

## 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: November 21, 2023 (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/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>  
Meeting ID: 862 6755 0643  
Passcode: 987572  
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 and posting of meeting Notice.  

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- C. Review and approve Minutes of the September 19, 2023 Regular Meeting (enclosure).  

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- D. Consider regular meeting dates for 2024 (for the third Tuesday in March, June, September and November) at 1:00 p.m. via Zoom.  

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- F. Authorize posting on the SDA Website the information required pursuant to §32-1-809, C.R.S. (mode of eligible elector notification).  

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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 Sept. 30, 2023	Period ending 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>

B. Review and accept unaudited financial statements for the period ending September 30, 2023 (enclosure).

\_\_\_\_\_

C. Discuss Sales Tax Report (to be distributed).

\_\_\_\_\_

D. Consider engagement of Wipfli LLP to perform the 2023 Audit, for an amount not to exceed \$\_\_\_\_\_ (enclosure).

\_\_\_\_\_

E. Conduct Public Hearing to consider Amendment to 2023 Budget and consider adoption of Resolution to Amend the 2023 Budget and Appropriate Expenditures (enclosure).

\_\_\_\_\_

F. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolutions to Adopt the 2024 Budget and Appropriate Sums of Money and to Set Mill Levies (enclosures - preliminary assessed valuations, draft 2024 Budget and resolutions).

\_\_\_\_\_

G. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

\_\_\_\_\_

IV. LEGAL MATTERS

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

V. CAPITAL MATTERS

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

B. Discuss Trail Completion Project.  
\_\_\_\_\_

VI. OTHER MATTERS

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

VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2023.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

## 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 SEPTEMBER 19, 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 19th day of September, 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  
George Turtle  
Charles Tash  
Kael T. Russell

#### Also In Attendance Were:

David Solin; Special District Management Services, Inc.

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

Kimberly Johannis; Simmons & Wheeler, P.C.

Alex Saltzgaver; Collins Engineers, Inc.

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

**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

## RECORD OF PROCEEDINGS

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involvement as a member, officer or director of, or as owners or creditors having a 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 McCormick, seconded by Director Russell, upon vote, unanimously carried, the Board approved the Agenda, as presented.

**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.

## RECORD OF PROCEEDINGS

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**Minutes:** The Board reviewed the Minutes of the June 20, 2023 Regular Meeting.

Following discussion, upon motion duly made by Director McCormick, seconded by Director Russell, upon vote, unanimously carried, the Board approved the Minutes of the June 20, 2023 Regular Meeting, as presented.

### **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 June 30, 2023	Period ending July 31, 2023	Period ending August 31, 2023
General	\$ 14,669.29	\$ 29,759.98	\$ 7,802.04
Debt	\$ 4,000.00	\$ -0-	\$ -0-
Capital	\$ 6,027.23	\$ 2,560.83	\$ 665.83
<b>Total</b>	<b>\$ 24,696.52</b>	<b>\$ 32,320.81</b>	<b>\$ 8,467.87</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, as presented.

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

Following review and discussion, upon motion duly made by Director McCormick, seconded by Director Turtle, and upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District for the period ending June 30, 2023, as presented.

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

### **LEGAL MATTERS**

**Garage Deed:** The Board discussed the status of the deed for the transfer of the garage.

### **CAPITAL MATTERS**

**Retaining Wall Repair Work:** There were no updates at this time.

**Trail Completion Project and Retaining Wall:** The Board discussed the status of the Trail Completion Project and Retaining Wall Repair, and appointing a construction committee of Director McCormick and Director Russell.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director Tash, seconded by Director Turtle, and, upon vote, unanimously carried, the Board appointed a construction committee of Director McCormick and Director Russell. The Board directed Mr. Solin to set a meeting on site for the committee to tour the project.

\_\_\_\_\_

### **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 by Director Tash, seconded by Director McCormick, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

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

**MIDCITIES METROPOLITAN DISTRICT NO. 2**

**RESOLUTION DESIGNATING LOCATION TO POST NOTICE**

WHEREAS, pursuant to §§24-6-402(2)(c) and 32-1-903(2), C.R.S., notice and, where possible, the agenda of the MidCities Metropolitan District No. 2 (the “**District**”) Board of Directors (the “**Board**”) meetings at which the adoption of any formal action is to occur or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be posted within the boundaries of the District at least 24 hours prior to each meeting at a location designated at the first regular meeting of each year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the MidCities Metropolitan District No. 2 as follows:

Notices of meetings (regular, special and work/study session) of the Board required pursuant to §24-6-401, *et seq.*, C.R.S., shall be posted on the District’s website at least 24 hours prior to each meeting at: <https://midcitiesmd2.colorado.gov/>.

In the event of an exigent or emergency circumstance such as a power outage or an interruption in internet service, the District will post notice of public meetings at least 24 hours prior to a meeting at the following physical location within the District at the approximate geographical location:

The southwest corner of Interlocken Loop and Flatirons Boulevard

ADOPTED this 21<sup>st</sup> day of November, 2023.

MIDCITIES METROPOLITAN DISTRICT  
NO. 2

By \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary



**MidCities Metropolitan District No. 2**  
**Sep-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>	
Cockrel Ela Glesne Greher & Ruhland, P.C.	3013.001	07/2023	7/31/2023	7/31/2023	\$ -	Legal	9300	1
Revesco Property Services	Sept. Fees 2023	9/19/2023	9/19/2023	\$ 1,000.00	Property Mgmt/FOA	7205	1	
Special District Management Service	Aug-23	8/31/2023	8/31/2023	\$ 356.60	Accounting	9050	1	
Special District Management Service	Aug-23	8/31/2023	8/31/2023	\$ 472.80	District Management	9100	1	
Special District Management Service	Aug-23	8/31/2023	8/31/2023	\$ 5.55	Miscellaneous	9450	1	
Weathercraft Company of Colorado	8926	8/25/2023	9/24/2023	\$ 665.83	Parking Garage	7510	2	
				\$ 2,500.78				

MidCities Metropolitan District No. 2  
Sep-23

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 1,834.95		\$ 665.83	\$ 2,500.78
Payroll				\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$1,834.95</b>	<b>\$0.00</b>	<b>\$665.83</b>	<b>\$2,500.78</b>

AUG 21 2023



**Shareholders**  
Paul R. Cockrel  
Evan D. Ela  
Linda M. Glesne  
David A. Greher  
Matthew P. Ruhland

**Associates**  
Joseph W. Norris  
Harley G. Gifford  
Madison D. Phillips

**Paralegals**  
Micki Mills  
Sarah Luetjen

Midcities Metropolitan District  
c/o Peggy Ripko/Special District Management  
141 Union Boulevard, Suite 150  
Lakewood CO 80228  
VIA EMAIL

FEIN Number: 87-3035567

Account No. 3013.001

Statement Date: 07/31/2023

**BILLING ENTRIES ARE ATTORNEY-CLIENT PRIVILEGED COMMUNICATIONS**

PREVIOUS BALANCE	July FEES	July EXP.	ADVANCES	PAYMENTS	BALANCE DUE
GENERAL 5,136.50	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	-5,136.50	<u>\$0.00</u>

Inv. Name \_\_\_\_\_  
 S/D Code \_\_\_\_\_ Amount \_\_\_\_\_  
 -9300 \_\_\_\_\_  $\emptyset$  \_\_\_\_\_  
 Dist. Mgr. Initials \_\_\_\_\_



**Shareholders**  
Paul R. Cockrel  
Evan D. Ela  
Linda M. Glesne  
David A. Greher  
Matthew P. Ruhland

**Associates**  
Joseph W. Norris  
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Madison D. Phillips

**Paralegals**  
Micki Mills  
Sarah Luetjen

Midcities Metropolitan District  
c/o Peggy Ripko/Special District Management  
141 Union Boulevard, Suite 150  
Lakewood CO 80228  
VIA EMAIL

*FEIN Number:* 87-3035567  
*Account No.* 3013.001  
*Statement Date:* 07/31/2023

**BILLING ENTRIES ARE ATTORNEY-CLIENT PRIVILEGED COMMUNICATIONS**

GENERAL

	PREVIOUS BALANCE	\$5,136.50
	PAYMENT(S)	
08/02/2023	PAYMENT ON ACCOUNT	-5,136.50
	BALANCE DUE	<u>\$0.00</u>

AUG 28 2023



Diana Garcia  
 Special District Management Services, Inc.  
 Attn: Ann E. Finn  
 141 Union Blvd., Suite 150  
 Denver, CO 80202

**Statement**  
**Account** p101 t0000491 Midcities Metropolitan District no. 1  
**Prop Name** Revesco Property Services  
**Assigned Spaces**

**Date** 08/28/2023  
**Payment** \$

**Please make checks payable to:**  
**Revesco Property Services**  
**And mail to the following address:**  
**Revesco Property Services**  
**2731 17<sup>th</sup> St. Suite 300**  
**Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			1,000.00
08/01/2023	Management Fees (08/2023)	1,000.00 <i>pd</i>	0.00	2,000.00
08/07/2023	Chk# 209160093	0.00	1,000.00	1,000.00
09/01/2023	Management Fees (09/2023)	1,000.00	0.00	2,000.00

G/L Code	Amount
1-7205	1,000.00

Dist. Mgr. Initials

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
2,000.00	0.00	0.00	0.00	2,000.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 | Fax: 303-987-2032  
www.sdmsi.com

MidCities Metropolitan District No. 2  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228

Statement Date: 08/31/2023  
Account No. MIDC2.00

Invoice for Services Rendered - 08/31/2023

Ref. Name	GL Code	Amount
	9450 - misc.	5.55
	9050 - Accounting	356.60
	9100 - mgmt	472.80
Dist. Mgr. Initials		

	Previous Balance	Fees	Expenses	Advances	Payments	Balance
MIDC2-00	41.34	0.00	5.55 <sup>9450</sup>	0.00	-41.34	\$5.55
MIDC2-01 Board Meetings	0.00	52.60	0.00	0.00	0.00	\$52.60
MIDC2-02 Management Matters	428.00	361.40	0.00	0.00	-428.00	\$361.40
MIDC2-03 Records Management	16.00	48.00	0.00	0.00	-16.00	\$48.00
MIDC2-09 Financial Matters	727.00	356.60 <sup>9050</sup>	0.00	0.00	-727.00	\$356.60
MIDC2-24 Website Design and Maintenance	43.20	10.80	0.00	0.00	-43.20	\$10.80
	<u>1,255.54</u>	<u>829.40</u>	<u>5.55</u>	<u>0.00</u>	<u>-1,255.54</u> ✓	<u>\$834.95</u>

# SDMS | Special District Management Services, Inc.

141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 | Fax: 303-987-2032  
www.sdmsi.com

MidCities Metropolitan District No. 2

Statement Date: 08/31/2023  
Statement No. 127901  
Account No. MIDC2.00

### Expenses

08/31/2023	Postage, August 2023.	3.15
08/31/2023	Duplicating, August 2023.	<u>2.40</u>
	Total Expenses	5.55

	Total Current Work	5.55
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	Previous Balance	\$41.34
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### Payments

08/23/2023	Payment	-41.34
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	Balance Due	<u>\$5.55</u>
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# SDMS | Special District Management Services, Inc.

141 Union Boulevard, Suite 150  
 Lakewood, CO 80228-1898  
 303-987-0835 | Fax: 303-987-2032  
 www.sdmsi.com

Statement Date: 08/31/2023  
 Statement No. 127902  
 Account No. MIDC2.01

## MidCities Metropolitan District No. 2

### Board Meetings

#### Fees

			Hours	
08/14/2023	SS	Receive and save June 30, 2023 financial statements for meeting packets.	0.10	16.00
	DMS	Review financial statements and confer with Ms. Stevens re: inclusion of same in Board packets..	0.10	20.60
08/31/2023	AL	Transmit minutes from April 25, 2023 for posting on the District Website.	<u>0.10</u>	<u>16.00</u>
		For Current Services Rendered	0.30	52.60
		Total Current Work		52.60
		Balance Due		<u>\$52.60</u>





**Special District Management Services, Inc.**

141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 | Fax: 303-987-2032  
www.sdmsi.com

Statement Date: 08/31/2023  
Statement No. 127903  
Account No. MIDC2.02

**MidCities Metropolitan District No. 2**

Management Matters

Fees

			Hours	
08/01/2023	SS	Email Accountant regarding status of 2022 Audit.	0.10	16.00
	DMS	Research and communicate with Broomfield re: dead trees. Communicate with Mr. Schiffman re: same.	0.40	82.40
08/03/2023	SS	Update and transmit Contacts and Role Assignments form for CSD Pool Insurance.	0.20	32.00
08/08/2023	SS	Receive and save confirmation of 2022 Audit filing.	0.10	16.00
08/09/2023	DMS	Confer with M. Saltzgaver re: regional trail.	0.30	61.80
08/15/2023	SS	Register for 36th Annual Membership Meeting of the Colorado Special Districts Property and Liability Pool.	0.10	16.00
08/18/2023	SS	Receive and save 2024 Worker's Compensation coverage documents.	0.10	16.00
08/21/2023	DMS	Communicate with Ms. Johanns re: debt service fund deposit.	0.20	41.20
08/25/2023	SS	Fill out Official Designation of Proxy Form for Annual Membership Meeting.	0.10	16.00
08/30/2023	SS	Receive, scan and save 2023 Preliminary Assessed Valuation. Transmit to District Manager.	0.20	32.00
08/31/2023	CE	Open & distribute mail for month of August 2023.	<u>0.20</u>	<u>32.00</u>
		For Current Services Rendered	2.00	361.40
		Total Current Work		361.40
		Previous Balance		\$428.00

