

## MIDCITIES METROPOLITAN DISTRICT NO. 2

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

### NOTICE OF REGULAR MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u>      | <u>Term/Expiration:</u> |
|----------------------------|---------------------|-------------------------|
| Douglas McCormick          | President           | May 2027/2027           |
| Greg Patrick               | Vice President      | May 2025/2025           |
| George Turtle              | Treasurer           | May 2027/2027           |
| Charles Tash               | Assistant Secretary | May 2025/2025           |
| Kael T. Russell            | Assistant Secretary | May 2025/2025           |
| David Solin                | Secretary           |                         |

DATE: June 18, 2024 (Tuesday)  
TIME: 1:00 p.m.  
PLACE: Zoom

*This meeting will be held via Zoom Meeting and can be joined through the directions below:*

Join Zoom Meeting  
<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>  
Meeting ID: 546 911 9353  
Passcode: 912873  
Dial In: 1-719-359-4580

#### I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
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- B. Approve Agenda, confirm location of the meeting, posting of meeting Notice and designate 24-hour posting location.
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- C. Review and approve Minutes of the November 21, 2023 Regular Meeting (enclosure).
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#### II. PUBLIC COMMENTS

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

III. FINANCIAL MATTERS

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

| Fund         | Period ending<br>Nov. 30, 2023 | Period ending<br>Dec. 31, 2023 | Period ending<br>Jan. 31, 2024 | Period ending<br>Feb. 29, 2024 |
|--------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| General      | \$ 6,656.13                    | \$ 24,504.36                   | \$ 20,082.63                   | \$ 5,330.19                    |
| Debt         | \$ -0-                         | \$ -0-                         | \$ -0-                         | \$ -0-                         |
| Capital      | \$ 4,045.83                    | \$ 665.83                      | \$ 1,070.83                    | \$ 665.83                      |
| <b>Total</b> | <b>\$ 10,610.96</b>            | <b>\$ 25,170.19</b>            | <b>\$ 21,153.46</b>            | <b>\$ 5,996.02</b>             |

| Fund         | Period ending<br>March 31, 2024 | Period ending<br>April 30, 2024 | Period ending<br>May 31, 2024 | Period ending<br>June 30, 2024 |
|--------------|---------------------------------|---------------------------------|-------------------------------|--------------------------------|
| General      | \$ 4,509.77                     | \$ 21,999.18                    | \$ 5,847.64                   | \$ 2,513.04                    |
| Debt         | \$ -0-                          | \$ -0-                          | \$ -0-                        | \$ -0-                         |
| Capital      | \$ 1,734.75                     | \$ 800.83                       | \$ 1,655.83                   | \$ 2,390.83                    |
| <b>Total</b> | <b>\$ 6,244.52</b>              | <b>\$ 22,800.01</b>             | <b>\$ 7,503.47</b>            | <b>\$ 4,903.87</b>             |

- B. Review and accept unaudited financial statements for the period ending March 31, 2024 (enclosure).
- C. Discuss Sales Tax Report (to be distributed).
- D. Conduct Public Hearing to consider Amendment to 2023 Budget and consider adoption of Resolution to Amend the 2023 Budget and Appropriate Expenditures (enclosure).
- E. Review and consider approval of 2023 draft Audit and authorize execution of Representations Letter (enclosure).

IV. LEGAL MATTERS

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

V. CAPITAL MATTERS

- A. Discuss status of retaining wall repair work.
- \_\_\_\_\_

B. Discuss Trail Completion Project.

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C. Review and ratify approval of Proposal for Landscape Architectural Services from Oxbow Design Collaborative (enclosure).

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D. Review and acknowledge Letter of Explanation and Justification for MainStreet at Flatiron Owners Association Storage Building (enclosure).

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VI. OTHER MATTERS

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

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 17, 2024.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MIDCITIES METROPOLITAN DISTRICT NO. 2 HELD NOVEMBER 21, 2023

A regular meeting of the Board of Directors (referred to hereafter as “Board”) of the MidCities Metropolitan District No. 2 (referred to hereafter as “District”) was held on Tuesday, the 21<sup>st</sup> day of November, 2023 at 1:00 p.m. This District Board meeting was held by conference call via Zoom, without any individuals (neither District Representatives or the General Public) attending in person, and was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

Douglas McCormick  
Greg Patrick  
Charles Tash  
Kael T. Russell

#### Also In Attendance Were:

David Solin; Special District Management Services, Inc.

Paul Cockrel, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.

Kimberly Johannis; Simmons & Wheeler, P.C.

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Quorum/Confirmation of Meeting: Mr. Solin confirmed the presence of a quorum.

Disclosure of Potential Conflicts of Interest: Attorney Cockrel reported that, in accordance with statutory requirements, Disclosure of Potential Conflict of Interest Statements were previously filed by Directors McCormick with the District and the Secretary of State disclosing potential conflicts of interest, because of such Director respective previous or current ownership, directorship and officership interests in or employment relationships with companies which previously owned and developed property within the District and/or MidCities Metropolitan District No. 1 (referred to hereafter as “District No. 1” and together with the District, the “Districts”) or which were involved in the development of such property, including entering into various construction, funding, acquisition and reimbursement, and management contracts with the Districts, including without limitation the Funding Agreement, the Amended and Restated Reimbursement Agreement, the Parking Garage Lease Purchase Agreement and the Infrastructure Acquisition Agreement (collectively referred to hereafter as “Coalton Contracts”). Director Douglas McCormick has disclosed his former involvement as a member, officer or director of, or as owners or creditors having a

## RECORD OF PROCEEDINGS

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direct or indirect financial interest in, Alliance Commercial Holdings I, LLC (referred to hereafter as “Alliance Holdings”), which was the manager of Coalton Associates, LLC (referred to hereafter as “Coalton Associates”), which was a member and the sole owner of Coalton Acres, LLC (referred to hereafter as “Coalton Acres”), which had, but now has sold or disposed of, various land ownership and/or development interests within the Districts. Coalton Acres also was a member of Coalton Holdings, LLC (“Coalton Holdings” and together with Coalton Acres, “Coalton”), which also had, but now has disposed of, its land ownership and/or development interests within the District.

The Disclosure of Potential Conflict of Interest Statements were incorporated into the record of the meeting and will be deemed continuing until modified or withdrawn.

All Directors present stated that the participation of at least three of them in the regular meeting was necessary to obtain a quorum of the Board or otherwise enable the Board to act; that written disclosures of such potential conflicts of interest of each Director had previously been filed with the Districts and the Secretary of State in accordance with statutory requirements; and that the nature of each Director’s private interests related to the ownership, creditor or employment relationships or directorship or officership positions in companies, including among others Coalton, which formerly owned and developed property within the Districts, and is a party to and has interests under the Coalton Contracts. After each Director had summarily stated for the record the fact and nature of his private interests and further stated that the determination to participate in voting or to take any other action on any contract or other matter in which a Director may have a private interest would be made in compliance with Section 24-18-201(1)(b)(V), C.R.S., on an ad hoc basis, the Board turned its attention to the agenda items. All disclosures of potential conflicts of interest of the Directors shall be deemed continuing in nature until withdrawn.

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### **ADMINISTRATIVE MATTERS**

**Agenda:** The Board reviewed the proposed Agenda for the District’s Regular Meeting.

Following discussion, upon motion duly made by Director Russell, seconded by Director Patrick, upon vote, unanimously carried, the Board approved the Agenda and the absence of Director Turtle was excused.

**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1.5), C.R.S., concerning the conduct of the District Board meetings and determined that, until subsequently changed by action of the Board, all Board meetings would be held by conference call via *Zoom* and not at any physical location.

**Minutes:** The Board reviewed the Minutes of the September 19, 2023 Regular Meeting.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director McCormick, seconded by Director Russell, upon vote, unanimously carried, the Board approved the Minutes of the September 19, 2023 Regular Meeting, as presented.

**2024 Regular Meeting Dates:** The Board entered into discussion regarding setting dates for 2024 Regular Meetings.

Following review and discussion, upon motion duly made by Director McCormick, seconded by Director Patrick and, upon vote, unanimously carried, the Board determined to schedule Regular Meetings on the third Tuesday in March, June, September and November in 2024. The Meetings will be held at 1:00 p.m., via Zoom.

**§32-1-809, C.R.S. Requirements (Transparency Notice):** Mr. Solin discussed with the Board the §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2024. The Board directed SDMS to post the Transparency Notice on the District website and SDA website.

**PUBLIC  
COMMENT**

There was no public comment.

