

PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN DISTRICT (F/K/A SBC METROPOLITAN DISTRICT)

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

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

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Keiffer Garton	President	2025/May 2025
Katie Kier	Treasurer	2025/May 2025
<i>VACANT</i>		2025/May 2025
<i>VACANT</i>		2027/May 2027
<i>VACANT</i>		2027/May 2027
David Solin	Secretary	non-elected position

DATE: November 14, 2023

TIME: 1:00 P.M.

PLACE: *VIA ZOOM*

Join Zoom Meeting:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Dial In: 1-253-215-8782

Meeting ID: 546 911 9353

Passcode: 912873

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest and confirm quorum.

B. Approve Agenda, confirm location of the meeting and posting of meeting notice.

C. Acknowledge resignation of Ann Finn as Secretary to the Board and consider appointment of David Solin as Secretary to the Board.

D. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates (suggested dates are June __ and November __, 2024) and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).

E. Insurance Discussion

- a. Cyber Security and Increased Crime Coverage.
- b. Establish Insurance Committee to make final determinations regarding insurance, if necessary.
- c. Authorize renewal of District’s insurance and Special District Association (SDA) membership for 2024.

F. Consent Agenda – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- 1. Approve the Minutes from the June 14, 2023 Special Meeting (enclosure).
- 2. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).
- 3. Ratify the payment of claims through the periods ending (enclosures):

Fund	Period Ending June 30, 2023	Period Ending July 31, 2023	Period Ending Aug. 31, 2023	Special Payment Aug. 31, 2023	Period Ending Sept. 30, 2023
General	\$ 32,077.20	\$ 56,108.18	\$ 46,632.19	\$ 3,473.09	\$ 31,554.51
Debt Service	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 32,077.20	\$ 56,108.18	\$ 46,632.19	\$ 3,473.09	\$ 31,554.51

Fund	Period Ending Oct. 31, 2023
General	\$ 34,495.36
Debt Service	\$ -0-
Capital Projects	\$ -0-
Total	\$ 34,495.36

II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
-

III. FINANCIAL MATTERS

- A. Review and accept the unaudited Financial Statements through the period ending September 30, 2023 and accept the Schedule of Cash Position as of September 30, 2023 (to be distributed).
-

- B. Discuss statutory requirements for an audit. Consider engagement of Simmons & Wheeler, P.C. for preparation of the 2023 Audit in the amount of \$ _____ (to be distributed).

- C. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget.

- D. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies for General Fund _____ Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____ (enclosures – preliminary AV, draft 2024 Budget, and Resolutions).

- E. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form (“Certification”), and direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

- F. Consider appointment of District Accountant to prepare the 2025 Budget and set the date of the Budget Hearing.

- G. Review and consider approval of Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2024 Accounting Services (to be distributed).

IV. LEGAL MATTERS

- A. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).

- B. Discuss District services for 2024 and consider approval of necessary service agreements for related services.

V. CAPITAL IMPROVEMENTS

- A. Discuss status of Monument Renovation Project.

- B. Discuss possible capital improvement projects.
-

VI. OPERATIONS AND MAINTENANCE

- A. Review and ratify approval of Change Order No.1 from HG Commercial Services LLC for trash services (enclosure).
-

VII. OTHER BUSINESS

- A. _____
-

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

Informational Enclosures:

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

RESOLUTION NO. 2023-11-____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN
DISTRICT (F/K/A SBC 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 Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District) (the “**District**”), the City and County of Denver, Colorado:

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

2. 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.

3. That regular meetings of the District Board for the year 2024 shall be held on _____ at _____, at _____ [indicate physical location and/or virtual location (telephonically, electronically, or by other means)].

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

5. 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.

6. 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.

7. That the District has established the following District Website, <https://sbcmd.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.

8. 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) Light pole on the north side of 47th Street between Havana and Geneva.

9. Special District Management Services, Inc., 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 14, 2023.

**PROLOGIS CENTRAL PARK BUSINESS
CENTER METROPOLITAN DISTRICT
(F/K/A SBC METROPOLITAN
DISTRICT)**

By: _____
President

Attest:

Secretary

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SBC METROPOLITAN DISTRICT HELD JUNE 14, 2023

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the SBC Metropolitan District (referred to hereafter as the “District”) was duly held on Wednesday, the 14th day of June, 2023, at 2:00 p.m. This District Board meeting was held in-person at Prologis, Inc., 1800 Wazee, Suite #500, Denver, CO 80202. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Keiffer Garton

Also In Attendance Were:

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

Jon Hoistad, Esq.; McGeady Becher P.C.