Payments

08/23/2023		Payment		-428.00
		Balance Due		<u>\$361.40</u>

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 303-987-0835 | Fax: 303-987-2032  
 www.sdmsi.com

Statement Date: 08/31/2023  
 Statement No. 127904  
 Account No. MIDC2.03

## MidCities Metropolitan District No. 2

### Records Management

#### Fees

			Hours	
08/08/2023	SS	Update District Manager and Contact information with Division of Local Government.	0.10	16.00
08/29/2023	AL	Prepare and transmit various minutes for execution.	0.10	16.00
08/30/2023	AL	Receive and Record April 25, 2023 minutes	<u>0.10</u>	<u>16.00</u>
		For Current Services Rendered	0.30	48.00
		Total Current Work		48.00
		Previous Balance		\$16.00

#### Payments

08/23/2023		Payment		-16.00
		Balance Due		<u>\$48.00</u>

# SDMS | Special District Management Services, Inc.

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 Lakewood, CO 80228-1898  
 303-987-0835 | Fax: 303-987-2032  
 www.sdmsi.com

Statement Date: 08/31/2023  
 Statement No. 127905  
 Account No. MIDC2.09

## MidCities Metropolitan District No. 2

### Financial Matters

#### Fees

			Hours	
08/02/2023	DG	Print and file invoices for current month's accounts payable.	0.30	48.00
08/08/2023	DG	Compile, code, and input invoices for August payments. Transmit invoices to District Manager for review and approval. Verify with accountant funds available for release of checks, distribute July payroll checks and file back-up.	0.60	96.00
08/17/2023	DG	Scan invoices, upload into Bill.Com and input invoice detail. Create unpaid invoice report and save to E-Drive.	0.70	112.00
08/18/2023	SB	Update Caselle database for system updates and user access. Correspondence with Ms. Garcia and Mr. Hartleben.	0.10	16.00
08/21/2023	DMS	Review and approve accounts payable.	0.10	20.60
	DG	Send reminder email to Bill.Com approvers on outstanding invoice approvals.	0.10	16.00
08/23/2023	DG	Review Bill.com approval for August. Confirm payables are scheduled for release.	0.10	16.00
08/24/2023	DG	Request Bill.com user access.	0.10	16.00
08/30/2023	DG	Follow up with Accountant re: Bill.com users.	0.10	16.00
		For Current Services Rendered	2.20	356.60
		Total Current Work		356.60
		Previous Balance		\$727.00

#### Payments

08/23/2023		Payment		-727.00
		Balance Due		<u>\$356.60</u>

# SDMS | Special District Management Services, Inc.

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 303-987-0835 | Fax: 303-987-2032  
 www.sdmsi.com

Statement Date: 08/31/2023  
 Statement No. 127906  
 Account No. MIDC2.24

## MidCities Metropolitan District No. 2

### Website Design and Maintenance

#### Fees

			Hours	
08/10/2023	DG	Scan and save notarized Metropolitan District Homeowners' Rights Task Force Notice affidavit to E drive.	0.10	10.80
		For Current Services Rendered	0.10	10.80
		Total Current Work		10.80
		Previous Balance		\$43.20

#### Payments

08/23/2023		Payment		-43.20
		Balance Due		<u>\$10.80</u>



**Weathercraft Colorado Spring**

PO Box 16039  
 Colorado Springs, CO 80935  
 Phone: (719) 382-8511

**AUG 28 2023**  
**Invoice**

<b>Invoice Number</b>
8926
<b>Invoice Date</b>
8/25/2023

**Bill To:** Midcities Metropolitan Dist. 2  
 141 Union Blvd Ste 150  
 Lakewood, CO 80228

**Re:** Midcities Plaza - Roof Repairs  
 549 Flatiron Blvd  
 Broomfield, CO 80021

Job No	Customer Job No	Purchase Order No	Terms	Due Date
180040			Net 30 Days	9/24/2023
Description				

**Description**

180040-Midcities Plaza  
 Storage Billing August 2023

**Extended Price**

665.83

<b>Mat. Name</b>	
<b>G/L Code</b>	<b>Amount</b>
2-7510	665.83
<b>Dist. Mgr. Initials</b>	

Original Contract	\$	7,990.00
Change Orders	\$	7,990.00
Revised Contract Amt	\$	15,980.00
Work Completed to Date	\$	185,885.03
Less Previously Billed	\$	185,219.20
Current Billing	\$	665.83
Less Retainage	\$	0.00

**Total Due this Invoice \$ 665.83**

*Thank you for your business!*

**MidCities Metropolitan District No. 2**  
**Oct-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>
Collins Engineers, Inc.	54889	10/4/2023	10/4/2023	\$ 990.00	Engineering	7840	2
Colorado Special Districts P&L	24WC-60913-0194	8/14/2023	8/14/2023	\$ 450.00	Prepaid Expenses	1700	1
Flatiron Owners' Association, Inc.	t0000500 Q4 2023	10/1/2023	10/1/2023	\$ 1,174.96	Property Mgmt/FOA	7205	1
Flatiron Owners' Association, Inc.	t0000530 Q4 2023	10/1/2023	10/1/2023	\$ 309.13	Property Mgmt/FOA	7205	1
Flatiron Owners' Association, Inc.	t0000516 Q4 2023	10/1/2023	10/1/2023	\$ 7,783.45	Property Mgmt/FOA	7205	1
Flatiron Owners' Association, Inc.	t000545 Q4 2023	10/1/2023	10/1/2023	\$ 765.77	Property Mgmt/FOA	7205	1
Flatiron Owners' Association, Inc.	t0000523 Q4 2023	10/1/2023	10/1/2023	\$ 831.19	Property Mgmt/FOA	7205	1
Flatiron Owners' Association, Inc.	t0000541 Q4 2023	10/1/2023	10/1/2023	\$ 2,968.18	Property Mgmt/FOA	7205	1
Flatiron Owners' Association, Inc.	t0000549 Q4 2023	10/1/2023	10/1/2023	\$ 3,582.59	Property Mgmt/FOA	7205	1
Flatiron Owners' Association, Inc.	t0000524 Q4 2023	10/1/2023	10/1/2023	\$ 8.98	Property Mgmt/FOA	7205	1
Revesco Property Services	Oct. Fees 2023	9/25/2023	9/25/2023	\$ 1,000.00	Property Mgmt/FOA	7205	1
Simmons & Wheeler, PC	36345	8/31/2023	8/31/2023	\$ 1,068.35	Accounting	9050	1
Special District Management Service	09 30 2023	9/30/2023	9/30/2023	\$ 436.60	Accounting	9050	1
Special District Management Service	09 30 2023	9/30/2023	9/30/2023	\$ 1,301.00	District Management	9100	1
Special District Management Service	09 30 2023	9/30/2023	9/30/2023	\$ 7.83	Miscellaneous	9450	1
Weathercraft Company of Colorado	8966	9/25/2023	10/25/2023	\$ 665.83	Parking Garage	7510	2
outside L.A., LLC	8/9/2023	10/3/2023	10/3/2023	\$ 4,440.00	Trails	7500	2
				\$ 27,783.86			

Check Issue Date	Check Number	Payee	Amount
10/25/2023	90133	McCormick, Douglas	92.35
10/25/2023	90134	Turtle, George	92.35
10/25/2023	90135	Patrick, Gregory	92.35
10/25/2023	90136	Tash, Charles	92.35
10/25/2023	90137	Russell, Kael T.	92.35
Grand Totals:			461.75
	5		

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

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 21,688.03		\$ 6,095.83	\$ 27,783.86
<b>Payroll</b>	461.75			\$ 461.75
		-		
<b>Total Disbursements from Checking Acct</b>	<b>\$22,149.78</b>	<b>\$0.00</b>	<b>\$6,095.83</b>	<b>\$28,245.61</b>





**SEP 22 2023**

**Workers' Compensation Coverage  
Invoice**

**District:** Mid Cities Metropolitan District No. 2  
141 Union Blvd, Suite 150  
Lakewood, CO 80228

**Broker:** TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

Coverage No.		Entity ID		Effective Date		Expiration Date		Invoice Date	
24WC-60913-0194		60913		1/1/2024		EOD 12/31/2024		8/14/2023	
Class Code	Description	No. of Employees		No. of Volunteers	2024 Rate	2024 Estimated Employee Payroll	2024 Estimated Volunteer Payroll	Estimated Manual Contribution	
		FT	PT						
8811	Board Member Coverage	0	0	5	0.75	\$0.00	\$6,000.00	\$45.00	

Manual Contribution:		\$45.00
Experience Modification:	×	1.00
Modified Contribution:	=	\$45.00
Minimum Contribution:		\$450.00
Contribution Volume Credit:	-	\$0.00
Designated Provider Discount:	-	\$0.00
Cost Containment Credit:	×	1.00
Manual Adjustment:	×	
Multi-Program Discount:	×	1.00
Estimated Annual Contribution:		= \$450.00
Pro Rata Factor:		×
<b>Total Estimated Contribution:</b>		= <b>\$450.00</b>

**Dist. Name** \_\_\_\_\_

G/L Code	Amount
1700	450.00
Dist. Mgr. Initials	

**Total Amount Due:** \$450.00

**Estimated payroll is subject to yearend audit.**

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

**Please remit to:** Colorado Special Districts Property and Liability Pool  
c/o McGriff Insurance Services, LLC  
PO Box 1539  
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)  
Refer to Payment Instructions page for additional options  
billing@csdpool.org  
800-318-8870 ext. 3



**Colorado Special Districts  
Property and Liability Pool**

**Workers' Compensation and Employer's Liability Declarations Page**

**Coverage Number:** 24WC-60913-0194  
**Coverage Period:** 1/1/2024 — EOD 12/31/2024

**FEIN:** 84-1481673  
**Entity ID:** 60913

**Named Member:**  
Mid Cities Metropolitan District No. 2  
141 Union Blvd, Suite 150  
Lakewood, CO 80228

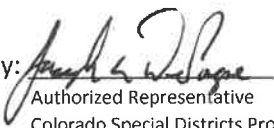
**Broker of Record:**  
TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

**Coverage is provided for only those coverages and classifications indicated below.**

**State:** Colorado  
**Limits of Liability:** Coverage A Workers' Compensation Statutory  
Coverage B Employer's Liability \$2,000,000  
**Annual Contribution:** \$450.00

Class	Description	2024 Estimated Employee Payroll	2024 Estimated Volunteer Payroll
8811	Board Member Coverage	\$0.00	\$6,000.00

This Declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This Declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at [csdpool.org](http://csdpool.org) for actual coverages, terms, conditions, and exclusions. Named Member must be a member of the Special District Association of Colorado and must adopt the Pool's Intergovernmental Agreement.

Countersigned by:   
Authorized Representative  
Colorado Special Districts Property and Liability Pool

Date: 8/14/2023



OCT 05 2023

Peggy Ripko  
Midcities Metropolitan District No. 2  
141 Union Boulevard  
Suite150  
Lakewood, CO 80228

October 4, 2023  
Project No: 25-11418.03  
Invoice No: 54889

Project 25-11418.03 Midcities On-Call Engineering - 2023  
**Professional Services from July 1, 2023 to September 30, 2023**  
**Professional Personnel**

	Hours	Rate	Amount	
Engineer (E4)				
Saltzgaver, Alexander	5.50	180.00	990.00	
Totals	5.50		990.00	
<b>Total Labor</b>				<b>990.00</b>
				<b>Total this Invoice</b>
				<b>990.00</b>

**Billings to Date**

	Current	Prior	Total
Labor	990.00	6,937.50	7,927.50
<b>Totals</b>	<b>990.00</b>	<b>6,937.50</b>	<b>7,927.50</b>

**ACH or Wire Transfer Information :** When transferring funds, please reference the invoice number. Account Name Collins Engineers, Inc., Account No. 240152676, and JPMorgan Chase Routing (ABA) No. 071000013

**Questions:** Please contact our Accounting Department or Project Manager at (312) 704-9300 if there are any questions regarding this invoice. All invoices are due within 30 days. Thank You.

Dist. Name \_\_\_\_\_

G/L Code	Amount
7840	990.00
Dist. Mgr. Initials	




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Project	25-11418.03	Midcities On-Call Engineering - 2023	Invoice	54889
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## Billing Backup

Wednesday, October 4, 2023

Collins Engineers, Inc.

Invoice 54889 Dated 10/4/2023

8:14:01 PM

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Project	25-11418.03	Midcities On-Call Engineering - 2023
---------	-------------	--------------------------------------

**Professional Personnel**

			Hours	Rate	Amount	
	Engineer (E4)					
0494	Saltzgaver, Alexander	7/3/2023	.25	180.00	45.00	
0494	Saltzgaver, Alexander	7/17/2023	.50	180.00	90.00	
0494	Saltzgaver, Alexander	8/1/2023	.50	180.00	90.00	
0494	Saltzgaver, Alexander	8/2/2023	.25	180.00	45.00	
0494	Saltzgaver, Alexander	8/9/2023	.25	180.00	45.00	
0494	Saltzgaver, Alexander	9/7/2023	.50	180.00	90.00	
0494	Saltzgaver, Alexander	9/18/2023	.25	180.00	45.00	
0494	Saltzgaver, Alexander	9/19/2023	2.50	180.00	450.00	
0494	Saltzgaver, Alexander	9/22/2023	.50	180.00	90.00	
	Totals		5.50		990.00	
	<b>Total Labor</b>					<b>990.00</b>
				<b>Total this Project</b>		<b>990.00</b>
				<b>Total this Report</b>		<b>990.00</b>

# Collins Engineers Timesheet

Wednesday, October 4, 2023

Collins Engineers, Inc.

