$ 323</u>	<u>\$ 157,915</u>	<u>\$ 95,718</u>	<u>\$ 157,915</u>	<u>\$ 211,509</u>

**PRELIMINARY DRAFT - SUBJECT TO REVISION**

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.

**DENVER CONNECTIONWEST METROPOLITAN DISTRICT  
GENERAL FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

10/11/18

	ACTUAL 2017	BUDGET 2018	ACTUAL 6/30/2018	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ -	\$ 10,349	\$ (1,246)	\$ (1,246)	\$ 30,773
REVENUE					
Property taxes	323	31,583	29,586	31,583	42,302
Specific ownership tax	-	2,530	1,014	2,028	2,538
Interest income	-	-	4	8	20
Developer advance	44,455	40,000	29,521	40,000	330,000
Admin fees	3,400	-	8,900	17,800	25,000
Operations and Maintenance Fees	2,348	-	19,301	38,600	50,000
Total revenue	50,526	74,113	88,326	130,019	449,860
TRANSFERS IN					
Transfers from other funds	-	-	-	-	-
Total funds available	50,526	84,462	87,080	128,773	480,633
EXPENDITURES					
General and administrative					
Accounting	10,042	20,000	8,992	20,000	20,000
Auditing	-	5,000	4,900	4,900	5,000
County Treasurer's fee	3	474	249	474	635
Dues and licenses	200	500	328	328	350
Insurance	2,757	3,000	2,731	2,731	15,835
District management	11,402	20,000	5,810	20,000	20,000
Legal services	26,364	25,000	7,611	20,000	38,600
Miscellaneous	1,004	100	1,594	3,000	4,500
Election	-	3,000	272	272	-
Administrative management	-	-	12,742	25,000	27,850
Contingency	-	1,926	-	1,295	5,288
Operations and maintenance					
Clubhouse operations/supplies	-	-	-	-	20,700
Management	-	-	-	-	27,882
Utility - sewer	-	-	-	-	2,400
Utility - water	-	-	-	-	31,723
Utility - electricity	-	-	-	-	16,000
Snow Removal	-	-	-	-	8,390
Covenant control	-	1,000	-	-	1,000
Maintenance/repairs					
Dog park maintenance	-	-	-	-	2,000
Pool maintenance	-	-	-	-	60,150
Repairs and maintenance	-	-	-	-	33,417
Landscape maintenance	-	-	-	-	65,668
Landscape improvements	-	-	-	-	10,640
Capital					
Reserve for Capital improvements	-	-	-	-	51,972
Total expenditures	51,772	80,000	45,229	98,000	470,000
TRANSFERS OUT					
Transfers to other fund	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	51,772	80,000	45,229	98,000	470,000
ENDING FUND BALANCE	\$ (1,246)	\$ 4,462	\$ 41,851	\$ 30,773	\$ 10,633
EMERGENCY RESERVE	\$ 200	\$ 1,100	\$ 1,800	\$ 2,700	\$ 3,600
TOTAL RESERVE	\$ 200	\$ 1,100	\$ 1,800	\$ 2,700	\$ 3,600

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.

**DENVER CONNECTIONWEST METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

10/11/18

	ACTUAL 2017	BUDGET 2018	ACTUAL 6/30/2018	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ -	\$ 1,570,297	\$ 1,908,775	\$ 1,908,775	\$ 2,408,483
REVENUE					
Property taxes	-	126,332	118,342	126,332	169,207
Specific ownership tax	-	10,110	4,050	8,100	10,152
Interest income	5,478	1,500	13,959	27,900	35,000
Facilities fees	591,000	864,000	408,000	864,000	627,000
Total revenue	596,478	1,001,942	544,351	1,026,332	841,359
TRANSFERS IN					
Transfers from other funds	1,454,081	-	2,548	2,548	-
Total funds available	2,050,559	2,572,239	2,455,674	2,937,655	3,249,842
EXPENDITURES					
General and administrative					
County Treasurer's fee	-	-	1,231	2,521	2,521
Debt Service					
Bond interest - Series 2017A	141,784	520,838	260,420	520,838	520,838
Bond interest - Series 2017B	-	5,813	-	5,813	379,835
Total expenditures	141,784	526,651	261,651	529,172	903,194
TRANSFERS OUT					
Transfers to other fund	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	141,784	526,651	261,651	529,172	903,194
ENDING FUND BALANCE	\$ 1,908,775	\$ 2,045,588	\$ 2,194,023	\$ 2,408,483	\$ 2,346,648
DEBT SERVICE RESERVE 2017A BONDS	\$ 793,519	\$ 793,519	\$ 793,519	\$ 793,519	\$ 793,519
TOTAL RESERVE	\$ 793,519	\$ 793,519	\$ 793,519	\$ 793,519	\$ 793,519

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.