Lindsay Ross; CliftonLarsonAllen LLP

Katie Kier; Prologis and Board Candidate

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested 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 statute. It was noted by Attorney Hoistad that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

ADMINISTRATIVE MATTERS

Meeting Location/Manner and Posting of Meeting Notice: Ms. Finn confirmed the presence of a quorum.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District’s Board meeting. Following discussion, and upon motion duly made and seconded by Director Garton, and

RECORD OF PROCEEDINGS

upon vote unanimously carried, it was determined to conduct the meeting at the above-stated date, time and location. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Agenda: Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made and seconded by Director Garton and, upon vote, unanimously carried, the Agenda was approved, as presented.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made and seconded by Director Garton and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District at least 24-hours prior to each meeting at the on the District's website: <https://sbcmd.colorado.gov/> or, if the website is unavailable, on the light pole located on the North side of 47th Street between Havana Street and Geneva Street, Denver, Colorado.

May 2, 2023 Election: Ms. Finn noted for the Board that the May 2, 2023 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were not more candidates than positions available on the Board of Directors. It was noted there are four vacancies on the Board.

Vacancies on the Board: The Board discussed the vacancy on the Board. It was noted that pursuant to Section 32-1-808(2)(a)(I), C.R.S., publication of a Notice of Vacancy on the Board was published in a newspaper having general circulation in the District and that no Letters of Interest from qualified eligible electors were received within ten (10) days of the date of such publication.

As such, eligible elector, Katie Kier, was nominated to serve on the Board. Following discussion, upon motion duly made and seconded by Director Garton, and upon vote unanimously carried, the Board appointed Katie Kier to fill the vacancy on the Board. The Oath of Office was administered.

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

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

RECORD OF PROCEEDINGS

President
Treasurer
Secretary

Keiffer Garton
Katie Kier
Ann E. Finn (non-elected position)

CONSENT AGENDA: The Board considered the following actions:

- Approve Minutes of the April 28, 2023 Special Meeting.
- Ratify approval of payment of claims as follows:

Fund	Period Ending Nov. 30, 2022	Period Ending Dec. 31, 2022	Period Ending Jan. 31, 2023	Period Ending Feb. 28, 2023
General	\$ 22,506.27	\$ 48,873.33	\$ 19,284.63	\$ 5,763.49
Debt Service	\$ -0-	\$ -0-	\$ 1,050.00	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 22,506.27	\$ 48,873.33	\$ 20,334.63	\$ 5,763.49

Fund	Period Ending March 31, 2023	Period Ending April 30, 2023	Period Ending May 31, 2023
General	\$ 43,826.75	\$ 16,211.11	\$ 61,757.28
Debt Service	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-
Total	\$ 43,826.75	\$ 16,211.11	\$ 61,757.28

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

**PUBLIC
COMMENT**

There was no public comment.

**FINANCIAL
MATTERS**

Cash Position Schedule: Ms. Ross reviewed the Unaudited Financial Statements for the period ending December 31, 2022 and the Schedule of Cash Position, updated as of April 30, 2023.

Following discussion, upon motion duly made and seconded by Director Garton and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements for the period ending December 31, 2022 and the Schedule of Cash Position, updated as of April 30, 2023.

2022 Audit: Ms. Ross reviewed the 2022 draft Audited Financial Statements with the Board. Director Garton requested that a Special Meeting or Work Session be held to consider pre-payment of the District's outstanding bonds.

Following discussion, upon motion duly made and seconded by Director Garton and, upon vote, unanimously carried, the Board approved the 2022 Audited

RECORD OF PROCEEDINGS

Financial Statements and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion letter and authorized accountant to file with the state auditor. The Board also authorized an Audit extension, if necessary.

LEGAL MATTERS

Attorney Hoistad reported to the Board that the name change for the District is still in process.

CAPITAL IMPROVEMENTS

Capital Improvement Projects:

Monument signs: Ms. Finn reported that the monument sign was being replaced after being damaged by a fire caused by the homeless population that frequently camps around it. Ms. Finn further reported that she was in the process of obtaining and reviewing proposals to repair the irrigation controller and electrical for site lighting, also damaged by the fire.

