

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

www.colorado.gov/sswmd

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Zachary Nemeroff	Director	2027/May 2027
Preeti Santana	Director	2027/May 2027
Sara Wright	Director	2027/May 2027
Ashley Begley	Assistant Secretary	2025/May 2025
Mitchell Paur	Assistant Secretary	2025/May 2025
Peggy Ripko	Secretary	

DATE: June 9, 2023

TIME: 10:00 a.m.

PLACE: *This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:*

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUjZzc1VMWtJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Dial In: 1-719-359-4580

I. PUBLIC COMMENTS *(Each speaker is limited to 3 minutes. Speakers are encouraged to stick to their point. Presentations that are less than three minutes long are more effective than long and repetitive presentations. The Board will not respond during the speaker's comments, so as to ensure that they do not take away from the speaker's time, but may choose to respond after the speaker's time has elapsed, or after the period for public comments has concluded.)*

A. _____

II. ADMINISTRATIVE MATTERS

A. Confirm quorum. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, Confirm Location of Meeting and Posting of Notices.

C. Consider Approval of Minutes of the March 28, 2023 Special Meeting (enclosure).

D. Consider Election of Officers.

- E. Consider authorizing interested Board Members to attend the 2023 Special District Association’s Annual Conference in Keystone on September 12, 13 and 14, 2023.
-

III. COMMUNITY MANAGEMENT

- A. Update regarding towing operations and towing enforcement (enclosure).

- B. Review and Consider Approval of Proposal from Environmental Designs, Inc. for October 10, 2023 – May 30, 2024 Snow Removal Services (to be distributed).

- C. Review and Ratify the Approval of 2023 Landscape Enhancement Agreement with EDI for Native Weeds and Native Mowing (enclosure).

- D. Discuss covenant enforcement.

IV. FINANCIAL MATTERS

- A. Review and Ratify the Approval of the Payment of Claims as follows (enclosures):

Fund	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023	Period Ending Feb. 28, 2023
General	\$ 12,463.89	\$ 36,726.51	\$ 25,039.65
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 12,463.89	\$ 36,726.51	\$ 25,039.65

Fund	Period Ending March 31, 2022	Period Ending April 30, 2023	Period Ending May 31, 2023
General	\$ 17,208.12	\$ 25,568.77	\$ 19,080.30
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 17,208.12	\$ 25,568.77	\$ 19,080.30

- B. Review and Accept the Unaudited Financial Statements through the Period Ending March 31, 2023 (enclosure).

V. LEGAL MATTERS

- A. _____

VI. OPERATIONS MATTERS

- A. Update regarding water meter endpoints.
-

VII. OTHER BUSINESS

- A. _____

VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR
DECEMBER 8, 2023.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SHERIDAN STATION WEST METROPOLITAN DISTRICT HELD MARCH 28, 2023

A Special Meeting of the Board of Directors of the Sheridan Station West Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, March 28, 2023, at 3:00 p.m. This District Board meeting was held by videoconference via Zoom. The meeting was open to the public.

Directors In Attendance Were:

Scott Watkins, Treasurer

Paul Malone, Assistant Secretary

Ashley Begley, Assistant Secretary (for a portion of the meeting)

Mitchell Paur, Assistant Secretary

Following discussion, upon motion duly made by Director Watkins, seconded by Director Begley and, upon vote, unanimously carried, the absence of Director Elenowitz was excused.

Also In Attendance Were:

Peggy Ripko and John Haubert; Special District Management Services, Inc. (“SDMS”)

Jennifer L. Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Zachary Nemeroff, Sara Wright and Cathy Kulzer; Residents

**PUBLIC
COMMENTS**

There were no public comments.

**DISCLOSURE OF
POTENTIAL/
CONFLICTS OF
INTEREST**

Disclosure of Potential Conflicts of Interest: Attorney Ivey reported 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. Ms. Ripko requested that the Directors consider whether they had any additional conflicts of interest to disclose. Ms. Ripko 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.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko reviewed with the Board the Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Watkins, seconded by Director Begley and, upon vote, unanimously carried, the Board approved the Agenda, as amended to add water meters.

Meeting Location and Posting of Notices: This District Board meeting was held by Zoom. Ms. Ripko noted that notice of the time, date, and location of the meeting was duly posted.

Minutes: The Board reviewed the Minutes of the December 9, 2022 Regular Meeting.

Following discussion, upon motion duly made by Director Malone, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved the Minutes of the December 9, 2022 Regular Meeting, as presented.

Broken Water Meter: The Board discussed the broken water meter end points.

Following discussion, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Board approved the purchase of eight (8) end points, to send out the broken end points for warranty, and to keep the remaining for future needs.

COMMUNITY MANAGEMENT

Towing Operations and Towing Enforcements: Ms. Ripko updated the Board on the towing operations and towing enforcements.

Following review and discussion, upon motion duly made by Director Watkins, seconded by Director Malone and, upon vote, unanimously carried, the Board designated Director Begley and homeowners (to be selected by Director Begley) to review the towing proposals and work with SDMS.

District Rules and Regulations: The Board reviewed and approved the updated rules and regulations discussed at the March 28, 2023 meeting.

5527 West 11th Place Parking Complaints: The Board discussed parking enforcement concerns at 5527 West 11th Place. The Board instructed SDMS to investigate enforcement options. However, until enforcement can be finalized, SDMS will respond to parking complaints by noon the business day after the complaint.

Landscape Construction Agreement from Environmental Designs, Inc. for Tree Replacement Services: The Board reviewed the Landscape Construction Agreement from Environmental Designs, Inc. for 2023 tree replacement services.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Begley, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved the Landscape Construction Agreement from Environmental Designs, Inc. for 2023 tree replacement services.

Work Order Contract with Pet Scoop Inc. for Dog Station Maintenance Services:

The Board reviewed the work order contract with Pet Scoop Inc. for dog station maintenance services.

Following discussion, upon motion duly made by Director Begley, seconded by Director Watkins and, upon vote, unanimously carried, the Board approved the work order contract with Pet Scoop Inc. for dog station maintenance services.

FINANCIAL MATTERS

There were no financial matters to discuss at this time.

LEGAL MATTERS

There were no legal matters to discuss at this time.

OTHER MATTERS

There were no other matters to discuss at this time.

ADJOURNMENT

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

Respectfully submitted,

By _____
Secretary for the Meeting

SCOUT SECURITY



Scout Security Proposal



Introduction

HERE AT SCOUT SECURITY, OUR CUSTOMERS ARE OUR NUMBER ONE PRIORITY.

In business, sometimes it's hard to see the forest for the trees. You work hard every day to meet your customers' current needs and anticipate what they'll want in the future. You listen carefully, attend to your market, and watch your cash flow. You give your employees the best training and benefits that inspire loyalty.

You outsource your cleaning, your accounting, your IT services, and your web presence. It makes good financial and business sense to bring in the experts so you can focus on what you do best. Scout Security is the provider of choice for over 50 property management and owners. We'll help you think about your business in a whole new way, bringing a fresh perspective to long-standing challenges and helping you solve problems that can be damaging your property or decreasing employees' morale.



Click to play video in browser

A handwritten signature in black ink that reads "Douglas Eckels Jr.".

CEO, Scout Security



Did you know?

Not all private security companies are equal. As you shop around ensure that other companies have valid insurance (General Liability, Workers Comp, and Auto Insurance) Scout carries 4,000,000 in coverage! Ask for a current certificate of insurance before accepting the bid.

Scout Security requires all guard staff to be licensed in the appropriate city they are working in! This is an investment in the guard and company and not all companies share this commitment. This could create liability for your business if your contractor is not compliant.



Overview

VISION: Scout Security's vision is to be the most professional security leader in the industry by exceeding our customers' expectations and creating client-agency working partnerships while valuing each employee.

MISSION

- We are in the business of securing people, property and building relationships.
- We use security to make people smile and laugh.
- We are a team of people who understand the importance of having a safe place to work.
- We are unique because our staff is paid for performance and this causes them to care more and work harder.

