

**SHERIDAN STATION 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 SPECIAL MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Douglas Elenowitz	President	2020/May 2020
Jordan Scharg	Treasurer	2022/May 2022
Scott M. Watkins	Assistant Secretary	2020/May 2020
Paul Malone	Assistant Secretary	2020/May 2020
Michael Martines	Assistant Secretary	2022/May 2022
David Solin	Secretary	

**DATE:**        **April 22, 2020 (Wednesday)**

**TIME:**        10:00 a.m.

**PLACE:**        DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT **1/877-250-3814** AND WHEN PROMPTED, DIAL IN THE PASSCODE OF **5592663**.

**I.        ADMINISTRATIVE MATTERS**

- A.        Present Disclosures of Potential Conflicts of Interest.  
\_\_\_\_\_
- B.        Approve Agenda, confirm location of meeting and posting of notices.  
\_\_\_\_\_
- C.        Review and approve Minutes of the March 12, 2020 Regular Meeting (enclosure).  
\_\_\_\_\_

**II.       PUBLIC COMMENTS**

- A.        \_\_\_\_\_

III. FINANCIAL MATTERS

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

Fund	Period Ending Mar. 13, 2020
General	\$ 22,345.16
Debt	\$ -0-
Capital	\$ 1,910.10
<b>Total</b>	<b>\$ 24,255.26</b>

- 
- B. Review and accept unaudited financial statements through the period ending March 31, 2020, and the schedule of cash position statement dated March 31, 2020 (enclosure).
- 

IV. LEGAL MATTERS

- A. Conduct public hearing to consider inclusion of under two (2) acres of property owned by SSTV Land Investment LLC and consider adoption of Resolution No. 2020-04-01; Resolution for Inclusion of Real Property (enclosure- Petition for Inclusion and to be distributed- Resolution for Inclusion of Real Property).
- 

- B. Review status of Requisition of Project Funds. Review and consider approval of reimbursement of Sheridan Station Transit Village LLC and authorize necessary actions in conjunction therewith.
- 

- C. Review Rules and Regulations, Policies and Procedures of the District and Authorize necessary actions in connection therewith.
- 

V. CAPITAL PROJECT MATTERS

- A. Discuss status of Concrete Spalling studies and/or actions.
- 

VI. OTHER BUSINESS

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

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR  
JUNE 11, 2020.**

## RECORD OF PROCEEDINGS

---

### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT HELD MARCH 12, 2020

A Regular Meeting of the Board of Directors of the Sheridan Station West Metropolitan District (referred to hereafter as the “Board”) was convened on Thursday, March 12, 2020 at 10:00 a.m., at the offices of McGeady Becher P.C., 450 E. 17<sup>th</sup> Avenue, Suite 400, Denver, Colorado 80203. The meeting was open to the public.

---

**Directors In Attendance Were:**

Douglas Elenowitz  
Scott M. Watkins  
Paul Malone

Following discussion, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the absences of Directors Scharg and Martines were excused.

**Also In Attendance Was:**

David Solin; Special District Management Services, Inc.

Peggy Ripko and James Ruthven; Special District Management Services, Inc. (via speakerphone for a portion of the meeting)

Chris Brummitt, Esq.; McGeady Becher P.C.

---

**DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST**

**Disclosure of Potential Conflicts of Interest:** Attorney Brummitt 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 Brummitt requested that the Directors consider whether they had any additional conflicts of interest to disclose. Attorney Brummitt noted for the record that there were no new disclosures made by the Directors 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.

---

**ADMINISTRATIVE  
MATTERS**

**Agenda:** Mr. Solin distributed for the Board’s review and approval a proposed Agenda for the District's Regular Meeting.

## RECORD OF PROCEEDINGS

---

Following discussion, upon motion duly made by Director Watkins, seconded by Director Malone 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 Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District boundaries, or within 20 miles of the District's boundaries, the meeting would be conducted at the above-stated location. The Board further noted that notice of the date, time and location of the meeting was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within its boundaries.

**Designation of 24-hour Posting Location:** Following discussion, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District at least 24 hours prior to each meeting at the following location: On a post within the boundaries of the District.

**Minutes:** The Board reviewed the Minutes of the November 14, 2019 Regular Meeting.

Following discussion, upon motion duly made by Director Elenowitz, seconded by Director Malone and, upon vote, unanimously carried, the Minutes of the November 14, 2019 Regular Meeting were approved, as presented.