07/01/2023 To 09/30/2023

7:06:52 AM

Saltzgaver, Alexander Cox

Alexander Saltzgaver

Posted

Signed Saltzgaver, Alexander Cox

Approved Frantz, Bryan Matthew

Week Ending: 07/15/23

		Total Hr	Sat 7/1	Sun 7/2	Mon 7/3	Tue 7/4	Wed 7/5	Thu 7/6	Fri 7/7	Sat 7/8	Sun 7/9	Mon 7/10	Tue 7/11	Wed 7/12	Thu 7/13	Fri 7/14	Sat 7/15
25-11418.03	Midcities On-Call Engineering - 2023																
00-905	Project Management																
E06	Reg	.25			.25												
<b>TOTALS</b>	Reg	<u>.25</u>			.25												

Alexander Saltzgaver

Posted

Signed Saltzgaver, Alexander Cox

Approved Frantz, Bryan Matthew

Week Ending: 07/31/23

		Total Hr	Sun 7/16	Mon 7/17	Tue 7/18	Wed 7/19	Thu 7/20	Fri 7/21	Sat 7/22	Sun 7/23	Mon 7/24	Tue 7/25	Wed 7/26	Thu 7/27	Fri 7/28	Sat 7/29	Sun 7/30	Mon 7/31
25-11418.03	Midcities On-Call Engineering - 2023																	
00-001	Civil Engineering																	
E06	Reg	.50		.50														
<b>TOTALS</b>	Reg	<u>.50</u>		.50														

Alexander Saltzgaver Posted Signed Saltzgaver, Alexander Cox Approved Frantz, Bryan Matthew  
 Week Ending: 08/15/23

		Total Hr	Tue 8/1	Wed 8/2	Thu 8/3	Fri 8/4	Sat 8/5	Sun 8/6	Mon 8/7	Tue 8/8	Wed 8/9	Thu 8/10	Fri 8/11	Sat 8/12	Sun 8/13	Mon 8/14	Tue 8/15
25-11418.03	Midcities On-Call Engineering - 2023																
00-905	Project Management																
E06	Reg	1.00	.50	.25							.25						
<b>TOTALS</b>	Reg	1.00	.50	.25							.25						

Alexander Saltzgaver Posted Signed Saltzgaver, Alexander Cox Approved Frantz, Bryan Matthew  
 Week Ending: 09/15/23

		Total Hr	Fri 9/1	Sat 9/2	Sun 9/3	Mon 9/4	Tue 9/5	Wed 9/6	Thu 9/7	Fri 9/8	Sat 9/9	Sun 9/10	Mon 9/11	Tue 9/12	Wed 9/13	Thu 9/14	Fri 9/15
25-11418.03	Midcities On-Call Engineering - 2023																
00-001	Civil Engineering																
E06	Reg	.50							.50								
<b>TOTALS</b>	Reg	.50							.50								

Alexander Saltzgaver Posted Signed Saltzgaver, Alexander Cox Approved Frantz, Bryan Matthew  
 Week Ending: 09/30/23

		Total Hr	Sat 9/16	Sun 9/17	Mon 9/18	Tue 9/19	Wed 9/20	Thu 9/21	Fri 9/22	Sat 9/23	Sun 9/24	Mon 9/25	Tue 9/26	Wed 9/27	Thu 9/28	Fri 9/29	Sat 9/30
25-11418.03	Midcities On-Call Engineering - 2023																
00-001	Civil Engineering																
E06	Reg	3.25			.25	2.50			.50								
<b>TOTALS</b>	Reg	3.25			.25	2.50			.50								



Midcities Metropolitan District No. 1  
 Special District Management Services  
 141 Union Boulevard, Suite 150  
 Lakewood, CO 80228

SEP 25 2023

**Statement**

**Account** p305 t0000500 Midcities Metropolitan District No. 1  
**Prop Name** Flatiron Owners' Association Inc.  
**Assigned Spaces** F10L2

+0000500 Q4 2023

**Date** 10/01/2023  
**Payment** \$

**Please make checks payable to:**  
 ★ **Flatiron Owners' Association Inc.**  
**And mail to the following address:**  
**Revesco Property Services**  
**2731 17<sup>th</sup> St. Suite 300**  
**Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
10/01/2023	Estimated CAM (10/2023-12/2023)	1,174.96	0.00	1,174.96

Dist. Name \_\_\_\_\_

G/L Code	Amount
1-7205	1174.96
Dist. Mgr. Initials	

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
1,174.96	0.00	0.00	0.00	1,174.96



Midcities Metropolitan District No. 1  
 Special District Management Services  
 141 Union Boulevard, Suite 150  
 Lakewood , CO 80228

**SEP 25 2023**

**Statement**

**Account** p305 t0000523 Midcities Metropolitan District No.1  
**Prop Name** Flatiron Owners' Association Inc.  
**Assigned Spaces** F18L2

+0000523 Q4 2023

**Date** 10/01/2023  
**Payment** \$

**Please make checks payable to:**  
**Flatiron Owners' Association Inc.**  
**And mail to the following address:**  
**Revesco Property Services**  
**2731 17<sup>th</sup> St. Suite 300**  
**Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
10/01/2023	Estimated CAM (10/2023-12/2023)	831.19	0.00	831.19

Dist. Name \_\_\_\_\_

G/L Code	Amount
1-7205	831.19
Dist. Mgr. Initials	

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
831.19	0.00	0.00	0.00	831.19





Midcities Metropolitan District No. 1  
 Special District Management Services  
 141 Union Boulevard, Suite 150  
 Lakewood, CO 80228

SEP 25 2023

**Statement**

**Account** p305 t0000516 Midcities Metropolitan District No.1  
**Prop Name** Flatiron Owners' Association Inc.  
**Assigned Spaces** F20L1

+0000516 Q4 2023

**Date** 10/01/2023  
**Payment** \$

**Please make checks payable to:  
 Flatiron Owners' Association Inc.  
 And mail to the following address:  
 Revesco Property Services  
 2731 17<sup>th</sup> St. Suite 300  
 Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
10/01/2023	Estimated CAM (10/2023-12/2023)	7,783.45	0.00	7,783.45

Dist. Name \_\_\_\_\_

G/L Code	Amount
1-7205	7783.45
Dist. Mgr. Initials	

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
7,783.45	0.00	0.00	0.00	7,783.45



Midcities Metropolitan District No. 1  
 Special District Management Services  
 141 Union Boulevard, Suite 150  
 Lakewood, CO 80228

SEP 25 2023

**Statement**

**Account** p305 t0000524 Midcities Metropolitan District No. 1  
**Prop Name** Flatiron Owners' Association Inc.  
**Assigned Spaces** F19L1S33

**Date** 10/01/2023  
**Payment** \$

+0000524 Q4 2023

**Please make checks payable to:**  
**Flatiron Owners' Association Inc.**  
**And mail to the following address:**  
**Revesco Property Services**  
**2731 17<sup>th</sup> St. Suite 300**  
**Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
10/01/2023	Estimated CAM (10/2023-12/2023)	8.98	0.00	8.98

Dist. Name \_\_\_\_\_

G/L Code	Amount
1-7205	8.98
Dist. Mgr. Initials	

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
8.98	0.00	0.00	0.00	8.98



Midcities Metropolitan District No. 1  
 Special District Management Services  
 141 Union Boulevard, Suite 150  
 Lakewood, CO 80228

**SEP 25 2023**

**Statement**

**Account** p305 t0000530 Midcities Metropolitan District No.1  
**Prop Name** Flatiron Owners' Association Inc.  
**Assigned Spaces** F2TRACTA

**Date** 10/01/2023  
**Payment** \$

*+0000530 Q4 2023*

**Please make checks payable to:  
 Flatiron Owners' Association Inc.  
 And mail to the following address:  
 Revesco Property Services  
 2731 17<sup>th</sup> St. Suite 300  
 Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
10/01/2023	Estimated CAM (10/2023-12/2023)	309.13	0.00	309.13

Dist. Name \_\_\_\_\_

G/L Code	Amount
<i>1-7205</i>	<i>309.13</i>

Dist. Mgr. Initials \_\_\_\_\_

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
309.13	0.00	0.00	0.00	309.13



Diana Midcities Metropolitan District No. 2  
 Special District Management Services  
 141 Union Boulevard, Suite 150  
 Lakewood, CO 80228

**SEP 25 2023**

**Statement**

**Account** p305 t0000541 Midcities Metropolitan District No. 2  
**Prop Name** Flatiron Owners' Association Inc.  
**Assigned Spaces** F8PA

*+0000541 Q4 2023*

**Date** 10/01/2023  
**Payment** \$

**Please make checks payable to:  
 Flatiron Owners' Association Inc.  
 And mail to the following address:  
 Revesco Property Services  
 2731 17<sup>th</sup> St. Suite 300  
 Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
10/01/2023	Estimated CAM (10/2023-12/2023)	2,968.18	0.00	2,968.18

Dist. Name \_\_\_\_\_

G/L Code	Amount
<i>1-7205</i>	<i>2968.18</i>
Dist. Mgr. Initials	

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
2,968.18	0.00	0.00	0.00	2,968.18



# REVESCO

PROPERTY SERVICES

Midcities Metropolitan District No. 1  
 Special District Management Services  
 141 Union Boulevard, Suite 150  
 Lakewood, CO 80228

SEP 25 2023

**Statement**

**Account** p305 t0000545 Midcities Metropolitan District No.1  
**Prop Name** Flatiron Owners' Association Inc.  
**Assigned Spaces** F9RECL3

**Date** 10/01/2023  
**Payment** \$

10000545 Q4 2023

**Please make checks payable to:  
 Flatiron Owners' Association Inc.  
 And mail to the following address:  
 Revesco Property Services  
 2731 17<sup>th</sup> St. Suite 300  
 Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
10/01/2023	Estimated CAM (10/2023-12/2023)	765.77	0.00	765.77

Dist. Name \_\_\_\_\_

G/L Code	Amount
1-7205	765.77
Dist. Mgr. Initials	

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
765.77	0.00	0.00	0.00	765.77



# REVESCO

PROPERTY SERVICES

Midcities Metropolitan District No. 1,  
Special District Management Services  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228

**SEP 25 2023**

**Statement**

**Account** p305 t0000549 Midcities Metropolitan District No.1  
**Prop Name** Flatiron Owners' Association Inc.  
**Assigned Spaces** ZANG

**Date** 10/01/2023  
**Payment** \$

*+0000549 Q4 2023*

**Please make checks payable to:**  
 **Flatiron Owners' Association Inc.**  
**And mail to the following address:**  
**Revesco Property Services**  
**2731 17<sup>th</sup> St. Suite 300**  
**Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
10/01/2023	Estimated CAM (10/2023-12/2023)	3,582.59	0.00	3,582.59

Dist. Name \_\_\_\_\_

G/L Code	Amount
1-7205	3582.59

Dist. Mgr. Initials \_\_\_\_\_

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
3,582.59	0.00	0.00	0.00	3,582.59



OCT 03 2023

INVOICE

October 3, 2023

David Solin
District Senior Manager
141 Union Boulevard, Suite 150
Lakewood, CO 80225-1898

Dist. Name \_\_\_\_\_

Table with 2 columns: G/L Code, Amount. Row 1: 7500, 4400.00. Row 2: Dist. Mgr. Initials

RE: MidCities Trail Landscape Architectural Services

For landscape architectural expenses for the above referenced project during the months of Aug/Sept '23.

Tasks include:

Trail landscape and irrigation re-design

Summary table with 2 columns: Description, Amount. Rows: TOTAL FEES (\$1840.00), TOTAL EXPENSES (\$0.00), (printing etc):, IRRIGATION FEES: (\$2,600.00), TOTAL DUE THIS INVOICE (\$4,440.00)

Summary Fees and Expenses

Summary table with 3 columns: Description, outside L.A., Water Engineering. Rows: Total Contract Amount (fees):, Total Previously Billed:, Total Due this Invoice:, Amount Remaining:, Percent Complete

Total Amount Due Upon Receipt. Please make checks payable to outside la.