**FINANCIAL  
MATTERS**

**Payment of Claims:** The Board considered ratifying approval of the payment of claims for the periods ending as follows:

| Fund         | Period ending<br>Sept. 30, 2023 | Period ending<br>Oct. 31, 2023 |
|--------------|---------------------------------|--------------------------------|
| General      | \$ 1,834.95                     | \$ 22,149.78                   |
| Debt         | \$ -0-                          | \$ -0-                         |
| Capital      | \$ 665.83                       | \$ 6,095.83                    |
| <b>Total</b> | <b>\$ 2,500.78</b>              | <b>\$ 28,245.61</b>            |

Following discussion, upon motion duly made by Director Russell, seconded by Director Patrick and, upon vote, unanimously carried, the Board ratified approval of the payment of claims.

**Unaudited Financial Statements:** Ms. Johanns reviewed with the Board the unaudited financial statements of the District for the period ending September 30, 2023.

Following review and discussion, upon motion duly made by Director Tash, seconded by Director Patrick, and upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District for the period ending September 30, 2023.

## RECORD OF PROCEEDINGS

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**Sales Tax Tracking Report:** Mr. Solin presented to the Board the Sales Tax Tracking Report.

**2023 Audit:** Ms. Johanns recommended the engagement of Wipfli LLP to perform the 2023 Audit, for an amount not to exceed \$6,500.

Following review and discussion, upon motion duly made by Director Tash, seconded by Director Patrick, and upon vote, unanimously carried, the Board approved the engagement of Wipfli LLP to perform the 2023 Audit, for an amount not to exceed \$6,500.

**2023 Budget Amendment Hearing:** The President opened the public hearing to consider a Resolution to Amend the 2023 and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following review and discussion, Director McCormick moved to adopt the Resolution to Amend 2023 Budget, Director Tash seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-01 to Amend the 2023 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

**2024 Budget Hearing:** The President opened the continued public hearing on the proposed 2024 Budget and related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Ms. Johanns reviewed the estimated 2023 revenues and expenditures and proposed 2024 revenues and expenditures.

Following discussion, the Board considered the adoption of the Resolutions to Adopt the 2023 Budget and Appropriate Sums of Money and Set Mill Levies for the General Fund at 3.000 mills and the Debt Service Fund at 34.552 mills, for a total mill levy of 37.552 mills. Upon motion duly made by Director McCormick, seconded by Director Tash and, upon vote, unanimously carried, the Resolutions were adopted, subject to legal review of Mill Levy requirements in bond documents for the Debt Service Fund

## RECORD OF PROCEEDINGS

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Abatement, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2023. The District Accountant was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of the City and County of Broomfield and the Division of Local Government, not later than December 15, 2023. The District Accountant was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 31, 2024, Subject to mill levy revisions from statutory change, and legal review of those adjustments. Copies of the adopted Resolutions are attached to these Minutes and incorporated herein by this reference.

**DLG-70 Mill Levy Certification Form:** The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form.

Following discussion, upon motion duly made by Director McCormick, seconded by Director Tash and, upon vote, unanimously carried, the Board authorized 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

### **LEGAL MATTERS**

There were no legal matters to discuss.

### **CAPITAL MATTERS**

**Retaining Wall Repair Work:** Mr. Solin and \_\_\_\_\_ AS discussed the retaining wall repair work with the Board.

**Trail Completion Project:** Mr. Solin and \_\_\_\_\_ AS discussed with the Board the status of the Trail Completion Project.

**Collins Engineering Agreement:** The Board discussed extending the Collins Engineering Agreement.

Following discussion, upon motion duly made by Director McCormick, seconded by Director Tash and, upon vote, unanimously carried, the Board approved extending the Collins Engineering Agreement.

### **OTHER MATTERS**

There were no other matters to discuss at this time.



## RECORD OF PROCEEDINGS

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### ADJOURNMENT

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

Respectfully submitted,

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

**MidCities Metropolitan District No. 2**  
**Nov-23**

| <b>Vendor</b>                             | <b>Invoice #</b> | <b>Date</b> | <b>Due Date</b> | <b>Amount</b> | <b>Expense Account</b> | <b>Account Number</b> | <b>Department</b> |
|---|------------------|-------------|-----------------|---------------|------------------------|-----------------------|-------------------|
| AE Design                                 | 6305.00-02       | 10/20/2023  | 10/20/2023      | \$ 1,400.00   | Engineering            | 7840                  | 2                 |
| Cockrel Ela Glesne Greher & Ruhland, P.C. | 3013.001 09/2023 | 9/30/2023   | 9/30/2023       | \$ 1,648.00   | Legal                  | 9300                  | 1                 |
| Collins Engineers, Inc.                   | 55122            | 11/9/2023   | 12/9/2023       | \$ 1,980.00   | Engineering            | 7840                  | 2                 |
| Prairie Mountain Media                    | 364609           | 10/31/2023  | 11/15/2023      | \$ 47.08      | Miscellaneous          | 9450                  | 1                 |
| Revesco Property Services                 | Nov. Fees 2023   | 11/1/2023   | 11/1/2023       | \$ 1,000.00   | Property Mgmt/FOA      | 7205                  | 1                 |
| Simmons & Wheeler, PC                     | 36510            | 9/30/2023   | 9/30/2023       | \$ 1,111.65   | Accounting             | 9050                  | 1                 |
| Special District Management Service       | 10 31 23         | 10/31/2023  | 10/31/2023      | \$ 957.80     | Accounting             | 9050                  | 1                 |
| Special District Management Service       | 10 31 23         | 10/31/2023  | 10/31/2023      | \$ 1,794.20   | District Management    | 9100                  | 1                 |
| Special District Management Service       | 10 31 23         | 10/31/2023  | 10/31/2023      | \$ 6.40       | Miscellaneous          | 9450                  | 1                 |
| Weathercraft Company of Colorado          | 8988             | 10/25/2023  | 11/24/2023      | \$ 665.83     | Parking Garage         | 7510                  | 2                 |
|   |                  |             |                 | \$ 10,610.96  |                        |                       |                   |

MidCities Metropolitan District No. 2  
Nov-23

|   | <u>General</u>    | <u>Debt</u>   | <u>Capital</u>    | <u>Totals</u>      |
|---|-------------------|---------------|-------------------|--------------------|
| Disbursements                                 | \$ 6,565.13       |               | \$ 4,045.83       | \$ 10,610.96       |
| Payroll                                       |                   |               |                   | \$ -               |
|   |                   | -             |                   |                    |
| <b>Total Disbursements from Checking Acct</b> | <b>\$6,565.13</b> | <b>\$0.00</b> | <b>\$4,045.83</b> | <b>\$10,610.96</b> |

**MidCities Metropolitan District No. 2**  
**Dec-23**

| Vendor                                    | Invoice #       | Date       | Due Date   | Amount       | Expense Account     | Account Number | Department |
|---|-----------------|------------|------------|--------------|---------------------|----------------|------------|
| Cockrel Ela Glesne Greher & Ruhland, P.C. | 3013.001        | 11/2023    | 11/30/2023 | \$ 1,259.00  | Legal               | 9300           | 1          |
| Cockrel Ela Glesne Greher & Ruhland, P.C. | 3013.001        | 10/2023    | 10/31/2023 | \$ 198.50    | Legal               | 9300           | 1          |
| Colorado Special Districts P&L            | 24PL-60913-3290 | 12/4/2023  | 12/4/2023  | \$ 17,896.00 | Prepaid Expenses    | 1700           | 1          |
| Colorado Special Districts P&L            | 24PL-60913-3290 | 12/4/2023  | 12/4/2023  | \$ (768.00)  | Insurance           | 9200           | 1          |
| Colorado Special Districts P&L            | 26193           | 11/28/2023 | 11/28/2023 | \$ 82.00     | Insurance           | 9200           | 1          |
| Revesco Property Services                 | Dec. Fees 2023  | 12/1/2023  | 12/1/2023  | \$ 1,000.00  | Property Mgmt/FOA   | 7205           | 1          |
| Simmons & Wheeler, PC                     | 36925           | 11/30/2023 | 11/30/2023 | \$ 1,642.82  | Accounting          | 9050           | 1          |
| Simmons & Wheeler, PC                     | 36864           | 10/31/2023 | 10/31/2023 | \$ 1,089.17  | Accounting          | 9050           | 1          |
| Special District Management Service       | 11 30 23        | 11/30/2023 | 11/30/2023 | \$ 468.60    | Accounting          | 9050           | 1          |
| Special District Management Service       | 11 30 23        | 11/30/2023 | 11/30/2023 | \$ 1,228.20  | District Management | 9100           | 1          |
| Special District Management Service       | 11 30 23        | 11/30/2023 | 11/30/2023 | \$ 38.67     | Miscellaneous       | 9450           | 1          |
| Weathercraft Company of Colorado          | 9009            | 11/25/2023 | 11/25/2023 | \$ 665.83    | Parking Garage      | 7510           | 2          |
|   |                 |            |            | \$ 24,800.79 |                     |                |            |

| Check<br>Issue Date | Check<br>Number | Payee              | Amount |
|---------------------|-----------------|--------------------|--------|
| 12/13/2023          | 90138           | McCormick, Douglas | 92.35  |
| 12/13/2023          | 90139           | Patrick, Gregory   | 92.35  |
| 12/13/2023          | 90140           | Tash, Charles      | 92.35  |
| 12/13/2023          | 90141           | Russell, Kael T.   | 92.35  |
| Grand Totals:       |                 |                    | 369.40 |
|                     |                 | 4                  |        |

