

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT

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

<https://citycenterwestcommercialmd.colorado.gov/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Otis C. Moore, III	President	2023/May 2023
Andrew R. Klein	Treasurer	2023/May 2023
Michael J. Schroeder	Asst. Secretary	2023/May 2023
Paige Langley	Asst. Secretary	2025/May 2023
VACANT		2025/May 2023
Ann E. Finn	Secretary	

DATE: November 7, 2022

TIME: 1:00 P.M.

PLACE: VIA Conference Call

Telephone Number: 1 669-900-6833

Meeting ID: 434 948 0582

Passcode: 355867

One tap mobile: +16699006833,,4349480582#,,, *355867#

I. ADMINISTRATIVE MATTERS

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

- B. Approve agenda; confirm location of the meeting and posting of meeting notices.

- C. Acknowledge the resignation of Kevin Smith, effective August 13, 2022 (enclosure).

- D. Discuss vacancies on the Board and consider appointment of Mike Sandene to the Board of Directors (enclosure – Notice of Vacancy published October 22, 2022). Administer Oath.

E. Consider appointment of Officers:

President _____
Treasurer _____
Secretary _____
Asst. Secretary _____
Asst. Secretary _____
Asst. Secretary _____

F. **CONSENT AGENDA:** These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Approve Minutes from the August 9, 2022 Regular Meeting (enclosure).
 - Ratify approval of proposal from All Terrain Ponds and Sprinklers, LLC d/b/a All Terrain Landscaping for the removal of 6 dead 2-inch caliber trees (enclosure).
 - Ratify approval of proposal from All Terrain Ponds and Sprinklers, LLC d/b/a All Terrain Landscaping for the removal and replacement of a 2” caliber tree (enclosure).
 - Ratify approval of Change Order No. 1 to the Service Agreement between the District and All Terrain Ponds and Sprinklers, LLC d/b/a All Terrain Landscaping for snow removal services (enclosure).
-

G. Discuss business to be conducted in 2023 and location (**virtual and/or physical**) or meetings. Consider regular meeting dates for 2023 (suggested dates are June 5, 2023 and November 6, 2023 at 1:00 p.m. via conference call). Review and consider approval of Resolution No. 2022-11-___ Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

H. Discuss §32-1-809, C.R.S., Transparency Notice reporting requirements and mode of eligible elector notification (2023 Transparency Notice).

II. PUBLIC COMMENT

A. Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes.

III. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following periods (enclosures):

Fund	Period Ending August 31, 2022	Period Ending Sept. 30, 2022	Period Ending October 31, 2022
General	\$ 19,665.34	\$ 25,043.63	\$ 11,503.80
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 19,665.34	\$ 25,043.63	\$ 11,503.80

- B. Review and accept unaudited financial statements through the period ending September 30, 2022 and updated cash position statement dated September 30, 2022 (enclosure).

- C. Consider engagement of McMahan and Associates, LLC for preparation of 2022 Audit, in the amount of \$_____ (to be distributed).

- D. Conduct Public Hearing to consider Amendment to 2022 Budget (if necessary) and consider adoption of Resolution to Amend the 2022 Budget and Appropriate Expenditures.

- E. Conduct Public Hearing on the proposed 2023 Budget and consider adoption of Resolution to Adopt the 2023 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____ (enclosures – preliminary AV, draft 2023 Budget, and Resolutions).

- F. 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.

- G. Consider appointment of District Accountant to prepare 2024 Budget.

IV. LEGAL MATTERS

- A. Discuss May 2, 2023 Regular Director Election and consider adoption of Resolution No. 2022-11-__ Calling a Regular Election for Directors on May 2, 2023, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of mail ballot election (enclosure). Self-Nomination forms are due by February 24, 2023. Discuss the need for ballot issues and/or questions.
-

- B. Review and consider approval of Third Amendment to Operation Funding Agreement by and between City Center West Commercial Metropolitan District and City Center West, LP.
-

V. CAPITAL MATTERS

- A. Discuss status of construction.
-

VI. OPERATIONS

- A. Discuss prairie dog issues.
-

- B. Discuss 2023 landscape maintenance services for the District.
-

VII. OTHER BUSINESS

- A. _____
-

ADJOURNMENT

THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2022.

Additional Enclosures:

- Notice of rate increase from Special District Management Services, Inc.
- Notice of rate increase from McGeady Becher P.C.

Date: August 13, 2022

I, Kevin J. Smith, hereby resign from the following Boards of Directors, effective August 13, 2022:

- Aurora Regional Transportation Authority
- Sky Dance Metropolitan District Nos. 1 and 2
- Lake Bluff Metropolitan District Nos. 1, 2 and 3
- Loretto Heights Metropolitan Districts Nos. 1 through 5 and Loretto Heights Programming Metropolitan District
- Loretto Heights Community Authority Board
- Colorado International Center Metropolitan District Nos. 4, 5, 6, 8, 9, 10, 13 and 14
- Colorado Crossing Metropolitan District Nos. 1, 2 and 3
- Denver High Point at DIA Metropolitan District
- City Center West Commercial Metropolitan District
- City Center West Residential Metropolitan District
- Bristol Metropolitan District

Signed:



Kevin J. Smith

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT HELD AUGUST 9, 2022

A Special Meeting of the Board of Directors of the City Center West Commercial Metropolitan District (referred to hereafter as “Board”) was convened on Tuesday, the 9th day of August, 2022, at 10:00 a.m. This District Board meeting was held via conference call. The meeting was open to the public via conference call.

ATTENDANCE

Directors in Attendance Were:

Otis C. Moore, III
Andrew R. Klein
Michael J. Schroeder

Following discussion, upon motion duly made by Director Moore and seconded by Director Klein, and upon vote, unanimously carried, the absence of Director Smith was excused.

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Megan Becher, Esq.; McGeady Becher P.C.

Paige Langley; Board Candidate

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. Attorney Becher noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Becher noted that all Directors’ Disclosure Statements had been filed. No additional conflicts were disclosed at the meeting.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Moore seconded by Director Klein and, upon vote, unanimously carried, the Agenda was approved.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. This District Board meeting was held by conference call and the public was encouraged to participate via conference call.

Ms. Finn noted that notice of the time, date and manner was duly posted and that they have not received any objections to the manner or any requests that the meeting manner be changed by taxpaying electors within the District's boundaries.

Consent Agenda: The Board considered the following actions:

- Minutes from the June 6, 2022 Regular Meeting.

Following discussion and review, upon motion duly made by Director Moore, seconded by Director Klein and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above actions.

Board Resignation: The Board discussed the resignation of Patrick Schmitz from the Board of Directors of the District, effective July 22, 2022.

Following discussion and review, upon motion duly made by Director Moore, seconded by Director Klein and, upon vote, unanimously carried, the Board acknowledged the resignation of Patrick Schmitz from the Board of Directors of the District, effective July 22, 2022.

Board Appointment: The Board discussed the vacancy on the Board and considered the appointment of Paige C. Langley to the Board of Directors.

Following discussion, upon motion duly made by Director Moore, seconded by Director Klein and, upon vote, unanimously carried, the Board appointed Paige C. Langley to the Board of Directors. The Oath of Office was administered.

Appointment of Officers: The Board entered into discussion regarding appointment of officers.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Moore, seconded by Director Klein and, upon vote, unanimously carried, the following slate of officers were appointed:

President	Otis C. Moore, III
Treasurer	Andrew R. Klein
Secretary	Ann E. Finn (non-elected)
Assistant Secretary	Michael J. Schroeder
Assistant Secretary	Paige C. Langley

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

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

Fund	Period Ending June 30, 2022	Period Ending July 31, 2022
General	\$ 7,766.17	\$ 17,341.96
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 7,766.17	\$ 17,341.96

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

Unaudited Financial Statements and Schedule of Cash Position: The Board reviewed the unaudited financial statements, dated June 30, 2022, and the schedule of cash position, dated June 30, 2022.

Following discussion, upon motion duly made by Director Moore, seconded by Director Klein and, upon vote, unanimously carried, the Board accepted the unaudited financial statements, dated June 30, 2022, and the schedule of cash position, dated June 30, 2022.

LEGAL MATTERS

Petition for Inclusion of approximately 2.3 acres of real property owned by BV Retail Land Holdings, LLLP: The President opened the public hearing on the Petition for Inclusion of approximately 2.3 acres of real property owned by BV Retail Land Holdings, LLLP, and consider adoption of Resolution No. 2022-08-01; Resolution for Inclusion of Real Property.

RECORD OF PROCEEDINGS

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

Following review, upon motion duly made by Director Moore, seconded by Director Klein, and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-08-01 for Inclusion of approximately 2.3 acres of real property owned by BV Retail Land Holdings, LLLP. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

CAPITAL MATTERS

_____ **Status of Construction:** There was no report at this time.

OPERATIONS

Prairie Dog Issues: Ms. Finn noted for the Board there is a prairie dog issue within the District. Ms. Finn noted that she was contacted by the City of Greeley's code enforcement regarding the prairie dogs. No action was taken by the Board.

Operation and Maintenance Services for 2023: The Board directed the staff to obtain proposals for 2023 services.

Proposal from All Terrain Ponds and Sprinklers, LLC d/b/a All Terrain Landscaping ("All Terrain"): Ms. Finn a proposal from All Terrain to remove and replace six dead trees, noting that she was contacted by the City of Greeley regarding the dead trees.

Following discussion, upon motion duly made by Director Moore, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the proposal from All Terrain to remove and replace 6 trees, subject to Mike Sandene's review and approval. Ms. Finn noted that she would conduct a site visit with Matt Wertz from All Terrain.

OTHER BUSINESS

_____ There was no other business for the Board's consideration.

RECORD OF PROCEEDINGS

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting



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Grounded by Knowledge

PROPOSAL PREPARED FOR:

City Center West Commercial

Attn: Mike Sandene

700 71st Ave

Greeley Co, 80634

afinn@sdmsi.com

303-387-0835

SUBMITTED BY:

Matt Wertz Sr. CAM

970-304-1183

5312 W. 9th St. Dr., Suite 120

Greeley, CO 80634

ATPSLANDSCAPING.COM | 970-304-1183

5312 W. 9th Street Drive, Suite 120, Greeley, CO 80634





ALL TERRAIN
Landscaping

Let Our Customers do the Talking



"Ok, these guys rock! The absolute best! I have used many different landscaping companies over the years, but have used All Terrain the last five years and they are always fair, efficient and fast! Recommend them 100%!" - Ken S.

"I have been using All Terrain for at least 7 years. They came to my rescue when another landscape company had done a horrible job with everything, the sprinkler system, landscaping, etc. We had spent up to \$25,000 on our job and it was a mess. Justin, Jason, and Josh are the best and know their business. We have well water, which most landscapers do not understand the issues that come with it, and they knew how to fix the problem with an automatic pump filter system, and had zero problems after they installed this. Also, we have a lot of rental homes in Greeley that I use them for and they are fast and efficient. All Terrain is very professional yet personable, efficient and knowledgeable. I would highly recommend them!!!" - Jackie N.

"Not only am I thrilled with the Spring Clean Up that All Terrain Landscaping did for me this past week but my neighbors were working on their yard this weekend and told me it was because they had to try to make theirs look as great as my lawn. Of course, I told them to just call All Terrain! Thank you so much!" - Connie H.



ATPSLANDSCAPING.COM | 970-304-1183





10 Reasons To Choose Us

1) **We're experienced.** All Terrain Landscaping was built by three brothers and has been in business for over 15 years with over 50 years of combined experience. We started off doing sprinkler and pond installation and grew to one of the largest landscaping companies in northern Colorado.

2) **Highly certified.** With more than 10 industry certifications, you can be assured that we are not only experienced, but have the highest levels of training. Our Certified Landscape Irrigation Auditor (CLIA) and Certified Irrigation Designer (CID) certifications demonstrate that our staff has the highest credentials established by the Irrigation Association.

3) **We're green (and we've been green).** For more than a decade, we've been dedicated to responsible, efficient water usage and conservation techniques.

4) **We're your one stop shop.** Whether it's a new sprinkler system you need, landscape lighting, lawn maintenance, a retaining wall, or even holiday lights put up, we're here for you.

5) **Rapid Response.** Our emergency service team is available 24/7 and we have most issues resolved within 24 hours.

6) **We finish what we start.** We design, install, and routinely service your lawn and underground sprinkler system and won't leave until the job is done right, the first time.

7) **We use the best brands in the industry.** We extensively research the latest products in the industry to ensure we're providing the best brands and models for efficiency, longevity, and savings.

8) **We understand budgets.** We'll always provide options in your landscape design and for ongoing maintenance, we have several service package options, which allow you to pick one that fits your budget.

9) **We love what we do.** Pride and sense of accomplishment in our work means we want to get it right, every time.

10) **Customer Service.** Our dedication to top-notch customer service comes from the heart. We simply enjoy working with our clients, and they do with us.