Diana Garcia  
 Special District Management Services, Inc.  
 Attn: Ann E. Finn  
 141 Union Blvd., Suite 150  
 Denver, CO 80202

**SEP 25 2023**

**Statement**

**Account** p101 t0000491 Midcities Metropolitan District no. 1  
**Prop Name** Revesco Property Services  
**Assigned Spaces**

**Date** 09/25/2023  
**Payment** \$

*Oct. Fees 2023*

**Please make checks payable to:  
 Revesco Property Services  
 And mail to the following address:  
 Revesco Property Services  
 2731 17<sup>th</sup> St. Suite 300  
 Denver, CO 80211**

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			0.00
09/01/2023	Management Fees (09/2023) - <i>paid ck. 209984276</i>	1,000.00	0.00	1,000.00
10/01/2023	Management Fees (10/2023)	1,000.00	0.00	2,000.00

Dist. Name \_\_\_\_\_

G/L Code	Amount
<i>1-7205</i>	<i>1000.00</i>
Dist. Mgr. Initials	

0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Amount Due
2,000.00	0.00	0.00	0.00	2,000.00



SEP 17 2023

**SIMMONS & WHEELER, P.C.**

Certified Public Accountants

304 Inverness Way South, Suite 490, Englewood, CO 80112

(303)689-0833

August 31, 2023

MidCities Metropolitan District No. 2  
c/o Special Districts Management Services, Inc.  
141 Union Blvd, Suite 150  
Lakewood, CO 80228-1898

**Invoice Number: 36345** ✓  
Invoice Period: 08-05-2023 - 08-31-2023

Accounting Services per attached detail

<b>Fees</b>	959.00
<b>Expenses</b>	109.35
<b>Total for this Invoice</b>	<u>1,068.35</u>
<b>Previous Balance</b>	0.00
<b>Total Amount to Pay</b>	1,068.35

Dist. Name \_\_\_\_\_

G/L Code	Amount
1-9050	1068.35
Dist. Mgr. Initials	

August 31, 2023

**MidCities Metropolitan District No. 2**  
MidCities Metropolitan District No. 2  
c/o Special Districts Management Services, Inc.  
141 Union Blvd, Suite 150  
Lakewood, CO 80228-1898

**Invoice Number: 36345**  
Invoice Period: 08-05-2023 - 08-31-2023

Payment Terms: Net 30

**RE: MidCities Metropolitan District No. 2**

**Time Details**

<u>Date</u>	<u>Staff Member</u>	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
08-05-2023	Kimberly Johanns	2nd quarter accounting.	2.00	150.00	300.00
08-10-2023	Kimberly Johanns	July accounting.	1.30	150.00	195.00
08-11-2023	Kimberly Johanns	Transfer property taxes to UMB.	0.30	150.00	45.00
08-11-2023	Kimberly Johanns	Complete 2nd quarter accounting and prepare financials.	0.90	150.00	135.00
08-12-2023	Diane Wheeler	Finalize June statements	0.10	220.00	22.00
08-14-2023	Kimberly Johanns	Submit 6/30 financials to board.	0.10	150.00	15.00
08-18-2023	Kimberly Johanns	AP processing.	0.20	150.00	30.00
08-21-2023	Kimberly Johanns	AP processing.	0.90	150.00	135.00
08-21-2023	Mary Zimpfer	prepare Colotrust deposit	0.20	60.00	12.00
08-21-2023	Megan Carlile	bill approvals	0.10	65.00	6.50
08-22-2023	Mary Zimpfer	prepare Colotrust deposit	0.20	60.00	12.00
08-23-2023	Kimberly Johanns	AP processing.	0.30	150.00	45.00
08-29-2023	Megan Carlile	Internal auditing=Monthly meetings	0.10	65.00	6.50

We appreciate your business

Page 2 of 4

Date	Staff Member	Description	Hours	Rate	Amount
			<b>Total</b>		959.00

**Time Summary**

Staff Member	Hours	Amount
Diane Wheeler	0.10	22.00
Kimberly Johannis	6.00	900.00
Mary Zimpfer	0.40	24.00
Megan Carlile	0.20	13.00
<b>Total</b>		959.00

**Expenses**

Expense	Description	Amount
None	July bill.com charges	109.35

**Total Expenses** 109.35

**Total for this Invoice** 1,068.35  
**Previous Balance** 0.00  
**Total Amount to Pay** 1,068.35

## Client Statement of Account

As of 08-31-2023

Project	Balance Due
MidCities Metropolitan District No. 2	1,068.35
<b>Total Amount to Pay</b>	<b>1,068.35</b>

### MidCities Metropolitan District No. 2

#### Transactions

Date	Transaction	Applied	Invoice	Amount
07-31-2023	Previous Balance			1,666.82
08-31-2023	Payment Received			(1,120.32)
08-31-2023	Payment Received			(546.50)
08-31-2023	Invoice 36345			1,068.35
			<b>Balance</b>	<b>1,068.35</b>

#### Open Invoices and Credits

Date	Transaction	Amount	Applied	Balance
06-30-2023	Invoice 35907	1,120.32		1,120.32
07-31-2023	Invoice 36124	546.50		546.50
08-31-2023	Invoice 36345	1,068.35		1,068.35
08-31-2023	Payment	(1,120.32)		(1,120.32)
08-31-2023	Payment	(546.50)		(546.50)
			<b>Balance</b>	<b>1,068.35</b>

# SDMS | Special District Management Services, Inc.

141 Union Boulevard, Suite 150  
 Lakewood, CO 80228-1898  
 303-987-0835 | Fax: 303-987-2032  
 www.sdmsi.com

MidCities Metropolitan District No. 2  
 141 Union Boulevard, Suite 150  
 Lakewood, CO 80228

Statement Date: 09/30/2023  
 Account No. MIDC2.00

Invoice for Services Rendered - 09/30/2023

Dist. Name _____	
G/L Code	Amount
1- 9450	7.83
1- 9100	1301.00
1- 9050	436.60
Dist. Mgr. Initials _____	

	Previous Balance	Fees	Expenses	Advances	Payments	Balance
MIDC2-00	5.55	0.00	7.83	0.00	-5.55	\$7.83
MIDC2-01 Board Meetings	52.60	✓ 788.80	0.00	0.00	-52.60	\$788.80
MIDC2-02 Management Matters	361.40	✓ 299.80	0.00	0.00	-361.40	\$299.80
MIDC2-03 Records Management	48.00	✓ 128.00	0.00	0.00	-48.00	\$128.00
MIDC2-09 Financial Matters	356.60	436.60	0.00	0.00	-356.60	\$436.60
MIDC2-11 Management-Budget Matters	0.00	✓ 41.20	0.00	0.00	0.00	\$41.20
MIDC2-24 Website Design and Maintenance	10.80	✓ 43.20	0.00	0.00	-10.80	\$43.20
	<u>834.95</u>	<u>1,737.60</u>	<u>7.83</u>	<u>0.00</u>	<u>-834.95</u>	<u>\$1,745.43</u>

1745.43

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Statement Date: 09/30/2023  
 Statement No. 128844  
 Account No. MIDC2.00

## MidCities Metropolitan District No. 2

### Expenses

09/30/2023	Duplicating, September 2023.	7.20
09/30/2023	Postage, September 2023.	<u>0.63</u>
	Total Expenses	7.83
	Total Current Work	7.83
	Previous Balance	\$5.55

### Payments

09/25/2023	Payment	-5.55
	Balance Due	<u>\$7.83</u>

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MidCities Metropolitan District No. 2

Statement Date: 09/30/2023  
 Statement No. 128845  
 Account No. MIDC2.01

## Board Meetings

### Fees

			Hours	
09/05/2023	CE	Contact Board Members to verify a quorum to the September 19, 2023 meeting.	0.10	16.00
09/06/2023	CE	Scan, email and save quorum for the September 19, 2023 meeting to E drive.	0.10	16.00
09/07/2023	AL	Draft and transmit Agenda for September 19, 2023 regular meeting to District Manager. Transmit Minutes for June 20, 2023 meeting to District Manager.	0.60	96.00
09/13/2023	DMS	Review and revise draft Agenda and draft Minutes.	0.50	103.00
	DMS	Communicate with Mr. Saltzgaver re: trail project.	0.10	20.60
09/15/2023	SS	Revise and transmit Agenda for September 19, 2023 regular meeting to paralegal. Revise and transmit Minutes from June 20, 2023 to paralegal.	0.40	64.00
09/18/2023	SS	Send follow up email to attorney and paralegal regarding Agenda and Minutes. Revise Minutes with attorney comments. Finalize and compile Board meeting packet for distribution to the Board.	0.60	96.00
	DMS	Confer with Ms. Stevens re: Board packets. Review and approve for distribution.	0.20	41.20
09/21/2023	AL	Draft minutes for September 19, 2023 meeting.	2.10	336.00
		For Current Services Rendered	4.70	788.80
		Total Current Work		788.80
		Previous Balance		\$52.60

### Payments

09/25/2023	Payment			-52.60
	Balance Due			<u>\$788.80</u>



**Special District Management Services, Inc.**

141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
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Statement Date: 09/30/2023  
Statement No. 128846  
Account No. MIDC2.02

**MidCities Metropolitan District No. 2**

**Management Matters**

Fees

			Hours	
09/18/2023	DMS	Update Sales Tax Collection Report. Transmit to Directors.	0.80	164.80
09/19/2023	DMS	Communicate with Mr. Saltzgaver re: trail project.	0.20	41.20
09/21/2023	DMS	Schedule trail project site visit.	0.20	41.20
09/22/2023	AL	Transmit 2024 Workers Compensation Invoice to Accounts Payable Department.	0.10	16.00
	DMS	Revise trail completion site visit scheduling..	0.10	20.60
09/26/2023	AL	Prepare Resolution to Adopt 2024 Budget. For Current Services Rendered	0.10 1.50	16.00 299.80
		Total Current Work		299.80
		Previous Balance		\$361.40

Payments

09/25/2023		Payment		-361.40
		Balance Due		<u>\$299.80</u>



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MidCities Metropolitan District No. 2

Statement Date: 09/30/2023  
 Statement No. 128847  
 Account No. MIDC2.03

## Records Management

### Fees

			Hours	
09/05/2023	AL	Update Document Tracking Spreadsheet.	0.20	32.00
09/12/2023	DH	Scan meeting minutes and resolutions.	0.20	32.00
09/13/2023	DH	File meeting minutes and resolutions.	0.30	48.00
09/28/2023	CLW	Maintain the District's records which are available for public inspection during regular business hours for the month of September 2023.	<u>0.10</u>	<u>16.00</u>
		For Current Services Rendered	0.80	128.00
		Total Current Work		128.00
		Previous Balance		\$48.00

### Payments

09/25/2023	Payment			-48.00
	Balance Due			<u>\$128.00</u>



Special District Management Services, Inc.

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303-987-0835 | Fax: 303-987-2032
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Statement Date: 09/30/2023
Statement No. 128848
Account No. MIDC2.09

MidCities Metropolitan District No. 2

Financial Matters

Fees

Table with columns for Date, Description, Hours, and Amount. Rows include transactions from 09/05/2023 to 09/26/2023, such as 'Transmit received IRS notice to Mr. Ruthven' and 'Scan invoices, upload into Bill.Com and input invoice detail'.

Payments

Table with columns for Date, Description, and Amount. Includes a payment entry on 09/25/2023 and a final 'Balance Due' of \$436.60.

# SDMS | Special District Management Services, Inc.

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MidCities Metropolitan District No. 2

Statement Date: 09/30/2023  
Statement No. 128849  
Account No. MIDC2.11

## Management-Budget Matters

### Fees

			Hours	
09/25/2023	DMS	Review draft 2024 Budget. Communicate with Ms. Johanns re: same.	<u>0.20</u>	<u>41.20</u>
		For Current Services Rendered	0.20	41.20
		Total Current Work		41.20
		Balance Due		<u>\$41.20</u>



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**MidCities Metropolitan District No. 2**

Statement Date: 09/30/2023  
Statement No. 128850  
Account No. MIDC2.24

Website Design and Maintenance

Fees

			Hours	
09/05/2023	DG	Post April 25, 2023 approved minutes to District website.	0.20	21.60
09/18/2023	DG	Post meeting notice and agenda for the September 19, 2023 meeting to the website. Upload the meeting packet to the meetings page.	<u>0.20</u>	<u>21.60</u>
		For Current Services Rendered	0.40	43.20
		Total Current Work		43.20
		Previous Balance		\$10.80

Payments

09/25/2023		Payment		-10.80
		Balance Due		<u>\$43.20</u>



**Weathercraft Colorado Spring**

PO Box 16039  
 Colorado Springs, CO 80935  
 Phone: (719) 382-8511

**SEP 25 2023**

**Invoice**

<b>Invoice Number</b>
8966
<b>Invoice Date</b>
9/25/2023

**Bill To:** Midcities Metropolitan Dist. 2  
 141 Union Blvd Ste 150  
  
 Lakewood, CO 80228

**Re:** Midcities Plaza - Roof Repairs  
 549 Flatiron Blvd  
  
 Broomfield, CO 80021

Job No	Customer Job No	Purchase Order No	Terms	Due Date
180040			Net 30 Days	10/25/2023

**Description**

180040-Midcities Plaza  
 Storage Billing September 2023

**Extended Price**

665.83

Dist. Name \_\_\_\_\_

G/L Code	Amount
2-7510	665.83
Dist. Mgr. Initials	

Original Contract	\$	7,990.00
Change Orders	\$	7,990.00
Revised Contract Amt	\$	15,980.00
Work Completed to Date	\$	186,550.86
Less Previously Billed	\$	185,885.03
Current Billing	\$	665.83
Less Retainage	\$	0.00
<b>Total Due this Invoice</b>	<b>\$</b>	<b>665.83</b>

*Thank you for your business!*

MidCities Metropolitan District No. 2  
Financial Statements

September 30, 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 September 30, 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 nine 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.*

November 13, 2023  
Englewood, Colorado

**MidCities Metropolitan District No. 2**  
**Balance Sheet - Governmental Funds and Account Groups**  
**September 30, 2023**