MidCities Metropolitan District No. 2  
Dec-23

|   | <u>General</u>     | <u>Debt</u>   | <u>Capital</u>  | <u>Totals</u>      |
|---|--------------------|---------------|-----------------|--------------------|
| Disbursements                                 | \$ 24,134.96       |               | \$ 665.83       | \$ 24,800.79       |
| Payroll                                       | 369.40             |               |                 | \$ 369.40          |
|   |                    | -             |                 |                    |
| <b>Total Disbursements from Checking Acct</b> | <b>\$24,504.36</b> | <b>\$0.00</b> | <b>\$665.83</b> | <b>\$25,170.19</b> |

**MidCities Metropolitan District No. 2**  
**Jan-24**

| Vendor                                    | Invoice #        | Date       | Due Date   | Amount       | Expense Account     | Account Number | Department |
|---|------------------|------------|------------|--------------|---------------------|----------------|------------|
| Cockrel Ela Glesne Greher & Ruhland, P.C. | 3013.001 12/2023 | 12/31/2023 | 12/31/2023 | \$ 132.50    | Legal               | 9300           | 1          |
| Collins Engineers, Inc.                   | 55454            | 1/8/2024   | 2/7/2024   | \$ 360.00    | Engineering         | 7840           | 2          |
| Collins Engineers, Inc.                   | 55453            | 1/8/2024   | 2/7/2024   | \$ 45.00     | Engineering         | 7840           | 2          |
| Flatiron Owners' Association, Inc.        | t0000530 Q1 2024 | 1/1/2024   | 1/1/2024   | \$ 314.02    | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000500 Q1 2024 | 1/1/2024   | 1/1/2024   | \$ 1,193.52  | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000524 Q1 2024 | 1/1/2024   | 1/1/2024   | \$ 9.12      | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000516 Q1 2024 | 1/1/2024   | 1/1/2024   | \$ 7,906.44  | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000549 Q1 2024 | 1/1/2024   | 1/1/2024   | \$ 3,639.21  | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000541 Q1 2024 | 1/1/2024   | 1/1/2024   | \$ 3,015.08  | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000545 Q1 2024 | 1/1/2024   | 1/1/2024   | \$ 777.88    | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000523 Q1 2024 | 1/1/2024   | 1/1/2024   | \$ 844.33    | Property Mgmt/FOA   | 7205           | 1          |
| Revesco Property Services                 | Jan. Fees 2024   | 12/22/2023 | 12/22/2023 | \$ 1,000.00  | Property Mgmt/FOA   | 7205           | 1          |
| Special District Management Service       | 12 31 23         | 12/31/2023 | 12/31/2023 | \$ 669.80    | Accounting          | 9050           | 1          |
| Special District Management Service       | 12 31 23         | 12/31/2023 | 12/31/2023 | \$ 544.40    | District Management | 9100           | 1          |
| Special District Management Service       | 12 31 23         | 12/31/2023 | 12/31/2023 | \$ 36.33     | Miscellaneous       | 9450           | 1          |
| Weathercraft Company of Colorado          | 9027             | 12/25/2023 | 12/25/2023 | \$ 665.83    | Parking Garage      | 7510           | 2          |
|   |                  |            |            | \$ 21,153.46 |                     |                |            |

MidCities Metropolitan District No. 2  
Jan-24

|   | <u>General</u>     | <u>Debt</u>   | <u>Capital</u>    | <u>Totals</u>      |
|---|--------------------|---------------|-------------------|--------------------|
| Disbursements                                 | \$ 20,082.63       |               | \$ 1,070.83       | \$ 21,153.46       |
| Payroll                                       |                    |               |                   | \$ -               |
|   |                    | -             |                   |                    |
| <b>Total Disbursements from Checking Acct</b> | <b>\$20,082.63</b> | <b>\$0.00</b> | <b>\$1,070.83</b> | <b>\$21,153.46</b> |



**MidCities Metropolitan District No. 2**  
**Feb-24**

| <b>Vendor</b>                             | <b>Invoice #</b> | <b>Date</b> | <b>Due Date</b> | <b>Amount</b> | <b>Expense Account</b> | <b>Account Number</b> | <b>Department</b> |
|---|------------------|-------------|-----------------|---------------|------------------------|-----------------------|-------------------|
| Cockrel Ela Glesne Greher & Ruhland, P.C. | 3013.001 01/2024 | 1/31/2024   | 1/31/2024       | \$ 1,243.50   | Legal                  | 9300                  | 1                 |
| Simmons & Wheeler, PC                     | 37181            | 12/31/2023  | 12/31/2023      | \$ 612.33     | Accounting             | 9050                  | 1                 |
| Simmons & Wheeler, PC                     | 37464            | 1/31/2024   | 1/31/2024       | \$ 1,457.64   | Accounting             | 9050                  | 1                 |
| Special District Management Service       | 01 31 24         | 1/31/2024   | 1/31/2024       | \$ 973.10     | Accounting             | 9050                  | 1                 |
| Special District Management Service       | 01 31 24         | 1/31/2024   | 1/31/2024       | \$ 1,029.10   | District Management    | 9100                  | 1                 |
| Special District Management Service       | 01 31 24         | 1/31/2024   | 1/31/2024       | \$ 14.52      | Miscellaneous          | 9450                  | 1                 |
| Weathercraft Company of Colorado          | 9036             | 1/25/2024   | 1/25/2024       | \$ 665.83     | Parking Garage         | 7510                  | 2                 |
|   |                  |             |                 | \$ 5,996.02   |                        |                       |                   |

MidCities Metropolitan District No. 2  
Feb-24

|   | General           | Debt          | Capital         | Totals            |
|---|-------------------|---------------|-----------------|-------------------|
| Disbursements                                 | \$ 5,330.19       |               | \$ 665.83       | \$ 5,996.02       |
| Payroll                                       |                   |               |                 | \$ -              |
|   |                   | -             |                 |                   |
| <b>Total Disbursements from Checking Acct</b> | <b>\$5,330.19</b> | <b>\$0.00</b> | <b>\$665.83</b> | <b>\$5,996.02</b> |

**MidCities Metropolitan District No. 2**  
**Mar-24**

| <b>Vendor</b>                       | <b>Invoice #</b> | <b>Date</b> | <b>Due Date</b> | <b>Amount</b> | <b>Expense Account</b> | <b>Account Number</b> | <b>Department</b> |
|-------------------------------------|------------------|-------------|-----------------|---------------|------------------------|-----------------------|-------------------|
| Collins Engineers, Inc.             | 55769            | 3/7/2024    | 4/6/2024        | \$ 1,068.92   | Engineering            | 7840                  | 2                 |
| Revesco Property Services           | Feb. Fees 2024   | 2/21/2024   | 2/21/2024       | \$ 1,000.00   | Property Mgmt/FOA      | 7205                  | 1                 |
| Revesco Property Services           | Mar. Fees 2024   | 3/1/2024    | 3/1/2024        | \$ 1,000.00   | Property Mgmt/FOA      | 7205                  | 1                 |
| Special District Association        | SDA-2024         | 2/15/2024   | 2/15/2024       | \$ 1,237.50   | Insurance              | 9200                  | 1                 |
| Special District Management Service | 02 29 24         | 2/29/2024   | 2/29/2024       | \$ 398.50     | Accounting             | 9050                  | 1                 |
| Special District Management Service | 02 29 24         | 2/29/2024   | 2/29/2024       | \$ 774.50     | District Management    | 9100                  | 1                 |
| Special District Management Service | 02 29 24         | 2/29/2024   | 2/29/2024       | \$ 99.27      | Miscellaneous          | 9450                  | 1                 |
| Weathercraft Company of Colorado    | 9068             | 2/26/2024   | 2/26/2024       | \$ 665.83     | Parking Garage         | 7510                  | 2                 |