**May 5, 2020 Election:** Mr. Solin discussed with the Board the status of the May 5, 2020 Election, noting that because there were not more candidates than open positions, the election would be cancelled pursuant to statute.

\_\_\_\_\_  
**PUBLIC  
COMMENTS**

There were no public comments at this time.  
\_\_\_\_\_

**OPERATIONS**

**Community Manager's Report:** Ms. Ripko discussed with the Board the Community Manager's report.

**2020 Landscape Maintenance Services:** The Board reviewed the proposal from Metco Landscape, Inc. for 2020 Landscape Maintenance Services.

## RECORD OF PROCEEDINGS

---

Following discussion, upon motion duly made by Director Elenowitz, seconded by Director Malone and, upon vote, unanimously carried, the Board approved the proposal from Metco Landscape, Inc. for 2020 Landscape Maintenance Services, for an amount not to exceed \$11,680.

### **FINANCIAL MATTERS**

**Claims:** The Board considered ratifying the approval of the payment of claims for the following periods:

Fund	Period Ending Nov. 2, 2019	Period Ending Dec. 6, 2019	Period Ending Jan. 17, 2020	Period Ending Feb. 20, 2020
General	\$ 7,104.07	\$ 12,186.47	\$ 26,325.18	\$ 4,992.58
Debt	\$ -0-	\$ -0-	\$ -0-	\$ 3,500.00
Capital	\$ 3,190.50	\$ 2,445.00	\$ 4,913.70	\$ 2,860.39
<b>Total</b>	<b>\$ 10,294.57</b>	<b>\$ 14,631.47</b>	<b>\$ 31,238.88</b>	<b>\$ 11,352.97</b>

Following discussion, upon motion duly made by Director Malone, seconded by Director Watkins and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

**Unaudited Financial Statements:** The Board reviewed the unaudited financial statements for the period ending December 31, 2019 and the statement of cash position, dated December 31, 2019.

Following review, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending December 31, 2019 and the statement of cash position, dated December 31, 2019.

**Agreements Relative to Release of Restricted Account Funds:** The Board discussed the agreements relative to release of Restricted Account Funds and authorization of necessary actions in connection therewith.

Following review, upon motion duly made by Director Malone, seconded by Director Watkins and, upon vote, unanimously carried, the Board discusses boundary modifications and authorized necessary actions in connection with the agreements relative to release of Restricted Account Funds, and further authorized legal counsel to prepare the necessary documentation for the inclusion of additional property into the boundaries of the District.

## RECORD OF PROCEEDINGS

---

### LEGAL MATTERS

**Water Services from Consolidated Mutual Water Company:** The Board deferred discussion at this time.

**Sewer Service Agreement from the City of Lakewood and East Lakewood Sanitation District:** The Board determined there were no outstanding issues to address at this time.

**Rules and Regulations, Policies and Procedures of the District:** The Board determined there were no outstanding issues to address at this time.

**Assignment of License Agreement between Xcel Energy and Sheridan Station Transit Village, LLC to the District:** The Board discussed the assignment of License Agreement between Xcel Energy and Sheridan Station Transit Village to the District. Director Malone reported to the Board that it will be six (6) to nine (9) months before this will be needed.

**Status of Development:** The Board previously discussed the status development and boundary modifications during discussion under Agreements Relative to Release of Restricted Account Funds. The Board noted a future easement would be needed to allow for ADA access to a public plaza within the District.

**First Amendment to Operation Funding Agreement and First Amendment to Facilities Funding and Acquisition Agreement, said agreements by and between the District and Sheridan Station Transit Village LLC:** The Board discussed the First Amendment to the Operation Funding Agreement and the First Amendment to Facilities Funding and Acquisition Agreement, said agreements by and between the District and Sheridan Station Transit Village LLC.

Following review, upon motion duly made by Director Malone, seconded by Director Watkins and, upon vote, unanimously carried, the Board ratified approval of the First Amendment to Operation Funding Agreement and the First Amendment to Facilities Funding and Acquisition Agreement, said agreements by and between the District and Sheridan Station Transit Village LLC.

### CONSTRUCTION MATTERS

**Status of Construction:** The Board discussed the status of construction

### OTHER MATTERS

There were no other matters to discuss at this time.