**See Accountant's Compilation Report**

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
<b>Assets</b>					
<b>Current assets</b>					
Checking	\$ 49,393	5,904	\$ 4,408	\$ -	\$ 59,705
Colostrust	1,932,551	192	-	-	1,932,743
UMB	-	-	3,841,201	-	3,841,201
Taxes due from County	11,063	-	2,014	-	13,077
Sales Taxes Receivable	-	-	524,643	-	524,643
	<u>1,993,007</u>	<u>6,096</u>	<u>4,372,266</u>	<u>-</u>	<u>6,371,369</u>
<b>Other assets</b>					
Fixed assets	-	-	-	11,383,187	11,383,187
Amount available in debt service fun	-	-	-	4,362,471	4,362,471
Amount to be provided for retirement of debt	-	-	-	41,680,529	41,680,529
	<u>-</u>	<u>-</u>	<u>-</u>	<u>57,426,187</u>	<u>57,426,187</u>
	<u>\$ 1,993,007</u>	<u>\$ 6,096</u>	<u>\$ 4,372,266</u>	<u>\$ 57,426,187</u>	<u>\$ 63,797,556</u>
<b>Liabilities and Equity</b>					
<b>Current liabilities</b>					
Accounts payable	\$ 6,035	\$ 6,096	\$ -	\$ -	\$ 12,131
Taxes due to County	-	-	9,795	-	9,795
Payroll taxes payable	153	-	-	-	153
	<u>6,188</u>	<u>6,096</u>	<u>9,795</u>	<u>-</u>	<u>22,079</u>
<b>Long Term liabilities</b>					
General Obligation Bonds - 2022	-	-	-	46,043,000	46,043,000
	<u>-</u>	<u>-</u>	<u>-</u>	<u>46,043,000</u>	<u>46,043,000</u>
<b>Total liabilities</b>	<u>6,188</u>	<u>6,096</u>	<u>9,795</u>	<u>46,043,000</u>	<u>46,065,079</u>
<b>Fund Equity</b>					
Investment in fixed assets	-	-	-	11,383,187	11,383,187
Fund balance (deficit)	1,986,819	-	4,362,471	-	6,349,290
	<u>1,986,819</u>	<u>-</u>	<u>4,362,471</u>	<u>11,383,187</u>	<u>17,732,477</u>
	<u>\$ 1,993,007</u>	<u>\$ 6,096</u>	<u>\$ 4,372,266</u>	<u>\$ 57,426,187</u>	<u>\$ 63,797,556</u>



**MidCities Metropolitan District No. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Nine Months Ended September 30, 2023**  
**General Fund**

**See Accountant's Compilation Report**

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
<b>Revenues</b>			
Property taxes	\$ 155,134	\$ 153,078	\$ (2,056)
Specific ownership taxes	135,000	96,488	(38,512)
PILOT revenue	120,000	122,374	2,374
Interest Income	16,000	71,285	55,285
Miscellaneous Income	1,000	250	(750)
	<u>427,134</u>	<u>443,475</u>	<u>16,341</u>
<b>Expenditures</b>			
Accounting	27,000	15,352	11,648
District Management	35,000	18,801	16,199
Audit	5,000	5,000	-
Director's Fees	3,600	1,900	1,700
Election Expense	3,000	955	2,045
Insurance/SDA	30,000	30,181	(181)
Legal	30,000	15,779	14,221
Engineering	10,000	-	10,000
Miscellaneous Expense	1,000	553	447
Payroll Taxes	300	145	155
Treasurer's fees	2,327	2,293	34
Property Mgt/FOA	100,000	59,518	40,482
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	23,635	1,126,365
	<u>1,933,995</u>	<u>174,112</u>	<u>1,759,883</u>
Excess (deficiency) of revenues over expenditures	(1,506,861)	269,363	1,776,224
Fund balance beginning	<u>1,506,861</u>	<u>1,717,456</u>	<u>210,595</u>
Fund balance ending	<u>\$ -</u>	<u>\$ 1,986,819</u>	<u>\$ 1,986,819</u>

**MidCities Metropolitan District No. 2**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Nine Months Ended September 30, 2023**  
**Capital Projects Fund**  
**See Accountant's Compilation Report**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Interest Income	\$ -	\$ 7	\$ 7
Transfer from General Fund	<u>1,150,000</u>	<u>23,635</u>	<u>(1,126,365)</u>
	<u>1,150,000</u>	<u>23,642</u>	<u>(1,126,358)</u>
Expenditures			
Trails	900,000	4,440	895,560
Engineering	-	9,328	(9,328)
Parking Garage Structure	-	5,993	(5,993)
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>23,642</u>	<u>1,126,358</u>
Excess (deficiency) of revenues 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 Nine Months Ended September 30, 2023**  
**Debt Service Fund**  
**See Accountant's Compilation Report**

	Amended <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property Taxes	\$ 1,718,623	\$ 1,694,271	\$ (24,352)
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	2,082,743	(617,257)
Interest Income	40,000	79,152	39,152
Other income	-	1,581	1,581
	<u>5,120,107</u>	<u>4,519,231</u>	<u>(600,876)</u>
Expenditures			
2022 Bond Interest	2,146,800	1,036,260	1,110,540
2022 Bond Principal	1,495,000	-	1,495,000
Trustee/Paying Agent Fees	6,000	4,000	2,000
Miscellaneous	5,000	-	5,000
Treasurer's Fees	35,237	35,304	(67)
	<u>3,688,037</u>	<u>1,075,564</u>	<u>2,612,473</u>
Excess (deficiency) of revenues over expenditures	1,432,070	3,443,667	2,011,597
Fund balance beginning	<u>2,654,358</u>	<u>918,804</u>	<u>(1,735,554)</u>
Fund balance (deficit) ending	<u>\$ 4,086,428</u>	<u>\$ 4,362,471</u>	<u>\$ 276,043</u>

October 17, 2023

Doug McCormick  
*Board of Directors*  
MidCities Metropolitan District No. 2  
c/o Simmons & Wheeler PC  
304 Inverness Way South, Suite 490  
Englewood, CO 80112

Dear Doug:

We are pleased to serve as the independent auditors for MidCities Metropolitan District No. 2 (“Client”) for the year ended December 31, 2023. This letter, together with the attached Terms and Conditions – Attest Engagements, confirms the terms of our engagement, and is collectively referred to herein as the “Letter” or the “Engagement Letter.”

#### Fees

Our fees for this engagement will be billed as work progresses, and progress billings may be submitted. Based upon our discussions with representatives of Client, the fee for this engagement will be \$6,500. Expenses for items such as travel, telephone, postage, clerical time, printing, and reproduction of financial statements are included in the fee. Our fee has been determined based on our understanding obtained through discussions with you regarding your preparation for the engagement and your current business operations. To the extent we encounter circumstances outside of our expectations that warrant additional procedures and time, we will communicate that fact and advise you of options and the additional fees necessary to complete the engagement. We expect payment of our billings within 30 days after submission.

Our fees for the services described below are based upon the value of the services performed and the time required by the individuals assigned to the engagement. Our fee estimate and completion of our work are based upon the following criteria:

1. Anticipated cooperation from Client personnel
2. Timely responses to our inquiries
3. Timely completion and delivery of client assistance requests
4. Timely communication of all significant accounting and financial reporting matters
5. The assumption that unexpected circumstances will not be encountered during the engagement.

If any of the aforementioned criteria are not met, then the fees may increase. Interim billings will be submitted as work progresses and as expenses are incurred.

#### Audit Scope and Objectives

We will audit Client’s financial statements, as of and for the year ended December 31, 2023, and the disclosures (collectively, the “financial statements”), and if applicable, supplementary information.

The objectives of our audit are to obtain reasonable assurance about whether Client's financial statements taken as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinion about whether Client's financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America ("GAAP"). Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they could influence the judgment of a reasonable user made based on the financial statements.

The supplementary information accompanying the financial statements will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole.

The other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that other information.

#### Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

An audit includes an evaluation of the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as an evaluation of the overall presentation of the financial statements, including the disclosures, to assess whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. To express an opinion, we are required to plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to Client or to acts by management or employees acting on behalf of Client.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or government regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

In the conduct of our audit, we will obtain an understanding of Client and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under professional standards.

In performing our audit, we will consider and conclude whether, based on the audit evidence obtained, there are conditions or events, considered in the aggregate, which raise substantial doubt about Client's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of cash, receivables, loan balances, and certain assets and liabilities by correspondence with selected customers, funding sources, creditors, and financial institutions. We may also request written representations from your attorneys as part of the engagement, and they may submit an invoice for responding to this inquiry.

#### Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that management acknowledges and understands its responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with GAAP. Management is also responsible for making available to us drafts of financial statements, all financial records, and related information, and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). Management is also responsible for providing us with (1) access to all information of which it is aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within Client from whom we determine it necessary to obtain audit evidence.

Management is responsible for adjusting the financial statements to correct material misstatements and for confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting Client involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements.

Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting Client received in communications from employees, former employees, regulators, or others. In addition, management is responsible for identifying and ensuring that Client complies with applicable laws and regulations.

Management is responsible for the preparation of the supplementary information in conformity with GAAP. Management agrees to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. Management also agrees to include the audited financial statements with any presentation of the supplementary information that includes our report thereon.

We cannot perform management functions or make management decisions on behalf of Client. However, we may provide advice and recommendations to assist management in performing its functions and fulfilling its responsibilities. We may advise management about appropriate accounting principles and their application, but the responsibility for the financial statements remains with management.

At the conclusion of our audit, we will require certain written representations from management about the financial statements and related matters. Because of the importance of management's representations to an effective audit, Client agrees to release and indemnify Wipfli LLP ("Wipfli"), its partners, employees, agents, and assigns from any claim, liability, cost, or expense relating to our services under this Engagement Letter attributable in any respect to any knowing misrepresentation by management. The preceding sentence shall not apply and shall be of no effect in the event its application, in the judgment of any government body or regulatory agency, would impair our independence as your auditor.

## Reporting

We will issue a written report upon completion of our audit of Client's financial statements. Our report will be addressed to the Board of Directors. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

If Client intends to reproduce or publish these financial statements or any portion thereof, whether in paper or electronic form, subsequent to anticipated year-end filings, and make reference to our firm name in connection therewith, management agrees to provide us with proofs in sufficient time for our review and written approval before printing. If in our professional judgment the circumstances require, we may withhold our approval. Client agrees to compensate Wipfli for the time associated with such review.

Client acknowledges and agrees that any advice, recommendations, information, or work product provided to Client by Wipfli in connection with this engagement is for the sole use of Client and may not be relied upon by any third party. Wipfli has no liability or responsibility to any third parties as a result of this engagement.

#### Management Assistance

Assistance to be supplied by Client personnel, including the preparation of schedules and analysis of accounts, has been discussed with appropriate personnel. Timely completion of this work will facilitate the completion of our engagement.

#### Engagement Administration

Greg Livin will be your audit engagement partner.

Professional and certain regulatory standards require us to be independent in both fact and appearance. Any discussions that you have with Wipfli personnel regarding employment could pose a threat to our independence. Therefore, we request that you inform us immediately prior to any such discussions so that we can implement appropriate safeguards to maintain our independence.

#### Other Services

We may prepare (or assist in preparing) Client financial statements in conformity with GAAP based on information provided by management, but the responsibility for the financial statements remains with management.

Management agrees to assume all management responsibilities for these services; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

#### Conclusion and Approval to Proceed

If the terms of this Engagement Letter are acceptable to you and the services outlined are in accordance with your requirements, please return a signed copy of this Letter to us.

We look forward to our continued association with you and management and appreciate the opportunity to serve you. Please do not hesitate to call us if you have any questions about the work we are to perform or any other aspect of the services we can provide.

*Wipfli LLP*

Wipfli LLP



MidCities Metropolitan District No. 2

Page 6

October 17, 2023

ACCEPTED: MIDCITIES METROPOLITAN DISTRICT NO. 2

By: *Douglas McCormick*  
Douglas McCormick (Oct 24, 2023 18:09 MDT)

Douglas McCormick President

(Print Name and Title)

Date: 10/24/2023

lkm

Enc.

**1. Entire Agreement**

These Terms and Conditions, together with the engagement letter (“Engagement Letter”) to which these Terms and Conditions are attached, and the Engagement Letter’s other appendices and applicable Change Orders, if any, constitute the entire agreement between the parties on the subject matter thereof and supersede and merge all prior proposals (including prior proposals of Wipfli regarding the engagement), understandings, and agreements (oral or written) between the parties relating to the subject matter, including, without limitation, the terms of any request for proposal issued to Client or the standard printed terms on any purchase order issued by Client and any non-disclosure or confidentiality agreement between Wipfli and Client dated prior to the date of the Engagement Letter. No modification, amendment, supplement to, or waiver of these Terms and Conditions or Engagement Letter shall be binding upon the parties unless made in writing and duly signed by both parties. To the greatest extent reasonably possible, the provisions of the Engagement Letter, its Appendixes (including these Terms and Conditions), Implementation Plan, Change Orders, and any other exhibit, attachment, schedule, or other document referenced in or by the Engagement Letter shall be read together and harmonized to give effect to the parties’ intent. In the event of a direct conflict among the express provisions of the foregoing, the Engagement Letter shall be given controlling effect. No provision of these terms and conditions will apply to any attest services that may be performed by Wipfli for Client if such provision would impair Wipfli’s independence from Client requiring pursuant to applicable professional standards, such services being governed exclusively by the Engagement Letters issued with respect thereto. Wipfli may be referred to herein as “we” or “us” or in a similar manner, and Client may be referred to as “you” or in a similar manner, and such references shall be read in context.