\$ 6,244.52

MidCities Metropolitan District No. 2  
Mar-24

|   | <u>General</u>    | <u>Debt</u>   | <u>Capital</u>    | <u>Totals</u>     |
|---|-------------------|---------------|-------------------|-------------------|
| Disbursements                                 | \$ 4,509.77       |               | \$ 1,734.75       | \$ 6,244.52       |
| Payroll                                       |                   |               |                   | \$ -              |
| <b>Total Disbursements from Checking Acct</b> | <b>\$4,509.77</b> | <b>\$0.00</b> | <b>\$1,734.75</b> | <b>\$6,244.52</b> |

**MidCities Metropolitan District No. 2**  
**Apr-24**

| Vendor                                    | Invoice #         | Date      | Due Date  | Amount       | Expense Account     | Account Number | Department |
|---|-------------------|-----------|-----------|--------------|---------------------|----------------|------------|
| Cockrel Ela Glesne Greher & Ruhland, P.C. | 3013.001 02/2024  | 2/29/2024 | 2/29/2024 | \$ -         | Legal               | 9300           | 1          |
| Collins Engineers, Inc.                   | 55973             | 4/3/2024  | 5/3/2024  | \$ 135.00    | Engineering         | 7840           | 2          |
| Colorado Special Districts P&L            | 24PL-60913-3290-2 | 12/4/2023 | 12/4/2023 | \$ 686.00    | Insurance           | 9200           | 1          |
| Colorado Special Districts P&L            | 26194             | 1/1/2024  | 1/1/2024  | \$ 761.00    | Insurance           | 9200           | 1          |
| Flatiron Owners' Association, Inc.        | t0000541 Q2 2024  | 4/1/2024  | 4/1/2024  | \$ 3,015.08  | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000516 Q2 2024  | 4/1/2024  | 4/1/2024  | \$ 7,906.44  | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000523 Q2 2024  | 4/1/2024  | 4/1/2024  | \$ 844.33    | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000545 Q2 2024  | 4/1/2024  | 4/1/2024  | \$ 777.88    | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000524 Q2 2024  | 4/1/2024  | 4/1/2024  | \$ 9.12      | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000549 Q2 2024  | 4/1/2024  | 4/1/2024  | \$ 3,639.21  | Property Mgmt/FOA   | 7205           | 1          |
| Flatiron Owners' Association, Inc.        | t0000530 Q2 2024  | 4/1/2024  | 4/1/2024  | \$ 314.02    | Property Mgmt/FOA   | 7205           | 1          |
| Revesco Property Services                 | Apr. Fees 2024    | 4/1/2024  | 4/1/2024  | \$ 1,000.00  | Property Mgmt/FOA   | 7205           | 1          |
| Simmons & Wheeler, PC                     | 37767             | 2/29/2024 | 2/29/2024 | \$ 992.84    | Accounting          | 9050           | 1          |
| Special District Management Service       | 03 31 24          | 3/31/2024 | 3/31/2024 | \$ 664.00    | Accounting          | 9050           | 1          |
| Special District Management Service       | 03 31 24          | 3/31/2024 | 3/31/2024 | \$ 1,379.50  | District Management | 9100           | 1          |
| Special District Management Service       | 03 31 24          | 3/31/2024 | 3/31/2024 | \$ 9.76      | Miscellaneous       | 9450           | 1          |
| Weathercraft Company of Colorado          | 9076              | 3/20/2024 | 3/20/2024 | \$ 665.83    | Parking Garage      | 7510           | 2          |
|   |                   |           |           | \$ 22,800.01 |                     |                |            |

MidCities Metropolitan District No. 2  
Apr-24

|   | <u>General</u>     | <u>Debt</u>   | <u>Capital</u>  | <u>Totals</u>      |
|---|--------------------|---------------|-----------------|--------------------|
| Disbursements                                 | \$ 21,999.18       |               | \$ 800.83       | \$ 22,800.01       |
| Payroll                                       |                    |               |                 | \$ -               |
| <b>Total Disbursements from Checking Acct</b> | <b>\$21,999.18</b> | <b>\$0.00</b> | <b>\$800.83</b> | <b>\$22,800.01</b> |

**MidCities Metropolitan District No. 2**  
**May-24**

| <b>Vendor</b>                             | <b>Invoice #</b> | <b>Date</b> | <b>Due Date</b> | <b>Amount</b> | <b>Expense Account</b> | <b>Account Number</b> | <b>Department</b> |
|---|------------------|-------------|-----------------|---------------|------------------------|-----------------------|-------------------|
| Cockrel Ela Glesne Greher & Ruhland, P.C. | 3013.001 03/2024 | 3/31/2024   | 3/31/2024       | \$ 115.00     | Legal                  | 9300                  | 1                 |
| Collins Engineers, Inc.                   | 56179            | 5/8/2024    | 6/7/2024        | \$ 990.00     | Engineering            | 7840                  | 2                 |
| Revesco Property Services                 | May Fees         | 5/1/2024    | 5/1/2024        | \$ 1,000.00   | Property Mgmt/FOA      | 7205                  | 1                 |
| Simmons & Wheeler, PC                     | 37814            | 3/31/2024   | 3/31/2024       | \$ 1,573.16   | Accounting             | 9050                  | 1                 |
| Special District Management Service       | 04 30 24         | 4/30/2024   | 4/30/2024       | \$ 736.50     | Accounting             | 9050                  | 1                 |
| Special District Management Service       | 04 30 24         | 4/30/2024   | 4/30/2024       | \$ 2,416.90   | District Management    | 9100                  | 1                 |
| Special District Management Service       | 04 30 24         | 4/30/2024   | 4/30/2024       | \$ 6.08       | Miscellaneous          | 9450                  | 1                 |
| Weathercraft Company of Colorado          | 9098             | 4/25/2024   | 4/25/2024       | \$ 665.83     | Parking Garage         | 7510                  | 2                 |
|   |                  |             |                 | \$ 7,503.47   |                        |                       |                   |

MidCities Metropolitan District No. 2  
May-24

|   | <u>General</u>    | <u>Debt</u>   | <u>Capital</u>    | <u>Totals</u>     |
|---|-------------------|---------------|-------------------|-------------------|
| Disbursements                                 | \$ 5,847.64       |               | \$ 1,655.83       | \$ 7,503.47       |
| Payroll                                       |                   |               |                   | \$ -              |
| <b>Total Disbursements from Checking Acct</b> | <b>\$5,847.64</b> | <b>\$0.00</b> | <b>\$1,655.83</b> | <b>\$7,503.47</b> |



**MidCities Metropolitan District No. 2**  
**Jun-24**

| <b>Vendor</b>                       | <b>Invoice #</b> | <b>Date</b> | <b>Due Date</b> | <b>Amount</b> | <b>Expense Account</b> | <b>Account Number</b> | <b>Department</b> |
|-------------------------------------|------------------|-------------|-----------------|---------------|------------------------|-----------------------|-------------------|
| Collins Engineers, Inc.             | 56305            | 6/13/2024   | 7/13/2024       | \$ 225.00     | Engineering            | 7840                  | 2                 |
| Oxbow Design Collaborative, Ltd     | 24-19            | 3/13/2024   | 4/12/2024       | \$ 1,500.00   | Trails                 | 7500                  | 2                 |
| Revesco Property Services           | June Fees 2024   | 6/1/2024    | 6/1/2024        | \$ 1,000.00   | Property Mgmt/FOA      | 7205                  | 1                 |
| Simmons & Wheeler, PC               | 38089            | 4/30/2024   | 4/30/2024       | \$ 582.00     | Accounting             | 9050                  | 1                 |
| Special District Management Service | 05 31 24         | 5/31/2024   | 5/31/2024       | \$ 516.80     | Accounting             | 9050                  | 1                 |
| Special District Management Service | 05 31 24         | 5/31/2024   | 5/31/2024       | \$ 411.00     | District Management    | 9100                  | 1                 |
| Special District Management Service | 05 31 24         | 5/31/2024   | 5/31/2024       | \$ 3.24       | Miscellaneous          | 9450                  | 1                 |
| Weathercraft Company of Colorado    | 9114             | 5/25/2024   | 5/25/2024       | \$ 665.83     | Parking Garage         | 7510                  | 2                 |
|                                     |                  |             |                 | \$ 4,903.87   |                        |                       |                   |

MidCities Metropolitan District No. 2  
Jun-24

|   | <u>General</u>    | <u>Debt</u>   | <u>Capital</u>    | <u>Totals</u>     |
|---|-------------------|---------------|-------------------|-------------------|
| Disbursements                                 | \$ 2,513.04       |               | \$ 2,390.83       | \$ 4,903.87       |
| Payroll                                       |                   |               |                   | \$ -              |
| <b>Total Disbursements from Checking Acct</b> | <b>\$2,513.04</b> | <b>\$0.00</b> | <b>\$2,390.83</b> | <b>\$4,903.87</b> |

MidCities Metropolitan District No. 2  
Financial Statements

March 31, 2024

ACCOUNTANT'S COMPILATION REPORT

Board of Directors  
MidCities Metropolitan District No. 2

Management is responsible for the accompanying financial statements of each major fund of MidCities Metropolitan District No. 2, as of and for the period ended March 31, 2024, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the three months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the 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 financial statements 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 these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to MidCities Metropolitan District No. 2 because we performed certain accounting services that impaired our independence.