5312 W 9th St. Dr. Unit 120
Greeley, CO 80634
P: 970-304-1183
ATPSLANDSCAPING.COM

Find Us On:  houzz 

Rooted by Reputation, Grounded by Knowledge

Project Name:

City Center West Commercial
Attn: Ann Finn
700 71st Ave
Greeley Co, 80634
afinn@sdmsi.com
303-387-0835

We Hereby Propose To:

Removal and installation to include:

- Removal of 6 dead 2-inch caliber trees

Installation to include

- Installation of 6-2inch deciduous trees to match existing living trees
 - 3- Shade Master Honey Locust
 - 3-Autum Blaze Maple





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Grounded by Knowledge**

PROPOSAL PREPARED FOR:

City Center West Commercial
Attn: Ann Finn
700 71st Ave
Greeley Co , 80634
303-987-0835
afinn@sdmsi.com

SUBMITTED BY:

Matt Wertz CAM
mattwertz@atpslandscaping.com
970-304-1183

ATPSLANDSCAPING.COM | 970-304-1183
5312 W. 9th Street Drive, Suite 120, Greeley, CO 80634





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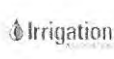
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- 4) **We're your one stop shop.** Whether it's a new sprinkler system you need, landscape lighting, lawn maintenance, a retaining wall, or even holiday lights put up, we're here for you.
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Find Us On: ▶ houzz

Project Name:

City Center West Commercial

Attn: Ann Finn

700 71st Ave

Greeley Co , 80634

303-987-0835

afinn@sdmsi.com

We Hereby Propose To:

- Tree Removal and Replacment to include:
 - Tree Removal of 2" caliber tree
 - 2" Tree Replacement
 - Disposal of debris
 - Demo and replacement of 100sqft of kentucky blue grass

Proposed Total Cost

Owners Responsibilities/Assumptions:

\$ 1,250.00

- Owner is responsible for locating property pins and/or boundaries of the property/job
- Assumes access is open and equipment can reach work site
- Assumes no major weeds in construction area
- Make All Terrain Landscaping aware of any private lines
- Assumes approval and payment within 48 hours after completion of work
- Assumes all existing irrigation is operational and will not be disturbed, repairs not included
- Any materials not listed above will be billed on a time plus material basis

Authorized Signature: _____

Date: _____

8-15-22

Note: This proposal may be withdrawn by All Terrain Landscaping if not accepted within ten (10) days. All material is guaranteed to be as specified. All work is to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is expected to carry fire, tornado, and other necessary insurance. Work is not covered against acts of God or other natural disasters. Our workers are to be fully covered by workman's compensation insurance. All collection costs associated with past due fees with regard to this proposal will be paid by owner. Payment for all services is to be paid within 10 days of receiving an invoice.

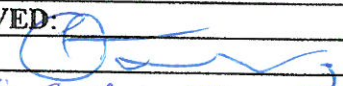


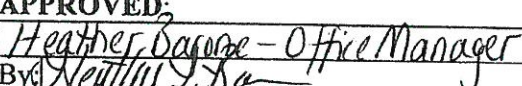
FORM OF CHANGE ORDER

Change Order No: 1	Date Issued: October 1, 2022
Name of Agreement: Service Agreement for Snow Removal (the "Agreement")	
Date of Agreement: September 27, 2021	District(s): City Center West Commercial Metropolitan District (the "District")
Other Party/Parties: All Terrain Ponds and Sprinklers, LLC d/b/a All Terrain Landscaping (the "Consultant")	

<p>CHANGE IN SCOPE OF SERVICES (describe):</p> <ul style="list-style-type: none"> Exhibit B to the Agreement is hereby amended to provide for the 2022-2023 rates set forth in Exhibit B to this Change Order No. 1. Exhibit C to the Agreement is hereby deleted in its entirety. The term of the Agreement as set forth in Section 3.1 is hereby extended as set forth below.

CHANGE IN AGREEMENT PRICE:	CHANGE IN TERM OF AGREEMENT:
Original Price: \$[time and materials]	Original Term: Expires April 15, 2022
Increase of this Change Order: \$[time and materials]	New Term: Expires April 15, 2023
Price with all Approved Change Orders: \$[time and materials]	Agreement Time with all Approved Change Orders: October 1, 2021 – April 15, 2022; October 1, 2022 – April 15, 2023

APPROVED:	
	
By:	<i>Otis C. Moore III</i>
District	

APPROVED:	
	
By:	<i>Heather Dargatzis</i>
Consultant	

**EXHIBIT B
COMPENSATION AND RATES**

2022 – 2023 Rates

For the Services, the following fee schedule will apply, with a one-hour minimum charge per service:

<u>Description</u>	<u>Rate</u>
Hand Shovel	\$70 per hour
Plow Truck	\$130 per hour
Skid Loader w/ Snow Box	\$175 per hour
Mini Skid	\$135 per hour
4-yard Skid Bucket	\$60 per hour (in addition to hourly Skid rate)
ATV/MT55/MT85	\$90 per hour
Tandem Dump Truck	\$130 per hour
Backhoe w/ Snow Box	\$220 per hour
Ice Melt	\$22 per bag
Ice Slicer	\$0.30 per pound
Mag Chloride	\$3.50 per gallon
Ice Slicer/Mag Chloride Delivery Truck	\$115 per hour (one-hour minimum)
Loader—600	\$300 per hour
Loader—700	\$350 per hour
Loader—800	\$600 per hour

***Mobilization fees on equipment are additional per storm

***Holiday Rate: Management of snow in excess of 5 inches of fresh snow, or on Thanksgiving Day, Christmas Day, New Year's Day, and Easter Sunday will be at 1.5 times the rates identified above.

RESOLUTION NO. 2022-11-_____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City Center West Commercial Metropolitan District (the “**District**”), Weld County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

2. That regular meetings of the District Board for the year 2023 shall be held on June 5, 2023 and November 6, 2023 at 1:00 p.m., via conference call.

That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

3. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

4. That the District has established the following District Website, <https://citycenterwestcommercialmd.colorado.gov/>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) On the traffic signal pole at the northwest corner 69th Avenue and 10th Street

5. Otis Moore, or his/her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR NOTICES]

RESOLUTION APPROVED AND ADOPTED on November 7, 2022.

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT

By: _____
President

Attest:

Secretary

City Center West Commercial Metropolitan District
August-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	74535	8/1/2022	8/31/2022	\$ 1,861.64	Landscape Maint & Repair	1696
All Terrain Landscaping	74365	7/31/2022	8/30/2022	\$ 354.51	Landscape Maint & Repair	1696
City of Greeley - Director of Finance	073-819658-01 7-2022	7/25/2022	7/25/2022	\$ 12,575.23	Utilities	1705
City of Greeley - Director of Finance	073-820913-01 7-2022	7/25/2022	7/25/2022	\$ 651.12	Utilities	1705
McGeady Becher P.C.	914B 6-2022	6/30/2022	6/30/2022	\$ 2,041.50	Legal	1675
Special District Management Services	Jul-22	7/31/2022	8/30/2022	\$ 1,165.00	Management	1680
Special District Management Services	Jul-22	7/31/2022	8/30/2022	\$ 947.20	Accounting	1614
Special District Management Services	Jul-22	7/31/2022	8/30/2022	\$ 14.80	Election	1635
Xcel Energy	786946055	7/7/2022	8/6/2022	\$ 44.34	Utilities	1705
				\$ 19,655.34		

City Center West Commercial Metropolitan District
August-22

	General	Debt	Capital	Totals
Disbursements	\$ 19,655.34			\$ 19,655.34
<u>Total Disbursements</u>	<u>\$ 19,655.34</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,655.34</u>

City Center West Commercial Metropolitan District
September-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	75187	8/31/2022	9/30/2022	\$ 112.50	Landscape Maint & Repair	1696
All Terrain Landscaping	74876	8/18/2022	9/17/2022	\$ 692.25	Landscape Maint & Repair	1696
All Terrain Landscaping	74909	8/22/2022	9/21/2022	\$ 161.64	Landscape Maint & Repair	1696
All Terrain Landscaping	74812	8/15/2022	9/14/2022	\$ 658.75	Landscape Maint & Repair	1696
All Terrain Landscaping	75096	8/31/2022	9/30/2022	\$ 5,700.00	Landscape Maint & Repair	1696
All Terrain Landscaping	75317	9/1/2022	10/1/2022	\$ 1,861.64	Landscape Maint & Repair	1696
City of Greeley - Director of Finance	073-819658-01 8-2022	8/22/2022	8/22/2022	\$ 2,422.04	Utilities	1705
City of Greeley - Director of Finance	073-820913-01	8/22/2022	8/22/2022	\$ 548.26	Utilities	1705
Colorado Special Districts Property and Liability Pool	23WC-61272-0706	8/26/2022	1/1/2023	\$ 450.00	Pre Paid Expense	1144
McGeady Becher P.C.	914B 7-2022	7/31/2022	7/31/2022	\$ 8,216.75	Legal	1675
Special District Management Services	Aug-22	8/31/2022	9/30/2022	\$ 3,397.90	Management	1680
Special District Management Services	Aug-22	8/31/2022	9/30/2022	\$ 725.20	Accounting	1614
Xcel Energy	791022366	8/5/2022	8/25/2022	\$ 48.61	Utilities	1705
Xcel Energy	794845834	9/2/2022	10/2/2022	\$ 48.09	Utilities	1705
				\$ 25,043.63		

City Center West Commercial Metropolitan District
September-22

	General	Debt	Capital	Totals
Disbursements	\$ 25,043.63			\$ 25,043.63
<u>Total Disbursements</u>	<u>\$ 25,043.63</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25,043.63</u>

AUG 16 2022

Invoice

Date	Invoice #
8/15/2022	74812



ALL TERRAIN
Landscaping
5312 W 9th Street Drive, Suite 120
Greeley, CO 80634
(970) 304-1183

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your chance to be our next
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www.atpslandscaping.com

Bill To
Westside Investment Partners Inc 4100 East Mississippi Ave Suite 500 Denver, CO 80246

Service Address
City Center West Commerical Metro Distric 700 71st Ave Greeley, CO 80634

P.O. Number	Terms	Due Date
	Net 30	9/14/2022

Project
City Center West

Quantity	Item Code	Description	Price Each	Serviced	Amount
2.75	Fert / Enha...	REVIVE TREATMENT - WORK ORDER 118372 WORK DESCRIPTION: - SPRAY POST EMERGENT TO ALL TURF AREAS TECH COMMENTS: - 70 GALLONS POST EMERGENT SURGE MIX SPRAYED WITH ATV ALL TURF	125.00	8/11/2022	343.75
70	Spot Spray...	Spot Spray 1# of chemical No Tax	4.50 0.00%	8/11/2022	315.00T 0.00
		Dist. Name			
		G/L Code	Amount		
		1696	658.75		
		Dist. Mer. Initials	ae		

Thank you for your business! Payment Mailing Address: 5312 W 9th Street Drive, Suite 120, Greeley, CO 80634	Total	\$658.75
	Payments/Credits	\$0.00
	Balance Due	\$658.75

The Customer agrees to pay the above listed merchandise and labor to the seller in accordance with the following terms: Unless otherwise specified on the invoice, invoices will be due payable on the last day of the month following the date of the invoice. Total amount due reflects a cash discount. Amount is net and past due thereafter. All claims against invoices must be made within 10 days of the receipt thereof. All amounts past due shall accrue service charges at a rate of 1.5% per month until paid. Purchaser agrees to pay all cost of collection including reasonable attorney's fee for collection of past due amounts, regardless of whether or not a suit is filed. It is agreed that these are contractual and not mere recitals and that agent approving work to be completed has authorized such contract.

AUG 29 2022

Invoice



ALL TERRAIN
Landscaping
5312 W 9th Street Drive, Suite 120
Greeley, CO 80634
(970) 304-1183

Date	Invoice #
8/18/2022	74876

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Bill To
Westside Investment Partners Inc 4100 East Mississippi Ave Suite 500 Denver, CO 80246

Service Address
City Center West Commerical Metro Distric 700 71st Ave Greeley, CO 80634

P.O. Number	Terms	Due Date	Project
	Net 30	9/17/2022	City Center West

Quantity	Item Code	Description	Price Each	Serviced	Amount
5.25	Fert / Enha...	VEG CONTROL - WORK ORDER 118433 WORK DESCRIPTION: - VEG CONTROL TECH COMMENTS: - PULLED ALL WEEDS AND SPRAYED BEDS WITH 8 GALLONS RANGER PRO MIX LOCATION APPLIED? BEDS TIME APPLIED? 10 DATE APPLIED? 8 15 22 CURRENT TEMPERATURE? 75 WIND SPEED? >5 MPH	125.00	8/15/2022	656.25
8	Spot Spray...	Spot Spray 1# of chemical No Tax	4.50 0.00%	8/15/2022	36.00T 0.00

Dist. Name _____
G/L Code _____ *Amount* _____
Dist. Mgr. Initials _____

1696 1692.25

ay

Thank you for your business! Payment Mailing Address: 5312 W 9th Street Drive, Suite 120, Greeley, CO 80634	Total	\$692.25
	Payments/Credits	\$0.00
	Balance Due	\$692.25

The Customer agrees to pay the above listed merchandise and labor to the seller in accordance with the following terms: Unless otherwise specified on the invoice, invoices will be due payable on the last day of the month following the date of the invoice. Total amount due reflects a cash discount. Amount is net and past due thereafter. All claims against invoices must be made within 10 days of the receipt thereof. All amounts past due shall accrue service charges at a rate of 1.5% per month until paid. Purchaser agrees to pay all cost of collection including reasonable attorney's fee for collection of past due amounts, regardless of whether or not a suit is filed. It is agreed that these are contractual and not mere recitals and that agent approving work to be completed has authorized such contract.