**2. Commencement and Term**

The Engagement Letter shall become effective when signed by duly authorized representatives of both parties and shall remain in full force and effect until the services to be delivered under the Engagement Letter are complete (as reasonably determined by Wipfli) unless earlier terminated by either party as provided in the Engagement Letter or these Terms and Conditions. Each person executing an Engagement Letter on behalf of a party represents and warrants to the other that he or she has all power and authority to bind the party on whose behalf he or she is executing same.

**3. Termination of Agreement**

The Engagement Letter may be terminated as follows: (i) by either party immediately upon written notice to the other if either party hereto becomes the subject of voluntary or involuntary bankruptcy or other insolvency proceeding, (ii) by Wipfli or Client if either party defaults in the performance of any of its covenants and agreements set forth in the Engagement Letter or Change Order (except when such default is due to a cause beyond the control of the party) and such default is not cured within thirty (30) days after notice from either party specifying the nature of such default, and (iii) by Wipfli or Client with or without cause upon providing thirty (30) days written notice. Termination of the Engagement Letter shall have no effect on either party’s obligation to pay any amount due and owing with respect to such periods prior to the effective date of such termination.

Wipfli has the right to withdraw from this engagement with immediate effect if Client does not provide us with the information we request in a timely manner, refuses to cooperate with our reasonable requests, or misrepresents any facts. Our withdrawal will release us from any obligation to complete the engagement and will constitute completion of our engagement. Client agrees to compensate us for our time and out-of-pocket expenses through the date of our withdrawal.

**4. Fee Estimates and Change Orders**

Wipfli’s Engagement Letter may set forth certain ranges for Wipfli’s fees charged on any project or services. Wipfli provides fee estimates as an accommodation to Client. These estimates depend on certain assumptions, including: (a) anticipated cooperation from Client personnel, (b) timely responses to our inquiries, (c) timely completion and delivery of Client assistance requests, (d) timely communication of all significant accounting and financial reporting matters, (e) the assumption that unexpected circumstances will not be encountered during the engagement, and (f) where applicable, the assumption that Client’s hardware platform/computer system will, at the commencement of the services, be fully operable as intended and designed, functioning as necessary and available to Wipfli without material restriction for the duration of the services. Unless otherwise indicated in the Engagement Letter, fee estimates shall not be construed as or deemed to be a minimum or maximum fee quotation. Although Wipfli reasonably believes suggested fee ranges are accurate, Wipfli’s actual fees may vary from its fee estimates.

Services that fall outside the agreed-upon scope of Wipfli’s engagement shall be covered by a Change Order, or, if the nature and amount of such services are not material to the overall engagement, shall be delineated and included on Wipfli’s invoice for such services. A “Change Order” means a mutually agreed-upon change in the schedule or the time for Wipfli’s performance of the services on a project, the scope of specifications of a project, and/or the fees chargeable by Wipfli to Client, which is reduced to writing using an agreed-upon form that is executed by an authorized representative of each for Wipfli and Client.

Unless otherwise agreed in the Engagement Letter, miscellaneous expenses incurred by Wipfli in the course of performing the service will be charged in addition to Wipfli’s professional fees. Miscellaneous expenses may include, but are not limited to: travel, lodging, transportation, and meals for projects requiring travel; clerical processing; telecommunications charges; technology fees; delivery expenses; and all sales, use, ad valorem, excise, or other taxes or other governmental charges.

**5. Payment of Fees**

Unless otherwise agreed, all invoices are due and payable within thirty (30) days of the invoice date. All business or commercial accounts will be charged interest at the lesser of one percent (1%) per month or the maximum rate permitted by law, except where prohibited by law, on Client’s balance due to Wipfli that is outstanding over thirty (30) days. At our discretion, services may be suspended if Client’s account becomes overdue and will not be resumed until Client’s account is paid in full. Client acknowledges and agrees that we are not required to continue services in the event of a failure to pay on a timely basis for services rendered as required. Client further acknowledges and agrees that in the event Wipfli stops services or withdraws from this engagement as a result of Client’s failure to pay on a timely basis for services rendered as required by this Engagement Letter, Wipfli shall not be liable to Client for any damages that occur whether direct or indirect, foreseen or unforeseen, and whether or not the parties have been advised of the possibility of such damages.

In the event Wipfli is required to respond to a subpoena, court order, government regulatory inquiries, or other legal process related to Client or its management (other than a matter in which Wipfli is named as a party) for the production of documents and/or testimony relative to information we obtained and/or prepared during the course of this or any prior engagements, Client agrees to compensate us for all time we expend in connection with such response, at our regular rates, and to reimburse us for all related out-of-pocket costs, including attorney’s fees, that we incur. Any services under this paragraph will be deemed a separate engagement and, to the extent permitted by law and applicable professional standards, we will promptly notify you of the matter.

6. **Privacy and Engagement Staffing**

Wipfli expressly reserves the right to replace, in its sole discretion, any of our professional project team members, as necessary, to provide quality and timely service to Client. From time to time, and depending upon circumstances, Wipfli may use third-party service providers, such as independent contractors, specialists, or vendors to assist us in providing professional services, including tax services. These parties and their personnel may be located within or outside the United States. We may also use personnel from affiliates of Wipfli and other Wipfli-related entities (including our wholly-owned subsidiary based in India and contractors in the Philippines) or any of their respective affiliates. In addition, Wipfli may utilize third-party service providers, including cloud-based service providers, who may collect, use, transfer, transmit, store, or otherwise process Client information in connection with the delivery of certain services. Wipfli is committed to maintaining the confidentiality and security of Client's information, and accordingly, Wipfli maintains policies, procedures and safeguards to protect the confidentiality of Client information. In addition, our agreements with all service providers appropriately maintain and protect the confidentiality of Client information, provided we may use electronic media to transmit Client information and such use in itself will not constitute a breach of any confidentiality obligation. We remain responsible to Client for the supervision of all service providers, entities, and personnel who assist us in rendering professional services hereunder and for protecting the confidentiality of Client information. Client hereby consents and authorizes us to disclose Client information to the foregoing entities and parties for the purpose of providing professional services, including tax services, to Client.

Wipfli is committed to protecting personal information that can be linked to specific individuals, including health information ("Personal Data") and will maintain such Personal Data in confidence in accordance with professional standards and governing laws. Client will not provide any Personal Data to Wipfli unless necessary to perform professional services described in the Engagement Letter. When providing any Personal Data to us, Client will comply with all applicable laws (both foreign and domestic) and will anonymize, mask, obfuscate, and/or de-identify, if reasonably possible, all Personal Data that is not necessary to perform the professional services described in the Engagement Letter. Any Personal Data provided to us by Client will be kept confidential and not disclosed to any third party not described above (parties providing us assistance in rendering professional services) unless expressly permitted by Client or required by law, regulation, legal process, or to comply with professional standards applicable to Wipfli. Client is responsible for obtaining, pursuant to law or regulation, consents from parties that provided Client with their personal information, which will be obtained, used, and disclosed by Wipfli for its required purposes, and Wipfli may rely on the representation that Client has obtained such consents.

Please see Wipfli's Privacy Statement located at [www.wipfli.com/privacy-statement](http://www.wipfli.com/privacy-statement) for further information.

Applicable rules in some states require that we advise you that some persons who own an interest in Wipfli may not be licensed as Certified Public Accountants and may provide services related to this engagement.

7. **Intellectual Property Rights**

Client acknowledges that Wipfli owns all intellectual property rights, title, and interest to all materials and information produced or developed by Wipfli throughout the duration of this engagement, excluding any pre-existing ownership right of Client and without implying any ownership interest in any Client materials, data or other information, all of which shall remain the property of Client. Upon completion of the services contemplated by the Engagement Letter, Wipfli grants to Client a perpetual paid-up license to use or modify, for internal purposes only, any deliverable produced by Wipfli and actually delivered to Client, provided that any use or modification of such deliverable, other

than for the stated purposes in the Engagement Letter, is not authorized. In addition, Client shall not alter or remove any of Wipfli's trademarks, copyright registration marks, patent, or other intellectual property notices applicable to any of Wipfli's goods, marketing material, or advertising media, and shall not in any way alter any of Wipfli's products. Client shall promptly notify Wipfli in writing of any infringement of Wipfli's intellectual property by third parties of which Client becomes aware. Neither party shall acquire any right, title, or interest in or to the other party's code, data, business processes, or other information to which such party may have access during the term of the engagement hereunder. All such code, data, business process and other information shall be solely and exclusively the property of the originating party.

8. **Mutual Confidentiality**

During the course of performing services, the parties may have access to information that is confidential to one another, including, without limitation, source code, documentation, specifications, databases, system design, file layouts, tool combinations, development methods, or business or financial affairs, which may incorporate business methods, marketing strategies, pricing, competitor information, product development strategies and methods, customer lists, customer information, and financial results (collectively "Confidential Information"). Confidential Information may include information received from third parties, both written and oral, that each party is obligated to treat as confidential.

Confidential Information shall not include any information that (i) is already known by the recipient party or its affiliates, free of any obligation to keep it confidential, (ii) is or becomes publicly known through no wrongful act of the receiving party or its affiliates, (iii) is received by the receiving party from a third party without any restriction on confidentiality, (iv) is independently developed by the receiving party or its affiliates, (v) is disclosed to third parties by the disclosing party without any obligation of confidentiality, or (vi) is approved for release by prior written authorization of the disclosing party.

Without the advance written consent of the other party, except as required by law, regulation, or to comply with professional standards applicable to a party or for the performance of the services, neither party shall disclose to a third party Confidential Information of the other party. Each party agrees to maintain at least the same procedures regarding Confidential Information that it maintains with respect to its own Confidential Information. Each party may use the Confidential Information received from the other party only in connection with fulfilling its obligations under this Agreement. The parties further agree that expiration or termination of this Agreement, for any reason, shall not relieve either party, nor minimize their obligations with respect to Confidential Information, as set forth herein.

9. **Independent Contractor**

The relationship between Wipfli and Client is solely and exclusively that of independently contracting parties.

10. **Non-Exclusivity**

No right of exclusivity is granted, guaranteed, or implied by Wipfli and Client entering into any engagement letter. Client acknowledges that Wipfli regularly performs the same or similar services as are being provided hereunder to third parties.

11. **Dispute Resolution**

If any dispute arises among the parties regarding the subject matter hereof and such dispute cannot be resolved through informal negotiations and discussion, the parties agree to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its applicable rules for resolving professional accounting and related services disputes before resorting to arbitration or litigation. Costs of any mediation proceeding shall be shared equally by all parties. Except for an action by us to collect payment of our invoices, Wipfli and Client

## Professional Services Terms and Conditions – Attest Engagements

agree that no claim arising out of services rendered pursuant to the Engagement Letter or any Change Order shall be filed: (i) in the case of any report or deliverable issued by Wipfli under the Engagement Letter, no later than two years from the date of such report or deliverable (or if no report or deliverable is issued, two years from the date of the Engagement Letter), or (ii) in the case of any tax form or similar governmental filing, no later than two years after the initial due date of such tax form or filing.

12. Governing Law

Any and all claims relating to agreements between Wipfli and Client for any service shall be governed by and construed in accordance with the internal laws of the state in which the Wipfli office which issues the Engagement Letter related to the services is located.

13. Severability

In the event that any term or provision of the Engagement Letter or these Terms and Conditions shall be held to be invalid, void, or unenforceable, then the remainder shall not be affected and each remaining term or condition shall be valid and enforceable to the fullest extent permitted by law.

14. Notices

All notices required to be given to either party under the Engagement Letter shall be in writing and sent by traceable carrier to each party's address indicated on the Engagement Letter, or such other address as a party may indicate by at least ten (10) business days' prior written notice to the other party. Notices shall be effective upon receipt. A copy of such notice should be provided to Wipfli's General Counsel at [wipfli-legal@wipfli.com](mailto:wipfli-legal@wipfli.com).

15. Electronic Signature

Each party hereto agrees that any electronic signature of a party to the Engagement Letter or any electronic signature to a document contemplated hereby is intended to authenticate such writing and shall be as valid, and have the same force and effect, as a manual signature. Any such electronically signed document shall be deemed (i) to be "written" or "in writing," (ii) to have been signed, and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. Each party hereto also agrees that electronic delivery of a signature to any such document (via email or otherwise) shall be as effective as manual delivery of a manual signature. For purposes hereof, "electronic signature" includes, but is not limited to: (i) a scanned copy (as a "pdf" (portable document format) or other replicating image) of a manual ink signature, (ii) an electronic copy of a traditional signature affixed to a document, (iii) a signature incorporated into a document utilizing touchscreen capabilities, or (iv) a digital signature. Neither party shall contest the admissibility of true and accurate copies of electronically signed documents on the basis of the best evidence rule or as not satisfying the business records exception to the hearsay rule.

16. Record Retention

We will retain records related to this engagement pursuant to our record retention policy. At the end of the relevant time period, we will destroy our records related to this engagement. However, Client's original records will be returned to Client upon the completion of the engagement. When records are returned, it is Client's responsibility to retain and protect the records for possible future use, including potential examination by governmental or regulatory agencies.

17. Assignment

The Engagement Letter to which these Terms and Conditions are attached shall be binding on the parties hereto and their respective successors and assigns. Neither party may assign this Engagement Letter without prior written consent of the other, except that Wipfli may assign its rights and obligations under this Engagement Letter without the approval of Client to an entity that acquires all or substantially all of the assets of Wipfli or to any subsidiary or affiliate or successor in a merger, acquisition, or change of control

of Wipfli; provided that in no event shall such assignment relieve Wipfli of its obligations under this Engagement Letter.