**DENVER CONNECTIONWEST METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2019 BUDGET  
WITH 2017 ACTUAL AND 2018 ESTIMATED  
For the Years Ended and Ending December 31,**

10/11/18

	ACTUAL 2017	BUDGET 2018	ACTUAL 6/30/2018	ESTIMATED 2018	BUDGET 2019
BEGINNING FUND BALANCE	\$ -	\$ -	\$ (196,543)	\$ (196,543)	\$ -
REVENUE					
Interest income	11,989	1,000	12	24	-
Developer advance	11,585,575	1,531,317	6,082,436	8,060,000	3,585,000
Bond issuance - Series 2017B	2,539,000	-	-	-	-
Bond issuance - Series 2017A	9,690,000	-	-	-	-
Total revenue	23,826,564	1,532,317	6,082,448	8,060,024	3,585,000
TRANSFERS IN					
Transfers from other funds	-	-	-	-	-
Total funds available	23,826,564	1,532,317	5,885,905	7,863,481	3,585,000
EXPENDITURES					
General and Administrative					
Accounting	14,397	5,000	13,488	27,000	15,000
District management	17,074	5,000	14,878	30,000	15,000
Legal services	70,270	5,000	16,211	32,500	15,000
Contingency	-	1,000	-	1,017	-
Capital Projects					
Architecture	7,659	25,000	21,531	50,000	25,000
Repay developer advance	10,296,834	-	-	-	-
Engineering	105,956	25,000	11,738	23,000	15,000
Parks and recreation	761,378	-	-	-	-
Traffic and safety control	348,921	-	-	-	-
Bond issue costs	479,470	-	-	-	-
Trustee fees	7,500	-	-	-	-
Streets	2,864,360	-	-	-	-
Sewer	4,317,323	-	-	-	-
Water	3,277,884	-	-	-	-
Capital outlay	-	1,466,317	6,819,856	7,697,416	3,500,000
Total expenditures	22,569,026	1,532,317	6,897,702	7,860,933	3,585,000
TRANSFERS OUT					
Transfers to other fund	1,454,081	-	2,548	2,548	-
Total expenditures and transfers out requiring appropriation	24,023,107	1,532,317	6,900,250	7,863,481	3,585,000
ENDING FUND BALANCE	\$ (196,543)	\$ -	\$ (1,014,345)	\$ -	\$ -

PRELIMINARY DRAFT - SUBJECT TO REVISION

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.

**DENVER CONNECTION WEST METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District is a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, and was organized by order of the District Court in 2016. The formation of the District was approved by the City and County of Denver, Colorado. The District was organized to provide the public improvements and the operation and maintenance of the District. The District's service area includes 115.66 acres generally to the southeast corner of Green Valley Ranch Blvd and Chambers Road.

On November 8, 2016, the District's electors authorized debt in the amount of \$200,000,000 for public improvements including street improvements, park and recreation, water, sanitation, public transportation, mosquito control, and traffic and safety control. \$60,000,000 of debt was also authorized for the purpose of refunding debt, operations and maintenance, and intergovernmental agreements. The District is authorized to increase taxes \$20,000,000 annually to pay the operations and administrative costs of the District, without limitation.

Additionally, the Service Plan limits (except for a Gallagher adjustment) the District's total mill levy to 50.000 mills.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The District's maximum Required Mill Levy is 50.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable [and to make up any deficiencies in the Reserve Fund]. As of December 31, 2019, the adjusted maximum mill levy for debt service is 40.000 mills.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

PRELIMINARY DRAFT - SUBJECT TO REVISION

**DENVER CONNECTION WEST METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenue - (continued)**

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 6.00% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.5%.

**Developer Advances**

Developer advances are expected to fund a portion of general fund expenditures. Developer advances are to be recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to issue bonds to reimburse the Developer.

**Administrative Fee**

The District imposes Administrative Fee associated with a transfer of ownership of any dwelling unit located within the Property in the amount of \$100 per unit. The fee is due and payable at the time of sale, transfer or re-sale of any unit constructed on a lot which has a certificate of occupancy.

**Operations and Maintenance Fees**

The District imposes an Operations and Maintenance fee (O&M fee) to offset the operations and maintenance expenditures of the District. In the amount of \$168 per quarter for each residential unit, \$183 per quarter for each rear-loaded residential unit and \$183 per quarter for each townhome unit. The O&M fees will be billed quarterly as determined by the District.