ALL TERRAIN
Landscaping

5312 W 9th Street Drive, Suite 120
Greeley, CO 80634
(970) 304-1183

AUG 29 2022

Invoice

Date	Invoice #
8/22/2022	74909

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Bill To
Westside Investment Partners Inc 4100 East Mississippi Ave Suite 500 Denver, CO 80246

Service Address
City Center West Commerical Metro Distric 700 71st Ave Greeley, CO 80634

P.O. Number	Terms	Due Date	Project
	Net 30	9/21/2022	City Center West

Quantity	Item Code	Description	Price Each	Serviced	Amount
1	Labor	COM IRRIGATION MAINTENANCE CALL - WORK ORDER 118510 WORK DESCRIPTION: - INVESTIGATE LEAK OR DAMAGED VALVE ON THE CORNER OF 10TH AND 8TH STREET NEAR MCDONALDS. TECH COMMENTS: - LEAKING WATER FROM BROKEN SOLENOID BY BACKFLOW OFF 10TH AND 69TH BY MCDONALD'S. REPLACED SOLENOID.	75.00	8/17/2022	75.00
2	Waterproo...	Waterproof Wire Connector	3.60	8/17/2022	7.20T
1	Rainbird P...	Rainbird PEB Solenoid	79.44	8/17/2022	79.44T
		No Tax	0.00%		0.00

Dist. Name _____
 G/L Code _____ Amount _____
 1690 161.64
 Dist. Mgr. Initials _____

Thank you for your business! Payment Mailing Address: 5312 W 9th Street Drive, Suite 120, Greeley, CO 80634	Total	\$161.64
	Payments/Credits	\$0.00
	Balance Due	\$161.64

The Customer agrees to pay the above listed merchandise and labor to the seller in accordance with the following terms: Unless otherwise specified on the invoice, invoices will be due payable on the last day of the month following the date of the invoice. Total amount due reflects a cash discount. Amount is net and past due thereafter. All claims against invoices must be made within 10 days of the receipt thereof. All amounts past due shall accrue service charges at a rate of 1.5% per month until paid. Purchaser agrees to pay all cost of collection including reasonable attorney's fee for collection of past due amounts, regardless of whether or not a suit is filed. It is agreed that these are contractual and not mere recitals and that agent approving work to be completed has authorized such contract.

Invoice



ALL TERRAIN
Landscaping
 5312 W 9th Street Drive, Suite 120
 Greeley, CO 80634
 (970) 304-1183

Date	Invoice #
8/31/2022	75096

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Bill To
Westside Investment Partners Inc 4100 East Mississippi Ave Suite 500 Denver, CO 80246

Service Address
City Center West Commerical Metro Distric 700 71st Ave Greeley, CO 80634

P.O. Number	Terms	Due Date
	Net 30	9/30/2022

Project
City Center West

Quantity	Item Code	Description	Price Each	Serviced	Amount
1	Fert / Enha...	ENHANCEMENTS MISCELLANEOUS - WORK ORDER 118675 WORK DESCRIPTION: - PROJECT TO INCLUDE TO FOLLOWING, REMOVAL OF 7 DEAD 2INCH CALIBER TREES. REPLACEMENT OF 6 2INCH CALIBER TREES WITH 3 SHADE MASTER HONEY LOCUST AND 3 AUTUMN BLAZE MAPLES TECH COMMENTS: - REMOVED 7 DEAD TREES AND REPLACED 6 TREES. 3 SHADEMASTER HONEY LOCUST AND 3 AUTUMN BLAZE MAPLES No Tax	5,700.00	8/25/2022	5,700.00
			0.00%		0.00

Inst. Name _____
 G/L Code _____ Amount _____
 1696 5700.00
 Dist. Mgr. Initials _____ ae

Thank you for your business! Payment Mailing Address: 5312 W 9th Street Drive, Suite 120, Greeley, CO 80634	Total	\$5,700.00
	Payments/Credits	\$0.00
	Balance Due	\$5,700.00

The Customer agrees to pay the above listed merchandise and labor to the seller in accordance with the following terms: Unless otherwise specified on the invoice, invoices will be due payable on the last day of the month following the date of the invoice. Total amount due reflects a cash discount. Amount is net and past due thereafter. All claims against invoices must be made within 10 days of the receipt thereof. All amounts past due shall accrue service charges at a rate of 1.5% per month until paid. Purchaser agrees to pay all cost of collection including reasonable attorney's fee for collection of past due amounts, regardless of whether or not a suit is filed. It is agreed that these are contractual and not mere recitals and that agent approving work to be completed has authorized such contract.

Invoice



ALL TERRAIN
Landscaping
 5312 W 9th Street Drive, Suite 120
 Greeley, CO 80634
 (970) 304-1183

Date	Invoice #
8/31/2022	75187

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Bill To
Westside Investment Partners Inc 4100 East Mississippi Ave Suite 500 Denver, CO 80246

Service Address
City Center West Commerical Metro Distric 700 71st Ave Greeley, CO 80634

P.O. Number	Terms	Due Date
	Net 30	9/30/2022

Project
City Center West

Quantity	Item Code	Description	Price Each	Serviced	Amount								
1.5	Labor	HAND WATERING - WORK ORDER 118980 WORK DESCRIPTION: - HAND/DEEP WATER THE NEWLY PLANTED TREES ALONG 71ST AVE AND 8TH STREET TECH COMMENTS: - WATERED 7 TREES No Tax	75.00	8/31/2022	112.50								
			0.00%		0.00								
<table border="1"> <tr> <td>Dist. Name</td> <td></td> </tr> <tr> <td>G/L Code</td> <td>Amount</td> </tr> <tr> <td>1696</td> <td>112.50</td> </tr> <tr> <td>Dist. Mgr. Initials</td> <td>aj</td> </tr> </table>			Dist. Name		G/L Code	Amount	1696	112.50	Dist. Mgr. Initials	aj			
Dist. Name													
G/L Code	Amount												
1696	112.50												
Dist. Mgr. Initials	aj												
Thank you for your business! Payment Mailing Address: 5312 W 9th Street Drive, Suite 120, Greeley, CO 80634			Total		\$112.50								
			Payments/Credits		\$0.00								
			Balance Due		\$112.50								

The Customer agrees to pay the above listed merchandise and labor to the seller in accordance with the following terms: Unless otherwise specified on the invoice, invoices will be due payable on the last day of the month following the date of the invoice. Total amount due reflects a cash discount. Amount is net and past due thereafter. All claims against invoices must be made within 10 days of the receipt thereof. All amounts past due shall accrue service charges at a rate of 1.5% per month until paid. Purchaser agrees to pay all cost of collection including reasonable attorney's fee for collection of past due amounts, regardless of whether or not a suit is filed. It is agreed that these are contractual and not mere recitals and that agent approving work to be completed has authorized such contract.

SEP 01 2022

Invoice



ALL TERRAIN
Landscaping
 5312 W 9th Street Drive, Suite 120
 Greeley, CO 80634
 (970) 304-1183

Date	Invoice #
9/1/2022	75317

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Bill To
Westside Investment Partners Inc 4100 East Mississippi Ave Suite 500 Denver, CO 80246

Service Address
City Center West Commerical Metro Distric 700 71st Ave Greeley, CO 80634

P.O. Number	Terms	Due Date	Project
	Net 30	10/1/2022	City Center West

Quantity	Item Code	Description	Price Each	Serviced	Amount								
1	Contract ...	Landscaping Maintenance Contract - September 2022 - Payment 6 of 8 No Tax	1,861.64 0.00%	9/1/2022	1,861.64 0.00								
		<table border="1"> <tr> <td><i>Dist. Name</i></td> <td></td> </tr> <tr> <td><i>G/L Code</i></td> <td><i>Amount</i></td> </tr> <tr> <td><i>1696</i></td> <td><i>1861.64</i></td> </tr> <tr> <td><i>Dist. Mgr: Yarbels</i></td> <td><i>all</i></td> </tr> </table>	<i>Dist. Name</i>		<i>G/L Code</i>	<i>Amount</i>	<i>1696</i>	<i>1861.64</i>	<i>Dist. Mgr: Yarbels</i>	<i>all</i>			
<i>Dist. Name</i>													
<i>G/L Code</i>	<i>Amount</i>												
<i>1696</i>	<i>1861.64</i>												
<i>Dist. Mgr: Yarbels</i>	<i>all</i>												

Thank you for your business! Payment Mailing Address: 5312 W 9th Street Drive, Suite 120, Greeley, CO 80634	Total	\$1,861.64
	Payments/Credits	\$0.00
	Balance Due	\$1,861.64

The Customer agrees to pay the above listed merchandise and labor to the seller in accordance with the following terms: Unless otherwise specified on the invoice, invoices will be due payable on the last day of the month following the date of the invoice. Total amount due reflects a cash discount. Amount is net and past due thereafter. All claims against invoices must be made within 10 days of the receipt thereof. All amounts past due shall accrue service charges at a rate of 1.5% per month until paid. Purchaser agrees to pay all cost of collection including reasonable attorney's fee for collection of past due amounts, regardless of whether or not a suit is filed. It is agreed that these are contractual and not mere recitals and that agent approving work to be completed has authorized such contract.

AUG 30 2022



City of Greeley
 Director of Finance
 P.O. Box 1928
 Greeley, CO 80632-1928

Statement of Account for Utility Service(s)

THANK YOU FOR YOUR PROMPT PAYMENT.

ACCOUNT INFORMATION WATER CHARGES

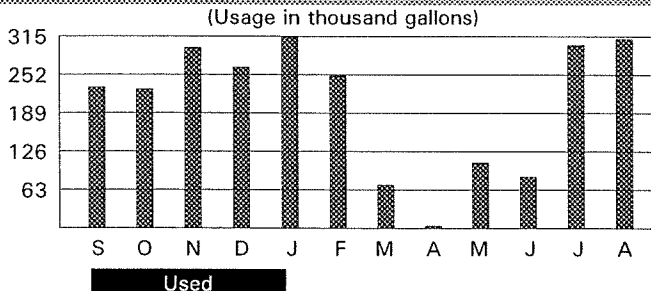
Account Number 073-819658-01 - 8/2022
 Service 959 69TH AVE
 Location

COMMERCIAL WATER	Used	Rate	Amount
Commercial Water	311	5.450	\$1,694.95
Base Charge			\$22.87

METER INFORMATION

Meter ID	Date	Curr Read	Date	Prev Read	Usage
14100063	08/22	14835	07/25	14524	311

CONSUMPTION HISTORY



WATER SERVICE USAGE MESSAGES BILLING SUMMARY

Payments	\$12,575.23-
Bal Fwd	\$0.00
COMMERCIAL WATER	\$1,717.82
STORMWATER	\$704.22

G/L Code	Amount
1705	2422.04
	0.00

CURRENT CHARGES \$2,422.04

TOTAL DUE ON 09/11/22 \$2,422.04

DID YOU KNOW YOU COULD VIEW YOUR WATER USE ONLINE?
 SIGN UP AT GREELEY.WATERSMART.COM VIEW CONSUMPTION, GET TIPS, SIGN UP FOR LEAK ALERTS AND VIEW PAST BILLS AND CONSUMPTION

CONSUMER CONFIDENCE REPORT:
 The City of Greeley's CCR for reporting year 2020 is now available on the website: [HTTP://GREELEYGOV.COM/CCR](http://GREELEYGOV.COM/CCR)

CUSTOMER SERVICE: 970-350-9811

TO PAY YOUR BILL ONLINE WITH NO FEES, GO TO WWW.GREELEYGOV.COM/UTILITYBILL

PARA PAGAR SU FACTURA SIN CARGOS, VAYA A: WWW.GREELEYGOV.COM/UTILITYBILL

YOUR STORMWATER FEE IS CALCULATED USING THE SQFT SHOWN BELOW.
 STORMWATER SQFT: 352580

DETACH AT PERFORATION AND RETURN WITH YOUR REMITTANCE

Account Number	Service Location	Due Date	Amount Due	Amount Enclosed
073-819658-01	959 69TH AVE	09/11/22	\$2,422.04	



City of Greeley
 Director of Finance
 P.O. Box 1928
 Greeley, CO 80632-1928

CITY CENTER WEST COMM METRO DIST
 141 UNION BLVD STE 150
 LAKEWOOD CO 80228

19073-819658010002422048

AUG 30 2022



City of Greeley
 Director of Finance
 P.O. Box 1928
 Greeley, CO 80632-1928

Statement of Account for Utility Service(s)

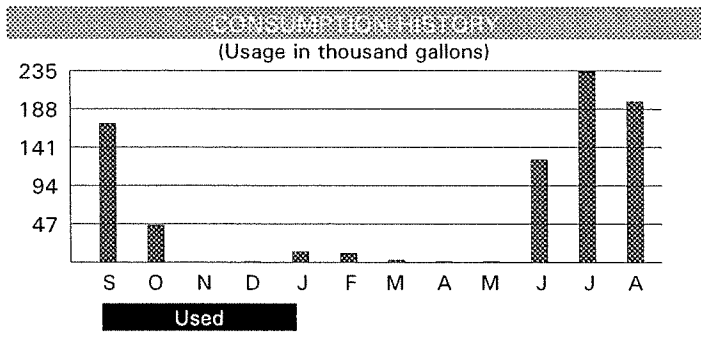
THANK YOU FOR YOUR PROMPT PAYMENT.