OPERATIONS AND MAINTENANCE

Operation and Maintenance Report: The Board discussed the maintenance and security issues within the District and directed Ms. Finn to determine the cost of mobile security surveillance systems for the District.

Ms. Finn also noted that flowers had been planted in the District and that Stormwater Asset Protection, LLC (“SWAP”) was working with EMR Enterprises, LLC on the detention pond maintenance.

Proposal from SaveATree, LLC: The Board reviewed a proposal from SaveATree, LLC for tree removal and replacements. Ms. Finn noted that eight trees have been replaced that were under warranty.

Following discussion, upon motion duly made and seconded by Director Garton and, upon vote, unanimously carried, the Board authorized the removal of dead trees only, and directed Ms. Finn to verify the numbers with SaveATree, LLC.

The Board further directed Ms. Finn to work with Brightview Landscape Services, Inc. to identify potential alternatives to trees located in areas where they are unlikely to thrive.

OTHER BUSINESS

No other business was discussed.

RECORD OF PROCEEDINGS

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting

**SBC Metropolitan District
June-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Brightview Landscape Services, Inc.	5539517	5/23/2023	6/7/2023	\$ 473.48	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	8424702	5/24/2023	6/8/2023	\$ 9,262.28	Landscape - Floral	7585-30657-10002
Brightview Landscape Services, Inc.	5533178	5/17/2023	6/1/2023	\$ 488.72	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	8436382	6/1/2023	6/16/2023	\$ 10,454.00	Landscape - Contract	7585-30657-10001
Brightview Landscape Services, Inc.	5539518	5/23/2023	6/7/2023	\$ 301.15	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	5533179	5/17/2023	6/1/2023	\$ 259.19	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	5533180	5/17/2023	6/1/2023	\$ 500.00	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	8419644	5/18/2023	6/2/2023	\$ 375.14	Trash Collection	7720
CliftonLarsonAllen LLP	3721349	4/30/2023	4/30/2023	\$ 2,096.33	Accounting	7000
Critter Gitterz	2023 08239	6/13/2023	6/13/2023	\$ 300.00	Mosquito control	7604
Denver Water	10210 May 2023	5/16/2023	6/6/2023	\$ 17.90	Utilities	7701
Denver Water	5503 May 2023	5/24/2023	6/12/2023	\$ 83.38	Utilities	7701
Denver Water	10324 May 2023	5/16/2023	6/6/2023	\$ 122.66	Utilities	7701
Denver Water	4698 May 2023	5/16/2023	5/16/2023	\$ -	Utilities	7701
Denver Water	4699 Florence 2023	5/16/2023	6/6/2023	\$ 49.86	Utilities	7701
Denver Water	5595 May 2023	5/16/2023	6/6/2023	\$ 49.86	Utilities	7701
Denver Water	4699 May 2023	5/16/2023	6/6/2023	\$ 49.86	Utilities	7701
Diversified Underground, Inc.	27771	5/31/2023	6/13/2023	\$ 160.00	Locates	7582-30657-10001
Dodge Data & Analytics	40398372	5/17/2023	5/17/2023	\$ 48.96	Miscellaneous	7480
McGeady Becher P.C.	460W 04/2023	4/30/2023	4/30/2023	\$ 3,796.28	Legal	7460
Special District Association	2023 SDA	2/6/2023	2/6/2023	\$ 698.81	Dues and membership	7350
Special District Mgmt. Services Inc	May-23	6/13/2023	6/13/2023	\$ 2,151.60	District management	7440
Special District Mgmt. Services Inc	May-23	6/13/2023	6/13/2023	\$ 169.20	Election	7581
Utility Notification Center of Colorado	223051288	5/31/2023	5/31/2023	\$ 19.35	Locates	7582-30657-10001
Xcel Energy	829507205	5/23/2023	6/13/2023	\$ 149.19	Utilities	7701

\$ 32,077.20

**SBC Metropolitan District
June-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 31,554.49		\$ -	\$ 31,554.49
Denver Water	373.52			\$ 373.52
Xcel - Auto Pay	\$ 149.19	-	-	\$ 149.19
Total Disbursements from Checking Acct	\$ 32,077.20	\$ -	\$ -	\$ 32,077.20