**System Development Fees**

The District imposes a Facilities Fee at a rate of \$3,000 per dwelling unit, attached or detached, which becomes due and payable on or before the issuance of a building permit for such dwelling unit.

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures include the estimated cost of services necessary to maintain the District's administrative viability such as legal, accounting, insurance, dues, and other administrative expenditures. Estimated expenditures related to clubhouse maintenance, operations and management are also included in the General Fund budget.

PRELIMINARY DRAFT - SUBJECT TO REVISION

**DENVER CONNECTION WEST METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures – (continued)**

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the Series 2017A Bonds and Series 2017B Bonds (discussed under Debt and Leases).

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt and Leases**

**In August 2017, the District issued \$9,690,000 in Series 2017A Limited Tax (convertible to unlimited tax) General Obligation Bonds with interest of 5.375%. The Bonds are subject to redemption prior to maturity at the option of the District and due on August 1, 2047.**

The bonds are secured by and payable from Senior Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) all Senior Property Tax Revenues, (2) all Senior Specific Ownership Tax Revenues, (3) all Capital Fees and any other legally available monies which the District determines to be treated as Pledged Revenue. The Bonds are also secured by amounts held by the Trustee in the Reserve Fund in the amount of \$793,518.76. The Reserve Fund was created for the purpose of paying, if necessary, the principal of, premium, if any, and interest on the Bonds. Required Mill Levy means an ad valorem mill lev imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as the same become due and payable and to make up deficiencies in the Reserve Fund.

The maximum Required Mill Levy is 40.000 mills, adjusted for changes in the ratio of actual value to assessed value of property within the District. As of December 31, 2018, the adjusted maximum mill levy is 44.222.

**In August 2017, the District issued \$2,539,000 in Series 2017B Subordinate Bonds. The Bonds are special limited obligations of the District secured by and payable from the Subordinate pledged revenues, subject in all respects to the prior lien in favor of the Senior Bonds. The Series 2017B Subordinate Bonds are term bonds due on August 1, 2047 at an interest rate of 8.00%.**

Proceeds of the Bonds were used to finance and reimburse the costs of public improvements necessary for development within the District and with respect to the proceeds of the 2017A Bonds only, fund capitalized interest account on the 2017A Bonds, fund the Senior Reserve Fund and pay the costs of issuing the Bonds.

The District has no operating or capital leases.

PRELIMINARY DRAFT - SUBJECT TO REVISION

**DENVER CONNECTION WEST METROPOLITAN DISTRICT  
2019 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish emergency reserve. This reserve must be at least 3% of fiscal year spending. Since all funds received by the District are from Developer advances which pay for all of the District's operations and maintenance costs, an emergency reserve is not reflected in the District's budget.

**Debt Service Reserves**

The District maintains a Debt Service Reserve as required with the issuance of the 2017A Bonds.

PRELIMINARY DRAFT - SUBJECT TO REVISION  
**This information is an integral part of the accompanying budget.**



**DENVER CONNECTION WEST**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$9,690,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Bonds**  
**Refunding and Improvement Bonds**

**Series 2017A**

**August 23, 2017**

**Principal due December 1**

**Interest Rates 5.375% Payable**

**June 1 and December 1**

<b>Year Ended December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2019	\$ -	\$ 520,838	\$ 520,838
2020	-	520,838	520,838
2021	-	520,838	520,838
2022	80,000	520,838	600,838
2023	110,000	516,538	626,538
2024	125,000	510,625	635,625
2025	135,000	503,906	638,906
2026	155,000	496,650	651,650
2027	160,000	488,319	648,319
2028	185,000	479,719	664,719
2029	195,000	469,775	664,775
2030	220,000	459,294	679,294
2031	230,000	447,469	677,469
2032	255,000	435,106	690,106
2033	270,000	421,400	691,400
2034	300,000	406,888	706,888
2035	315,000	390,763	705,763
2036	345,000	373,831	718,831
2037	365,000	355,288	720,288
2038	395,000	335,669	730,669
2039	420,000	314,438	734,438
2040	455,000	291,863	746,863
2041	480,000	267,406	747,406
2042	520,000	241,606	761,606
2043	550,000	213,656	763,656
2044	595,000	184,094	779,094
2045	625,000	152,113	777,113
2046	675,000	118,519	793,519
2047	1,530,000	54,825	1,584,825
	<u>\$ 9,690,000</u>	<u>\$ 11,013,105</u>	<u>\$ 20,703,105</u>

**PRELIMINARY DRAFT - SUBJECT TO REVISION**

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.