ACCOUNT INFORMATION					
Account Number	073-820913-01				
Service Location	7014 8TH ST				

WATER CHARGES			
COMMERCIAL WATER	Used	Rate	Amount
Commercial Water	197	5.450	\$1,073.65
Base Charge			\$22.87

METER INFORMATION					
Meter ID	Date	Curr Read	Date	Prev Read	Usage
15827791	08/22	4848	07/25	4651	197

BILLING SUMMARY	
Payments	\$1,302.25-
Bal Fwd	\$0.00
COMMERCIAL WATER	\$1,096.52



G/L Code	Amount
1705	548.26
Dist. Mtr. Initials	ac
CURRENT CHARGES	\$1,096.52
TOTAL DUE ON 09/11/22	\$1,096.52

CONSUMER CONFIDENCE REPORT:
 The City of Greeley's CCR for reporting year 2020 is now available on the website: [HTTP://GreeleyGov.com/CCR](http://GreeleyGov.com/CCR)

DID YOU KNOW YOU COULD VIEW YOUR WATER USE ONLINE? SIGN UP AT Greeley.WaterSmart.com VIEW CONSUMPTION, GET TIPS, SIGN UP FOR LEAK ALERTS AND VIEW PAST BILLS AND CONSUMPTION

CUSTOMER SERVICE: 970-350-9811

TO PAY YOUR BILL ONLINE WITH NO FEES, GO TO [WWW.GREELEYGOV.COM/UTILITYBILL](http://www.greeleygov.com/utilitybill)

PARA PAGAR SU FACTURA SIN CARGOS, VAYA A: [WWW.GREELEYGOV.COM/UTILITYBILL](http://www.greeleygov.com/utilitybill)

DETACH AT PERFORATION AND RETURN WITH YOUR REMITTANCE

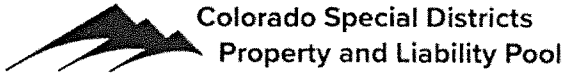
Account Number	Service Location	Due Date	Amount Due	Amount Enclosed
073-820913-01	7014 8TH ST	09/11/22	\$1,096.52	



City of Greeley
 Director of Finance
 P.O. Box 1928
 Greeley, CO 80632-1928

CITY CNTR W COMM AND RES METRO DIST
 141 UNION BLVD STE 150
 LAKEWOOD CO 80228

19073-820913010001096522



Workers' Compensation Coverage Invoice

District: City Center West Commercial Metropolitan District
c/o Special District Management Services, Inc.
141 Union Boulevard, 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	
23WC-61272-0706		61272		1/1/2023		EOD 12/31/2023		8/26/2022	
Class Code	Description	No. of Employees		No. of Volunteers	2023 Rate	2023 Estimated Employee Payroll	2023 Estimated Volunteer Payroll	Estimated Manual Contribution	
		FT	PT						
8811	Board Member Coverage	0	0	5	0.75		\$6,000.00	\$45.00	

Dist. Name	G/L Code	Amount
	1-144	450.00
Dist. Mgr. Initials <i>aw</i>		

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
<hr/>	
Estimated Annual Contribution:	= \$450.00
Pro Rata Factor:	× 1.00
Total Estimated Contribution:	= \$450.00

Total Amount Due: **\$450.00**

**Estimated payroll is subject to yearend audit.
Commission (9% first year and 6% thereafter) is paid to the broker reflected above.**

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, Inc.
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



Workers' Compensation and Employer's Liability Declarations Page

Coverage Number: 23WC-61272-0706
Coverage Period: 1/1/2023 — EOD 12/31/2023

FEIN: 81-1563113
Entity ID: 61272

Named Member:

City Center West Commercial Metropolitan District
c/o Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, CO 80228

Broker of Record:

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

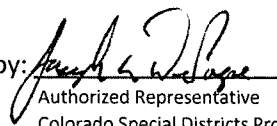
Coverage is provided for only those coverages and classifications indicated below.

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

Class	Description	2023 Estimated Employee Payroll	2023 Estimated Volunteer Payroll
8811	Board Member Coverage		\$6,000.00

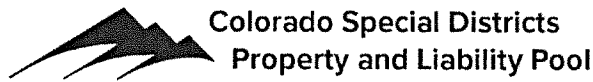
This Declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This Declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at csdpool.org for 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: 8/26/2022



Payment Instructions

The contribution for coverage with the Pool is due upon receipt of this invoice.

We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). For detailed instructions, please click [here](#) or go to csdpool.org/documents. You can also find an FAQ [here](#) or go to the E-Bill Express logon screen.
2. Mail your check to:
Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, Inc.
PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, Inc.
1800 SW 1st Ave, Suite 400
Portland, OR 97201

To ensure that your payment is accurately applied, please always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60th day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.

AUG 18 2022

McGEADY BECHER P.C.
 450 E. 17th Avenue, Ste 400
 Denver, CO 80203
 (303) 592-4380

City Center West Commercial Metropolitan District SDMSI 141 Union Boulevard Suite 150 Lakewood, CO 80228	Dist. Name C/L Code 1-675 Dist. Mgr. Initials	Amount 8216.75	Account No. 914B
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ATTN: Accounts Payable (1)

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 07/31/2022
 914B

Payments received after 07/31/2022 are not included on this statement.

McGEADY BECHER P.C.

PREVIOUS BALANCE	FEES	EXPENSES	ADVANCES	PAYMENTS	BALANCE
914-0004 BOARD MEETINGS & MINUTES 1,784.00	450.00	0.00	0.00	-45.00	\$2,189.00
914-0005 BUDGETS 217.50	0.00	0.00	0.00	0.00	\$217.50
914-0007 GENERAL INFORMATION STATEMENTS 22.50	0.00	0.00	0.00	0.00	\$22.50
914-0008 DISTRICT MAPS 52.50	0.00	0.00	0.00	0.00	\$52.50
914-0013 ELECTIONS 91.50	0.00	0.00	0.00	-22.50	\$69.00
914-0014 DIRECTORS' OATHS & BONDS 169.50	45.00	0.00	0.00	0.00	\$214.50
914-0015 AUDITS 1,462.50	0.00	0.00	0.00	-135.00	\$1,327.50
914-0019 CONFLICT OF INTEREST DISCLOSURES 187.50	0.00	0.00	0.00	0.00	\$187.50
914-0299 OFFICIAL RECORDS MAINTENANCE 37.50	0.00	0.00	0.00	-12.50	\$25.00
914-0300 INTERGOVERNMENTAL AGREEMENTS 22.50	0.00	0.00	0.00	0.00	\$22.50

PREVIOUS BALANCE	FEES	EXPENSES	ADVANCES	PAYMENTS	BALANCE
914-0901 BONDS 2014 20.00	0.00	0.00	0.00	0.00	\$20.00
914-0902 BONDS 2019 4,115.75	0.00	0.00	0.00	0.00	\$4,115.75
914-1299 ANNUAL REPORTS - SERVICE PLAN 0.00	22.50	0.00	0.00	0.00	\$22.50
914-2103 OPERATION FUNDING AGREEMENTS 75.00	0.00	0.00	0.00	0.00	\$75.00
914-2105 FACILITIES FUNDING & ACQUISITION AGREEMENT 30.00	0.00	0.00	0.00	0.00	\$30.00
914-2401 DUE DILIGENCE RESPONSE 562.50	0.00	0.00	0.00	0.00	\$562.50
914-9003 INCLUSIONS 2022 0.00	3,022.50	0.00	0.00	0.00	\$3,022.50
<u>8,850.75</u>	<u>3,540.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-215.00</u>	<u>\$12,175.75</u>

Bond issues \$3752.75
12/31/2021 Invoice \$634.00 +
2/28/2022 Invoice \$290.00 +

\$4676.75
Plus Invoice + \$3540.00

\$8216.75

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(303) 592-4380

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Account No. 914-0004B
Invoice No. 106630

City Center West Commercial Metropolitan District
SDMSI
141 Union Boulevard
Suite 150
Lakewood, CO 80228

ATTN: Accounts Payable (1)

BOARD MEETINGS & MINUTES

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$1,784.00

		HOURS	AMOUNT
07/06/2022	Review District action items and update compliance tracking regarding same	1.00	225.00
07/07/2022	Attention to correspondence regarding Board resignation and vacancy	0.10	37.50
07/20/2022	Attention to pre-meeting matters; Draft Notice of Vacancy	<u>0.50</u>	<u>187.50</u>
	FOR CURRENT SERVICES RENDERED THIS MATTER:	1.60	450.00

RECAPITULATION

<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL:</u>
Suzanne M. Meintzer	0.60	\$375.00	\$225.00
Catherine V. Will	1.00	225.00	225.00

TOTAL CURRENT BALANCE: 450.00

07/07/2022 Payment received-Thank you. -45.00

BALANCE DUE: \$2,189.00

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
450.00	630.00	795.00	0.00	0.00	314.00

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Lakewood, CO 80228

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Invoice No. 106631

ATTN: Accounts Payable (1)

BUDGETS

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$217.50

BALANCE DUE: \$217.50

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	0.00	0.00	0.00	217.50

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City Center West Commercial Metropolitan District
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Invoice No. 106632

ATTN: Accounts Payable (1)

GENERAL INFORMATION STATEMENTS

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$22.50

BALANCE DUE: \$22.50

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	0.00	0.00	22.50	0.00

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ATTN: Accounts Payable (1)

DISTRICT MAPS

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$52.50

BALANCE DUE: \$52.50

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	0.00	0.00	0.00	52.50

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Account No. 914-0013B
Invoice No. 106634

ATTN: Accounts Payable (1)

ELECTIONS

Payments received after 07/31/2022 are not included on this statement.

	PREVIOUS BALANCE THIS MATTER:					\$91.50
07/07/2022	Payment received-Thank you.					-22.50
	BALANCE DUE:					<u>\$69.00</u>
		PAST DUE AMOUNTS:				
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
	0.00	46.50	0.00	0.00	22.50	0.00

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Account No. 914-0014B
Invoice No. 106635

City Center West Commercial Metropolitan District
SDMSI
141 Union Boulevard
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ATTN: Accounts Payable (1)

DIRECTORS' OATHS & BONDS

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$169.50

		HOURS	AMOUNT
07/25/2022	Review correspondence regarding potential resignations and new appointees to Board	0.10	22.50
07/26/2022	Attention to Division of Local Government acceptances of Director Oaths	0.10	22.50
	FOR CURRENT SERVICES RENDERED THIS MATTER:	0.20	45.00

RECAPITULATION

<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL:</u>
Catherine V. Will	0.20	\$225.00	\$45.00

TOTAL CURRENT BALANCE: 45.00

BALANCE DUE: \$214.50

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
45.00	0.00	169.50	0.00	0.00	0.00

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Lakewood, CO 80228

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Account No. 914-0015B
Invoice No. 106636

ATTN: Accounts Payable (1)

AUDITS

Payments received after 07/31/2022 are not included on this statement.