**SBC Metropolitan District
July-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Brightview Landscape Services, Inc.	5576594	6/26/2023	7/11/2023	\$ 478.08	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	5568570	6/19/2023	7/4/2023	\$ 292.18	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	8480547	7/1/2023	7/16/2023	\$10,454.00	Landscape - Repairs and Maintenance	7585-30657-10000
Brightview Landscape Services, Inc.	5572361	6/22/2023	7/7/2023	\$ 374.99	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	5568566	6/19/2023	7/4/2023	\$ 418.72	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	5572363	6/22/2023	7/7/2023	\$ 337.78	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	5568567	6/19/2023	7/4/2023	\$ 307.28	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	8452737	5/31/2023	6/15/2023	\$ 3,914.30	Landscape - Floral	7585-30657-10002
Brightview Landscape Services, Inc.	5568568	6/19/2023	7/4/2023	\$ 492.54	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	5556561	6/8/2023	6/23/2023	\$ 385.07	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	5554053	6/6/2023	6/21/2023	\$ 390.86	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	5572330	6/22/2023	7/7/2023	\$ 495.20	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	8496988	6/30/2023	7/15/2023	\$ 6,033.72	Irrigation Repairs	7582-30657-10002
Brightview Landscape Services, Inc.	8473955	6/26/2023	7/11/2023	\$ 1,637.92	Trash Collection	7720
Brightview Landscape Services, Inc.	5568569	6/19/2023	7/4/2023	\$ 343.33	Irrigation Repairs	7582-30657-10002
City and County of Denver- Department of Finance	SD Fee 23-020	6/1/2023	6/1/2023	\$ 3,000.00	City of Denver Maintenance Fee	7582-30657-10000
CliftonLarsonAllen LLP	3762267	5/31/2023	5/31/2023	\$ 2,883.30	Accounting	7000
Denver Water	4699 June 2023	6/14/2023	6/14/2023	\$ -	Utilities	7701
Denver Water	5503 June 2023	6/14/2023	6/14/2023	\$ -	Utilities	7701
Denver Water	5595 June 2023	6/14/2023	7/11/2023	\$ -	Utilities	7701
Denver Water	4698 June 2023	6/14/2023	6/14/2023	\$ -	Utilities	7701
Denver Water	4699 Florence June 2023	6/14/2023	7/11/2023	\$ -	Utilities	7701
Denver Water	10210 June 2023	6/16/2023	7/7/2023	\$ 654.84	Utilities	7701
Denver Water	10324 June 2023	6/14/2023	7/5/2023	\$ 1,015.04	Utilities	7701
Diversified Underground, Inc.	27951	6/30/2023	6/30/2023	\$ 45.00	Locates	7582-30657-10001
Full Spectrum Lighting	31548	5/31/2023	5/31/2023	\$ 1,087.74	Repairs and maintenance	7582
Full Spectrum Lighting	31575	6/23/2023	6/23/2023	\$ 2,112.50	Repairs and maintenance	7582
McGeady Becher P.C.	460W 05/2023	5/31/2023	5/31/2023	\$ 764.07	Legal	7460
Savatree	12353841	6/29/2023	6/29/2023	\$ 5,210.00	Tree Replacement & Maintenance	7585-30657-10004
Savatree	12353825	6/29/2023	6/29/2023	\$ 3,880.00	Tree Replacement & Maintenance	7585-30657-10004
Savatree	11179092	6/29/2023	6/29/2023	\$ 1,350.00	Landscape - Water	7585-30657-10003
Savatree	12353847	6/29/2023	6/29/2023	\$ 1,610.00	Tree Replacement & Maintenance	7585-30657-10004
Savatree	12353830	6/29/2023	6/29/2023	\$ 2,895.00	Tree Replacement & Maintenance	7585-30657-10004
Special District Mgmt. Services Inc	Jun-23	6/30/2023	6/30/2023	\$ 2,927.06	District management	7440
Special District Mgmt. Services Inc	Jun-23	6/30/2023	6/30/2023	\$ 144.00	Election	7581
Utility Notification Center of Colorado	223061285	6/30/2023	6/30/2023	\$ 11.61	Locates	7582-30657-10001
Xcel Energy	833756639	6/23/2023	7/14/2023	\$ 162.05	Utilities	7701

\$56,108.18

**SBC Metropolitan District
July-23**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 54,276.25		\$ -	\$ 54,276.25
Denver Water	1,669.88			\$ 1,669.88
Xcel - Auto Pay	\$ 162.05	-	-	\$ 162.05
Total Disbursements from Checking Acct	<u>\$ 56,108.18</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 56,108.18</u>