*Simmons & Wheeler P.C.*

May 14, 2024  
Englewood, Colorado

**MidCities Metropolitan District No. 2**  
**Balance Sheet - Governmental Funds and Account Groups**  
**March 31, 2024**

**See Accountant's Compilation Report**

|  | <u>General<br/>Fund</u> | <u>Capital<br/>Projects<br/>Fund</u> | <u>Debt<br/>Service<br/>Fund</u> | <u>Account<br/>Groups</u> | <u>Total<br/>All Funds</u> |
|--|-------------------------|--------------------------------------|----------------------------------|---------------------------|----------------------------|
| <b>Assets</b>                                |                         |                                      |                                  |                           |                            |
| <b>Current assets</b>                        |                         |                                      |                                  |                           |                            |
| Checking                                     | \$ 2,061                | \$ -                                 | \$ -                             | \$ -                      | \$ 2,061                   |
| Colotrust                                    | 2,131,146               | 801                                  | 10,660                           | -                         | 2,142,607                  |
| UMB  | -                       | -                                    | 1,426,371                        | -                         | 1,426,371                  |
| Taxes due from County                        | 17,752                  | -                                    | 96,055                           | -                         | 113,807                    |
| Sales Taxes Receivable                       | -                       | -                                    | 402,521                          | -                         | 402,521                    |
|  | <u>2,150,959</u>        | <u>801</u>                           | <u>1,935,607</u>                 | <u>-</u>                  | <u>4,087,367</u>           |
| <b>Other assets</b>                          |                         |                                      |                                  |                           |                            |
| Fixed assets                                 | -                       | -                                    | -                                | 6,647,231                 | 6,647,231                  |
| Amount available in debt service fund        | -                       | -                                    | -                                | 1,926,528                 | 1,926,528                  |
| Amount to be provided for retirement of debt | -                       | -                                    | -                                | 40,761,472                | 40,761,472                 |
|  | <u>-</u>                | <u>-</u>                             | <u>-</u>                         | <u>49,335,231</u>         | <u>49,335,231</u>          |
|  | <u>\$ 2,150,959</u>     | <u>\$ 801</u>                        | <u>\$ 1,935,607</u>              | <u>\$ 49,335,231</u>      | <u>\$ 53,422,598</u>       |
| <b>Liabilities and Equity</b>                |                         |                                      |                                  |                           |                            |
| <b>Current liabilities</b>                   |                         |                                      |                                  |                           |                            |
| Accounts payable                             | \$ 6,181                | \$ 801                               | \$ -                             | \$ -                      | \$ 6,982                   |
| Taxes due to County                          | -                       | -                                    | 9,079                            | -                         | 9,079                      |
|  | <u>6,181</u>            | <u>801</u>                           | <u>9,079</u>                     | <u>-</u>                  | <u>16,061</u>              |
| <b>Long Term liabilities</b>                 |                         |                                      |                                  |                           |                            |
| General Obligation Bonds - 2022              | -                       | -                                    | -                                | 42,688,000                | 42,688,000                 |
|  | <u>6,181</u>            | <u>801</u>                           | <u>9,079</u>                     | <u>42,688,000</u>         | <u>42,704,061</u>          |
| <b>Fund Equity</b>                           |                         |                                      |                                  |                           |                            |
| Investment in fixed assets                   | -                       | -                                    | -                                | 6,647,231                 | 6,647,231                  |
| Fund balance (deficit)                       | 2,144,778               | -                                    | 1,926,528                        | -                         | 4,071,306                  |
|  | <u>2,144,778</u>        | <u>-</u>                             | <u>1,926,528</u>                 | <u>6,647,231</u>          | <u>10,718,537</u>          |
|  | <u>\$ 2,150,959</u>     | <u>\$ 801</u>                        | <u>\$ 1,935,607</u>              | <u>\$ 49,335,231</u>      | <u>\$ 53,422,598</u>       |

**MidCities Metropolitan District No. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Three Months Ended March 31, 2024**  
**General Fund**

**See Accountant's Compilation Report**

|   | <u>Annual<br/>Budget</u> | <u>Actual</u>       | <u>Variance<br/>Favorable<br/>(Unfavorable)</u> |
|---|--------------------------|---------------------|---|
| <b>Revenues</b>                                   |                          |                     |   |
| Property taxes                                    | \$ 156,493               | \$ 31,353           | \$ (125,140)                                    |
| Specific ownership taxes                          | 134,999                  | 29,117              | (105,882)                                       |
| PILOT revenue                                     | 135,000                  | 86,762              | (48,238)  |
| Interest Income                                   | 90,000                   | 28,288              | (61,712)  |
| Miscellaneous Income                              | 1,000                    | -                   | (1,000)   |
|   | <u>517,492</u>           | <u>175,520</u>      | <u>(341,972)</u>                                |
| <b>Expenditures</b>                               |                          |                     |   |
| Accounting  | 27,000                   | 6,059               | 20,941  |
| District Management                               | 35,000                   | 3,183               | 31,817  |
| Audit   | 6,500                    | -                   | 6,500   |
| Director's Fees                                   | 3,600                    | -                   | 3,600   |
| Insurance/SDA                                     | 31,200                   | 21,031              | 10,169  |
| Legal   | 32,000                   | 1,359               | 30,641  |
| Engineering                                       | 10,000                   | -                   | 10,000  |
| Miscellaneous Expense                             | 1,000                    | 124                 | 876   |
| Payroll Taxes                                     | 300                      | -                   | 300   |
| Treasurer's fees                                  | 2,347                    | 471                 | 1,876   |
| Property Mgt/FOA                                  | 100,000                  | 20,700              | 79,300  |
| Repairs and Maintenance                           | 50,000                   | -                   | 50,000  |
| Contingency                                       | 3,349                    | -                   | 3,349   |
| Emergency reserve                                 | 8,968                    | -                   | 8,968   |
| Transfer to Capital Projects Fund                 | 1,867,000                | 3,199               | 1,863,801                                       |
|   | <u>2,178,264</u>         | <u>56,126</u>       | <u>2,122,138</u>                                |
| Excess (deficiency) of revenues over expenditures | (1,660,772)              | 119,394             | 1,780,166                                       |
| Fund balance beginning                            | <u>1,660,772</u>         | <u>2,025,384</u>    | <u>364,612</u>                                  |
| Fund balance ending                               | <u>\$ -</u>              | <u>\$ 2,144,778</u> | <u>\$ 2,144,778</u>                             |

**MidCities Metropolitan District No. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Three Months Ended March 31, 2024**  
**Capital Projects Fund**  
**See Accountant's Compilation Report**

|  | <u>Annual<br/>Budget</u> | <u>Actual</u> | <u>Variance<br/>Favorable<br/>(Unfavorable)</u> |
|--|--------------------------|---------------|---|
| Revenues   |                          |               |   |
| Interest Income                                      | \$ -                     | \$ 3          | \$ 3  |
| Transfer from General Fund                           | <u>1,867,000</u>         | <u>3,199</u>  | <u>(1,863,801)</u>                              |
|  | <u>1,867,000</u>         | <u>3,202</u>  | <u>(1,863,798)</u>                              |
| Expenditures   |                          |               |   |
| Trails   | 1,000,000                | -             | 1,000,000                                       |
| Engineering  | 17,000                   | 1,204         | 15,796  |
| Parking Garage Structure                             | -                        | 1,998         | (1,998)   |
| Retaining Wall - 505 Zang Street                     | 800,000                  | -             | 800,000   |
| Miscellaneous Improvements                           | <u>50,000</u>            | <u>-</u>      | <u>50,000</u>                                   |
|  | <u>1,867,000</u>         | <u>3,202</u>  | <u>1,863,798</u>                                |
| Excess (deficiency) of revenues<br>over expenditures | -                        | -             | -   |
| Fund balance beginning                               | <u>-</u>                 | <u>-</u>      | <u>-</u>  |
| Fund balance (deficit) ending                        | <u>\$ -</u>              | <u>\$ -</u>   | <u>\$ -</u>                                     |