VALUES

- We Believe that Security is Important
- Do Things Well Without Wasting Time
- Be Profitable
- Create Fun and Excitement
- Accomplish Big Things with Hard Work
- Let Others Know What's Going On
- Surpass Expectation
- Learn More
- Tell the Truth
- Recognize Others



Did you know?

Having a professional image in the private security business is important. From our uniforms, vehicles, and officers, Scout Security takes pride in our image to the public. Scout Security focuses on building relationships with local law enforcement to allow us to offer a better customer experience.

FACT: If a Security Guard is dressed professionally people will take them seriously and listen to requests.

Reporting

Our Reporting Process

How We Report

We use smartphones and tablets with quick and simple drop down reporting menus to streamline the reporting, maximize on site visibility, and reduce your risk and liability.

Instead of traditional hand written DARs our officers are provided varied reporting options that enable them to report easily throughout their shift.



Customized For You

Our daily and monthly reports can be *completely* customized and worded for your industry and specific property.

All issues are prioritized based on the scope of service at each property and according to your needs.

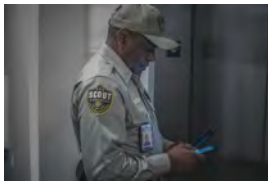
Real-Time Incident Notifications

At your choosing any issues or incidents reported can trigger a notification to the necessary parties (i.e. managers, maintenance supervisors or teams, and issue specific vendors).



Services We Offer

Scout Security offers a variety of services to meet your growing business needs. We get to know you - your strengths, challenges, history, and current needs - and we get to know your market. Together with your management team, we define the problem and create goals to solve it. We also offer support to your employees and customers so they feel confident about embracing change.



DEDICATED GUARDS

Onsite Security or Dedicated Guard refers to your traditional Security Guard working at one facility and is not shared with any other location-targeted



TARGETED MOBILE PATROLS

For maximum criminal deterrence at a cost-effective rate, targeted mobile patrols may be your optimal solution.



VIRTUAL GUARDS

Preventing crime with after-hour surveillance for business. Embracing technology and artificial intelligence and live guards monitoring cameras. This could be the tool you have been looking for.



POOL PATROLS

Dedicated Guards or Mobile Patrols are both a great option. Keep your pools in order, with enforcing community covenants. Removing unwanted guests, glass from pool areas or enforcing Covid-19 restrictions.



Statement of Work:

Scout Security will provide 2 mobile patrols nightly for West Line Village. The purpose of a mobile patrol is to provide deterrence factor for parking violation activity. While on property our guards will be looking for Fire lane violations, illegal parking, unlawful use of a private parking stall and act as a deterrent for criminal behavior on your site.

Core Four:

1. Deter Crime
2. Observe Patterns of Suspicious Activity
3. Report those findings to client
4. Communicate with local law enforcement to expedite solutions for your property

Scout Security can act on behalf of property manager or owner and file trespassing order against any transient population that may be on your property. Scout Security has 911 trained dispatch center available for you and your staff to call 24/7; however we will only respond during the times that we are contracted for you property. Any information that comes in during black out periods will be sent to the proper personnel for follow up.

- Payment Terms: NET 15
- Holidays and dedicated service requested with a start date less than 14 days in advance will be billed at 1.5 times the regular rate.
- *Holidays include: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day*



SCOUT SECURITY

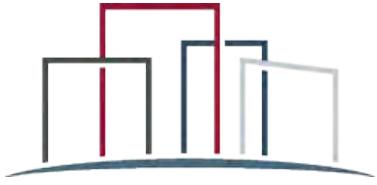
Number of Patrols Daily:

Mon	Tues	Wed	Thur	Frid	Sat	Sun	Total
2	2	2	2	2	2	2	14

Name	Price	QTY	Subtotal
Mobile Patrols Scout Security will Conduct Mobile parking patrols of your property and will enforce parking and towing as requested. 	\$30.95	60.62	\$1,876.19

Section Name

Subtotal	\$1,876.19
Admin Fee	1.75%
Fuel Surcharge	3.00%
Monthly Total	\$1,965.31



ACF PROPERTYTM
MANAGEMENT, INC.



Deep
Sentinel



CORTLAND




HIGHMARK
RESIDENTIAL

SCOUT
SECURITY



 NALS
apartment homes



CALIBER
RESTORING THE RHYTHM OF YOUR LIFE

GREYSTARTM
The Global Leader in Rental Housing


HOLLAND
PARTNER GROUP


COLORADO
SPRINGS
OLYMPIC CITY USA



DENVER
THE MILE HIGH CITY


APARTMENT ASSOCIATION
METRO DENVER

 RAM
PARTNERS, LLC


DUTCH BROS
Coffee


WINDSOR
COMMUNITIES



NETWORK

APARTMENT
ASSOCIATION
OF SOUTHERN COLORADO

Next Steps!

This proposal includes all cost associated with Scout Security providing service to the client. Once the quote is accepted it will trigger a series of processes that **must be completed**.

1. Scout Security will verify that we can work with the client. (Vender Credentialing, Insurance, etc.)
2. Scout Security will send over Service Agreement and Terms and Conditioned.
This must be fully executed before Scout Security will start staffing for the client.
3. Scout will send over W9 and all insurance information to the client.
4. Scout will set up onboarding meeting with the client where we will discuss SOW, key access, reporting, portal access, maintenance, emergency contacts and any other important information before starting for the client.
5. Scout Security will ask for the client to respond quickly and communicate often to set both parties for success.

The price quoted will be good for 30 days.

The service contract is for 12 months.

Cancellation Terms - This Agreement may be terminated immediately by both parties, at any time without cause, complying with a thirty (30) days prior written notice.

Please approve the above proposal.

Scout Security

Peggy Ripko

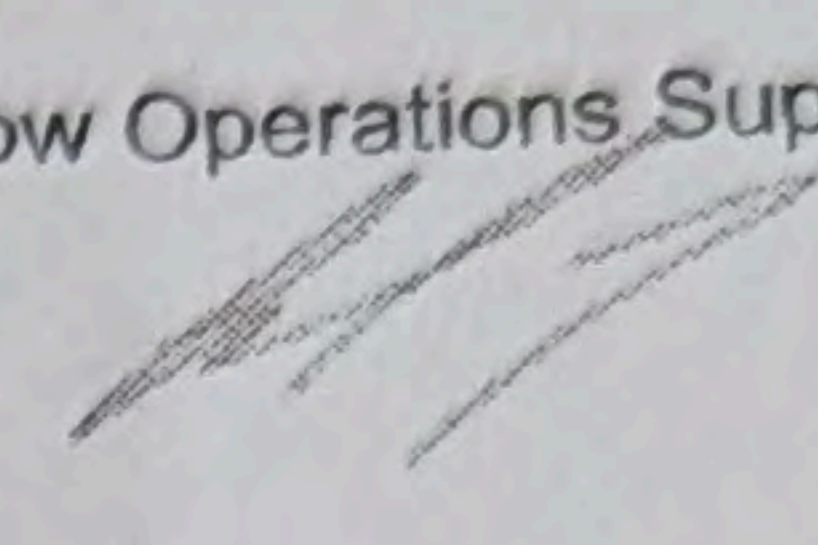
2023-04-24

2023-04-24

We look forward to *working with you!*

Tow Record / Invoice

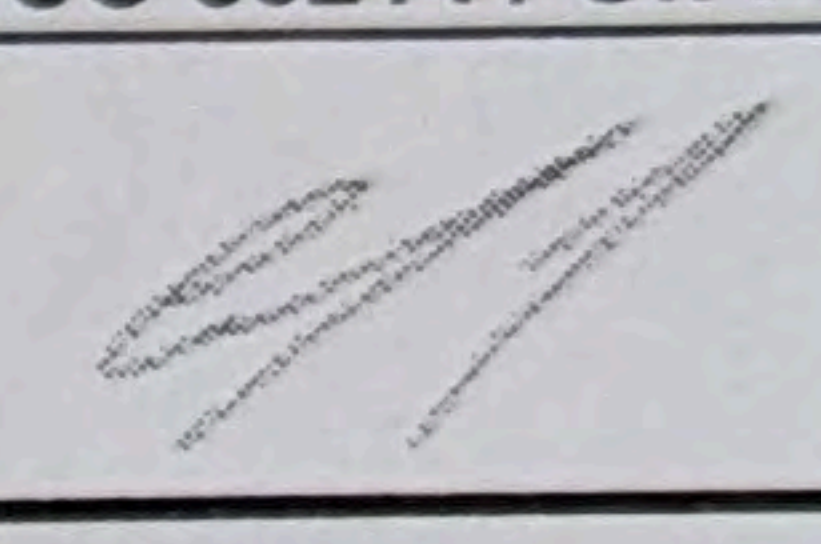
Wyatts Towing
 13202 E Adam Aircraft Cir
 Englewood, CO 80112
 PUC T-04269
 (303) 777-2448