SBC Metropolitan District
August-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Class
Brightview Landscape Services, Inc.	5609640	7/21/2023	8/5/2023	\$ 365.84	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5614332	7/26/2023	8/10/2023	\$ 320.16	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5614330	7/26/2023	8/10/2023	\$ 304.48	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5599658	7/14/2023	7/29/2023	\$ 348.64	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	8510956	7/24/2023	8/8/2023	\$ 2,344.66	Landscape - Repairs and Maintenance	7585-30657-10000	General Fund
Brightview Landscape Services, Inc.	5608557	7/20/2023	8/4/2023	\$ 308.76	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5609639	7/21/2023	8/5/2023	\$ 298.80	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5606471	7/19/2023	8/3/2023	\$ 408.90	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	8505283	7/14/2023	7/29/2023	\$ 150.00	Landscape - Repairs and Maintenance	7585-30657-10000	General Fund
Brightview Landscape Services, Inc.	5615801	7/27/2023	8/11/2023	\$ 473.35	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	8523430	8/1/2023	8/16/2023	\$ 10,454.00	Landscape - Repairs and Maintenance	7585-30657-10000	General Fund
Brightview Landscape Services, Inc.	5594202	7/11/2023	7/26/2023	\$ 428.31	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	8510126	7/21/2023	8/5/2023	\$ 1,400.08	Landscape - Repairs and Maintenance	7585-30657-10000	General Fund
Brightview Landscape Services, Inc.	55595638	7/12/2023	8/5/2023	\$ 398.33	Irrigation Repairs	7582-30657-10002	General Fund
CliftonLarsonAllen LLP	3801509	6/30/2023	6/30/2023	\$ 7,851.11	Accounting	7000	General Fund
Colorado Special District Property and Liability Pool	22234	7/19/2023	7/19/2023	\$ 3,474.00	Insurance	7360	General Fund
Denver Water	4699 July 2023	7/14/2023	8/4/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	4699 Florence July 2023	7/14/2023	8/4/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	4698 July 2023	7/14/2023	8/4/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	10210 July 2023	7/14/2023	8/4/2023	\$ 330.02	Utilities	7701	General Fund
Denver Water	5503 July 2023	7/14/2023	7/14/2023	\$ 83.38	Utilities	7701	General Fund
Denver Water	5595 July 2023	7/14/2023	8/4/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	10324 July 2023	7/14/2023	8/4/2023	\$ 1,055.54	Utilities	7701	General Fund
Diversified Underground, Inc.	28128	7/31/2023	8/30/2023	\$ 105.00	Locates	7582-30657-10001	General Fund
HG Commercial Services, LLC	1032	8/9/2023	8/9/2023	\$ 3,000.00	Trash Collection	7720	General Fund
McGeady Becher P.C.	460W 06/2023	6/30/2023	6/30/2023	\$ 4,794.32	Legal	7460	General Fund
Savatree	12831489	7/22/2023	7/22/2023	\$ 5,138.00	Tree Replacement & Maintenance	7585-30657-10004	General Fund
Savatree	11180958	8/9/2023	8/9/2023	\$ 1,350.00	Landscape - Water	7585-30657-10003	General Fund
Special District Mgmt. Services Inc	Jul-23	7/31/2023	7/31/2023	\$ 1,045.20	District management	7440	General Fund
Utility Notification Center of Colorado	223071260	7/31/2023	7/31/2023	\$ 9.03	Locates	7582-30657-10001	General Fund
Xcel Energy	837853587	7/25/2023	8/14/2023	\$ 192.84	Utilities	7701	General Fund

\$46,632.19

**SBC Metropolitan District
August-23**

	General	Debt	Capital	Totals
Disbursements	\$ 44,770.97		\$ -	\$ 44,770.97
Denver Water	1,668.38			\$ 1,668.38
Xcel - Auto Pay	\$ 192.84	-	-	\$ 192.84
Total Disbursements from Checking Acct	\$ 46,632.19	\$ -	\$ -	\$ 46,632.19

SBC Metropolitan District
August-23
Special Payment

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Department
City & County of Denver	01151-00-036-000 08/2023	8/31/2023	8/31/2023	\$ 3,473.09	Storm drainage	7856	General Fund
				\$ 3,473.09			

SBC Metropolitan District
August-23

Special Payment

	General	Debt	Capital	Totals
Disbursements	\$ 3,473.09		\$ -	\$ 3,473.09
Denver Water				\$ -
Xcel - Auto Pay		-	-	\$ -
Total Disbursements from Checking Acct	\$ 3,473.09	\$ -	\$ -	\$ 3,473.09