	PREVIOUS BALANCE THIS MATTER:					\$1,462.50
07/07/2022	Payment received-Thank you.					-135.00
	BALANCE DUE:					<u>\$1,327.50</u>
		PAST DUE AMOUNTS:				
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
	0.00	1,177.50	150.00	0.00	0.00	0.00

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Account No. 914-0019B
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ATTN: Accounts Payable (1)

CONFLICT OF INTEREST DISCLOSURES

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$187.50

BALANCE DUE: \$187.50

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	187.50	0.00	0.00	0.00	0.00

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Account No. 914-0299B
Invoice No. 106638

ATTN: Accounts Payable (1)

OFFICIAL RECORDS MAINTENANCE

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$37.50

07/07/2022 Payment received-Thank you. -12.50

BALANCE DUE: \$25.00

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	12.50	0.00	12.50	0.00

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07/31/2022
Account No. 914-0300B
Invoice No. 106639

ATTN: Accounts Payable (1)

INTERGOVERNMENTAL AGREEMENTS

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$22.50

BALANCE DUE: \$22.50

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	22.50	0.00	0.00	0.00

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07/31/2022
Account No. 914-0901B
Invoice No. 106640

ATTN: Accounts Payable (1)

BONDS 2014

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$20.00

BALANCE DUE: \$20.00

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	0.00	0.00	0.00	20.00

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07/31/2022
Account No. 914-0902B
Invoice No. 106641

ATTN: Accounts Payable (1)

BONDS 2019

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$4,115.75

BALANCE DUE: \$4,115.75

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	205.50	0.00	157.50	3,752.75

McGEADY BECHER P.C.
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Denver, CO 80203
(303) 592-4380

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 Account No. 914-1299B
 Invoice No. 106642

City Center West Commercial Metropolitan District
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 Lakewood, CO 80228

ATTN: Accounts Payable (1)

ANNUAL REPORTS - SERVICE PLAN

Payments received after 07/31/2022 are not included on this statement.

		HOURS	AMOUNT
07/20/2022	Attention to Division of Local Government acceptance of 2021 Annual Report received	0.10	22.50
	FOR CURRENT SERVICES RENDERED THIS MATTER:	0.10	22.50
RECAPITULATION			
<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL:</u>
Catherine V. Will	0.10	\$225.00	\$22.50
TOTAL CURRENT BALANCE:			22.50
BALANCE DUE:			<u>\$22.50</u>

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07/31/2022
Account No. 914-2103B
Invoice No. 106643

ATTN: Accounts Payable (1)

OPERATION FUNDING AGREEMENTS

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$75.00

BALANCE DUE: \$75.00

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	0.00	0.00	75.00	0.00

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City Center West Commercial Metropolitan District
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07/31/2022
Account No. 914-2105B
Invoice No. 106644

ATTN: Accounts Payable (1)

FACILITIES FUNDING & ACQUISITION AGREEMENT

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$30.00

BALANCE DUE: \$30.00

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	0.00	0.00	0.00	30.00

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City Center West Commercial Metropolitan District
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07/31/2022
Account No. 914-2401B
Invoice No. 106645

ATTN: Accounts Payable (1)

DUE DILIGENCE RESPONSE

Payments received after 07/31/2022 are not included on this statement.

PREVIOUS BALANCE THIS MATTER: \$562.50

BALANCE DUE: \$562.50

PAST DUE AMOUNTS:

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	562.50	0.00	0.00	0.00

McGEADY BECHER P.C.
450 E. 17th Avenue, Ste 400
Denver, CO 80203
(303) 592-4380

Page 1
07/31/2022
Account No. 914-9003B
Invoice No. 106646

City Center West Commercial Metropolitan District
SDMSI
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Suite 150
Lakewood, CO 80228

ATTN: Accounts Payable (1)

INCLUSIONS 2022

Payments received after 07/31/2022 are not included on this statement.

		HOURS	AMOUNT
07/12/2022	Telephone conference with Mr. Eichert regarding inclusion requirement and related district matters; Meeting follow-up	0.60	315.00
07/19/2022	Review plat and legal description documents	0.30	157.50
07/20/2022	Review inclusion requirements; Emails and telephone calls regarding same	0.50	262.50
	Draft documents related to 2022 inclusion; Transmittal of same to Ms. Meintzer for review	1.50	337.50
07/22/2022	Conference regarding and review inclusion requirements; Review related documents; Related emails	0.60	315.00
07/25/2022	Telephone conference with Ms. Becher regarding inclusion matters; Research regarding the inclusion parcel; Draft memorandum to Ms. Becher regarding same; Review and comment on Notice of Inclusion, Petition for Inclusion, and Resolution for Inclusion	2.30	862.50
	Telephone conference with Ms. Meintzer regarding inclusion requirements; Review related documents	0.60	315.00
07/26/2022	Finalize Inclusion Hearing Notice and transmittal of same for publication	0.20	45.00
	Email correspondence regarding status of inclusion	0.20	105.00
	Correspondence regarding the Petition for Inclusion	0.40	150.00
07/27/2022	Telephone conference with Mr. Moore and Mr. Schroeder regarding inclusion timing and requirements; Conference with team regarding same	0.30	157.50
	FOR CURRENT SERVICES RENDERED THIS MATTER:	7.50	3,022.50

RECAPITULATION

<u>TIMEKEEPER</u>	<u>HOURS</u>	<u>HOURLY RATE</u>	<u>TOTAL:</u>
Suzanne M. Meintzer	2.70	\$375.00	\$1,012.50
Megan Becher	3.10	525.00	1,627.50
Catherine V. Will	1.70	225.00	382.50

City Center West Commercial Metropolitan District

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Account No. 914-9003B
Invoice No. 106646

INCLUSIONS 2022

TOTAL CURRENT BALANCE: 3,022.50

BALANCE DUE: \$3,022.50

Cyndi Walter

From: Tanya Sanchez <tsanchez@specialdistrictlaw.com>
Sent: Tuesday, August 30, 2022 12:08 PM
To: Cyndi Walter
Subject: RE: 914 City Center West Commercial MD
Attachments: 914 - City Center West Commerical (12-2021) .pdf; 914 - City Center West Commerical (AR).pdf

The previous billing coordinator did not save the December invoices with coversheet in our system. I was able to pull all the invoices without the coversheet. Am hoping this will work for you.

You are correct, the amount outstanding from 04/30/2020 – 02/28/2022 is \$4,676.75. The bond issues are in the amount of \$3,752.75.

From: Cyndi Walter <cwalter@sdmsi.com>
Sent: Tuesday, August 30, 2022 11:15 AM
To: Tanya Sanchez <tsanchez@specialdistrictlaw.com>
Subject: RE: 914 City Center West Commercial MD

Hello Tanya,

So Diana and I went through the invoices that you sent over for City Center, can you send me the full invoice for 12/31/2021 as that invoice was never received. You sent me the 2/28/2022 and that invoice was never paid either, so we will include these two invoices in the September claims.

What we came up with outstanding is \$4,676.75, which mean there is \$3,752.75 in Bond issues owed and the above two invoices. Let me know if you come up with something else. Feel free to call me if you need too. Hope this all makes sense.

Thanks,

Cyndi Walter

SDMS

Special District
Management
Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
cwalter@sdmsi.com
Phone: 303-987-0835

From: Tanya Sanchez <tsanchez@specialdistrictlaw.com>
Sent: Monday, August 29, 2022 4:06 PM
To: Cyndi Walter <cwalter@sdmsi.com>
Subject: RE: 914 City Center West Commercial MD

I appreciate all your help today. I attached Accounts Receivable by Invoice for your review. Also, included are the invoices.

Let me know if I missed anything.

Tanya Sanchez

From: Cyndi Walter <cwalter@sdmsi.com>
Sent: Monday, August 29, 2022 3:05 PM
To: Tanya Sanchez <tsanchez@specialdistrictlaw.com>
Subject: RE: 914 City Center West Commercial MD

Hello again Tanya,

You are at the right place for this district. So what you are telling me is that you have an invoice open from April 2020 for this district? Can you send me a copy? Once I receive I will check it out. Also, can you tell me how much money is owed?

Thanks,

Cyndi Walter

SDMS

Special District
Management
Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
cwalter@sdmsi.com
Phone: 303-987-0835

From: Tanya Sanchez <tsanchez@specialdistrictlaw.com>
Sent: Monday, August 22, 2022 3:48 PM
To: Cyndi Walter <cwalter@sdmsi.com>
Subject: 914 City Center West Commercial MD

Hey Cyndi,

I am looking to get an update on the outstanding invoices for City West Commercial MD. We have invoice going as far back as April 2020.

Can you help with this or direct me to in the right direction?

I hope the weekend treated you well.

Tanya Sanchez
Billing Coordinator
McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203-1254
Phone: 303.592.4380
Fax: 303.592.4385
Email: tsanchez@specialdistrictlaw.com
www.specialdistrictlaw.com



The information contained in this communication including any metadata in respect to this message or any attachments hereto is confidential, may constitute inside information, is intended only for the use of the addressee, and is the property of McGeady Becher PC. Unauthorized use, disclosure or



Special District Management Services, Inc.

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303-987-0835 | Fax: 303-987-2032
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City Center West Commercial Metropolitan District
141 Union Boulevard, Suite 150
Lakewood, CO 80228

Statement Date: 08/31/2022
Account No. CCWCMD.00

Invoice for Services Rendered - 08/31/2022

Table with 2 columns: G/L Code and Amount. Handwritten entries include 1014 (725.20), 1080 (3397.90), and initials.

Main invoice table with columns: Previous Balance, Fees, Expenses, Advances, Payments, Balance. Rows include categories like Board Meetings, Management Matters, Records Management, etc.



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Statement Date: 08/31/2022
Statement No. 109792
Account No. CCWCMD.00

City Center West Commercial Metropolitan District

Previous Balance	Fees	Expenses	Advances	Payments	Balance
CCWCMD-14 Financial-Bond Matters 1,596.00	0.00	0.00	0.00	0.00	\$1,596.00
CCWCMD-15 Financial-Bond Compliance 28.00	177.60 <i>1614</i>	0.00	0.00	0.00	\$205.60
CCWCMD-16 Management-Bond Matters 1,935.58	0.00	0.00	0.00	0.00	\$1,935.58
CCWCMD-19 Field Maintenance and Repair 0.00	544.00	0.00	0.00	0.00	\$544.00
CCWCMD-20 Operations Matters 190.00	1,159.00	0.00	0.00	-190.00	\$1,159.00
CCWCMD-24 Website Design/Maintenance 19.00	77.00	0.00	0.00	-19.00	\$77.00
<u>5,686.58</u>	<u>3,994.80</u>	<u>128.30</u>	<u>0.00</u>	<u>-2,127.00</u>	<u>\$7,682.68</u>

\$ 412310

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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
Statement No. 109775
Account No. CCWCMD.00

Expenses

08/15/2022	Mileage for on site meeting.	40.00
08/17/2022	Mileage for the meeting.	82.50
08/31/2022	Duplicating, August, 2022.	5.80
	Total Expenses	<u>128.30</u>
	Total Current Work	128.30
	Previous Balance	\$5.40

Payments

08/22/2022	Payment	-5.40
	Balance Due	<u>\$128.30</u>



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Statement Date: 08/31/2022
Statement No. 109776
Account No. CCWCMD.01

City Center West Commercial Metropolitan District

Board Meetings

Fees

			Hours	
08/01/2022	CE	Contact Board Members to verify a quorum to the August 9, 2022 meeting.	0.20	29.60
	AP	Revise Minutes for the June 6, 2022 meeting and agenda for the August 9, 2022 meeting with Manager comments. Transmit to Attorney for review.	0.10	14.80
08/04/2022	AP	Board Meeting Preparation	0.10	14.80
	AP	Revise Minutes for the June 6, 2022 meeting and agenda for the August 9, 2022 meeting with Attorney comments. Request missing enclosures. Compile and finalize meeting packet for distribution to the Board. Distribute meeting packet to the Board and consultants. Prepare Meeting Notice for posting. Transmit Notice to post on the District's website.	1.00	148.00
	AF	Update Agenda for the August 9, 2022 Board meeting. Conference with staff regarding resignation and appointment of Board members.	0.30	57.00
08/08/2022	AF	Review and respond to emails regarding resignation of Director Schmitz. Notify staff.	0.10	19.00
08/09/2022	AF	Preparation for and attend the August 9, 2022 Board meeting. Prepare post meeting notes. Conference with staff regarding action items.	0.70	133.00
	AP	Oath, Certificate of Appointment, District Pages Director Langley	0.50	74.00
08/22/2022	AF	Conference with staff regarding resignation of Director Smith from Board of Directors.	0.10	19.00
		For Current Services Rendered	3.10	509.20
		Total Current Work		509.20
		Previous Balance		\$458.40

Payments

08/22/2022		Payment		-458.40
		Balance Due		<u>\$509.20</u>

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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
 Statement No. 109777
 Account No. CCWCMD.02

Management Matters

Fees

			Hours	
08/05/2022	AF	Review and execute documents.	0.20	38.00
08/10/2022	AF	Review and approve invoices.	0.30	57.00
08/16/2022	AF	Telephone conversation and emails with Marci Gustafson regarding an Estoppel Certificate. Review and respond to emails with Director Moore regarding same. Telephone conversation with Paul Lorenz regarding 2023 proposal for landscape maintenance services	0.60	114.00
08/17/2022	AF	Review and respond to emails with Attorney Becher regarding Estoppel Certificate.	0.20	38.00
08/26/2022	AF	Review and respond to emails with Rob Stanley regarding June 30, 2022 financial statements.	0.10	19.00
08/31/2022	CE	Open & distribute mail for month of August 2022.	<u>0.20</u>	<u>29.60</u>
		For Current Services Rendered	1.60	295.60
		Total Current Work		295.60
		Previous Balance		\$171.00