Invoice #	282089	Invoice Print Date	Jan 7, 2023
Tow Origin	Sheridan Station West		
Origin Address	5670 W 10th Pl Lakewood, CO 80214		
Storage facility Address	5130 Brighton Blvd Denver, CO 80216		
Reason for Tow	No Parking Area Not In A Designated Parking Spot		
Vehicle	FORD F250 SUPER DUTY		
Color	Red		
Year	2004		
VIN	1FTNW21PX4EC73449		
License Plate	CO 337TFK Only Use If Not Found - N/A/2023		
Driver Signature	WTN 182 (Tow Operations Supervisor)  Morales		
Truck	165		
Released By	(CSR IT) Campbell		
Police Department	JEFFERSON COUNTY PD		
PD Case Number	01072023-0010594		

Date Towed	Jan 7, 2023 @ 8:09PM
Date In	Jan 7, 2023 @ 8:26PM
Date Out	Jan 7, 2023 @ 9:18PM

Vehicle Storage Facility > WYNO (Wyatts Towing North) - 5130 Brighton Blvd Denver, CO 80216, Denver CO 80216

Yard Row > A-4

Authorization Information	Details
Authorized Agent Name, Phone, Address	5670 W 10th Pl Lakewood, CO 80214 / On File
Authorized Signature	

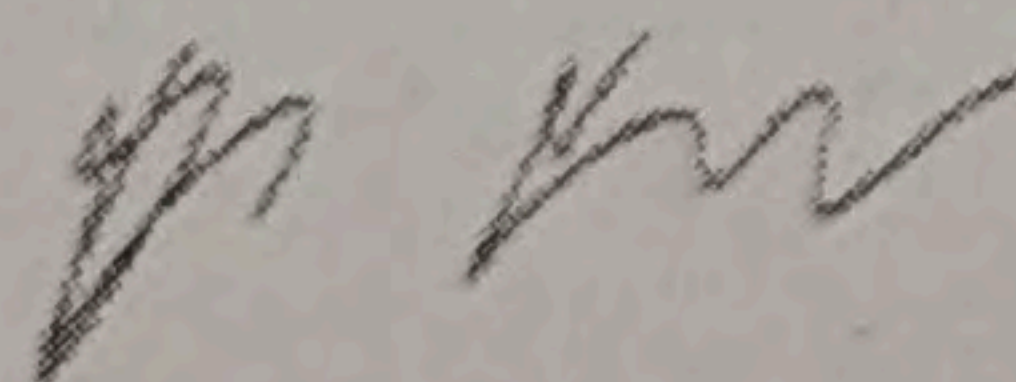
Service Charge Description	Amount
Tow Fee	\$211.11
Storage Fee (1 day(s) @ Per Day Storage: \$40.56 per day)	\$1.69
Mileage Fee (9 mile(s) @ 4.70 per mile)	\$42.30
Notification Fee	\$0.00
After Hours Fee	\$89.24
Adjustments	

2% Credit Card Processing Fee	\$0.00
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Total Due	\$344.34
Amount Paid	
Credits	
Balance	\$344.34

Released To	DANIELLE COTE	Payer Name	
Releasee License	012070266	Payer License	
Releasee Phone		Payer Phone	

I, the undersigned, do hereby certify that I am legally authorized to take possession of the vehicle referenced above and acknowledge that this vehicle was impounded as a result of the violations listed herein.



Jan 7, 2023 @ 9:18PM

Date

Releasee Signature

Wyatts Towing is not responsible for any loss or damage that we did not cause, or which is beyond our control. This includes all previous damages to vehicle and could also include damages caused by faulty tires, cracked windshields or loose bumper brackets or other vehicle body parts. Wyatts Towing also explicitly denies liability for losses resulting from theft, fire, hail, flooding or any other cause beyond our control. We recognize that having your vehicle towed is a significant inconvenience and material expense to many. We hope that you will appreciate that your vehicle was towed at the request of a property owner; which we serve, by ensuring the rules that are established for their property are followed. Please remember that our customer service agent is not the one who parked your vehicle, nor are they the property owner or the driver who towed it. Please treat them kindly and with respect. We will do the same and together we can make this process as pleasant as possible for all parties. Wyatts Towing does not discriminate in its towing on the basis of race, color, national or ethnic origin, ancestry, age, religion or religious creed, disability or handicap, sex or gender, gender identity and/or expression (including a transgender identity), sexual orientation, military or veteran status, genetic information, or any other characteristic. Towing discrimination has no place at Wyatts Towing and offends the Company's core values which include a commitment to equal opportunity and inclusion. Report Problems to the Public Utilities Commission at (303) 894-2070 - All sales are final. No refunds will be given. Visit wyatts.typeform.com/Complaint to file a complaint online.



ENVIRONMENTAL DESIGNS, INC.

DENVER METRO
(303) 287-9113
12511 E. 112TH AVE.
BRIGHTON, CO 80640

NORTHERN COLORADO
(970) 237-6225
3950 PATTON AVE.
LOVELAND, CO 80538

WWW.ENVIRONMENTALDESIGNS.COM

LANDSCAPE ENHANCEMENT AGREEMENT

EDI Contact: Eric VanLaren

Project Name: Sheridan Station West Metro District Project

Description: 2023 Enhancement

Project Address: Sheridan Station West Metropolitan District
Lakewood, CO 80228

Agreement #: 108777

Date of Agreement: 5/10/2023

Client Phone Number: 303-987-0835 x 237

Client Email: pripko@sdmsi.com

THIS LANDSCAPE ENHANCEMENT AGREEMENT (the "Agreement") is made and entered into as of 5/10/2023 (the "Effective Date") by and between Environmental Designs, Inc. (the "Contractor") and Sheridan Station West Metropolitan District (the "Client"). The Client and Contractor, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. SCOPE OF WORK

A. The Contractor agrees to perform the work and services under this Agreement at its sole expense for all labor, materials, services, equipment, tools, and taxes required to fulfill its obligations and to properly execute and complete the work as described more particularly on the attachment identified as Exhibit A – Scope of Services (the "Work").

2. SCHEDULE

- A. The Client acknowledges that the Contractor cannot guarantee the date upon which commencement of the Work shall begin (the "Commencement Date") and that any date that is given is approximate and only a target date.
- B. The term of this Agreement shall be from the Effective Date first set forth above and shall expire on June 9, 2023, or when the Work has been completely performed to the District's satisfaction, whichever first occurs, or by the exercise of the termination provisions specified herein.