## RECORD OF PROCEEDINGS

---

### ADJOURNMENT

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

Respectfully submitted,

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

Sheridan Station West Metropolitan District  
March-20

	General	Debt	Capital	Totals
Disbursements	\$ 22,239.48		\$ 1,910.10	\$ 24,149.58
Xcel	61.02			61.02
Xpress Bill Pay	44.66	-		44.66
<b>Total Disbursements from Checking Acct</b>	<b>\$ 22,345.16</b>	<b>\$ -</b>	<b>\$ 1,910.10</b>	<b>\$ 24,255.26</b>



Sheridan Station West Metropolitan District

Mar-20

Vendor	Invoice #	Date	Due Date	Amount	Account Number
Common Area Maintenance Services	W254734	3/1/2020	3/25/2020	\$ 496.71	1650
Consolidated Mutual Water	1090 Depew 03/20	3/13/2020	3/25/2020	\$ 29.30	1710
Consolidated Mutual Water	Mar-20	3/13/2020	3/25/2020	\$ 1,688.90	1710
Consolidated Mutual Water	5641 10th 03/20	3/13/2020	3/25/2020	\$ 21.70	1710
McGeady Becher P.C.	1314B 02/20	2/29/2020	3/25/2020	\$ 161.40	3675
McGeady Becher P.C.	1314B 02/20	2/29/2020	3/25/2020	\$ 107.60	1675
Metco Landscape, Inc	542351	2/19/2020	3/25/2020	\$ 3,330.00	1672
Metco Landscape, Inc	543055	2/24/2020	3/25/2020	\$ 687.50	1672
Metco Landscape, Inc	542251	2/18/2020	3/25/2020	\$ 2,730.00	1672
Metco Landscape, Inc	542123	2/18/2020	3/25/2020	\$ 4,995.00	1672
Metco Landscape, Inc	543724	2/28/2020	3/25/2020	\$ 3,535.00	1672
Metco Landscape, Inc	543725	2/28/2020	3/25/2020	\$ 907.50	1672
Metco Landscape, Inc	545509	2/29/2020	3/25/2020	\$ 210.00	1672
Pet Scoop	271948	2/29/2020	3/25/2020	\$ 159.20	1650
Special Dist Management Srvs	Feb-20	2/29/2020	3/25/2020	\$ 294.00	1635
Special Dist Management Srvs	Feb-20	2/29/2020	3/25/2020	\$ 516.27	1685
Special Dist Management Srvs	Feb-20	2/29/2020	3/25/2020	\$ 253.00	1680
Special Dist Management Srvs	Feb-20	2/29/2020	3/25/2020	\$ 637.00	1721
Special Dist Management Srvs	Feb-20	2/29/2020	3/25/2020	\$ 379.50	3680
Special Dist Management Srvs	Feb-20	2/29/2020	3/25/2020	\$ 703.00	1695
Special Dist Management Srvs	Feb-20	2/29/2020	3/25/2020	\$ 912.80	1690
Special Dist Management Srvs	Feb-20	2/29/2020	3/25/2020	\$ 1,369.20	3690
UNCC	8200310	3/10/2020	3/25/2020	\$ 25.00	1685
Xcel Energy	674852137	2/28/2020	3/25/2020	\$ 12.74	1710
Xcel Energy	675074849	3/2/2020	3/25/2020	\$ 48.28	1710
Xpress Bill Pay, Inc	46112	3/1/2020	3/25/2020	\$ 44.66	1721
				\$ 24,255.26	

**Sheridan Station West Metropolitan District**

Schedule of Cash Position

March 31, 2020

	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
<b>Checking:</b>					
Cash in Bank-1st Bank		\$ 29,024.65	\$ 87,071.62	\$ (9,891.69)	\$ 106,204.58
Xpress Deposit Account		7,648.70	-	-	7,648.70
UMB Bond Fund		-	1,240.69	-	1,240.69
UMB Reserve Fund		-	155,339.14	-	155,339.14
UMB Surplus Fund		-	419,519.17	-	419,519.17
UMB Project Fund - Restricted		-	-	793,803.25	793,803.25
UMB Proj Fund - Unrestricted		-	-	208.41	208.41
<b>TOTAL FUNDS:</b>		<u>\$ 36,673.35</u>	<u>\$ 663,170.62</u>	<u>\$ 784,119.97</u>	<u>\$ 1,483,963.94</u>