18. Force Majeure

Either party may suspend (or if such suspension continues for more than thirty (30) days, terminate) its obligations (except the obligation to pay for services previously rendered) under the Engagement Letter or any amendment or Change Order, if such obligations are delayed, prevented, or rendered impractical or impossible due to circumstances beyond its reasonable control, including, without limitation, fires, floods, storms, washouts, tsunamis, earthquakes, wars (declared or undeclared), civil disturbances, accidents, terrorist acts (including biochemical attacks), health pandemics, acts of any governmental body, damage to its plants and equipment, computer network problems caused by any Internet Service Provider or telecommunications company servicing Wipfli and/or Client, or acts of God or events beyond a party's control (collectively referred to herein as "Force Majeure"). Each party will use reasonable efforts to promptly minimize the duration and consequences of any failure of or delay in performance resulting from a Force Majeure event. In such event, the affected party will not be liable to the other for delay or failure to perform its obligations under this Engagement Letter.

**MIDCITIES METROPOLITAN DISTRICT NO. 2**

**RESOLUTION NO. 2023-11-02**

**RESOLUTION TO AMEND 2023 BUDGET**

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

Capital Projects Fund	\$1,150,000
Debt Service Fund	\$3,688,037

WHEREAS, additional expenditures in the Capital Projects and Debt Service Funds are necessary resulting in expenditures in excess of appropriations for the 2023 fiscal year; and

WHEREAS, such additional expenditures are contingencies which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures from unanticipated revenue (other than property taxes) or other surplus funds in the Capital Projects and Debt Service Funds (or from surplus funds in the Capital Projects and Debt Service Funds).

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of MidCities Metropolitan District No. 2 hereby adopts a supplemental budget and appropriation for the 2023 fiscal year as follows:

Capital Projects Fund	\$1,170,000
Debt Service Fund	\$5,114,222

BE IT FURTHER RESOLVED, that such sums are hereby appropriated for expenditure from any available funds in the Capital Projects and Debt Service Funds (and from transfers from the Capital Projects and Debt Service Funds) in accordance with the provisions of §29-1-109, C.R.S.

Dated this 21<sup>st</sup> day of November, 2023.

MIDCITIES METROPOLITAN  
DISTRICT NO. 2

By: \_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
Secretary

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

	Adopted Budget <u>2023</u>	Amended Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -
Revenues:		
Transfer from General Fund	1,150,000	1,199,980
Interest income	<u>-</u>	<u>20</u>
Total revenues	<u>1,150,000</u>	<u>1,200,000</u>
Total funds available	<u>1,150,000</u>	<u>1,200,000</u>
Expenditures:		
Trails	900,000	900,000
Engineering	-	16,000
Parking Garage Structure	-	7,000
Retaining Wall		
505 Zang Street	200,000	200,000
Miscellaneous Improvements	<u>50,000</u>	<u>77,000</u>
Total expenditures	<u>1,150,000</u>	<u>1,200,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>

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

	Adopted Budget <u>2023</u>	Amended Budget <u>2023</u>
Beginning fund balance	\$ 2,654,358	\$ 918,804
Revenues:		
Property Taxes	1,718,623	1,718,623
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	2,700,000
Other income	-	1,600
Interest income	<u>40,000</u>	<u>100,000</u>
Total revenues	<u>5,120,107</u>	<u>5,181,707</u>
Total funds available	<u>7,774,465</u>	<u>6,100,511</u>
Expenditures:		
2022 Bond Interest	2,146,800	2,072,520
2022 Bond Principal	1,495,000	1,495,000
Investment Advisor	-	1,590,000
Bond Issuance Costs	-	-
Trustee /Paying Agent Fees	6,000	6,000
Miscellaneous	5,000	100,778
Treasurer's fees	<u>35,237</u>	<u>35,702</u>
Total expenditures	<u>3,688,037</u>	<u>5,300,000</u>
Ending fund balance	<u>\$ 4,086,428</u>	<u>\$ 800,511</u>





## ASSESSOR

One DesCombes Drive • Broomfield, CO 80020 • 303.464.5819 • [www.broomfield.org](http://www.broomfield.org)

August 25, 2023

**AUG 29 2023**

MIDCITIES METRO DISTRICT 2  
DAVID SOLIN-SDMS  
141 UNION BLVD SUITE 150  
LAKEWOOD CO 80228-1898

To Whom It May Concern,

The purpose of this letter is to certify the assessed valuation for your district located in the City and County of Broomfield as of August 25, 2023.

The valuation is subject to change by the County Board of Equalization, the State Board of Assessment Appeals, the State Board of Equalization, and the corrections made by the Assessor or Treasurer.

In the case where we have setup multiple funds for a general levy and a bond levy and so on, multiple certification letters may be sent for a single authority. Tax roll corrections (omitted taxes or abated taxes) are listed for each fund/levy, otherwise all the information is the same on each letter.

The assessed valuation and all other statutory requirements are printed on the enclosed form. This form will be sent to the Division of Local Government and the Department of Education.

If you have any questions about the value or other information on this letter, please contact Linda Frazier at 303-464-5848 or [lfrazier@broomfield.org](mailto:lfrazier@broomfield.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Yamashita".

Jay Yamashita  
Assessor  
City and County of Broomfield

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [ ] YES [X] NO

Date 08/22/2023

NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 GEN

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

Table with 11 rows listing valuation items such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION' with corresponding dollar amounts.

- Footnotes explaining symbols: ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution; \* New Construction is defined as: Taxable real property structures and the personal property connected with the structure; ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A; Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

Table with 7 rows listing additions to taxable real property, including 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows listing deletions from taxable real property, including 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' and 'DISCONNECTIONS/EXCLUSIONS'.

- Footnotes explaining symbols: † This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property; \* Construction is defined as newly constructed taxable real property structures; § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$189,235,740

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$100,145

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

**CERTIFICATION OF VALUATION BY  
BROOMFIELD COUNTY ASSESSOR**

New Tax Entity?  YES  NO

Date 08/22/2023

**NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 CONTR OBL**

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$ 51,711,240
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$ 51,224,350
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$ 0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$ 51,224,350
5. NEW CONSTRUCTION: *	5. \$ 1,699,180
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$ 0
7. ANNEXATIONS/INCLUSIONS:	7. \$ 0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$ 0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9. \$ 0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$ \$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$ \$8,457.99

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
- \* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$ 175,063,940
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$ 21,471,840
3. ANNEXATIONS/INCLUSIONS:	3. \$ 0
4. INCREASED MINING PRODUCTION: §	4. \$ 0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$ 0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$ 0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$ 0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$ 0
9. DISCONNECTIONS/EXCLUSIONS:	9. \$ 23,136,960
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$ 0

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- \* Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:  
**TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ 189,235,740**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:  
**HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$ 100,145**  
\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

**CERTIFICATION OF VALUATION BY  
BROOMFIELD COUNTY ASSESSOR**

New Tax Entity?  YES  NO

Date 08/22/2023

**NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 BOND**

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$ 51,711,240
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$ 51,224,350
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$ 0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$ 51,224,350
5. NEW CONSTRUCTION: *	5. \$ 1,699,180
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$ 0
7. ANNEXATIONS/INCLUSIONS:	7. \$ 0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$ 0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9. \$ 0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$ 0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$ 2,354.15

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution  
 \* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.  
 ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.  
 ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE **BROOMFIELD County** ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$ 175,063,940
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$ 21,471,840
3. ANNEXATIONS/INCLUSIONS:	3. \$ 0
4. INCREASED MINING PRODUCTION: §	4. \$ 0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$ 0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$ 0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$ 0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$ 0
9. DISCONNECTIONS/EXCLUSIONS:	9. \$ 23,136,960
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$ 0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.  
 \* Construction is defined as newly constructed taxable real property structures.  
 § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:  
**TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ 189,235,740**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:  
**HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$ 100,145**  
 \*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [ ] YES [X] NO

Date 08/22/2023

NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 ABATE

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

Table with 11 rows of valuation items and their corresponding dollar amounts, such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION'.

- Footnotes explaining symbols used in the valuation table: ‡ (personal property exemptions), \* (New Construction), ≈ (Jurisdiction must submit to the Division of Local Government), and Φ (Jurisdiction must apply to the Division of Local Government).

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

Table with 7 rows of actual valuation items and their corresponding dollar amounts, including 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows of deletion items and their corresponding dollar amounts, such as 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' and 'DISCONNECTIONS/EXCLUSIONS'.

- Footnotes explaining symbols used in the Tabor calculation table: † (includes actual value of all taxable real property plus religious, private school, and charitable real property), \* (Construction is defined as newly constructed taxable real property structures), and § (Includes production from new mines and increases in production of existing producing mines).

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$189,235,740

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$100,145

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [ ] YES [X] NO

Date 08/22/2023

NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 CPIII EXCLUSN ORD BOND

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

Table with 11 rows listing valuation items such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION' with corresponding dollar amounts.

- Footnotes explaining symbols like ‡, \*, ~, and Ⓞ used in the valuation table.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

Table with 7 rows listing 'ADDITIONS TO TAXABLE REAL PROPERTY' such as 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows listing 'DELETIONS FROM TAXABLE REAL PROPERTY' such as 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' and 'DISCONNECTIONS/EXCLUSIONS'.

- Footnotes explaining symbols ¶, \*, and § used in the additions table.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$77,945,080

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$0

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

**CERTIFICATION OF VALUATION BY  
BROOMFIELD COUNTY ASSESSOR**

New Tax Entity?  YES  NO

Date 08/22/2023

**NAME OF TAX ENTITY:** MIDCITIES METRO DIST 2 CPIII EXCLUSN ORD CONTR

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$4,511,300
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$5,479,060
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$5,479,060
5. NEW CONSTRUCTION: *	5. \$0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$0
7. ANNEXATIONS/INCLUSIONS:	7. \$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9. \$0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$0.00

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
- \* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE **BROOMFIELD County** ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$76,970,750
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$0
3. ANNEXATIONS/INCLUSIONS:	3. \$0
4. INCREASED MINING PRODUCTION: §	4. \$0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$0
9. DISCONNECTIONS/EXCLUSIONS:	9. \$0
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$0

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- \* Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:  
**TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY** **\$77,945,080**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:  
**HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\*** **\$0**

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [ ] YES [X] NO

Date 08/22/2023

NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 FLG 15 EXCL ORD BOND

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

Table with 11 rows listing valuation items such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION' with corresponding dollar amounts.

- Footnotes explaining symbols like ‡ (personal property exemptions), \* (New Construction), ≈ (Jurisdiction must submit to the Division of Local Government), and Ⓢ (Jurisdiction must apply to the Division of Local Government).

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

Table with 7 rows listing 'ADDITIONS TO TAXABLE REAL PROPERTY' including 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows listing 'DELETIONS FROM TAXABLE REAL PROPERTY' such as 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' and 'DISCONNECTIONS/EXCLUSIONS'.

- Footnotes explaining symbols ¶ (includes actual value of all taxable real property plus religious, private school, and charitable real property), \* (Construction is defined as newly constructed taxable real property structures), and § (Includes production from new mines and increases in production of existing producing mines).

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$36,118,140

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$0

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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



**CERTIFICATION OF VALUATION BY  
BROOMFIELD COUNTY ASSESSOR**

New Tax Entity?  YES  NO

Date 08/22/2023

**NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 FLG 15 EXCL ORDER**

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$2,409,790
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$2,678,650
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$2,678,650
5. NEW CONSTRUCTION: *	5. \$0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$0
7. ANNEXATIONS/INCLUSIONS:	7. \$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9. \$0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$0.00

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
- \* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$35,005,000
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$0
3. ANNEXATIONS/INCLUSIONS:	3. \$0
4. INCREASED MINING PRODUCTION: §	4. \$0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$0
9. DISCONNECTIONS/EXCLUSIONS:	9. \$0
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$0

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- \* Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:  
**TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$36,118,140**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:  
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$0  
\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [ ] YES [X] NO

Date 08/22/2023

NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 EX ORD GREYSTAR BOND

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023:

Table with 11 rows listing valuation items and their amounts, such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION'.

- Footnotes explaining symbols like ‡, \*, ~, and Φ used in the valuation table.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023:

Table with 7 rows for 'ADDITIONS TO TAXABLE REAL PROPERTY' and 7 rows for 'DELETIONS FROM TAXABLE REAL PROPERTY', listing items like 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 10 rows for 'DELETIONS FROM TAXABLE REAL PROPERTY', including 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' and 'PREVIOUSLY TAXABLE PROPERTY'.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$175,895,570

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$0

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

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [ ] YES [X] NO

Date 08/22/2023

NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 EX ORD GREYSTAR CONTR

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023:

Table with 11 rows listing valuation items such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION' with corresponding dollar amounts.

- Footnotes explaining symbols: ‡ (personal property exemptions), \* (New Construction), ≈ (Jurisdiction must submit to the Division of Local Government), and Φ (Jurisdiction must apply to the Division of Local Government).

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023:

Table with 7 rows listing 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'ADDITIONS TO TAXABLE REAL PROPERTY' such as 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows listing 'DELETIONS FROM TAXABLE REAL PROPERTY' such as 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

- Footnotes explaining symbols: ¶ (includes actual value of all taxable real property plus religious, private school, and charitable real property), \* (Construction is defined as newly constructed taxable real property structures), § (Includes production from new mines and increases in production of existing producing mines).

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$175,895,570

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$0

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

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [ ] YES [X] NO

Date 08/22/2023

NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 PATHF EXCL CONTR OBL

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

Table with 11 rows listing valuation items and their amounts, such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION'.