**SBC Metropolitan District
September-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Class
Brightview Landscape Services, Inc.	5621995	8/2/2023	8/17/2023	\$ 477.12	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	8569137	9/1/2023	9/16/2023	\$10,454.00	Landscape - Repairs and Maintenance	7585-30657-10000	General Fund
Brightview Landscape Services, Inc.	8576658	8/28/2023	9/12/2023	\$ 1,729.72	Irrigation Repairs	7582-30657-10002	General Fund
CliftonLarsonAllen	3834279	7/31/2023	7/31/2023	\$ 2,235.40	Accounting	7000	General Fund
CliftonLarsonAllen LLP	3870820	8/31/2023	8/31/2023	\$ 1,867.32	Accounting	7000	General Fund
Denver Water	4699 Florence Aug. 2023	8/15/2023	9/5/2023	\$ -	Utilities	7701	General Fund
Denver Water	4698 Aug. 2023	8/15/2023	9/5/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	4699 Aug. 2023	8/15/2023	9/5/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	10324 Aug. 2023	8/15/2023	9/5/2023	\$ 1,407.06	Utilities	7701	General Fund
Denver Water	5503 Aug. 2023	8/15/2023	9/5/2023	\$ -	Utilities	7701	General Fund
Denver Water	5595 Aug. 2023	8/15/2023	9/5/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	10210 Aug. 2023	8/15/2023	9/11/2023	\$ 201.50	Utilities	7701	General Fund
Diversified Underground, Inc.	28315	8/31/2023	9/30/2023	\$ 160.00	Locates	7582-30657-10001	General Fund
HG Commercial Services, LLC	1037	9/8/2023	9/8/2023	\$ 745.00	Trash Collection	7720	General Fund
McGeady Becher P.C.	460W 07/2023	7/31/2023	7/31/2023	\$ 2,422.50	Legal	7460	General Fund
Savatree	12353840	9/1/2023	9/1/2023	\$ 2,135.00	Tree Replacement & Maintenance	7585-30657-10004	General Fund
Simmons & Wheeler, P.C.	36219	8/29/2023	8/29/2023	\$ 4,500.00	Auditing	7020	General Fund
Special District Mgmt. Services Inc	Aug-23	8/31/2023	8/31/2023	\$ 2,856.47	District management	7440	General Fund
Utility Notification Center of Colorado	223081272	8/31/2023	8/31/2023	\$ 23.22	Locates	7582-30657-10001	General Fund
Xcel Energy	841956466	8/23/2023	9/13/2023	\$ 190.62	Utilities	7701	General Fund

\$31,554.51

**SBC Metropolitan District
September-23**

	General	Debt	Capital	Totals
Disbursements	\$ 29,605.75		\$ -	\$ 29,605.75
Denver Water	1,758.14			\$ 1,758.14
Xcel - Auto Pay	\$ 190.62	-	-	\$ 190.62
Total Disbursements from Checking Acct	\$ 31,554.51	\$ -	\$ -	\$ 31,554.51