Payments

08/22/2022	Payment			-171.00
	Balance Due			<u>\$295.60</u>

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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
 Statement No. 109778
 Account No. CCWCMD.03

Records Management

Fees

			Hours	
08/04/2022	AP	Research the execution of documents approved or adopted during the March 11, 2020, November 2, 2020, November 22, 2021 and June 6, 2022 meetings.	1.80	266.40
08/09/2022	KS	Update SDMS contacts regarding the Resignation of Mr. Schmitz.	0.10	14.80
08/12/2022	KS	Verify website link to the DLG.	0.10	14.80
08/17/2022	AP	Revise the Oath of Office and Certificate of Appointment. Transmit for execution.	0.20	29.60
08/23/2022	KS	Update SDMS contacts regarding the resignation of Director Kevin Smith from the Board.	<u>0.10</u>	<u>14.80</u>
		For Current Services Rendered	2.30	340.40
		Total Current Work		340.40
		Previous Balance		\$14.80

Payments

08/22/2022	Payment			-14.80
	Balance Due			<u>\$340.40</u>

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Statement Date: 08/31/2022
Statement No. 109779
Account No. CCWCMD.04

City Center West Commercial Metropolitan District

Legal Matters

	Previous Balance		\$38.00
		<u>Payments</u>	
08/22/2022	Payment		-38.00
	Balance Due		<u>\$0.00</u>



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Statement Date: 08/31/2022
Statement No. 109780
Account No. CCWCMD.05

City Center West Commercial Metropolitan District

Insurance Matters

Fees

			Hours	
08/17/2022	KS	Prepare Colorado Special Districts Property and Liability Pool Proxy for the SDA Conference and transmit.	<u>0.10</u>	<u>14.80</u>
		For Current Services Rendered	<u>0.10</u>	<u>14.80</u>
		Total Current Work		14.80
		Balance Due		<u><u>\$14.80</u></u>

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Statement Date: 08/31/2022
 Statement No. 109781
 Account No. CCWCMD.07

City Center West Commercial Metropolitan District

Statutory Compliance Matters

Fees

			Hours	
08/29/2022	AP	Revise the 2021 Annual Report with Attorney comments. Compile Exhibits. Transmit to Manager for final review.	0.60	88.80
	AF	Review and revise 2021 Annual Report.	0.30	57.00
08/31/2022	AF	Conference with staff regarding the 2021 Annual Report.	0.30	57.00
	AP	Correspondence in regards to the 2021 Annual Report.	<u>0.20</u>	<u>29.60</u>
		For Current Services Rendered	1.40	232.40
		Total Current Work		232.40
		Previous Balance		\$253.60

Payments

08/22/2022	Payment			-253.60
	Balance Due			<u>\$232.40</u>



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Statement Date: 08/31/2022
Statement No. 109782
Account No. CCWCMD.08

City Center West Commercial Metropolitan District

Election Matters

	Previous Balance		\$14.80
		<u>Payments</u>	
08/22/2022	Payment		-14.80
	Balance Due		<u>\$0.00</u>

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Statement Date: 08/31/2022
 Statement No. 109783
 Account No. CCWCMD.09

City Center West Commercial Metropolitan District

Financial Matters

Fees

			Hours	
08/01/2022	DG	Download and save monthly statement from First Bank.	0.10	14.80
08/02/2022	CLW	Print and file invoices for current month's accounts payable.	0.30	44.40
08/08/2022	CLW	Compile and code invoices for August payments. Transmit invoices to District Manager for review and approval.	0.20	29.60
08/09/2022	JHR	Download and save July property tax distribution statements.	0.10	14.80
08/10/2022	SB	Review and respond to correspondence with Ms. Finn regarding the District's Board changes.	0.10	14.80
	SB	Review correspondence from UMB. Review, download and save the July 30, 2022 statements.	0.20	29.60
08/12/2022	CLW	Scan invoices, upload into Bill.Com and input invoice detail. Create unpaid invoice report and save to E-Drive. Process automatic payments. Complete sync with Caselle. Update general ledger	0.40	59.20
08/16/2022	CLW	Review Bill.com approval for August. Confirm payables are scheduled for release.	0.10	14.80
	SB	Retrieve tax distribution reports and update tax schedule. Reconcile accounts and verify account balances. Review and approve August AP in Bill.com. Authorize release of AP in Bill.com.	0.50	74.00
08/18/2022	SB	Review correspondence from Bill.com. Verify account balances and approve monthly subscription fee draft.	0.10	14.80
08/19/2022	JHR	Prepare July bank reconciliation and process journal entries.	0.90	133.20
08/30/2022	CLW	Research and respond to payment status request from McGeady Becher, P.C.	0.40	59.20
		For Current Services Rendered	3.40	503.20
		Total Current Work		503.20
		Previous Balance		\$947.20

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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
Statement No. 109783
Account No. CCWCMD.09

Payments

08/22/2022	Payment	-947.20
	Balance Due	<u>\$503.20</u>

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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
 Statement No. 109784
 Account No. CCWCMD.11

Management-Budget Matters

Fees

			Hours	
08/25/2022	KS	Receive and record 2022 Preliminary AV to electronic and hard copy systems. Update system tracking sheet. Transmit to District Manager, Paralegal and Accountant.	0.20	29.60
08/26/2022	AF	Review preliminary A.V. For Current Services Rendered	0.10 0.30	19.00 48.60
		Total Current Work		48.60
		Balance Due		<u>\$48.60</u>

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Statement Date: 08/31/2022
Statement No. 109785
Account No. CCWCMD.12

City Center West Commercial Metropolitan District

Financial-Audit Matters

Fees

			Hours	
08/09/2022	JHR	Search State Auditor website for status of 2021 audit filing. Correspond with Auditor regarding same.	0.20	29.60
08/10/2022	SB	Review and respond to correspondence with Ms. Finn regarding the District's 2021 audit and status.	0.10	14.80
		For Current Services Rendered	0.30	44.40
		Total Current Work		44.40
		Balance Due		<u>\$44.40</u>

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Statement Date: 08/31/2022
 Statement No. 109786
 Account No. CCWCMD.13

City Center West Commercial Metropolitan District

Management-Audit Matters

Fees

			Hours	
08/09/2022	AF	Follow up on the status of the 2021 audit.	0.10	19.00
	KS	Correspondence with Auditor regarding status of Audit. Receive and record 2021 Final Audit and confirmation of submittal to electronic and hard copy systems. Update system tracking sheet.	<u>0.20</u>	<u>29.60</u>
		For Current Services Rendered	0.30	48.60
		Total Current Work		48.60
		Previous Balance		\$14.80

Payments

08/22/2022		Payment		-14.80
		Balance Due		<u>\$48.60</u>



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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
Statement No. 109787
Account No. CCWCMD.14

Financial-Bond Matters

Previous Balance \$1,596.00

Balance Due \$1,596.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	0.00	0.00	0.00	0.00	1,596.00

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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
 Statement No. 109788
 Account No. CCWCMD.15

Financial-Bond Compliance

Fees

		Hours				
08/09/2022	DMS Prepare and file 2Q22 Continuing Disclosure on MSRB's EMMA website, as required. Communicate with trustee and counsel re: same.	1.20	177.60			
	For Current Services Rendered	1.20	177.60			
	Total Current Work		177.60			
	Previous Balance		\$28.00			
	Balance Due		<u>\$205.60</u>			
Aged Due Amounts						
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
	177.60	0.00	0.00	0.00	0.00	28.00

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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
 Statement No. 109789
 Account No. CCWCMD.16

Management-Bond Matters

Previous Balance \$1,935.58

Balance Due \$1,935.58

Aged Due Amounts					
0-30	31-60	61-90	91-120	121-180	181+
0.00	0.00	0.00	0.00	0.00	1,935.58

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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
Statement No. 109790
Account No. CCWCMD.19

Field Maintenance and Repair

Fees

			Hours	
08/15/2022	SO	On site meeting with Ann Finn.	2.30	184.00
08/17/2022	NW	Perform locates.	4.50	360.00
		For Current Services Rendered	6.80	544.00
		Total Current Work		544.00
		Balance Due		<u>\$544.00</u>

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City Center West Commercial Metropolitan District

Statement Date: 08/31/2022
 Statement No. 109791
 Account No. CCWCMD.20

Operations Matters

Fees

			Hours	
08/02/2022	AF	Review and respond to emails with Mike Sandene regarding water surcharge, water audit and tree replacements. Telephone conversation with the City regarding the dead tree and warning. Follow up with All Terrain regarding water audit and proposal for tree replacements. Conference with staff regarding water invoices. Review tree replacement proposal. Emailed Matt Wertz regarding a map showing the location of the trees. Emailed Director Moore for review and execution. Telephone conversation with Matt Wertz regarding scheduling a site visit.	2.00	380.00
08/09/2022	AF	Conference with staff regarding obtaining proposals for 2023 snow removal services and landscape maintenance services.	0.20	38.00
08/12/2022	AF	Review and respond to emails with Director Moore regarding O&M services for 2023. Review emails concerning damage caused to District property by the City of Greeley. Coordinate site visit with Matt Wertz.	0.30	57.00
08/15/2022	AF	Preparation for and attend site visit with Matt Wertz and Shad Ortiz. Emailed Matt Wertz regarding irrigation leak. Review and respond to emails concerning tree replacements.	3.00	570.00
08/18/2022	AF	Emailed Rob Stanley regarding landscape maintenance contractors. Emailed Matt Wertz regarding irrigation repairs.	0.20	38.00
08/23/2022	AF	Review and respond to emails with Rob Stanley regarding landscape contractors.	0.20	38.00
08/30/2022	AF	Follow up with code enforcement regarding tree replacements and prairie dogs problem.	0.20	38.00
		For Current Services Rendered	6.10	1,159.00
		Total Current Work		1,159.00
		Previous Balance		\$190.00

Payments

08/22/2022	Payment			-190.00
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Statement Date: 08/31/2022
Statement No. 109791
Account No. CCWCMD.20

City Center West Commercial Metropolitan District

Balance Due

\$1,159.00

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Statement Date: 08/31/2022
 Statement No. 109792
 Account No. CCWCMD.24

City Center West Commercial Metropolitan District

Website Design/Maintenance

Fees

			Hours	
08/04/2022	PSR	Post agenda to website.	0.20	20.00
08/25/2022	AF	Review and respond to emails and telephone conversations with Chris Haywood (TownCloud) regarding website. Reviw proposal. Review and respond to emails with attorney regarding Subscription Agreement.	<u>0.30</u>	<u>57.00</u>
		For Current Services Rendered	0.50	77.00
		Total Current Work		77.00
		Previous Balance		\$19.00

Payments

08/22/2022	Payment			-19.00
	Balance Due			<u>\$77.00</u>



AUG 15 2022

YOUR MONTHLY ELECTRICITY USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	75° F	77° F
Electricity kWh	7.9	7.9
Electricity Cost	\$1.64	\$1.68

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	07/07/22 - 08/05/22	229 kWh	\$48.61
Current Charges			\$48.61
ACCOUNT BALANCE (Balance de su cuenta)			
Previous Balance	As of 07/07		\$44.34
Payment Received	Auto Pay 07/27		-\$44.34 CR
Balance Forward			\$0.00
Current Charges			\$48.61
Amount Due (Cantidad a pagar)			\$48.61

INFORMATION ABOUT YOUR BILL

Thank you for your payment.