- Footnotes explaining symbols like ‡, \*, ~, and Φ used in the valuation table.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

Table with 7 rows listing additions to taxable real property, including 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows listing deletions from taxable real property, such as 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

- Footnotes explaining symbols ¶, \*, and § used in the Tabor calculation table.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$71,953,140

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$0

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

CERTIFICATION OF VALUATION BY BROOMFIELD COUNTY ASSESSOR

New Tax Entity? [ ] YES [X] NO

Date 08/22/2023

NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 PATHFINDER EXCL BOND

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023:

Table with 11 rows listing valuation items and their amounts, such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION'.

- Footnotes explaining symbols like ‡, \*, and Φ used in the valuation table.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE BROOMFIELD County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023:

Table with 7 rows listing actual valuation items and their amounts, such as 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows listing deletions from taxable real property, such as 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

- Footnotes explaining symbols ¶, \*, and § used in the valuation table.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$71,953,140

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$0

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

**CERTIFICATION OF VALUATION BY  
BROOMFIELD COUNTY ASSESSOR**

New Tax Entity?  YES    NO

Date 08/22/2023

**NAME OF TAX ENTITY: MIDCITIES METRO DIST 2 LOCK AT FLATIRONS EX**

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 :

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$0
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$1,565,220
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$1,565,220
5. NEW CONSTRUCTION: *	5. \$0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$0
7. ANNEXATIONS/INCLUSIONS:	7. \$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9. \$0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$0.00

- ‡ This value reflects personal property exemptions 1F enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
- \* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE **BROOMFIELD County** ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 :

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$23,136,960
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$0
3. ANNEXATIONS/INCLUSIONS:	3. \$0
4. INCREASED MINING PRODUCTION: §	4. \$0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$0
9. DISCONNECTIONS/EXCLUSIONS:	9. \$0
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$0

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- \* Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:  
**TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$23,136,960**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:  
**HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$0**

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

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

**MidCities Metropolitan District No. 2**  
**Proposed Budget**  
**General Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Proposed Budget <u>2024</u>
Beginning fund balance	\$ 1,466,962	\$ 1,506,861	\$ 1,717,456	\$ 1,717,456	\$ 763,772
Revenues:					
Property Taxes	142,475	155,134	150,645	155,134	153,673
Specific Ownership Taxes	137,773	135,000	63,146	130,000	135,000
PILOT Revenues	120,756	120,000	109,249	135,499	135,000
Interest Income	28,510	16,000	44,866	90,000	90,000
Miscellaneous Income	-	1,000	-	1,000	1,000
Total revenues	<u>429,514</u>	<u>427,134</u>	<u>367,906</u>	<u>511,633</u>	<u>514,673</u>
Total funds available	<u>1,896,476</u>	<u>1,933,995</u>	<u>2,085,362</u>	<u>2,229,089</u>	<u>1,278,445</u>
Expenditures:					
Accounting	17,915	27,000	11,105	27,000	27,000
District Management	15,462	35,000	16,540	35,000	35,000
Audit	4,600	5,000	-	5,000	5,300
Director's Fees	1,900	3,600	1,400	3,600	3,600
Election Expense	816	3,000	955	1,000	-
Insurance/SDA	26,598	30,000	30,181	30,200	31,200
Legal	17,515	30,000	14,131	30,000	32,000
Engineering	-	10,000	-	10,000	10,000
Miscellaneous Expense	393	1,000	488	1,000	1,000
Payroll Taxes	145	300	107	200	300
Treasurer's Fees	2,134	2,327	2,255	2,327	2,305
Property Management/FOA	80,809	100,000	39,093	100,000	100,000
Repairs and Maintenance	385	50,000	-	50,000	50,000
Transfer to Capital Projects Fund	10,348	1,150,000	16,209	1,169,990	450,000
Contingency	-	477,851	-	-	521,809
Emergency Reserve (3%)	-	8,917	-	-	8,931
Total expenditures	<u>179,020</u>	<u>1,933,995</u>	<u>132,464</u>	<u>1,465,317</u>	<u>1,278,445</u>
Ending fund balance	<u>\$ 1,717,456</u>	<u>\$ -</u>	<u>\$ 1,952,898</u>	<u>\$ 763,772</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 51,711,240</u>			<u>\$ 51,224,350</u>
Mill Levy		3.000			3.000
Abatement Mill Levy		-			-
Total Mill Levy		<u>3.000</u>			<u>3.000</u>

**MidCities Metropolitan District No. 2**  
**Proposed Budget**  
**Capital Projects Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Proposed Budget <u>2024</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Transfer from General Fund	10,348	1,150,000	16,209	1,169,990	450,000
Interest income	<u>3</u>	<u>-</u>	<u>5</u>	<u>10</u>	<u>-</u>
Total revenues	<u>10,351</u>	<u>1,150,000</u>	<u>16,214</u>	<u>1,170,000</u>	<u>450,000</u>
Total funds available	<u>10,351</u>	<u>1,150,000</u>	<u>16,214</u>	<u>1,170,000</u>	<u>450,000</u>
Expenditures:					
Trails	-	900,000	-	900,000	300,000
Engineering	1,403	-	8,338	16,000	-
Parking Garage Structure	8,948	-	3,995	4,000	-
Retaining Wall					
505 Zang Street	-	200,000	3,881	200,000	100,000
Miscellaneous Improvements	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>50,000</u>	<u>50,000</u>
Total expenditures	<u>10,351</u>	<u>1,150,000</u>	<u>16,214</u>	<u>1,170,000</u>	<u>450,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



**MidCities Metropolitan District No. 2**  
**Proposed Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2024**

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimate <u>2023</u>	Proposed Budget <u>2024</u>
Beginning fund balance	\$ 7,804,954	\$ 2,654,358	\$ 918,804	\$ 918,804	\$ 854,689
Revenues:					
Property Taxes	1,847,482	1,718,623	1,667,317	1,718,623	1,769,340
Property Taxes - Greystar	335,349	291,356	291,356	291,356	344,888
Property Taxes - Pathfinder Exclusion	158,604	134,816	134,816	134,816	173,743
Property Taxes - Filing 15	94,581	81,747	81,747	81,747	91,698
Property Taxes - CPIII Exclusion	170,426	153,565	153,565	153,565	187,789
Bond Proceeds	50,185,000	-	-	-	-
Bond Premium	690,332	-	-	-	-
Sales Tax Revenue	2,714,476	2,700,000	1,297,652	2,600,000	2,700,000
Interest income	66,699	40,000	34,856	70,000	140,000
<b>Total revenues</b>	<u>56,262,949</u>	<u>5,120,107</u>	<u>3,661,309</u>	<u>5,050,107</u>	<u>5,407,458</u>
<b>Total funds available</b>	<u>64,067,903</u>	<u>7,774,465</u>	<u>4,580,113</u>	<u>5,968,911</u>	<u>6,262,147</u>
Expenditures:					
2016A Loan and Swap Interest	328,264	-	-	-	-
2016A Loan Principal	46,125,000	-	-	-	-
2016B Bond Interest	272,431	-	-	-	-
2016B Bond Principal	9,587,000	-	-	-	-
2016 Redemption premium	287,610	-	-	-	-
2022 Bond Interest	1,344,069	2,146,800	1,036,260	2,072,520	1,997,770
2022 Bond Principal	2,285,000	1,495,000	-	1,495,000	2,010,000
2022 Bond Principal - additional	1,857,000	-	-	1,500,000	1,200,000
Bond Issuance Costs	1,020,095	-	-	-	-
Trustee /Paying Agent Fees	3,500	6,000	4,000	6,000	6,000
Miscellaneous	78	5,000	-	5,000	5,000
Treasurer's fees	39,052	35,237	34,882	35,702	38,512
<b>Total expenditures</b>	<u>63,149,099</u>	<u>3,688,037</u>	<u>1,075,142</u>	<u>5,114,222</u>	<u>5,257,282</u>
<b>Ending fund balance</b>	<u>\$ 918,804</u>	<u>\$ 4,086,428</u>	<u>\$ 3,504,971</u>	<u>\$ 854,689</u>	<u>\$ 1,004,865</u>
Assessed valuation					
Debt Service	\$ 51,711,240		Debt Service	\$ 51,224,350	
DSF-Greystar Excl	\$ 10,274,940		DSF-Greystar Excl	\$ 12,091,570	
Pathfinder Exclusion	\$ 3,961,900		Pathfinder Exclusion	\$ 5,070,560	
DSF - Filing 15 Exclusion	\$ 2,409,790		DSF - Filing 15 Exclusion	\$ 2,678,650	
CPIII Exclusion	\$ 4,511,300		CPIII Exclusion	\$ 5,479,060	
Total Debt Mill Levy					
Debt Service	<u>33.235</u>		Debt Service	<u>34.541</u>	
DSF-Greystar Excl	<u>28.356</u>		DSF-Greystar Excl	<u>28.523</u>	
Pathfinder Exclusion	<u>34.028</u>		Pathfinder Exclusion	<u>34.265</u>	
DSF - Filing 15 Exclusion	<u>33.923</u>		DSF - Filing 15 Exclusion	<u>34.233</u>	
CPIII Exclusion	<u>34.040</u>		CPIII Exclusion	<u>34.274</u>	
<b>Total Mill Levy</b>	<u><u>36.235</u></u>			<u><u>37.541</u></u>	

**MIDCITIES METROPOLITAN DISTRICT NO. 2**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION TO ADOPT 2024 BUDGET**

WHEREAS, the Board of Directors (the “**Board**”) of Midcities Metropolitan District No. 2 (the “**District**”) has appointed a budget committee to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2023 for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on November 21, 2023, and interested electors were given the opportunity to file or register any objections to the budget; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of MidCities Metropolitan District No. 2:

1. That estimated expenditures for each fund are as follows:

General Fund:	\$	1,278,445
Capital Projects Fund:	\$	450,000
Debt Service Fund:	\$	5,257,282
Total	\$	6,985,727

2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$763,772
From fund transfers	\$0
From sources other than general property tax	\$361,000
From general property tax	\$153,673
Total	<hr/> \$1,278,445

Capital Projects Fund:

From unappropriated surpluses	\$0
From fund transfers	\$450,000
From sources other than general property tax	\$0
Total	<hr/> \$450,000

Debt Service Fund:

From unappropriated surpluses	\$854,689
From fund transfers	\$0
From sources other than general property tax	\$2,840,000
From general property tax	\$2,567,458
Total	<hr/> \$6,262,147

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of MidCities Metropolitan District No. 2 for the 2024 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

## TO SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$153,673; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$1,769,340; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses for the Greystar Exclusion from property tax revenue is \$344,888 for contractual obligations; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses for the Filing 15 Exclusion from property tax revenue is \$91,698 for contractual obligations; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses for the Pathfinder Exclusion from property tax revenue is \$173,743 for contractual obligations; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses for the CP III Flatirons Exclusion from property tax revenue is \$187,789 for contractual obligations; and

WHEREAS, the 2023 valuation for assessment for the District, as certified by the Assessor for the City and County of Broomfield, is \$51,224,350 for debt service; \$12,091,570 for the Greystar Exclusion; \$2,678,650 for the Filing 15 Exclusion; \$5,070,560 for the Pathfinder Exclusion; and \$5,479,060 for the CP III Flatirons Exclusion.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of MidCities Metropolitan District No. 2:

1. That for the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 3.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$51,224,350.

2. That for the purpose of meeting all debt service expenses of the District during the 2024 budget year, there is hereby levied a property tax of 34.541 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$1,769,340.

That for the purposes of meeting all debt service fund expenses and contractual obligations of the District during the 2024 budget year, there is hereby levied a tax of 28.523 mills upon each dollar of the total valuation for assessment of all taxable property within the Greystar Exclusion, to raise \$344,888 in revenue.

5. That for the purposes of meeting all debt service fund expenses and contractual obligations of the District during the 2024 budget year, there is hereby levied a tax of 34.233 mills upon each dollar of the total valuation for assessment of all taxable property within the Filing 15

Exclusion, to raise \$91,698 in revenue.

6. That for the purposes of meeting all debt service fund expenses and contractual obligations of the District during the 2024 budget year, there is hereby levied a tax of 34.265 mills upon each dollar of the total valuation for assessment of all taxable property within the Pathfinder Exclusion, to raise \$173,743 in revenue.

7. That for the purposes of meeting all debt service fund expenses and contractual obligations of the District during the 2023 budget year, there is hereby levied a tax of 34.274 mills upon each dollar of the total valuation for assessment of all taxable property within the CP III Flatirons Exclusion, to raise \$187,789 in revenue.

3.

4. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Broomfield County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

**TO APPROPRIATE SUMS OF MONEY**

WHEREAS, the Board of Directors of the MidCities Metropolitan District No. 2 has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the MidCities Metropolitan District No. 2 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$1,278,445
Capital Projects Fund:	\$450,000
Debt Service Fund:	<u>\$5,257,282</u>
Total	\$6,985,727

Adopted this 21<sup>st</sup> day of November, 2023.

MIDCITIES METROPOLITAN DISTRICT NO. 2

By: \_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
Secretary

**CERTIFICATION OF BUDGET**

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for MidCities Metropolitan District No. 2, for the budget year ending December 31, 2024, as adopted on November 21, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of MidCities Metropolitan District No. 2, City and County of Broomfield, Colorado, this 21<sup>st</sup> day of November, 2023.

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

## MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski  
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (6.0%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.