3. GENERAL PROVISIONS

- A. Client shall be solely responsible to establish and provide property line locations at the Property. Contractor shall not be responsible for any damage to or moving of materials, equipment, or furniture that is not explicitly part of this Agreement, including but not limited to, BBQ appliances, patio furniture, statuary, garden art, play structures, etc.
- B. Any changes to this Agreement must be made in writing and evidenced by a Change Order (each a "Change Order" and collectively "Change Orders") executed by both the Client and the Contractor. All Change Orders shall be attached hereto and shall become part of this Agreement. Upon execution of each Change Order, Owner shall make payments as outlined within the Change Order. The charges for work covered by Change Orders shall be generated using then current pricing which may differ from the pricing of the original Work or other Change Orders.
- C. Unless otherwise outlined in "EXHIBIT A – Scope of Services (the "Work")", any pricing and charges for permits, material changes to Work, underground obstructions, and erosion control are not included in the original pricing and must be addressed with the generation of a Change Order.
- D. Consultation with Subcontractors or Other Contractors performing Work is not included in the pricing under this Agreement and shall be billed to the Client at Once executed by both parties, this document shall become a binding agreement between the Client and the Contractor.
- E. Client agrees that they will not directly contract with, hire, or otherwise employ any employee or subcontractor of Contractor or Contractor's subcontractors for a period of one year after the completion of the project as outlined within this Agreement and any subsequent Change Orders. Client further agrees that if Client were to directly contract with, hire, or otherwise employ any employee or subcontractor of Contractor or Contractor's subcontractors that Contractor will suffer damages and Client shall be liable to Contractor for said damages.

4. TERMINATION

- A. Either party may terminate this Agreement by written notice by certified mail to the other party. Notice to be given at least thirty (30) days prior to the effective date of such termination. Alternately this Agreement may be terminated by mutual agreement on a mutually agreed upon timeframe.
- B. In the event that the Contractor cannot secure an adequate labor force to perform the work as outlined within this Agreement, at the sole discretion of the Contractor, the Contractor may cancel this Agreement without penalty from Client subject to notification as outlined above.

5. INSURANCE

- A. The Contractor shall at all times be covered by adequate liability and workers compensation insurance. Upon the Client's request, the Contractor shall provide proof of coverage.

6. WARRANTY

- A. With the exception of the excluded plants listed below and unless otherwise outlined in "EXHIBIT A – Scope of Services (the "Work")", plant material #5 and greater in size, sod, irrigation and hardscapes installed by Contractor (collectively "installations") will carry a one year, one time replacement, warranty, provided they are properly maintained. The warranty period shall begin upon substantial completion of the Work. All warranties on sod, which is planted between September and April, and all warranties on plant material will be considered waived, voided, and null unless the Client agrees to have the Contractor perform winter watering services as needed during the winter months while irrigation systems are winterized, as outlined in "EXHIBIT A – Scope of Services (the "Work")". Deciduous trees more than three inches (3") caliper and evergreen trees in excess of nine feet (9') in height shall not be warranted unless access by machine is available, which access shall be determined by Contractor, in its sole discretion. If no access is available trees of this size may be replaced with a smaller tree. Reprogramming of irrigation controllers, Seed installation, night lighting bulbs, finished concrete, weeds, truck-spaded trees and reapplication of groundcover mulches (including rock) are not warranted. Weeds in your landscape areas are a natural occurrence and are considered a maintenance issue and Contractor does not guarantee a weed free landscape. Warranties on work performed by Subcontractors shall be passed through directly from the Subcontractor and no additional warranty or guaranty shall be made by Contractor. Any parts of the work that are damaged or die because of acts of God, fire, hail, flood, abuse, neglect, animal damage, insect damage, disease or fungal damage and freezing are not warranted. Excluded plant varieties include Redbuds, Arborvitae, Rhododendrons, Japanese Maples, Boxwoods, and Agave. All Warranties are non-transferable.
- B. All warranties are void if all Payments are not made as outlined in this Agreement.
- C. Client acknowledges that, if native seed is part of this agreement as outlined in EXHIBIT A, they have received and understand the information and limitations set forth in the Seed Installation Addendum.

7. PRICE AND TERMS

- A. The Client shall pay the Contractor **\$2,007.90** for the Work as outlined in the EXHIBIT A - Scope of Services (the "Work")
- B. A surcharge fee of not less than 2% and not more than the fee paid by the Contractor to the Processor or Service Provider will be applied to all creditcard payments. This fee may be charged as a separate transaction once these costs are known.
- C. If the Contractor's Vendors charge additional freight or add fuel surcharges, these fees will be passed on to the client. Additionally, utilizing data from eia, the U.S. Energy Information Administration, https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=EMM_EPMRU_PTE_YDEN_DPG&f=W, for every \$0.50 increase in average fuel price, from the Weekly Denver, CO Regular Conventional Retail Gasoline Prices (Dollars per Gallon) correlating with the date of signing this agreement ("Benchmark Price"), a fuel surcharge of 0.5% will be applied to each invoice.
- D. If Contractor is required to leave the site, for reasons outside of the Contractor's control, once the Work has commenced and remobilize at a later date to complete the Work, Client will be responsible for additional mobilization fees.
- E. Substantial Completion shall be defined as the moment the project is complete, including punch list items, and can be used for its intended purpose. Warranty items are not punch list items and shall not hold up final payment of all monies due. Any delay in making the final payment upon Substantial Completion shall result in all warranties being voided.
- F. If any Payment is not made as required by this Agreement, a mechanic's lien may be placed on the Property for the entire balance due. Upon Final Payment, provided that all other Payments have been made, Contractor shall release any liens that Contractor has placed on the Property and, upon Client's written request, shall issue waivers of lien for all Work performed.
- G. Payments thirty (30) days past due shall incur finance charge of 1.5% per month (18% per annum). Contractor and/or its assignee shall be entitled to collect all reasonable costs of collection, including but not limited to, collection agency fees and attorney fees.

8. ADDITIONAL SERVICES AVAILABLE

- A. The Contractor offers the following services to complete their Landscape Maintenance & Construction Package:
1. Full Landscape Maintenance Services on Commercial and Residential Properties.
 2. Landscape Design Services by in house Architects and Designers.
 3. All sizes of landscape construction projects, both residential and commercial.
 4. Irrigation system design, installation, and service.
 5. Annual Floral Color design, installation, and maintenance including beds, pots, hanging pots, decks, etc.
 6. Replacement of or addition of trees, shrubs, ornamental grasses, and perennial flowers.
 7. Full Plant Health Care (PHC) including pest control, fertilization, and deep root watering.
 8. Full Arbor Services including tree pruning, tree removal, and stump grinding.



EXHIBIT A

Scope of Services (the "Work")

The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

Native Broadleaf Weed Treatment

This Service includes spraying the Native Grass Areas within the Sheridan Station West Metropolitan District as depicted on the attached map with a broadleaf herbicide for weed control.

Description	Quantity	Unit
Native Broadleaf Application – Mobilization per Trip	1.00	EA
Native Broadleaf Application – ATV	43.00	KSF

Group Total **\$252.68**

_____ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

Native Mowing Round 1

This service includes one round of mowing of the Native Areas within the Sheridan Station West Metropolitan District as depicted on the attached map.

Trash near the 2 culverts on either side will also be cleaned out.

Description	Quantity	Unit
Disposal / Mobilization	1.00	EA
Labor to clean drain culverts	3.00	HR
Native Mowing - 48"	43.00	KSF

Group Total **\$1,755.22**

_____ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

WINTER WATERING

Evidenced by checking the appropriate box and signature below, the Client agrees to have the Contractor Winter Water all plant material and sod included in this agreement. Winter Watering services will be invoiced at \$85.00 per hour plus one way travel to the site with a one hour minimum each visit. The Client has been informed that if Winter Watering services are declined then all warranties on plant material and sod will be considered waived, voided, and null.

By Checking this box, Client Declines having Winter Watering Services Performed by the Contractor.

By Checking this box and Signing Below, Client Agrees to have Winter Watering Services performed by the Contractor.

Client: _____ Date: _____

TREE WRAP

Evidenced by checking the appropriate box and signature below, the Client agrees to have the Contractor wrap all soft-bark trees included in this agreement. Tree wrapping services will include application of tree wrap in the fall and removal in the spring. The first tree is \$150, each additional tree is \$25.

By Checking this box, Client Declines having Tree Wrapping Services Performed by the Contractor.

By Checking this box and Signing Below, Client Agrees to have Tree Wrapping Services performed by the Contractor.