**MidCities Metropolitan District No. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Three Months Ended March 31, 2024**  
**Debt Service Fund**  
**See Accountant's Compilation Report**

|  | <u>Amended</u><br><u>Budget</u> | <u>Actual</u>       | <u>Variance</u><br><u>Favorable</u><br><u>(Unfavorable)</u> |
|--|---------------------------------|---------------------|---|
| <b>Revenues</b>                                      |                                 |                     |   |
| Property Taxes                                       | \$ 1,802,374                    | \$ 361,162          | \$ (1,441,212)  |
| Property Taxes - Greystar                            | 330,472                         | 163,210             | (167,262)   |
| Property Taxes - Pathfinder Exclusion                | 173,720                         | 85,940              | (87,780)  |
| Property Taxes - Filing 15                           | 91,731                          | 45,741              | (45,990)  |
| Property Taxes - CPIII Exclusion                     | 187,886                         | -                   | (187,886)   |
| Property Taxes - Lock at Flatirons Exclusion         | 53,469                          | -                   | (53,469)  |
| Sales Tax Revenue                                    | 2,700,000                       | 591,273             | (2,108,727)   |
| Interest Income                                      | -                               | 9,127               | 9,127   |
| Other income   | 140,000                         | -                   | (140,000)   |
|  | <u>5,479,652</u>                | <u>1,256,453</u>    | <u>(4,223,199)</u>  |
| <b>Expenditures</b>                                  |                                 |                     |   |
| 2022 Bond Interest                                   | 1,997,770                       | -                   | 1,997,770   |
| 2022 Bond Principal                                  | 3,210,000                       | -                   | 3,210,000   |
| Trustee/Paying Agent Fees                            | 6,000                           | -                   | 6,000   |
| Miscellaneous  | 5,000                           | -                   | 5,000   |
| Treasurer's Fees                                     | 38,793                          | 9,846               | 28,947  |
|  | <u>5,257,563</u>                | <u>9,846</u>        | <u>5,247,717</u>  |
| Excess (deficiency) of revenues<br>over expenditures | 222,089                         | 1,246,607           | 1,024,518   |
| Fund balance beginning                               | <u>796,289</u>                  | <u>679,921</u>      | <u>(116,368)</u>  |
| Fund balance (deficit) ending                        | <u>\$ 1,018,378</u>             | <u>\$ 1,926,528</u> | <u>\$ 908,150</u>   |



MidCities Metropolitan District No. 2  
Financial Statements

December 31, 2023

ACCOUNTANT'S COMPILATION REPORT

Board of Directors  
MidCities Metropolitan District No. 2

Management is responsible for the accompanying financial statements of each major fund of MidCities Metropolitan District No. 2, as of and for the period ended December 31, 2023, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the 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 financial statements 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 these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to MidCities Metropolitan District No. 2 because we performed certain accounting services that impaired our independence.

*Simmons & Wheeler P.C.*

February 22, 2024  
Englewood, Colorado

**MidCities Metropolitan District No. 2**  
**Balance Sheet - Governmental Funds and Account Groups**  
**December 31, 2023**

**See Accountant's Compilation Report**

|  | General<br><u>Fund</u> | Capital<br>Projects<br><u>Fund</u> | Debt<br>Service<br><u>Fund</u> | Account<br><u>Groups</u> | Total<br><u>All Funds</u> |
|--|------------------------|------------------------------------|--------------------------------|--------------------------|---------------------------|
| <b>Assets</b>                                |                        |                                    |                                |                          |                           |
| <b>Current assets</b>                        |                        |                                    |                                |                          |                           |
| Checking                                     | \$ 21,357              | \$ 876                             | \$ 13,359                      | \$ -                     | \$ 35,592                 |
| Colostrust                                   | 1,977,815              | 195                                | -                              | -                        | 1,978,010                 |
| UMB  | -                      | -                                  | 250,062                        | -                        | 250,062                   |
| Taxes due from County                        | 9,999                  | -                                  | -                              | -                        | 9,999                     |
| Sales Taxes Receivable                       | -                      | -                                  | 426,295                        | -                        | 426,295                   |
| Prepaid expenses                             | 18,346                 | -                                  | -                              | -                        | 18,346                    |
|  | <u>2,027,517</u>       | <u>1,071</u>                       | <u>689,716</u>                 | <u>-</u>                 | <u>2,718,304</u>          |
| <b>Other assets</b>                          |                        |                                    |                                |                          |                           |
| Fixed assets                                 | -                      | -                                  | -                              | 11,383,187               | 11,383,187                |
| Amount available in debt service fund        | -                      | -                                  | -                              | 679,921                  | 679,921                   |
| Amount to be provided for retirement of debt | -                      | -                                  | -                              | 42,008,079               | 42,008,079                |
|  | <u>-</u>               | <u>-</u>                           | <u>-</u>                       | <u>54,071,187</u>        | <u>54,071,187</u>         |
|  | <u>\$ 2,027,517</u>    | <u>\$ 1,071</u>                    | <u>\$ 689,716</u>              | <u>\$ 54,071,187</u>     | <u>\$ 56,789,491</u>      |
| <b>Liabilities and Equity</b>                |                        |                                    |                                |                          |                           |
| <b>Current liabilities</b>                   |                        |                                    |                                |                          |                           |
| Accounts payable                             | \$ 1,995               | \$ 1,071                           | \$ -                           | \$ -                     | \$ 3,066                  |
| Taxes due to County                          | -                      | -                                  | 9,795                          | -                        | 9,795                     |
| Payroll taxes payable                        | 138                    | -                                  | -                              | -                        | 138                       |
|  | <u>2,133</u>           | <u>1,071</u>                       | <u>9,795</u>                   | <u>-</u>                 | <u>12,999</u>             |
| <b>Long Term liabilities</b>                 |                        |                                    |                                |                          |                           |
| General Obligation Bonds - 2022              | -                      | -                                  | -                              | 42,688,000               | 42,688,000                |
| <b>Total liabilities</b>                     | <u>2,133</u>           | <u>1,071</u>                       | <u>9,795</u>                   | <u>42,688,000</u>        | <u>42,700,999</u>         |
| <b>Fund Equity</b>                           |                        |                                    |                                |                          |                           |
| Investment in fixed assets                   | -                      | -                                  | -                              | 11,383,187               | 11,383,187                |
| Fund balance (deficit)                       | 2,025,384              | -                                  | 679,921                        | -                        | 2,705,305                 |
|  | <u>2,025,384</u>       | <u>-</u>                           | <u>679,921</u>                 | <u>11,383,187</u>        | <u>14,088,492</u>         |
|  | <u>\$ 2,027,517</u>    | <u>\$ 1,071</u>                    | <u>\$ 689,716</u>              | <u>\$ 54,071,187</u>     | <u>\$ 56,789,491</u>      |

**MidCities Metropolitan District No. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Twelve Months Ended December 31, 2023**  
**General Fund**

**See Accountant's Compilation Report**

|   | <u>Annual<br/>Budget</u> | <u>Actual</u>       | Variance<br>Favorable<br>(Unfavorable) |
|---|--------------------------|---------------------|--|
| <b>Revenues</b>                                   |                          |                     |  |
| Property taxes                                    | \$ 155,134               | \$ 153,679          | \$ (1,455)                             |
| Specific ownership taxes                          | 135,000                  | 130,421             | (4,579)                                |
| PILOT revenue                                     | 120,000                  | 135,500             | 15,500                                 |
| Interest Income                                   | 16,000                   | 98,884              | 82,884                                 |
| Miscellaneous Income                              | 1,000                    | 250                 | (750)                                  |
|   | <u>427,134</u>           | <u>518,734</u>      | <u>91,600</u>                          |
| <b>Expenditures</b>                               |                          |                     |  |
| Accounting  | 27,000                   | 20,792              | 6,208                                  |
| District Management                               | 35,000                   | 22,368              | 12,632                                 |
| Audit   | 5,000                    | 5,000               | -                                      |
| Director's Fees                                   | 3,600                    | 2,300               | 1,300                                  |
| Election Expense                                  | 3,000                    | 955                 | 2,045                                  |
| Insurance/SDA                                     | 30,000                   | 29,495              | 505                                    |
| Legal   | 30,000                   | 17,369              | 12,631                                 |
| Engineering                                       | 10,000                   | -                   | 10,000                                 |
| Miscellaneous Expense                             | 1,000                    | 692                 | 308                                    |
| Payroll Taxes                                     | 300                      | 176                 | 124                                    |
| Treasurer's fees                                  | 2,327                    | 2,303               | 24                                     |
| Property Mgt/FOA                                  | 100,000                  | 79,942              | 20,058                                 |
| Repairs and Maintenance                           | 50,000                   | -                   | 50,000                                 |
| Contingency                                       | 477,851                  | -                   | 477,851                                |
| Emergency reserve                                 | 8,917                    | -                   | 8,917                                  |
| Transfer to Capital Projects Fund                 | 1,150,000                | 29,414              | 1,120,586                              |
|   | <u>1,933,995</u>         | <u>210,806</u>      | <u>1,723,189</u>                       |
| Excess (deficiency) of revenues over expenditures | (1,506,861)              | 307,928             | 1,814,789                              |
| Fund balance beginning                            | <u>1,506,861</u>         | <u>1,717,456</u>    | <u>210,595</u>                         |
| Fund balance ending                               | <u>\$ -</u>              | <u>\$ 2,025,384</u> | <u>\$ 2,025,384</u>                    |