**DENVER CONNECTION WEST**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$2,539,000 Subordinate Limited Tax General Obligation Bonds**  
**Series 2017B**

**August 23, 2017**

**Principal due December 15**

**Interest Rate 8.000% Payable**

<b>Year Ended December 31,</b>	<b>December 15</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2019	\$ -	\$ 379,835	\$ 379,835
2020	55,000	322,011	377,011
2021	135,000	198,720	333,720
2022	2,000	187,920	189,920
2023	6,000	187,760	193,760
2024	13,000	187,280	200,280
2025	12,000	186,240	198,240
2026	16,000	185,280	201,280
2027	21,000	184,000	205,000
2028	23,000	182,320	205,320
2029	26,000	180,480	206,480
2030	30,000	178,400	208,400
2031	34,000	176,000	210,000
2032	42,000	173,280	215,280
2033	44,000	169,920	213,920
2034	50,000	166,400	216,400
2035	56,000	162,400	218,400
2036	65,000	157,920	222,920
2037	69,000	152,720	221,720
2038	83,000	147,200	230,200
2039	86,000	140,560	226,560
2040	99,000	133,680	232,680
2041	107,000	125,760	232,760
2042	121,000	117,200	238,200
2043	128,000	107,520	235,520
2044	143,000	97,280	240,280
2045	157,000	85,840	242,840
2046	173,000	73,280	246,280
2047	743,000	37,315	780,315
	<u>\$ 2,539,000</u>	<u>\$ 4,784,522</u>	<u>\$ 7,323,522</u>

**PRELIMINARY DRAFT - SUBJECT TO REVISION**

This financial information should be read only in connection with the accompanying accountant's  
compilation report and summary of significant assumptions.

# Certification of Valuation by County Assessor

Name of Jurisdiction Denver Connection West Metropolitan District New Entity? ☐ Yes ☒ No  
 IN Denver COUNTY, COLORADO ON August 27, 2018

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS ("5.5%" LIMIT) ONLY

In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S., and no later than August 25, the Assessor certifies the TOTAL VALUATION FOR ASSESSMENT for the taxable year 2018:

1. Previous year's NET TOTAL TAXABLE assessed valuation:	1.	<u>\$3,158,300</u>
2. Current year's GROSS TOTAL TAXABLE assessed valuation: <small>This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution.</small>	2.	<u>\$4,202,470</u>
3. LESS TIF District Increment, If any:	3.	<u>\$0</u>
4. Current year's NET TOTAL TAXABLE assessed valuation:	4.	<u>\$4,202,470</u>
5. New Construction*: <small>New Construction is defined as: Taxable real property structures and the personal property connected with the structure.</small>	5.	<u>\$1,505,500</u>
6. Increased production of producing mine*:	6.	<u>\$0</u>
7. Annexations/Inclusions:	7.	<u>\$0</u>
8. Previously exempt Federal property*:	8.	<u>\$0</u>
9. New primary oil or gas production from any producing oil and gas leasehold or land (29-1-301(1)(b), C.R.S.): <small>Jurisdiction must apply (Form DLG 52B) to the division of Local Government before the value can be treated as growth in the limit calculation.</small>	9.	<u>\$0</u>
10. Taxes collected last year on omitted property as of August 1 (29-1-301(1)(a), C.R.S.):	10.	<u>\$0</u>
11. Taxes abated and refunded as of August 1 (29-1-301(1)(a), C.R.S. and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	<u>\$0</u>

\*Jurisdiction must submit respective certifications (Forms DLG 52 & 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## USE FOR "TABOR LOCAL GROWTH" CALCULATIONS ONLY

In accordance with the provisions of Art. X, Sec. 20, Colo. Cons., and 39-5-121(2)(b), C.R.S., the Assessor certifies the TOTAL ACTUAL VALUATION for the taxable year 2018:

1. Current year's total actual value of ALL REAL PROPERTY: <small>This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.</small>	1.	<u>\$10,890,600</u>
ADDITIONS to taxable real property:		
2. Construction of taxable real property improvements: <small>Construction is defined as newly constructed taxable real property structures.</small>	2.	<u>\$20,913,000</u>
3. Annexation/Inclusions:	3.	<u>\$0</u>
4. Increased mining production: <small>Includes production from new mines and increases in production of existing producing mines.</small>	4.	<u>\$0</u>
5. Previously exempt property:	5.	<u>\$0</u>
6. Oil or gas production from a new well:	6.	<u>\$0</u>
7. Taxable real property omitted from the previous year's tax warrant: <small>If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	7.	<u>\$0</u>
DELETIONS from taxable real property:		
8. Destruction of taxable real property improvements:	8.	<u>\$0</u>
9. Disconnections/Exclusions:	9.	<u>\$0</u>
10. Previously taxable property:	10.	<u>\$0</u>

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. Total actual value of all taxable property:

1.                     