Client: _____ Date: _____





CLIENT:
SHERMAN STATION
TRANSIT VILLAGE, LLC
228 SOUTH UPRARS STREET
DENVER CO 80202

CONSULTANT:
OXBOW DESIGN COLLAB LTD.
80 E. 19TH AVENUE UNIT A
DENVER CO 80202
WWW.OXBOWDESIGN.COM

WEST LINE VILLAGE
NEC / NWC 10TH AVENUE & DEPEW STREET
LAKEWOOD, COLORADO 80204

DATE	DRAWN	REVIEWED	DESCRIPTION
11.02.2018			SCHEMATIC
			SCHEMATIC
			SCHEMATIC
			SCHEMATIC
			SCHEMATIC
			SCHEMATIC
			SCHEMATIC
			SCHEMATIC
			SCHEMATIC
			SCHEMATIC

PRODUCT NUMBER: 16413

LANDSCAPE PLAN

SHEET NUMBER: SHT. 3.2A

WEST LINE VILLAGE SITE PLAN

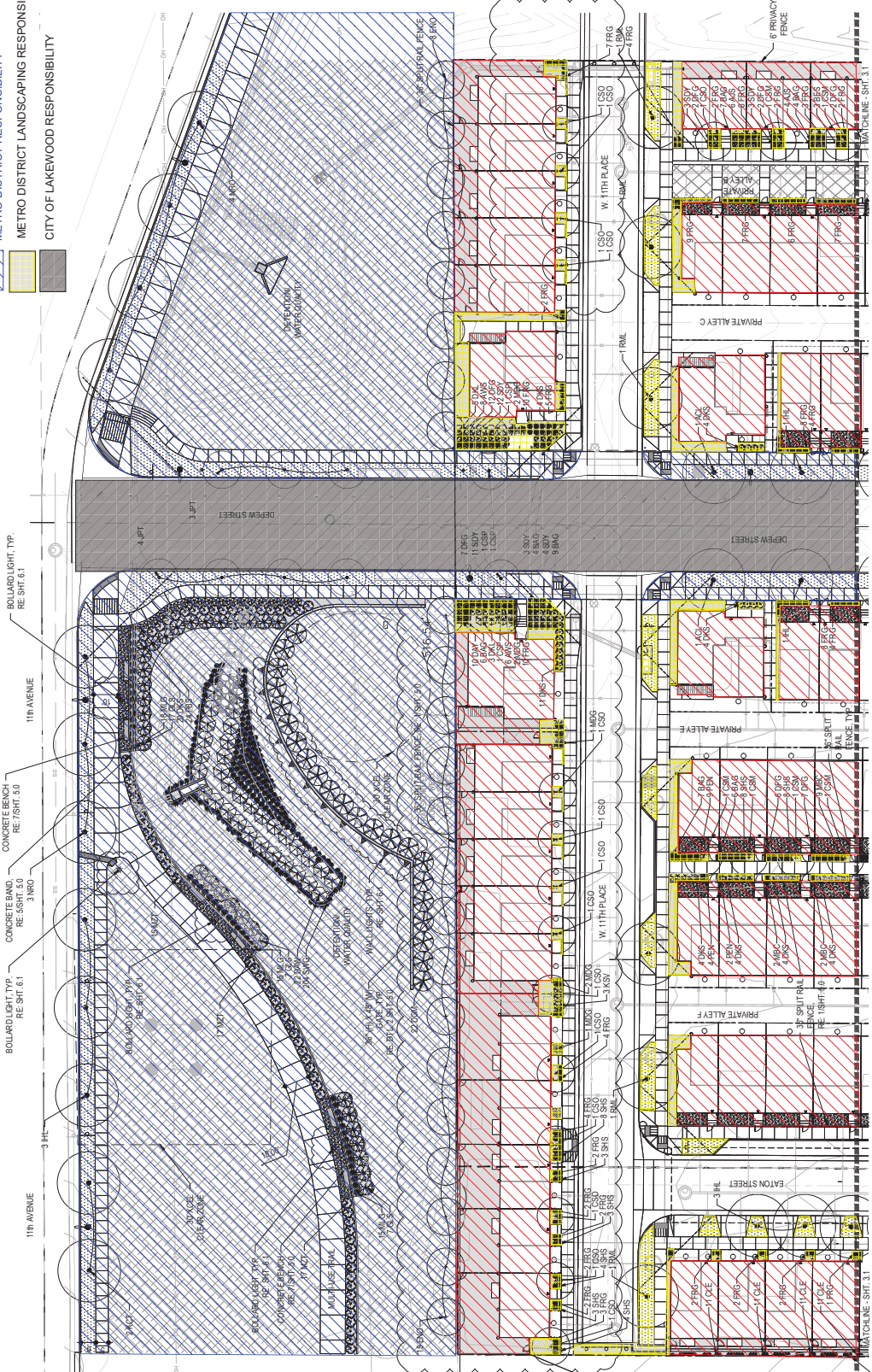
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

HOMEOWNER RESPONSIBILITY

CITY OF LAKEWOOD PROPERTY, METRO DISTRICT RESPONSIBILITY

METRO DISTRICT LANDSCAPING RESPONSIBILITY

CITY OF LAKEWOOD RESPONSIBILITY



PLANTING SCHEDULE:

KEY	COMMON NAME
DECD	DECIDUOUS SHADE TREES
ACT	Acrotate Elm
CSM	Cornus Steady Maple
CSO	Cornus Spire Oak
ENG	English Oak
HL	Thorned Honeylocust
NRD	Northern Red Oak
RML	Redmond Linden
SSM	Shade Street Maple
SMD	Swamp White Oak
ORNT	ORNAMENTAL TREES
CSF	Cleveland Select Pear
JPT	Japonicum Tree Lace Vow
EVGR	EVERGREEN SHRUBS
MZT	Parrotia Mazarin
DECD	DECIDUOUS SHRUBS
AMS	Anthony Waterer Spirea
DWF	Dwarf Arctic Willow
DDM	Dwarf Chinese Magnolia
DNS	Dwarf Korean Lilac
DKS	Dark Knight Burning Bush Spirea
QLS	Qin-Low-Similk
KSV	Korean Spirea
NFS	New Flash Spirea
PSE	Parsons Purple Spirea
ORNT	ORNAMENTAL GRASSES
BAG	Blue Arrow Grass
FRG	Foster Fountain Grass
FRB	Foster Reed Grass
MUG	Maiden Grass
ALG	Morning Light Maiden Grass
SNG	Savon Grass
PERN	PERENNIALS
AS	Autumn Jay Sedum
DAV	Daisy
SDP	Shaded Daisy
MBC	Mountain Conegrass
BES	Black-eyed Susan
FRN	Rocky Mountain Penstemon
SSE	Sunset Hyssop
VINES	VINES
OLE	Oleander

1 LANDSCAPE PLAN

SCALE: 1"= 20'

NOTES:
MAINTENANCE AND IRRIGATION OF THE LANDSCAPING ON THE CITY OWNED PROPERTY, INCLUDING ALL TREES AND SHRUBS, IS THE RESPONSIBILITY OF THE DISTRICT.