Auto Pay Invoice 1705
Approval -

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

AB 01 004209 07757 H 18 A



CITY CENTER COMM WEST METRO DIST
 C/O SPECIAL DISTRICT MGMT SERVICES
 141 UNION BLVD STE 150
 LAKEWOOD CO 80228-1898

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0013257744-8	08/25/2022	\$48.61	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

AUGUST						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



XCEL ENERGY
 P.O. BOX 9477
 MPLS MN 55484-9477

32 53082522 00132577448 0000000486100000004861



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
CITY CENTER COMM W METRO DIST 7059 W 10TH ST UNIT MON SIGN GREELEY, CO 80634	53-0013257744-8	08/25/2022	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	791022366	08/05/2022	\$48.61

SERVICE ADDRESS: 7059 W 10TH ST UNIT MON SIGN GREELEY, CO 80634
 NEXT READ DATE: 09/06/22

ELECTRICITY SERVICE DETAILS

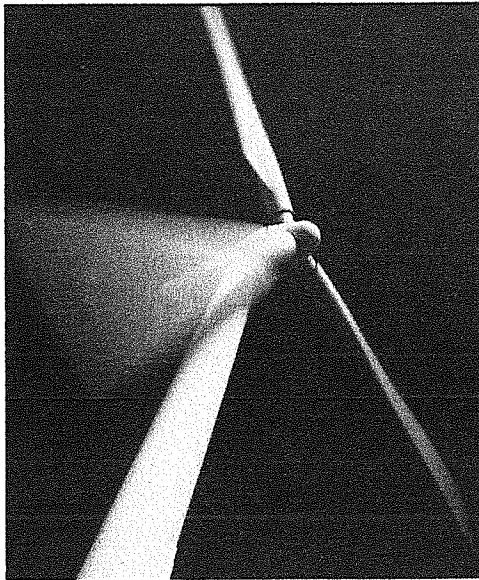
PREMISES NUMBER: 304437553
 INVOICE NUMBER: 0983011585

METER READING INFORMATION			
METER 1090893	Read Dates: 07/07/22 - 08/05/22 (29 Days)		
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	25375 Actual	25146 Actual	229 kWh

ELECTRICITY CHARGES

RATE: C Commercial Service

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$10.68
Commercial Service	229 kWh	\$0.088520	\$20.27
Trans Cost Adj	229 kWh	\$0.000860	\$0.20
Elec Commodity Adj	229 kWh	\$0.033820	\$7.74
Demand Side Mgmt Cost	229 kWh	\$0.001390	\$0.32
Purch Cap Cost Adj	229 kWh	\$0.003460	\$0.79
GRSA E	229 kWh	\$0.011700	\$2.68
Trans Elec Plan	229 kWh	\$0.000540	\$0.12
Renew. Energy Std Adj			\$0.42
Colo Energy Plan Adj			\$0.42
Energy Assistance Chg			\$0.50
Subtotal			\$44.14
Franchise Fee		3.00%	\$1.31
Sales Tax			\$3.16
Total			\$48.61



ENERGY AT AN AFFORDABLE COST.

We're investing in clean energy. While providing the same safe, reliable energy that you've always known at an affordable cost.



TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today!

There are two ways to contribute:

1. Visit the Energy Outreach Colorado website at www.energyoutreach.org to make a one-time donation.
2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.

MONTHLY DONATION:

\$20 _____ \$10 _____ \$5 _____ Other _____

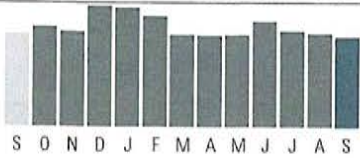




SEP 07 2022

SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
CITY CENTER COMM W METRO DIST 7059 W 10TH ST UNIT MON SIGN GREELEY, CO 80634	53-0013257744-8	09/23/2022	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	794845834	09/02/2022	\$48.09

YOUR MONTHLY ELECTRICITY USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	73° F	74° F
Electricity kWh	7.9	7.9
Electricity Cost	\$1.64	\$1.72

SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Electricity Service	08/05/22 - 09/02/22	221 kWh	\$48.09
Current Charges			\$48.09

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 08/05	\$48.61
Payment Received	Auto Pay 08/25	-\$48.61 CR
Balance Forward		\$0.00
Current Charges		\$48.09
Amount Due (Cantidad a pagar)		\$48.09

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

INFORMATION ABOUT YOUR BILL

The Energy Assistance Charge is required by state law to fund programs that help income-qualified Coloradans pay their utility bills. Starting Oct. 1, 2022, this monthly charge will rise to 75 cents on electric and 75 cents on natural gas service. You may opt out of these charges by calling 800-895-4999 or find out how to get help at 866-HEAT-HELP (866-432-8435). See reverse for details.

The Extraordinary Gas Cost Recovery Rider (EGCRR) collects the cost of natural gas used in Colorado during Winter Storm Uri (February 2021). It will appear on electric bills for the next 24 months and natural gas bills for the next 30 months. If you receive both services from us, you will see two EGCRR charges on your bill. See if you qualify for bill payment help: xcelenergy.com/EnergyAssistance.

Thank you for your payment.

Auto Pay Invoice 1705
Approval-

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0013257744-8	09/23/2022	\$48.09	Automated Bank Payment

SEPTEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Your bill is paid through an automated bank payment plan.



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

AB 01 002732 46334 H 15 A



CITY CENTER COMM WEST METRO DIST
 C/O SPECIAL DISTRICT MGMT SERVICES
 141 UNION BLVD STE 150
 LAKEWOOD CO 80228-1898



XCEL ENERGY
 P.O. BOX 9477
 MPLS MN 55484-9477

32 53092322 00132577448 0000000480900000004809

002732 1/3



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE	
CITY CENTER COMM W METRO DIST 7059 W 10TH ST UNIT MON SIGN GREELEY, CO 80634	53-0013257744-8	09/23/2022	
	STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
	794845834	09/02/2022	\$48.09

SERVICE ADDRESS: 7059 W 10TH ST UNIT MON SIGN GREELEY, CO 80634
 NEXT READ DATE: 10/05/22

ELECTRICITY SERVICE DETAILS

PREMISES NUMBER: 304437553
 INVOICE NUMBER: 0988380969

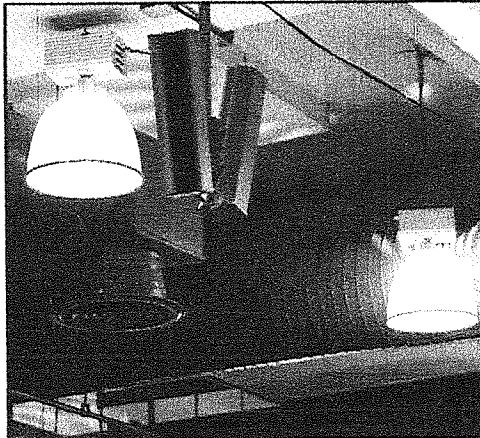
METER READING INFORMATION

METER 1090893	Read Dates: 08/05/22 - 09/02/22 (28 Days)		
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	25596 Actual	25375 Actual	221 kWh

ELECTRICITY CHARGES

RATE: C Commercial Service

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$10.68
Commercial Service	221 kWh	\$0.088520	\$19.56
Trans Cost Adj	221 kWh	\$0.000860	\$0.19
Elec Commodity Adj	221 kWh	\$0.033820	\$7.47
Demand Side Mgmt Cost	221 kWh	\$0.001390	\$0.31
Purch Cap Cost Adj	221 kWh	\$0.003460	\$0.76
GRSA E	221 kWh	\$0.011700	\$2.59
Trans Elec Plan	205.21 kWh	\$0.000540	\$0.11
EGCRR	149.96 kWh	\$0.004530	\$0.68
Renew. Energy Std Adj			\$0.41
Colo Energy Plan Adj			\$0.41
Energy Assistance Chg			\$0.50
Subtotal			\$43.67
Franchise Fee		3.00%	\$1.30
Sales Tax			\$3.12
Total			\$48.09



TAKE ADVANTAGE OF BONUS REBATES

Act now and save with 25%–50% bonus rebates on LED lighting upgrades, electric equipment, natural gas heating equipment, and custom HVAC-R projects.

Contact your Xcel Energy Account Manager or an Energy Advisor today at 855-839-8862.

Scan to learn more



TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today!

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MONTHLY DONATION:

\$20 _____ \$10 _____ \$5 _____ Other _____



City Center West Commercial Metropolitan District
October-22

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
All Terrain Landscaping	75774	9/30/2022	10/30/2022	\$ 150.00	Landscape Maint & Repair	1696
All Terrain Landscaping	75481	9/14/2022	10/14/2022	\$ 265.00	Landscape Maint & Repair	1696
All Terrain Landscaping	75725	9/30/2022	10/30/2022	\$ 356.25	Landscape Maint & Repair	1696
All Terrain Landscaping	75768	9/30/2022	10/30/2022	\$ 194.94	Landscape Maint & Repair	1696
All Terrain Landscaping	75926	10/1/2022	10/31/2022	\$ 1,861.64	Landscape Maint & Repair	1696
All Terrain Landscaping	75482	9/14/2022	10/14/2022	\$ 209.46	Landscape Maint & Repair	1696
City of Greeley - Director of Finance	073-820913-01 9-2022	9/23/2022	9/23/2022	\$ 544.44	Utilities	1705
City of Greeley - Director of Finance	073-819658-01 9-2022	9/23/2022	9/23/2022	\$ 2,656.70	Utilities	1705
McGeady Becher P.C.	9148 8-2022	8/31/2022	8/31/2022	\$ 3,211.14	Legal	1675
RLI Surety	LSM0936158	9/27/2022	9/28/2022	\$ 250.00	Pre Paid Expense	1144
Special District Management Services	Sep-22	9/30/2022	10/30/2022	\$ 797.83	Management	1680
Special District Management Services	Sep-22	9/30/2022	10/30/2022	\$ 1,006.40	Accounting	1614
				\$ 11,503.80		

City Center West Commercial Metropolitan District
October-22

	General	Debt	Capital	Totals
Disbursements	\$ 11,503.80			\$ 11,503.80
Total Disbursements	\$ 11,503.80	\$ -	\$ -	\$ 11,503.80

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2022

	Rate	Operating	Debt Service	Total
Checking:				
Cash in Bank - First Bank	\$	-	\$ 88,006.29	\$ 88,006.29
Trustee:				
UMB Senior Bond Fund			90.25	90.25
UMB Debt Service Reserve Fund			772,146.41	772,146.41
UMB Surplus Fund			219,580.20	219,580.20
UMB Subordinate Project Fund			51,404.53	51,404.53
TOTAL FUNDS:	\$	-	\$ 1,131,227.68	\$ 1,131,227.68

2022 Mill Levy Information

General Fund	10.000
Debt Service Fund	50.000
Total	60.000

Board of Directors

- * Otis C. Moore, III
- * Andrew R. Klein
- Michael John Schroeder
- Paige Langley
- Kevin Smith

*authorized signer on checking account

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

September 30, 2022

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT
 COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
 September 30, 2022

	GENERAL	DEBT SERVICE	LONG-TERM DEBT	TOTAL MEMO ONLY
Assets				
Cash in Bank - First Bank	\$ -	\$ 88,006	\$ -	\$ 88,006
UMB Senior Bond Fund	-	90	-	90
UMB Debt Service Reserve Fund	-	772,146	-	772,146
UMB Subordinate Project Fund	-	51,405	-	51,405
UMB Surplus Fund	-	219,580	-	219,580
Pre Paid Expense	450	-	-	450
Due from Other District	2,013	8,899	-	10,912
Total Current Assets	<u>2,463</u>	<u>1,140,126</u>	<u>-</u>	<u>1,142,590</u>
Other Debits				
Amount in Debt Service Fund	-	-	1,140,126	1,140,126
Amount to be Provided for Debt	-	-	8,115,250	8,115,250
Total Other Debits	<u>-</u>	<u>-</u>	<u>9,255,376</u>	<u>9,255,376</u>
Total Assets	<u>\$ 2,463</u>	<u>\$ 1,140,126</u>	<u>\$ 9,255,376</u>	<u>\$ 10,397,966</u>
Liabilities				
Accounts Payable	\$ 19,015	\$ -	\$ -	\$ 19,015
2020A Bonds Payable	-	-	7,995,000	7,995,000
2020B Bonds Payable	-	-	1,162,000	1,162,000
Developer Advance-Operations	-	-	90,669	90,669
Developer Advance - Oper Int	-	-	7,707	7,707
Total Liabilities	<u>19,015</u>	<u>-</u>	<u>9,255,376</u>	<u>9,274,391</u>
Fund Balance	(10,755)	1,117,343	-	1,106,588
Current Year Earnings	(5,797)	22,784	-	16,987
Total fund balances	<u>(16,552)</u>	<u>1,140,126</u>	<u>-</u>	<u>1,123,574</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 2,463</u>	<u>\$ 1,140,126</u>	<u>\$ 9,255,376</u>	<u>\$ 10,397,966</u>

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
General Fund
For the 9 Months Ending
September 30, 2022

Account Description	Period Actual	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues					
Property Tax Revenue	\$ 12,930	\$ 60,011	\$ 58,304	\$ 1,707	102.9%
Specific Ownership Taxes	906	2,312	3,498	(1,186)	66.1%
Developer Advance	-	29,444	40,000	(10,556)	73.6%
Interest Income	82	119	20	99	595.0%
Total Revenues	13,917	91,887	101,822	(9,935)	90.2%
Expenditures					
Accounting	3,241	9,235	12,000	2,765	77.0%
Audit	7,100	7,100	8,000	900	88.8%
Election	89	731	2,000	1,269	36.6%
Insurance/SDA Dues	-	4,000	3,800	(200)	105.3%
Legal	12,176	14,221	15,000	779	94.8%
Management	5,721	10,634	12,000	1,366	88.6%
Miscellaneous	199	272	500	228	54.4%
Snow Removal	-	1,827	5,000	3,173	36.5%
Landscape Maint & Repair	15,289	22,702	25,000	2,298	90.8%
Treasurer's Fees	195	877	875	(2)	100.3%
Utilities	17,975	26,084	23,000	(3,084)	113.4%
Emergency Reserve	-	-	3,055	3,055	0.0%
Total Expenditures	61,986	97,684	110,230	12,546	88.6%
Excess (Deficiency) of Revenues Over Expenditures	(48,068)	(5,797)	(8,408)	2,611	
Beginning Fund Balance	31,516	(10,755)	10,165	(20,920)	
Ending Fund Balance	\$ (16,552)	\$ (16,552)	\$ 1,757	\$ (18,309)	