**MidCities Metropolitan District No. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Twelve Months Ended December 31, 2023**  
**Capital Projects Fund**  
**See Accountant's Compilation Report**

|  | <u>Annual<br/>Budget</u> | <u>Actual</u> | <u>Variance<br/>Favorable<br/>(Unfavorable)</u> |
|--|--------------------------|---------------|---|
| Revenues   |                          |               |   |
| Interest Income                                      | \$ -                     | \$ 10         | \$ 10   |
| Transfer from General Fund                           | <u>1,150,000</u>         | <u>29,414</u> | <u>(1,120,586)</u>                              |
|  | <u>1,150,000</u>         | <u>29,424</u> | <u>(1,120,576)</u>                              |
| Expenditures   |                          |               |   |
| Trails   | 900,000                  | 4,440         | 895,560   |
| Engineering  | -                        | 13,113        | (13,113)  |
| Parking Garage Structure                             | -                        | 7,990         | (7,990)   |
| Retaining Wall - 505 Zang Street                     | 200,000                  | 3,881         | 196,119   |
| Miscellaneous Improvements                           | <u>50,000</u>            | <u>-</u>      | <u>50,000</u>                                   |
|  | <u>1,150,000</u>         | <u>29,424</u> | <u>1,120,576</u>                                |
| Excess (deficiency) of revenues<br>over expenditures | -                        | -             | -   |
| Fund balance beginning                               | <u>-</u>                 | <u>-</u>      | <u>-</u>  |
| Fund balance (deficit) ending                        | <u>\$ -</u>              | <u>\$ -</u>   | <u>\$ -</u>                                     |

**MidCities Metropolitan District No. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Twelve Months Ended December 31, 2023**  
**Debt Service Fund**  
**See Accountant's Compilation Report**

|  | <u>Amended</u><br><u>Budget</u> | <u>Actual</u>     | <u>Variance</u><br><u>Favorable</u><br><u>(Unfavorable)</u> |
|--|---------------------------------|-------------------|---|
| Revenues   |                                 |                   |   |
| Property Taxes                                       | \$ 1,718,623                    | \$ 1,700,925      | \$ (17,698)   |
| Property Taxes - Greystar                            | 291,356                         | 291,356           | -   |
| Property Taxes - Pathfinder Exclusion                | 134,816                         | 134,816           | -   |
| Property Taxes - Filing 15                           | 81,747                          | 81,747            | -   |
| Property Taxes - CPIII Exclusion                     | 153,565                         | 153,565           | -   |
| Sales Tax Revenue                                    | 2,700,000                       | 2,746,666         | 46,666  |
| Interest Income                                      | 100,000                         | 117,391           | 17,391  |
| Other income   | 1,600                           | 1,581             | (19)  |
|  | <u>5,181,707</u>                | <u>5,228,047</u>  | <u>46,340</u>   |
| Expenditures   |                                 |                   |   |
| 2022 Bond Interest                                   | 2,072,520                       | 2,072,520         | -   |
| 2022 Bond Principal                                  | 3,085,000                       | 3,355,000         | (270,000)   |
| Trustee/Paying Agent Fees                            | 6,000                           | 4,000             | 2,000   |
| Miscellaneous  | 100,778                         | -                 | 100,778   |
| Treasurer's Fees                                     | 35,702                          | 35,410            | 292   |
|  | <u>5,300,000</u>                | <u>5,466,930</u>  | <u>(166,930)</u>  |
| Excess (deficiency) of revenues<br>over expenditures | (118,293)                       | (238,883)         | (120,590)   |
| Fund balance beginning                               | <u>918,804</u>                  | <u>918,804</u>    | <u>-</u>  |
| Fund balance (deficit) ending                        | <u>\$ 800,511</u>               | <u>\$ 679,921</u> | <u>\$ (120,590)</u>   |

RESOLUTION TO AMEND 2023 BUDGET  
MIDCITIES METROPOLITAN DISTRICT NO. 2

WHEREAS, the Board of Directors of the Midcities Metropolitan District No. 2 adopted a budget and appropriated funds for the fiscal year 2023 as follows:

|                       |    |           |
|-----------------------|----|-----------|
| General Fund          | \$ | 1,933,995 |
| Debt Service Fund     | \$ | 3,688,037 |
| Capital Projects Fund | \$ | 1,150,000 |

WHEREAS, the necessity has arisen for additional expenditures in the Debt Service Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2023; and

WHEREAS, the expenditure of such funds is a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the Debt Service Fund from transfers from General Fund.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Midcities Metropolitan District No. 2 shall and hereby does amend the adopted Budget for the fiscal year 2023 and adopts a supplemental budget and appropriation for the Debt Service Fund for the fiscal year 2023, as follows:

|                   |    |           |
|-------------------|----|-----------|
| Debt Service Fund | \$ | 5,500,000 |
|-------------------|----|-----------|

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 18<sup>th</sup> day of June, 2024.

MIDCITIES METROPOLITAN DISTRICT NO. 2

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

**MidCities Metropolitan District No. 2**  
**Amended Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2023**

|                                       | Adopted<br>Budget<br><u>2023</u> | Amended<br>Budget<br><u>2023</u> | Amended<br>Budget<br><u>2023</u> |
|---------------------------------------|----------------------------------|----------------------------------|----------------------------------|
| Beginning fund balance                | \$ 2,654,358                     | \$ 918,804                       | \$ 918,804                       |
| Revenues:                             |                                  |                                  |                                  |
| Property Taxes                        | 1,718,623                        | 1,718,623                        | 1,718,623                        |
| Property Taxes - Greystar             | 291,356                          | 291,356                          | 291,356                          |
| Property Taxes - Pathfinder Exclusion | 134,816                          | 134,816                          | 134,816                          |
| Property Taxes - Filing 15            | 81,747                           | 81,747                           | 81,747                           |
| Property Taxes - CPIII Exclusion      | 153,565                          | 153,565                          | 153,565                          |
| Sales Tax Revenue                     | 2,700,000                        | 2,700,000                        | 2,700,000                        |
| Other income                          | -                                | 1,600                            | 1,600                            |
| Interest income                       | <u>40,000</u>                    | <u>100,000</u>                   | <u>100,000</u>                   |
| Total revenues                        | <u>5,120,107</u>                 | <u>5,181,707</u>                 | <u>5,181,707</u>                 |
| Total funds available                 | <u>7,774,465</u>                 | <u>6,100,511</u>                 | <u>6,100,511</u>                 |
| Expenditures:                         |                                  |                                  |                                  |
| 2022 Bond Interest                    | 2,146,800                        | 2,072,520                        | 2,072,520                        |
| 2022 Bond Principal                   | 1,495,000                        | 1,495,000                        | 1,495,000                        |
| Investment Advisor                    | -                                | 1,590,000                        | 1,885,000                        |
| Trustee /Paying Agent Fees            | 6,000                            | 6,000                            | 6,000                            |
| Miscellaneous                         | 5,000                            | 100,778                          | 5,778                            |
| Treasurer's fees                      | <u>35,237</u>                    | <u>35,702</u>                    | <u>35,702</u>                    |
| Total expenditures                    | <u>3,688,037</u>                 | <u>5,300,000</u>                 | <u>5,500,000</u>                 |
| Ending fund balance                   | <u>\$ 4,086,428</u>              | <u>\$ 800,511</u>                | <u>\$ 600,511</u>                |



## Proposal for Landscape Architectural Services

Respectfully Submitted By:



209 N. Kalamath Street, Unit 6  
Denver, Colorado 80223

[www.oxbowdc.com](http://www.oxbowdc.com)

### **Prepared For:**

MidCities Metropolitan District #2  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228

### **Project:**

MidCities Regional Trail

Broomfield, Colorado

January 8, 2024

I. GENERAL PROJECT SCOPE:

Oxbow Design Collaborative will provide Landscape Architectural services for the MidCities Regional Trail project in Broomfield, Colorado.