CASE SP - 16 - 028

Sheridan Station West Metropolitan District
December-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
Badger Meter	80113288	11/30/2022	12/30/2022	\$ 146.45	Billing and Meter Reading	1721
Consolidated Mutual Water	22-Dec	12/15/2022	12/15/2022	\$ 3,517.60	Utilities	1710
Consolidated Mutual Water	1000041517 Dec.2022	12/15/2022	12/15/2022	\$ 31.60	Utilities	1710
Consolidated Mutual Water	1000041506 Dec.2022	12/15/2022	12/15/2022	\$ 23.40	Utilities	1710
Diversified Underground, Inc.	26767	11/30/2022	12/30/2022	\$ 225.00	Miscellaneous	1685
Environmental Designs, Inc.	159912	12/1/2022	12/31/2022	\$ 1,232.24	Landscape Maintenance	1651
Icenogle Seaver Pogue, P.C.	22660	11/30/2022	11/30/2022	\$ 1,313.50	Legal	1675
Pet Scoop	443180	11/30/2022	12/15/2022	\$ 248.75	Repair and Maintenance	1650
Special Dist Management Svcs	22-Nov	11/30/2022	11/30/2022	\$ 290.89	Miscellaneous	1685
Special Dist Management Svcs	22-Nov	11/30/2022	11/30/2022	\$ 1,255.20	Management	1680
Special Dist Management Svcs	22-Nov	11/30/2022	11/30/2022	\$ 735.00	Billing and Meter Reading	1721
Special Dist Management Svcs	22-Nov	11/30/2022	11/30/2022	\$ 2,260.00	Covenant Control	1695
Special Dist Management Svcs	22-Nov	11/30/2022	11/30/2022	\$ 1,006.40	Accounting	1690
UNCC	222111341	11/30/2022	11/30/2022	\$ 2.60	Miscellaneous	1685
Xcel Energy	806074762	11/28/2022	12/16/2022	\$ 85.77	Utilities	1710
Xpress Bill Pay, Inc	70055	11/30/2022	12/5/2022	\$ 89.49	Billing and Meter Reading	1721
				\$ 12,463.89		

Sheridan Station West Metropolitan District
December-22

	General	Debt	Capital	Totals
Disbursements	\$ 12,288.63			\$ 12,288.63
Xcel	85.77			85.77
Xpress Bill Pay	89.49	-		89.49
Total Disbursements from Checking Acct	\$ 12,463.89	\$ -	\$ -	\$ 12,463.89

**Sheridan Station West Metropolitan District
January-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	80115700	12/29/2022	1/28/2023	\$ 145.07	Billing and Meter Reading	1721
Consolidated Mutual Water	1000041517 Jan. 2023	1/13/2023	1/31/2023	\$ 31.60	Utilities	1710
Consolidated Mutual Water	Jan-23	1/13/2023	1/31/2023	\$ 3,512.00	Utilities	1710
Consolidated Mutual Water	1000041506 Jan. 2023	1/13/2023	1/31/2023	\$ 23.40	Utilities	1710
DB Marketing	2560	1/4/2023	1/31/2023	\$ 250.00	Miscellaneous	1685
Environmental Designs, Inc.	160854	1/3/2023	1/31/2023	\$ 2,362.50	Snow Removal	1672
Environmental Designs, Inc.	162104	1/26/2023	1/31/2023	\$ 11,475.00	Snow Removal	1672
Environmental Designs, Inc.	161188	1/6/2023	1/31/2023	\$ 7,950.00	Snow Removal	1672
Icenogle Seaver Pogue, P.C.	22804	1/31/2023	1/31/2023	\$ 4,148.81	Legal	1675
Pet Scoop	452316	12/31/2022	1/15/2023	\$ 199.00	Repair and Maintenance	1650
Special Dist Management Srvs	Dec-22	12/31/2022	12/31/2022	\$ 59.20	Election	1635
Special Dist Management Srvs	Dec-22	12/31/2022	12/31/2022	\$ 95.27	Miscellaneous	1685
Special Dist Management Srvs	Dec-22	12/31/2022	12/31/2022	\$ 2,131.20	Management	1680
Special Dist Management Srvs	Dec-22	12/31/2022	12/31/2022	\$ 455.00	Billing and Meter Reading	1721
Special Dist Management Srvs	Dec-22	12/31/2022	12/31/2022	\$ 1,860.00	Covenant Control	1695
Special Dist Management Srvs	Dec-22	12/31/2022	12/31/2022	\$ 1,805.60	Accounting	1690
Xcel Energy	810223228	12/30/2022	1/23/2023	\$ 120.15	Utilities	1710
Xpress Bill Pay, Inc	70811	12/31/2022	1/5/2023	\$ 102.71	Billing and Meter Reading	1721
				\$ 36,726.51		

**Sheridan Station West Metropolitan District
January-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 36,503.65			\$ 36,503.65
Xcel	120.15			120.15
Xpress Bill Pay	102.71	-		102.71
Total Disbursements from Checking Acct	\$ 36,726.51	\$ -	\$ -	\$ 36,726.51

**Sheridan Station West Metropolitan District
February-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	80118288	1/30/2023	3/1/2023	\$ 145.07	Billing and Meter Reading	1721
Consolidated Mutual Water	1000041517 Feb. 2023	2/14/2023	2/14/2023	\$ 32.28	Utilities	1710
Consolidated Mutual Water	Feb-23	2/14/2023	2/14/2023	\$ 3,681.28	Utilities	1710
Consolidated Mutual Water	1000041506 Feb. 2023	2/14/2023	2/14/2023	\$ 23.88	Utilities	1710
Environmental Designs, Inc.	162483	2/6/2023	3/8/2023	\$ 1,200.00	Snow Removal	1672
Environmental Designs, Inc.	163080	2/21/2023	3/23/2023	\$10,275.00	Snow Removal	1672
Environmental Designs, Inc.	162737	2/13/2023	2/24/2023	\$ 455.00	Snow Removal	1672
Icenogle Seaver Pogue, P.C.	22956	1/31/2023	1/31/2023	\$ 1,264.25	Legal	1675
Pet Scoop	452913	1/31/2023	2/15/2023	\$ 139.00	Repair and Maintenance	1650
Special Dist Management Srvs	Jan-23	1/31/2023	1/31/2023	\$ 224.00	Election	1635
Special Dist Management Srvs	Jan-23	1/31/2023	1/31/2023	\$ 144.74	Miscellaneous	1685
Special Dist Management Srvs	Jan-23	1/31/2023	1/31/2023	\$ 2,465.20	Management	1680
Special Dist Management Srvs	Jan-23	1/31/2023	1/31/2023	\$ 881.60	Billing and Meter Reading	1721
Special Dist Management Srvs	Jan-23	1/31/2023	1/31/2023	\$ 2,181.60	Covenant Control	1695
Special Dist Management Srvs	Jan-23	1/31/2023	1/31/2023	\$ 1,200.00	Accounting	1690
Special District Association	SDA-2023	1/20/2023	1/20/2023	\$ 523.67	Insurance/SDA Dues	1670
Xcel Energy	814226281	1/31/2023	2/21/2023	\$ 99.95	Utilities	1710
Xpress Bill Pay, Inc	71565	1/31/2023	2/5/2023	\$ 103.13	Billing and Meter Reading	1721
				\$25,039.65		

**Sheridan Station West Metropolitan District
February-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 24,836.57			\$ 24,836.57
Xcel	99.95			99.95
Xpress Bill Pay	103.13	-		103.13
Total Disbursements from Checking Acct	\$ 25,039.65	\$ -	\$ -	\$ 25,039.65

**Sheridan Station West Metropolitan District
March-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	80120797	2/28/2023	3/30/2023	\$ 145.07	Billing and Meter Reading	1721
Consolidated Mutual Water	1000041506 March 2023	3/14/2023	4/4/2023	\$ 24.90	Utilities	1710
Consolidated Mutual Water	Mar-23	3/14/2023	3/14/2023	\$ 4,881.70	Utilities	1710
Consolidated Mutual Water	1000041517 March 2023	3/14/2023	4/14/2023	\$ 33.70	Utilities	1710
Icenogle Seaver Pogue, P.C.	23109	2/28/2023	2/28/2023	\$ 3,155.26	Legal	1675
Pet Scoop	460314	2/28/2023	3/15/2023	\$ 283.25	Repair and Maintenance	1650
Special Dist Management Srvs	Feb-23	2/28/2023	2/28/2023	\$ 1,152.00	Election	1635
Special Dist Management Srvs	Feb-23	2/28/2023	2/28/2023	\$ 179.35	Miscellaneous	1685
Special Dist Management Srvs	Feb-23	2/28/2023	2/28/2023	\$ 2,194.00	Management	1680
Special Dist Management Srvs	Feb-23	2/28/2023	2/28/2023	\$ 744.80	Billing and Meter Reading	1721
Special Dist Management Srvs	Feb-23	2/28/2023	2/28/2023	\$ 1,879.20	Covenant Control	1695
Special Dist Management Srvs	Feb-23	2/28/2023	2/28/2023	\$ 2,352.00	Accounting	1690
Xcel Energy	818490184	3/3/2023	3/23/2023	\$ 93.52	Utilities	1710
Xpress Bill Pay, Inc	72331	2/28/2023	3/5/2023	\$ 89.37	Billing and Meter Reading	1721