**2020 Mill Levy Information**

Certified General Fund Mill Levy	22.154
Certified Debt Service Fund Mill Levy	<u>44.532</u>
Total Certified Mill Levy	<u>66.686</u>

**Board of Directors**

- \* Douglas Elenowitz
- \* Scott M. Watkins
- \* Paul Malone
- \* Michael Martines
- \* Jordan Scharg

\*Authorized signer on Checking Account

**Sheridan Station West Metropolitan District**

**FINANCIAL STATEMENTS**

**March 31, 2020**

Sheridan Station West Metropolitan District  
 COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS  
 March 31, 2020

	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	FIXED ASSETS	LONG-TERM DEBT	TOTAL
<b>Assets</b>						
Cash in Bank-1st Bank	\$ 29,025	\$ 87,072	\$ (9,892)	\$ -	\$ -	\$ 106,205
Xpress Deposit Account	7,649	-	-	-	-	7,649
UMB Bond Fund	-	1,241	-	-	-	1,241
UMB Reserve Fund	-	155,339	-	-	-	155,339
UMB Surplus Fund	-	419,519	-	-	-	419,519
UMB Project Fund - Restricted	-	-	793,803	-	-	793,803
UMB Proj Fund - Unrestricted	-	-	208	-	-	208
Cash with County Treasurer	-	-	-	-	-	-
Property Taxes Receivable	42,107	84,640	-	-	-	126,747
Accounts Receivable	9,097	-	-	-	-	9,097
Prepaid Expenses	3,208	-	-	-	-	3,208
<b>Total Current Assets</b>	<b>91,085</b>	<b>747,810</b>	<b>784,120</b>	<b>-</b>	<b>-</b>	<b>1,623,016</b>
<b>Other Debits</b>						
Amount in Debt Service Fund	-	-	-	-	663,171	663,171
Amount to be Provided for Debt	-	-	-	-	3,254,941	3,254,941
<b>Total Other Debits</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,918,111</b>	<b>3,918,111</b>
<b>Capital Assets</b>						
Fixed Assets	-	-	-	1,805,357	-	1,805,357
<b>Total Capital Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,805,357</b>	<b>-</b>	<b>1,805,357</b>
<b>Total Assets</b>	<b>\$ 91,085</b>	<b>\$ 747,810</b>	<b>\$ 784,120</b>	<b>\$ 1,805,357</b>	<b>\$ 3,918,111</b>	<b>\$ 7,346,484</b>
<b>Liabilities</b>						
Accounts Payable	\$ (516)	\$ -	\$ 3,132	\$ -	\$ -	\$ 2,617
Developer Advance - Operations	-	-	-	-	152,897	152,897
Accrued Interest - Operations	-	-	-	-	12,619	12,619
Developer Advance - Capital	-	-	-	-	111,681	111,681
Accrued Interest - Capital	-	-	-	-	15,914	15,914
Bonds Payable	-	-	-	-	3,625,000	3,625,000
<b>Total Liabilities</b>	<b>(516)</b>	<b>-</b>	<b>3,132</b>	<b>-</b>	<b>3,918,111</b>	<b>3,920,728</b>
<b>Deferred Inflows of Resources</b>						
Deferred Property Taxes	42,107	84,640	-	-	-	126,747
Deferred Revenue - Other	5,405	-	-	-	-	5,405
<b>Total Deferred Inflows of Resources</b>	<b>47,511</b>	<b>84,640</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>132,151</b>
<b>Fund Balance</b>						
Investment in Fixed Assets	-	-	-	1,805,357	-	1,805,357
Fund Balance	17,461	622,221	783,420	-	-	1,423,101
Current Year Earnings	26,629	40,950	(2,432)	-	-	65,147
<b>Total Fund Balances</b>	<b>44,090</b>	<b>663,171</b>	<b>780,988</b>	<b>-</b>	<b>-</b>	<b>3,293,605</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balance</b>	<b>\$ 91,085</b>	<b>\$ 747,810</b>	<b>\$ 784,120</b>	<b>\$ 1,805,357</b>	<b>\$ 3,918,111</b>	<b>\$ 7,346,484</b>