**Landscape Architectural Scope of Services:**

Oxbow Design Collaborative will provide Landscape Architectural Services throughout the project including the following:

- A. Landscape Re-design to include the following:
- Remove shrubs and trees from the original design per a sketch from MidCities.
  - Pick up City of Broomfield comments from the first round submittal.
  - Provide irrigation design drawings.

II. PROJECT SCOPE by PHASE:

1) **City of Broomfield Site Development Plan Phase**

Preparation of Landscape & Drawings & Specifications.

Meetings: 4 Team Meetings

*The Consultant shall:*

1. Prepare landscape documents for submittal to the City of Broomfield to gain entitlement approval for the project.
2. Provide up to (2) rounds of submittals.
3. Provide all required documents to acquire approval and issuance of construction permits from the City of Broomfield. Provide hard copies, stamped and signed to meet the requirements of the City of Broomfield. Provide an electronic copy (PDF) for the project's use.

2) **Construction Documents Phase**

Preparation of final Landscape & Irrigation Construction Drawings & Specifications.

Meetings: 2 Team Meetings

*The Consultant shall:*

1. Prepare complete construction documents for the above noted design elements by means of plans, plant schedules and details. Refine and detail all aspects of the design. Construction documents shall include the following: Planting Plans, Planting Details, Tree Protection/Mitigation Plan.
2. Provide final specifications, in a format as directed by the Architect, for all work outlined herein. Specifications to describe in detail the acceptable quality of materials and workmanship, in the execution of the work.
3. Provide all required documents to acquire approval and issuance of construction permits from the City of Broomfield. Provide hard copies, stamped and signed to meet the requirements of the City of Broomfield. Provide an electronic copy (PDF) for the project's use.

**3) Procurement and Construction Administration Services**

Attend site meetings (as necessary) to review the ongoing progress of the construction work as well as respond to RFI / ASI's throughout the construction process.

*The Consultant shall (as requested by owner, owner's rep. or architect)*

1. Assist the Owner in reviewing bids, responding to questions during construction contract negotiations and issuing addenda as required.
2. Review Contractor proposed product substitutions.
3. Review samples, products and submittals submitted by the Contractor.
6. Provide site visits during construction to observe and gain familiarity with the progress and quality of the work. Provide reports documenting the site visits confirming the work is being installed in accordance with the Contract Documents and identifying areas of non-conformance. Prepare punch-list reviews of finished work.
7. Provide a memo report of site visit to inspect the plant condition, nursery practices, and general success of the plant procurement program.
9. Interpret the intent of the Contract Documents, answer questions and issue clarification sketches, drawings, bulletins, or addenda as required.
10. Attend pre-bid, pre-construction, and construction meetings as requested.
13. Review Contractor's requests for landscape related change orders to determine adequacy and legitimacy of requests.

**III. FEE PROPOSAL**

|    |   |            |
|----|---|------------|
| 1. | City of Broomfield Administrative Modification: | \$4,500.00 |
| 2. | Construction Documents:                         | \$1,500.00 |
| 3. | Procurement & Construction Administration:      | \$hourly   |
| 4. | Irrigation Design:                              | \$1,800.00 |

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**TOTAL: \$7,800.00**

(Reimbursable expenses not included in Fees)  
(Fees to be billed monthly along with Reimbursable expense)

2. Additional Services  
Fees for additional services will be charged at our current hourly rates and must be approved in writing prior to execution of services. Our current hourly rates are as follows:

|                               |                |
|-------------------------------|----------------|
| Principal Landscape Architect | \$145 per hour |
| Project Manager               | \$105 per hour |
| Staff Landscape Designer      | \$85 per hour  |
| Administrative Staff          | \$45 per hour  |

The following items are not included as services to the client in this contract:

- Submittals to Water Department
- Additional existing tree survey information
- City of Broomfield entitlement submittals in addition to (2).
- Presentations to City Council & Planning Commission
- Lighting Design
- Civil Engineering Services
- Utility Design Services
- Drainage Design Services
- Structural Engineering Services
- Marketing Graphics
- Model Building

THE PRECEDING PROPOSAL, IF ACCEPTED BY CLIENT, IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

#### 1. General Conditions:

1.1 Upon acceptance as evidenced by the authorized signature of the Client and by an authorized representative of Oxbow Design Collaborative, the foregoing Proposal becomes a valid and binding Contract.

1.2 This contract embodies the entire agreement between the Client and Oxbow Design Collaborative and no verbal agreement, statement or representation by Client and Oxbow Design Collaborative either before or after the execution of this Contract shall affect or modify the terms obligations or conditions contained herein.

1.3 Limitation of Liability: The client agrees to limit the Consultant's liability to the Client and to all construction contractors and subcontractors on the project, due to the consultant's negligent acts, errors or omissions, such that the total aggregate liability of the consultant to all those named shall not exceed the amount of the consultant's fee.

#### 1.4 Payments

All payments are to be made or Oxbow Design Collaborative Invoices are sent out once per month and are due thirty days after the date that they are sent out. Payments are considered late 30 days after the date of invoice. All late payments will receive interest charges until they are paid.

#### 1.5 Indemnification

Subject to all limitations, defenses and protections set forth in the Colorado Governmental Immunity Act, the Client Agrees to indemnify and Hold Oxbow Design Collaborative, its directors, its officers, its employees, and agents harmless from and against any claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorney's fees, arising out of any unauthorized reuse of or modification of the drawings, specifications and other documents by the client or any person or entity that acquires or obtains the plans and specifications from or through the client.

1.7 Any services beyond those listed above requested by the client will be an Additional Services Item and will be added to this contract in written form signed by both Oxbow Design Collaborative and the Client.

NOTE: Any changes made due to budget, scheduling, or any other unforeseen circumstances will be considered an additional services item and will only be completed after written agreement is reached between Oxbow Design Collaborative and Client.

-Client is responsible to compensate Oxbow Design Collaborative for any time, material or other expense that may occur due to changes not written in this proposal.

-Oxbow Design Collaborative is not responsible for Construction means, methods or results.

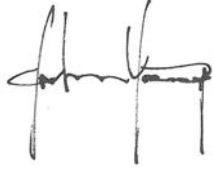
-The agreement may be cancelled by Oxbow Design Collaborative if payment due to Oxbow Design Collaborative is delinquent by 60 days. Client or Oxbow Design Collaborative may cancel contract provided that there is seven days written notice specifying the date of cancellation.

Client is responsible to pay for all fees occurred prior to cancellation of services. Any additional design requests not covered in this proposal will be an additional services item to be billed at the fee of \$95.00/per hour. An additional services item will only be added with the signed agreement between Oxbow Design Collaborative and the Client. This includes any changes due to budget considerations, Scheduling or other unforeseen events.

Please sign below if this contract is acceptable to you.

THE FOREGOING PROPOSAL, INCLUDING TERMS AND CONDITIONS, CONTRACT PRICE AND PAYMENT SCHEDULE IS HEREBY ACCEPTED BY THE CLIENT. IN ACCEPTING THIS PROPOSAL BY SIGNING BELOW, I UNDERSTAND AND AGREE THAT I AM ENTERING INTO A BINDING AND ENFORCEABLE CONTRACT.

We look forward to working with you on this exciting new project! Please let us know if you have any questions and/or comments regarding this proposal. If you are ready to proceed with services described in this proposal, please sign and return this proposal to our office.



Signature: \_\_\_\_\_ Date: 01/08/2024

John Young  
Oxbow Design Collaborative, Ltd.



Signature: \_\_\_\_\_ Date: 01/08/2024

David Solin  
MidCities Metropolitan District #2

## MIDCITIES METROPOLITAN DISTRICT NO. 2

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

September 12, 2022

VIA EMAIL ONLY

Mr. Ted Harberg, Associate Planner  
City and County of Broomfield  
tharberg@broomfield.org

Re: Letter of Explanation and Justification – MainStreet at FlatIron Owners Association Storage Building

Ted,

The MidCities Metropolitan District is seeking an Administrative Modification for the purpose of constructing the MainStreet at FlatIron Owners Association Storage Building. This is necessary as it replaces the storage structure that the District previously had, but which was lost to the redesign of the District's parking structure.

I would be more than happy to address any additional questions that you may have. Kindly contact me at 303.987.0835 or via email [dsolin@sdmsi.com](mailto:dsolin@sdmsi.com). I hope that this helps to clear up any questions or concerns.

Thank you,



David Solin  
District Manager  
MidCities Metropolitan District No.