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

RESOLUTION NO. 2018 - 10 - \_\_\_\_

A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE DENVER CONNECTION WEST  
METROPOLITAN DISTRICT  
TO ADOPT THE 2019 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Denver Connection West Metropolitan District ("District") has appointed the District Accountant to prepare and submit a proposed 2019 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2018, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 23, 2018, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denver Connection West Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Denver Connection West Metropolitan District for the 2019 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 23rd day of October, 2018.

---

Secretary

(SEAL)

EXHIBIT A  
(Budget)

I, Lisa A. Johnson, hereby certify that I am the duly appointed Secretary of the Denver Connection West Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2019, duly adopted at a meeting of the Board of Directors of the Denver Connection West Metropolitan District held on October 23, 2018.

By: \_\_\_\_\_  
Secretary

RESOLUTION NO. 2018 - 10 - \_\_\_\_

A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE DENVER CONNECTION WEST  
METROPOLITAN DISTRICT  
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Denver Connection West Metropolitan District ("District") has adopted the 2019 annual budget in accordance with the Local Government Budget Law on October 23, 2018; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2019 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Denver Connection West Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2019 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2019 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of the City and County of Denver, Colorado, the mill levies for the District as set forth in the District's Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 23<sup>th</sup> day of October, 2018.

(SEAL)

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Secretary



**EXHIBIT A**  
(Certification of Tax Levies)

# DENVER CONNECTION WEST METRO DISTRICT

## Board Meeting Project Status

October 23, 2018



### Project Work

#### Site Visits

Site visits were done weekly in September and October. The overall status of construction is as follows:

- Earthwork import to the park is on-going.
- Construction on the HUB is on-going.
- Xcel 3 Phase power feeder is complete. Xcel is currently waiting on an available contractor to do the service to the building.
- Water Service to the Hub has been paid for. The meter set was called for and the City requested some changes. The meter set will be called for again once those changes are made.
- Construction of the Green Valley Ranch Boulevard median, traffic signal and south lanes are complete. The road is open and the signal operational. Waiting on final paperwork showing City Acceptance. Minor repairs may be requested of Chato's Concrete.
- Construction of the structural retaining walls and landscape walls is complete. Final Acceptance has been granted. The walls are higher in some places than desired. The walls are closer to the sidewalk than Norris Design planned. Survey is being checked to verify both of these. Slaton Brothers provided pricing for the lowering of some sections of the wall.
- Construction of the open space flat concrete is ongoing.
- The landscape amenities are being ordered. Seat walls and planter walls have started.

#### Cost Certification

- None



## **Construction Contract Documents**

### **Contractor Contracts**

- Final Acceptances (not Warranty Acceptance)
  - Chato's Concrete – Minor Repairs might be requested
  - WL Contractors – Waiting on City Acceptance Letter – Will request partial acceptance

### **District Contract Change Orders**

- MW Golden
  - Change Order 14 – Concrete and Lighting Changes - \$25,467.00 – Recommend Ratification
- Brightview
  - Change Order 1 – Trellis Changes - \$-121,433.00 – Recommend Ratification
- Slaton Brothers
  - Change Order Request 2 - Adjust Wall Heights - \$4,600.00 – Waiting on Survey
- Thoutt Brothers
  - Change Order Request 1 – Mew Concrete Reduction – In Review

## **Consultant/Vendor Agreements**

### **Consultant/Vendor Agreements**

- None

### **Consultant/Vendor Task Orders**

- Godden Sudik
  - Task Order 2 – Additional Services – \$15,335.00

## **Other Matters**

- None



Special District  
Management  
Services, Inc.

141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 • Fax: 303-987-2032

## MEMORANDUM

TO: Board of Directors

FROM: Deborah D. McCoy  
President

DATE: September 1, 2018

RE: Notice of 2019 Rate Increase

In accordance with the Management Agreement ("Agreement") between the District and Special District Management Services, Inc. ("SDMS"), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management services shall increase. Our current rates are \$137.00 per hour for management, administration and accounting, field services are \$70 per hour and utility billing is \$65.00 per hour. The new rates will be \$140.00/hr. for management administration and accounting. Field services and utility locates will be \$75.00/hr. At this time, no change will be made to the utility billing rate of \$65.00 per hour.

We hope you will understand that it is necessary to increase our rates so that we may continue to provide the best and most efficient management services you expect from SDMS.