**Sheridan Station West Metropolitan District**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 3 Months Ending,**  
**March 31, 2020**  
**General Fund**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Revenues</b>					
Property Tax Revenue	\$ 20,553	\$ 20,553	\$ 62,660	\$ (42,107)	32.8%
Specific Ownership Taxes	831	831	3,760	(2,929)	22.1%
Developer Advance	29,557	29,557	50,000	(20,443)	59.1%
Operations and Maintenance Fee	18,784	18,784	32,000	(13,216)	58.7%
Interest Income	-	-	50	(50)	0.0%
Miscellaneous Income	124	124	-	(124)	-
<b>Total Revenues</b>	<u>69,850</u>	<u>69,850</u>	<u>148,470</u>	<u>(78,868)</u>	<u>47.0%</u>
<b>Expenditures</b>					
Audit	-	-	4,250	4,250	0.0%
Election	275	275	5,000	4,726	5.5%
Repair and Maintenance	1,852	1,852	15,000	13,148	12.3%
O&M Reserve	-	-	8,000	8,000	0.0%
Insurance/SDA Dues	641	641	3,800	3,159	16.9%
Snow Removal	14,956	14,956	30,000	15,044	49.9%
Legal	2,069	2,069	12,000	9,931	17.2%
Management	2,459	2,459	9,000	6,541	27.3%
Miscellaneous	1,609	1,609	1,000	(609)	160.9%
Accounting	2,285	2,285	9,000	6,715	25.4%
Covenant Control	3,829	3,829	13,200	9,372	29.0%
Treasurer's Fees	308	308	940	632	32.8%
Utilities	8,648	8,648	20,000	11,352	43.2%
Billing and Meter Reading	4,291	4,291	6,000	1,710	71.5%
Contingency	-	-	5,000	5,000	0.0%
	<u>43,221</u>	<u>43,221</u>	<u>142,190</u>	<u>98,969</u>	<u>30.4%</u>
Excess (Deficiency) of Revenues Over Expenditures	26,629	26,629	6,280	20,101	
<b>Other Financing Sources (Uses)</b>					
Emergency Reserve	-	-	4,454	4,454	
<b>Total Other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>4,454</u>	<u>4,454</u>	
Change in Fund Balance	26,629	26,629	1,826	24,555	
Beginning Fund Balance	17,461	17,461	6,114	11,347	
<b>Ending Fund Balance</b>	<u>\$ 44,090</u>	<u>\$ 44,090</u>	<u>\$ 7,940</u>	<u>\$ 35,901</u>	

**Sheridan Station West Metropolitan District**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**Debt Service Fund**  
**For the 3 Months Ending,**  
**March 31, 2020**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Revenues</b>					
Property Tax Revenue	\$ 41,314	\$ 41,314	\$ 125,954	\$ (84,640)	32.8%
Specific Ownership Tax	1,671	1,671	7,557	(5,886)	22.1%
Interest Income	2,405	2,405	16,000	(13,595)	15.0%
<b>Total Revenues</b>	<u>45,390</u>	<u>45,390</u>	<u>149,511</u>	<u>(104,121)</u>	<u>30.4%</u>
<b>Expenditures</b>					
Bond Interest	-	-	217,500	217,500	0.0%
Paying Agent Fees	3,821	3,821	3,000	(821)	127.4%
Miscellaneous	-	-	-	-	-
Treasurer's Fees	620	620	1,889	1,269	32.8%
<b>Total Expenditures</b>	<u>4,441</u>	<u>4,441</u>	<u>222,389</u>	<u>217,948</u>	<u>2.0%</u>
Excess (Deficiency) of Revenues Over Expenditures	40,950	40,950	(72,878)	113,828	
Beginning Fund Balance	622,221	622,221	618,680	3,541	
<b>Ending Fund Balance</b>	<u>\$ 663,171</u>	<u>\$ 663,171</u>	<u>\$ 545,802</u>	<u>\$ 117,369</u>	

**Sheridan Station West Metropolitan District**  
**Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual**  
**For the 3 Months Ending,**  
**March 31, 2020**  
**Capital Projects Fund**