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the 9 Months Ending
September 30, 2022

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property Tax Revenue	\$ 64,649	\$ 291,885	\$ 291,520	\$ 365	100.1%
Specific Ownership Taxes	4,529	11,562	17,491	(5,929)	66.1%
Interest Income	4,280	5,474	720	4,754	760.2%
Total Revenues	<u>73,458</u>	<u>308,921</u>	<u>309,731</u>	<u>(810)</u>	<u>99.7%</u>
Expenditures					
Bond Interest	-	279,825	559,650	279,825	50.0%
Paying Agent Fees	67	7,091	3,000	(4,091)	236.4%
Treasurer's Fees	976	4,387	4,373	(14)	100.3%
Total Expenditures	<u>1,043</u>	<u>291,303</u>	<u>567,023</u>	<u>275,720</u>	<u>51.4%</u>
Excess (Deficiency) of Revenues Over Expenditures	72,415	17,618	(257,292)	274,910	
Transfers and Other Sources (Uses)					
Transfer from Other District	-	5,166	31,596	(26,430)	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>5,166</u>	<u>31,596</u>	<u>(26,430)</u>	
Change in Fund Balance	72,415	22,784	(225,696)	248,480	
Beginning Fund Balance	1,067,712	1,117,343	1,124,956	(7,613)	
Ending Fund Balance	<u>\$ 1,140,126</u>	<u>\$ 1,140,126</u>	<u>\$ 899,260</u>	<u>\$ 240,866</u>	



OFFICE OF THE WELD COUNTY ASSESSOR
PHONE (970) 400-3650
FAX (970) 304-6433
WEBSITE: www.weldgov.com
1400 N 17 AVE
GREELEY CO 80631

August 24, 2022

Dear Officials:

Re: PRELIMINARY CERTIFICATION OF VALUATION

The purpose of this letter is to certify assessed and actual values for your district for the assessment year of 2022. The 2022 values form the basis of the taxes which will be collected and distributed to you in 2023.

The top portion of the certification contains the assessed valuation for real and personal property for 2022. The bottom portion contains the actual valuation information on real property that is to be used by non-school taxing districts to calculate local growth in accordance with the 1992 Tabor Amendment to the Colorado Constitution.

Our office has not yet received all the state assessed distributions of value for taxing districts, so we relied on last year's proportions for this first certification.

Our office will send you a final certification of value on or before December 10, 2022. This final certification will contain changes that may occur to your district's values. Please be advised that your values may change as a result of normal, continuing operations that must occur in the Assessor's office during this period.

A detailed abstract of assessment for your authority may be found on our website at the following location: <https://weldgov.com/go/Abstract-Reports> The abstracts are in the middle of the screen in a section labeled Abstracts by Entity.

If you have any questions, please contact Dee Kayl at dkayl@weldgov.com or (970) 400-3655.

Sincerely,

A handwritten signature in blue ink that reads 'Brenda Dones'. The signature is written in a cursive, flowing style.

Brenda Dones
Weld County Assessor
bdones@weldgov.com
(970) 400-3699

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 1452 - CITY CENTER WEST COMMERCIAL METRO

IN WELD COUNTY ON 8/18/2022

New Entity: No

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

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,830,390
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$5,546,990
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,546,990
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$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.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$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.):	\$2,469.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

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

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN WELD COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$23,438,220
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(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.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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 : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$26,831
--	----------

** 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 f(3). C.R.S.

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2021 Actual	2022 Adopted Budget	2023 Preliminary Budget
Assessed Valuation	\$ 5,365,430	\$ 5,830,390	\$ 5,546,990
Mill Levy			
General Fund	10.000	10.000	10.000
Debt Service Fund	50.000	50.000	50.000
Refunds and Abatements	-	-	0.445
Total Mill Levy	<u>60.000</u>	<u>60.000</u>	<u>60.445</u>
Property Taxes			
General Fund	\$ 53,654	\$ 58,304	\$ 55,470
Debt Service Fund	268,272	291,520	277,350
Refunds and Abatements	-	-	2,468
Actual/Budgeted Property Taxes	<u>\$ 321,926</u>	<u>\$ 349,824</u>	<u>\$ 335,288</u>

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT

**GENERAL FUND
2023 Preliminary Budget
with 2021 Actual and 2022 Estimated**

	2021 Actual	01/22-07/22 YTD Actual	2022 Adopted Budget	2022 Estimated	2023 Preliminary Budget
BEGINNING FUND BALANCE	\$ 6,709	\$ (10,755)	10,165	(10,755)	\$ (15,314)
REVENUE					
Property Tax Revenue	52,727	60,011	58,304	60,011	57,938
Specific Ownership Taxes	2,695	1,668	3,498	3,498	3,476
Interest Income	19	119	20	125	20
Total Revenue	55,441	61,798	61,822	63,634	61,434
Total Funds Available	62,150	51,043	71,987	52,879	46,121
EXPENDITURES					
Accounting	13,818	7,563	12,000	12,000	13,000
Audit	7,800	7,100	8,000	7,100	7,600
Election	-	716	2,000	716	1,000
Insurance/SDA Dues	334	4,000	3,800	4,000	4,500
Legal	17,525	3,963	15,000	15,000	17,000
Management	10,430	6,071	12,000	12,000	14,000
Miscellaneous	45	144	500	500	500
Treasurer's Fees	791	877	875	877	869
Utilities	26,325	9,747	23,000	23,000	23,000
Landscape Maintenance & Repair	18,718	11,299	25,000	28,000	33,000
Snow Removal	654	1,827	5,000	5,000	5,000
Total Expenditures	96,438	53,307	107,175	108,193	119,469
Transfers and Other Sources (Uses)					
Emergency Reserve	-	-	(3,055)	-	(1,843)
Transfer to Capital Projects	(10,229)	-	-	-	-
Developer Advance	33,762	29,444	40,000	40,000	80,000
Total Expenditures Requiring Appropriation	106,666	53,307	110,230	108,193	121,312
ENDING FUND BALANCE	\$ (10,755)	\$ 27,180	\$ 1,757	\$ (15,314)	\$ 4,808

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT

**DEBT SERVICE FUND
2023 Preliminary Budget
with 2021 Actual and 2022 Estimated**

	2021 Actual	01/22-07/22 YTD Actual	2022 Adopted Budget	2022 Estimated	2023 Preliminary Budget
BEGINNING FUND BALANCE	\$ 2,648,431	\$ 1,117,342	1,124,956	\$ 1,117,342	\$ 865,949
REVENUE					
Property Tax Revenue	263,633	291,885	291,520	291,885	277,350
Specific Ownership Taxes	13,477	8,338	17,491	17,491	16,641
Interest Income	565	2,392	720	10,000	5,000
Total Revenue	277,676	302,615	309,731	319,376	298,991
Total Funds Available	2,926,107	1,419,957	1,434,687	1,436,718	1,164,940
EXPENDITURES					
Bond Principal	-	-	-	-	35,000
Bond Interest	559,650	279,825	559,650	559,650	664,230
Paying Agent Fees	7,095	7,034	3,000	7,095	3,000
Treasurer's Fees	3,956	4,387	4,373	4,024	4,160
Total Expenditures	570,701	291,247	567,023	570,769	706,390
Transfers and Other Sources (Uses)					
Transfer from Other District	28,510	5,166	31,596	31,295	30,171
Developer Advance Repayment	(299,218)	-	-	-	-
Transfer to Capital Projects	(967,356)	-	-	-	-
Total Expenditures Requiring Appropriation	1,837,274	291,247	567,023	570,769	706,390
ENDING FUND BALANCE	\$ 1,117,342	\$ 1,133,877	\$ 899,260	\$ 865,949	\$ 458,550

CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT

**CAPITAL PROJECTS FUND
2023 Preliminary Budget
with 2021 Actual and 2022 Estimated**

	2021 Actual	01/22-07/22 YTD Actual	2022 Adopted Budget	2022 Estimated	2023 Preliminary Budget
BEGINNING FUND BALANCE	\$ (975,559)	\$ 0	\$ -	\$ 0	\$ 0
REVENUE					
Total Revenue	-	-	-	-	-
Total Funds Available	(975,559)	0	-	0	0
EXPENDITURES					
Legal	-	-	-	-	-
Developer Reimbursement	-	-	-	-	-
Developer Reimb - Interest	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Engineering	2,025	-	-	-	-
Total Expenditures	2,025	-	-	-	-
Transfers and Other Sources (Uses)					
Transfer from Debt Service	967,356	-	-	-	-
Transfer from General Fund	10,229	-	-	-	-
Total Expenditures Requiring Appropriation	2,025	-	-	-	-
ENDING FUND BALANCE	\$ 0	\$ 0	\$ -	\$ 0	\$ -

RESOLUTION NO. 2022-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT
TO ADOPT THE 2023 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the City Center West Commercial Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2023 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2022, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 7, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City Center West Commercial Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the City Center West Commercial Metropolitan District for the 2023 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

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

ADOPTED this 7th day of November, 2022.

Secretary

EXHIBIT A
(Budget)

I, Ann Finn, hereby certify that I am the duly appointed Secretary of the City Center West Commercial Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2023, duly adopted at a meeting of the Board of Directors of the City Center West Commercial Metropolitan District held on November 7, 2022.

By: _____
Secretary

RESOLUTION NO. 2022-11-___
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the City Center West Commercial Metropolitan District (“District”) has adopted the 2023 annual budget in accordance with the Local Government Budget Law on November 7, 2022; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2023 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of City Center West Commercial Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2023 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2023 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

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

ADOPTED this 7th day of November, 2022.

Secretary

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2022-11-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
CITY CENTER WEST COMMERCIAL METROPOLITAN DISTRICT
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 2, 2023**

A. The terms of the offices of Directors Moore, Klein, and Schroeder shall expire upon the election of their successors at the regular election, to be held on May 2, 2023 (“**Election**”), and upon such successors taking office.

B. The terms of the offices to which Directors Langley and Sandene have previously been appointed expire upon their re-election, or the election of their successors at the Election, and upon such successor taking office.

C. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 6, 2025, and three (3) Directors to serve until the second regular election, to occur May 4, 2027.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the City Center West Commercial Metropolitan District (the “**District**”) of the County of Weld, Colorado:

1. Date and Time of Election. The Election shall be held on May 2, 2023, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 6, 2025, and three (3) Directors shall be elected to serve until the second regular election, to occur May 4, 2027.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. Ann Finn shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with Ann Finn, the Designated Election Official of the District, c/o Special District Management Servies, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 25, 2023).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from Ann Finn, the Designated Election Official for the District, c/o Special District Management Servies, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228, (303) 987-0835 and on the District's website at <http://citycenterwestcommercialmd.colorado.gov/>.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on February 28, 2023, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS
MAY 2, 2023]**

RESOLUTION APPROVED AND ADOPTED on November 7, 2022.

**CITY CENTER WEST COMMERCIAL
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary



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: September 2, 2022

RE: Notice of 2023 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 the CPI (8.5%) 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.



October 15, 2022

Dear Client:

Our Firm prides itself on providing the highest level of service in the most efficient manner. In the current economic environment, we are facing increased costs in all areas of the business. In order to continue to provide consistent high-level service we have found it necessary to implement a rate increase.

In accordance with the Firm's fee engagement letter, this letter is to advise you that effective January 1, 2023, the hourly rates of selected attorneys and staff will be adjusted. Hourly rates will be as follows: Shareholders \$425 - \$550; Of Counsel \$380 - \$425; Associates \$275 - \$375; Paralegals and Directors \$225 - \$240; Law Clerks \$150; File Clerks \$30.

Commencing on January 1, 2023, we will begin charging most costs incurred on your behalf as an administrative fee equal to 1% of the legal fees charged in a given month. This fee includes such costs as long-distance telephone calls, research requiring a subscription database, in-office photocopies and faxes, ordinary postage, and messenger and delivery services, and includes a small overhead component. This fee may be adjusted with notice.

This fee is based on our historic experience, as well as client feedback, that invoices that itemize every photocopy, fax, and delivery charge are confusing. Any advances made on behalf of the client as well as major costs, such as major travel expenses, application/submittal/recording fees, election expenses, court costs, publication costs, express delivery, and conference calls and videoconferencing where a third-party provider is used, will be separately invoiced at our actual cost. If you have any questions or concerns about this change, please let us know.

We appreciate your continued trust and confidence in our Firm and look forward to representing your interests in 2023 and beyond.

Very truly yours,

McGEADY BECHER P.C.

A handwritten signature in blue ink that reads "Cheryl L. Matlosz".

Cheryl L. Matlosz
Firm Administrator