\$17,208.12

**Sheridan Station West Metropolitan District
March-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 17,208.12			\$ 17,208.12
Xcel				-
Xpress Bill Pay		-		-
Total Disbursements from Checking Acct	\$ 17,208.12	\$ -	\$ -	\$ 17,208.12

**Sheridan Station West Metropolitan District
April-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	80123436	3/29/2023	4/28/2023	\$ 148.33	Billing and Meter Reading	1721
Badger Meter	1569278	3/31/2023	4/30/2023	\$ 1,247.00	Billing and Meter Reading	1721
Consolidated Mutual Water	Apr-23	4/14/2023	4/14/2023	\$ 4,026.20	Utilities	1710
Consolidated Mutual Water	1000041506 April 2023	4/14/2023	5/5/2023	\$ 24.90	Utilities	1710
Consolidated Mutual Water	0000094174 April 2023	4/14/2023	5/5/2023	\$ 33.70	Utilities	1710
DB Marketing	2679	4/4/2023	4/27/2023	\$ 250.00	Miscellaneous	1685
Environmental Designs, Inc.	164164	4/1/2023	4/27/2023	\$ 1,415.88	Landscape Maintenance	1651
Environmental Designs, Inc.	163896	3/27/2023	4/26/2023	\$ 1,415.88	Landscape Maintenance	1651
Environmental Designs, Inc.	163894	3/27/2023	4/26/2023	\$ 1,415.88	Landscape Maintenance	1651
Environmental Designs, Inc.	163895	3/27/2023	4/26/2023	\$ 1,415.88	Landscape Maintenance	1651
Icenogle Seaver Pogue, P.C.	23337	3/31/2023	3/31/2023	\$ 3,851.00	Legal	1675
Pet Scoop	467662	3/31/2023	4/15/2023	\$ 402.75	Repair and Maintenance	1650
Special Dist Management Srvs	Mar-23	3/31/2023	3/31/2023	\$ 768.00	Election	1635
Special Dist Management Srvs	Mar-23	3/31/2023	3/31/2023	\$ 226.56	Miscellaneous	1685
Special Dist Management Srvs	Mar-23	3/31/2023	3/31/2023	\$ 4,549.00	Management	1680
Special Dist Management Srvs	Mar-23	3/31/2023	3/31/2023	\$ 912.00	Billing and Meter Reading	1721
Special Dist Management Srvs	Mar-23	3/31/2023	3/31/2023	\$ 1,738.80	Covenant Control	1695
Special Dist Management Srvs	Mar-23	3/31/2023	3/31/2023	\$ 1,104.00	Accounting	1690
William and Kaitlyn Railey	4272023	4/21/2023	4/22/2023	\$ 65.38	Other Billing & Service Fees	1535
Xcel Energy	822532634	4/3/2023	4/21/2023	\$ 81.32	Utilities	1710
Xpress Bill Pay, Inc	73101	3/31/2023	4/5/2023	\$ 476.31	Billing and Meter Reading	1721
				\$25,568.77		

**Sheridan Station West Metropolitan District
April-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 25,011.14			\$ 25,011.14
Xcel	81.32			81.32
Xpress Bill Pay	476.31	-		476.31
Total Disbursements from Checking Acct	\$ 25,568.77	\$ -	\$ -	\$ 25,568.77

**Sheridan Station West Metropolitan District
May-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	
Badger Meter	80126001	4/28/2023	4/28/2023	\$ 148.33	Billing and Meter Reading	1721	
Consolidated Mutual Water	1000041517	May 2023	5/16/2023	5/16/2023	\$ 104.50	Utilities	1710
Consolidated Mutual Water	1000041506	May 2023	5/12/2023	5/12/2023	\$ 42.60	Utilities	1710
Consolidated Mutual Water	May-23	5/12/2023	5/12/2023	\$ 3,861.00	Utilities	1710	
Diversified Underground, Inc.	27583	4/30/2023	4/30/2023	\$ 80.00	Miscellaneous	1685	
Environmental Designs, Inc.	165371	5/1/2023	5/24/2023	\$ 1,415.88	Landscape Maintenance	1651	
Icenogle Seaver Pogue, P.C.	23437	4/30/2023	4/30/2023	\$ 2,604.50	Legal	1675	
Pet Scoop	471982	4/30/2023	4/30/2023	\$ 358.00	Repair and Maintenance	1650	
Special Dist Management Srvs	Apr-23	4/30/2023	4/30/2023	\$ 80.00	Election	1635	
Special Dist Management Srvs	Apr-23	4/30/2023	4/30/2023	\$ 162.90	Miscellaneous	1685	
Special Dist Management Srvs	Apr-23	4/30/2023	4/30/2023	\$ 2,124.10	Management	1680	
Special Dist Management Srvs	Apr-23	4/30/2023	4/30/2023	\$ 1,124.80	Billing and Meter Reading	1721	
Special Dist Management Srvs	Apr-23	4/30/2023	4/30/2023	\$ 1,436.40	Covenant Control	1695	
Special Dist Management Srvs	Apr-23	4/30/2023	4/30/2023	\$ 1,360.00	Accounting	1690	
UMB Bank N.A.	946488	5/15/2023	5/15/2023	\$ 4,000.00	Paying Agent Fees	2668	
UNCC	223041364	4/30/2023	4/30/2023	\$ 2.58	Miscellaneous	1685	
Xcel Energy	826410305	5/1/2023	5/19/2023	\$ 73.05	Utilities	1710	
Xpress Bill Pay, Inc	73876	4/30/2023	5/5/2023	\$ 101.66	Billing and Meter Reading	1721	
				\$ 19,080.30			

**Sheridan Station West Metropolitan District
May-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 18,905.59			\$ 18,905.59
Xcel	73.05			73.05
Xpress Bill Pay	101.66	-		101.66
Total Disbursements from Checking Acct	\$ 19,080.30	\$ -	\$ -	\$ 19,080.30

Sheridan Station West Metropolitan District
Schedule of Cash Position
December 31, 2022

	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Checking:					
Cash in Bank-1st Bank		\$ 46,199.11	\$ 21,702.68	\$ (4,455.00)	\$ 63,446.79
Xpress Deposit Account		7,373.00	-	-	7,373.00
Trustee:					
2022 Sub Interest Fund		-	1,569.67	-	1,569.67
Cash with County Treasurer		489.35	983.66	-	1,473.01
TOTAL FUNDS:		<u>\$ 54,061.46</u>	<u>\$ 24,256.01</u>	<u>\$ (4,455.00)</u>	<u>\$ 73,862.47</u>

2022 Mill Levy Information

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

Board of Directors

- * Douglas Elenowitz
- * Scott M. Watkins
- * Paul Malone
- Ashley Begley
- Mitchell Paur

*authorized signer on checking account

Sheridan Station West Metropolitan District

FINANCIAL STATEMENTS

December 31, 2022

Sheridan Station West Metropolitan District
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
December 31, 2022