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
<b>Revenues</b>					
Developer Advance	\$ 4,914	\$ 4,914	\$ -	\$ 4,914	-
Interest Income	3,315	3,315	5,000	(1,685)	66.3%
<b>Total Revenues</b>	<u>8,229</u>	<u>8,229</u>	<u>5,000</u>	<u>3,229</u>	<u>164.6%</u>
<b>Expenditures</b>					
Legal	3,104	3,104	10,000	6,896	31.0%
Management	3,688	3,688	7,500	3,812	49.2%
Miscellaneous	442	442	1,500	1,058	29.4%
Accounting	3,427	3,427	-	(3,427)	-
Developer Reimbursement	-	-	755,807	755,807	0.0%
<b>Total Expenditures</b>	<u>10,661</u>	<u>10,661</u>	<u>774,807</u>	<u>764,146</u>	<u>1.4%</u>
Excess (Deficiency) of Revenues Over Expenditures	(2,432)	(2,432)	(769,807)	767,375	
Beginning Fund Balance	783,420	783,420	769,807	13,613	
<b>Ending Fund Balance</b>	<u>\$ 780,988</u>	<u>\$ 780,988</u>	<u>\$ -</u>	<u>\$ 780,988</u>	

## PETITION FOR INCLUSION

In accordance with Section 32-1-401(1)(a), C.R.S., the undersigned, **SSTV Land Investments LLC**, a Colorado limited liability company (the “**Petitioner**”), does hereby respectfully petition the **Sheridan Station West Metropolitan District** (the “**District**”), acting by and through its Board of Directors (the “**Board**”), for the inclusion of certain real property into the boundaries of the District, subject to the conditions described herein (the “**Inclusion**”).

The Petitioner represents to the District as follows:

1. The land to be included consists of approximately 1.681 acres, situate in the County of Jefferson, State of Colorado, and is legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the “**Property**”).
2. The Petitioner is the fee owner of one hundred percent (100%) of the Property and no other person(s), entity or entities own(s) an interest in the Property except as beneficial holder(s) of encumbrances.
3. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order in the Jefferson County District Court, including the Property into the boundaries of the District (the “**Order for Inclusion**”). The Petitioner acknowledges that from and after the entry of the Order for Inclusion, the Property shall be liable for taxes, assessments, or other obligations of the District, including its proportionate share of existing bonded indebtedness of the District, subject to the conditions and limitations set forth herein.
4. The Petitioner acknowledges that the District is not required to enlarge or extend its facilities beyond those currently existing and all such enlargements or extensions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.
5. The Petitioner acknowledges that acceptance of this petition by the District does not constitute any assurance from the District that the Property can be served by the District and acknowledges that there shall be no withdrawal of this Petition from consideration by the Board after publication of notice of the hearing therefore, without the Board’s consent.
6. The Petitioner agrees that the Board may, in its sole and absolute discretion, require the Petitioner to enter into an Inclusion Agreement prior to Inclusion of the Property into the District.
7. The Petitioner agrees that it will pay, or cause to be paid, the costs incurred by the District for the Inclusion if this Petition is accepted, including the costs of publication of appropriate legal notices and legal fees and costs incurred by the District in connection with the Inclusion of the Property.

The Petitioner hereby requests that the Board approve the Inclusion of the Property into the boundaries of the District, and that the District file a motion for an order to be entered in the District Court, County of Jefferson, State of Colorado, including the Property into the boundaries



of the District such that, as of the effective date of the Order for Inclusion, the Property shall be subject to all of the taxes and charges imposed by the District, and the Property shall be liable for its proportionate share of existing bonded indebtedness of the District.

Signed March 11, 2020.

PETITIONER:  
SSTV LAND INVESTMENT LLC

WEST 10<sup>TH</sup> PARTNERS GP, LLC, a  
Colorado limited liability company, as

By: Manager

By: 

Name: Douglas Elenowitz

Title: Manager

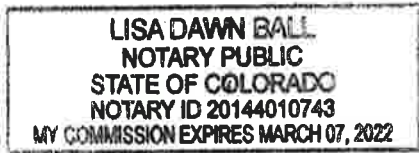
Address of Petitioner:  
2295 S. Lipan St.  
Denver, Colorado 80223

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me this 11th day of March, 2020, by Douglas Elenowitz.

Witness my hand and official seal.

My commission expires: 3-7-2022



  
Notary Public

**EXHIBIT A**

Legal Description

WEST LINE VILLAGE FILING NO. 3 TRACT A, TOGETHER WITH WEST LINE  
VILLAGE FILING NO. 4 LOTS 1 THROUGH 44