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	<u>FIXED ASSETS</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL</u>
Assets						
Cash in Bank-1st Bank	\$ 46,199	\$ 21,703	\$ (4,455)	\$ -	\$ -	\$ 63,447
Xpress Deposit Account	7,373	-	-	-	-	7,373
Cash with County Treasurer	489	984	-	-	-	1,473
2022 Sub Interest Fund	-	1,570	-	-	-	1,570
Property Taxes Receivable	118,771	238,743	-	-	-	357,514
Accounts Receivable	25,608	-	-	-	-	25,608
Prepaid Expenses	3,274	-	-	-	-	3,274
Due from Other Funds	15,000	-	-	-	-	15,000
Total Current Assets	<u>216,714</u>	<u>262,999</u>	<u>(4,455)</u>	<u>-</u>	<u>-</u>	<u>475,258</u>
Other Debits						
Amount in Debt Service Fund	-	-	-	-	9,256	9,256
Amount to be Provided for Debt	-	-	-	-	4,803,642	4,803,642
Total Other Debits	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,812,898</u>	<u>4,812,898</u>
Capital Assets						
Fixed Assets	-	-	-	2,646,440	-	2,646,440
Total Capital Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,646,440</u>	<u>-</u>	<u>2,646,440</u>
Total Assets	<u>\$ 216,714</u>	<u>\$ 262,999</u>	<u>\$ (4,455)</u>	<u>\$ 2,646,440</u>	<u>\$ 4,812,898</u>	<u>\$ 7,934,596</u>
Liabilities						
Accounts Payable	\$ 21,685	\$ -	\$ -	\$ -	\$ -	\$ 21,685
Due to Other Funds	-	15,000	-	-	-	15,000
Developer Advance - Operations	-	-	-	-	248,362	248,362
Accrued Interest - Operations	-	-	-	-	60,057	60,057
Developer Advance - Capital	-	-	-	-	282,133	282,133
Accrued Interest - Capital	-	-	-	-	104,345	104,345
2022A Loan Payable	-	-	-	-	3,480,000	3,480,000
2022B Loan Payable	-	-	-	-	638,000	638,000
Total Liabilities	<u>21,685</u>	<u>15,000</u>	<u>-</u>	<u>-</u>	<u>4,812,898</u>	<u>4,849,582</u>
Deferred Inflows of Resources						
Deferred Property Taxes	118,771	238,743	-	-	-	357,514
Total Deferred Inflows of Resources	<u>118,771</u>	<u>238,743</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>357,514</u>
Fund Balance						
Investment in Fixed Assets	-	-	-	2,646,440	-	2,646,440
Fund Balance	36,503	482,345	-	-	-	518,847
Current Year Earnings	39,756	(473,089)	(4,455)	-	-	(437,788)
Total Fund Balances	<u>76,259</u>	<u>9,256</u>	<u>(4,455)</u>	<u>-</u>	<u>-</u>	<u>2,727,500</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 216,714</u>	<u>\$ 262,999</u>	<u>\$ (4,455)</u>	<u>\$ 2,646,440</u>	<u>\$ 4,812,898</u>	<u>\$ 7,934,596</u>

Sheridan Station West Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2022
General Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Tax Revenue	\$ -	\$ 110,363	\$ 110,682	\$ (319)	99.7%
Specific Ownership Taxes	2,448	7,598	6,600	998	115.1%
Operations and Maintenance Fee	27,339	109,753	109,200	553	100.5%
Metered Services - Water	16,460	65,375	54,000	11,375	121.1%
Non-metered services	3,282	13,236	-	13,236	-
Other Billing & Service Fees	694	2,567	13,104	(10,537)	19.6%
Interest Income	-	83	-	83	-
Miscellaneous Income	-	50	3,000	(2,950)	1.7%
Total Revenues	<u>50,222</u>	<u>309,026</u>	<u>296,586</u>	<u>12,440</u>	<u>104.2%</u>
Expenditures					
Audit	-	4,300	4,750	450	90.5%
Election	59	1,154	18,000	16,846	6.4%
Repair and Maintenance	3,127	16,715	6,000	(10,715)	278.6%
Landscape Maintenance	3,697	8,626	16,153	7,527	53.4%
Landscape Enhancements	-	5,000	15,000	10,000	33.3%
Insurance/SDA Dues	-	4,018	4,500	482	89.3%
Snow Removal	12,278	52,395	60,000	7,605	87.3%
Legal	12,894	34,899	20,000	(14,899)	174.5%
Management	6,997	25,668	18,000	(7,668)	142.6%
Miscellaneous	4,330	11,179	3,000	(8,179)	372.6%
Accounting	5,935	17,935	14,000	(3,935)	128.1%
Covenant Control	6,143	18,773	13,200	(5,573)	142.2%
Treasurer's Fees	-	1,656	1,660	4	99.8%
Utilities	13,427	53,847	58,000	4,153	92.8%
Billing and Meter Reading	4,373	13,103	12,000	(1,103)	109.2%
Contingency	-	-	10,000	10,000	0.0%
	<u>73,259</u>	<u>269,270</u>	<u>274,263</u>	<u>4,993</u>	<u>98.2%</u>
Excess (Deficiency) of Revenues Over Expenditures	(23,037)	39,756	22,323	17,433	
Other Financing Sources (Uses)					
Emergency Reserve	-	-	(8,898)	8,898	
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(8,898)</u>	<u>8,898</u>	
Change in Fund Balance	(23,037)	39,756	13,425	26,331	
Beginning Fund Balance	99,296	36,503	-	36,503	
Ending Fund Balance	<u>\$ 76,259</u>	<u>\$ 76,259</u>	<u>\$ 13,425</u>	<u>\$ 62,834</u>	

Sheridan Station West Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the 12 Months Ending
December 31, 2022

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Tax Revenue	\$ -	\$ 221,842	\$ 222,484	\$ (642)	99.7%
Specific Ownership Tax	4,920	15,273	7,500	7,773	203.6%
Interest Income	26,562	26,750	2,500	24,250	1070.0%
Total Revenues	<u>31,482</u>	<u>263,864</u>	<u>232,484</u>	<u>31,380</u>	<u>113.5%</u>
Expenditures					
Bond Principal	3,844,700	3,844,700	35,000	(3,809,700)	10984.9%
Bond Interest	181,720	320,924	217,500	(103,424)	147.6%
Bond Issuance Costs	-	274,945	-	(274,945)	-
Paying Agent Fees	0	6,750	4,000	(2,750)	168.8%
Miscellaneous	-	-	5,000	5,000	0.0%
Treasurer's Fees	-	3,328	3,337	9	99.7%
Total Expenditures	<u>4,026,420</u>	<u>4,450,648</u>	<u>264,837</u>	<u>(4,185,811)</u>	<u>1680.5%</u>
Excess (Deficiency) of Revenues Over Expenditures	(3,994,938)	(4,186,784)	(32,353)	(4,154,431)	
Transfers and Other Sources (Uses)					
Bond Proceeds	-	5,844,000	-	5,844,000	
Developer Advance Reimb.	-	(650,000)	-	(650,000)	
Transfer to Capital Projects	-	(1,480,305)	-	(1,480,305)	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>3,713,695</u>	<u>-</u>	<u>3,713,695</u>	
Change in Fund Balance	(3,994,938)	(473,089)	(32,353)	(440,736)	
Beginning Fund Balance	4,004,194	482,345	474,938	7,407	
Ending Fund Balance	<u>\$ 9,256</u>	<u>\$ 9,256</u>	<u>\$ 442,585</u>	<u>\$ (433,329)</u>	

Sheridan Station West Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending,
December 31, 2022
Capital Projects Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Expenditures					
Engineering	\$ -	\$ 4,455	\$ -	\$ (4,455)	-
Construction-General	-	1,480,305	-	(1,480,305)	-
Total Expenditures	<u>-</u>	<u>1,484,760</u>	<u>-</u>	<u>(1,484,760)</u>	<u>-</u>
Excess (Deficiency) of Revenues Over Expenditures	-	(1,484,760)	-	(1,484,760)	
Other Financing Sources (Uses)					
Transfer from Debt Service	-	1,480,305	-	1,480,305	
Total Other Financing Sources (Uses)	<u>-</u>	<u>1,480,305</u>	<u>-</u>	<u>1,480,305</u>	
Change in Fund Balance	-	(4,455)	-	(4,455)	
Beginning Fund Balance	(4,455)	-	-	-	
Ending Fund Balance	<u>\$ (4,455)</u>	<u>\$ (4,455)</u>	<u>\$ -</u>	<u>\$ (4,455)</u>	