SBC Metropolitan District
October-23

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number	Class
Brightview Landscape Services, Inc.	5668732	9/13/2023	9/28/2023	\$ 463.13	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5668730	9/13/2023	9/28/2023	\$ 430.50	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5632864	8/11/2023	8/26/2023	\$ 464.52	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5658200	9/5/2023	9/20/2023	\$ 319.30	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5658199	9/5/2023	9/20/2023	\$ 470.56	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5692126	10/4/2023	10/19/2023	\$ 225.35	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5632865	8/11/2023	8/26/2023	\$ 493.68	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	8612527	10/1/2023	10/16/2023	\$ 10,454.00	Landscape - Repairs and Maintenance	7585-30657-10000	General Fund
Brightview Landscape Services, Inc.	5668731	9/13/2023	9/28/2023	\$ 444.00	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5685890	9/28/2023	10/13/2023	\$ 384.60	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5668729	9/13/2023	9/28/2023	\$ 410.07	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	8622358	9/27/2023	10/12/2023	\$ 2,833.82	Landscape - Repairs and Maintenance	7585-30657-10000	General Fund
Brightview Landscape Services, Inc.	5634340	8/14/2023	8/29/2023	\$ 371.48	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5687683	9/29/2023	10/14/2023	\$ 483.74	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5634351	8/14/2023	8/29/2023	\$ 286.52	Irrigation Repairs	7582-30657-10002	General Fund
Brightview Landscape Services, Inc.	5628556	8/8/2023	8/23/2023	\$ 214.42	Irrigation Repairs	7582-30657-10002	General Fund
CliftonLarsonAllen LLP	3914395	10/17/2023	10/17/2023	\$ 1,192.49	Accounting	7000	General Fund
Colorado Special District Property and Liability Pool	24WC-60767-0426	8/14/2023	8/14/2023	\$ 450.00	Prepaid Insurance	1280	General Fund
Critter Gitterz	2023 08769	10/8/2023	11/7/2023	\$ 600.00	Mosquito control	7604	General Fund
Denver Water	4698 Sept. 2023	9/14/2023	10/5/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	10324 Sept. 2023	9/14/2023	10/5/2023	\$ 1,113.78	Utilities	7701	General Fund
Denver Water	5595 Sept. 2023	9/14/2023	10/5/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	4699 Florence Sept. 2023	9/18/2023	10/9/2023	\$ 119.79	Utilities	7701	General Fund
Denver Water	4699 Sept. 2023	9/14/2023	10/5/2023	\$ 49.86	Utilities	7701	General Fund
Denver Water	5503 Sept. 2023	9/14/2023	9/14/2023	\$ 2,458.44	Utilities	7701	General Fund
Denver Water	10210 Sept. 2023	9/18/2023	10/9/2023	\$ 183.14	Utilities	7701	General Fund
Diversified Underground, Inc.	28480	9/30/2023	10/30/2023	\$ 35.00	Locates	7582-30657-10001	General Fund
McGeady Becher P.C.	460W 08/2023	8/31/2023	8/31/2023	\$ 884.93	Legal	7460	General Fund
Special District Mgmt. Services Inc	Sep-23	9/30/2023	9/30/2023	\$ 1,729.60	District management	7440	General Fund
Special District Mgmt. Services Inc	Sep-23	9/30/2023	9/30/2023	\$ 16.00	Election	7581	General Fund
Utility Notification Center of Colorado	223091280	9/30/2023	9/30/2023	\$ 10.32	Locates	7582-30657-10001	General Fund
Wastewater Management Division	01154-06-006-000 10/2023	9/19/2023	10/22/2023	\$ 23.46	Storm drainage	7856	General Fund
Wastewater Management Division	01154-02-005-000 10/2023	9/19/2023	10/22/2023	\$ 12.89	Storm drainage	7856	General Fund
Wastewater Management Division	01151-00-035-000 10/2023	9/19/2023	10/22/2023	\$ 87.82	Storm drainage	7856	General Fund
Wastewater Management Division	01154-06-004-000 10/2023	9/19/2023	10/22/2023	\$ 31.66	Storm drainage	7856	General Fund
Wastewater Management Division	01154-04-004-000 10/2023	9/19/2023	10/22/2023	\$ 18.61	Storm drainage	7856	General Fund
Wastewater Management Division	01154-05-003-000 10/2023	9/19/2023	10/22/2023	\$ 50.81	Storm drainage	7856	General Fund
Wastewater Management Division	01154-05-004-000 10/2023	9/19/2023	10/22/2023	\$ 140.83	Storm drainage	7856	General Fund
Wastewater Management Division	01151-00-037-000 10/2023	9/19/2023	10/22/2023	\$ 2,466.09	Storm drainage	7856	General Fund
Wastewater Management Division	01154-05-005-000 10/2023	9/19/2023	10/22/2023	\$ 64.20	Storm drainage	7856	General Fund
Wastewater Management Division	01151-00-036-000 10/2023	9/19/2023	10/22/2023	\$ 3,727.50	Storm drainage	7856	General Fund
Xcel Energy	846213280	9/25/2023	10/16/2023	\$ 178.73	Utilities	7701	General Fund
				\$ 34,495.36			

SBC Metropolitan District
October-23

	General	Debt	Capital	Totals
Disbursements	\$ 30,291.90		\$ -	\$ 30,291.90
Denver Water	4,024.73			\$ 4,024.73
Xcel - Auto Pay	\$ 178.73	-	-	\$ 178.73
Total Disbursements from Checking Acct	\$ 34,495.36	\$ -	\$ -	\$ 34,495.36

CERTIFICATION OF VALUATION BY COUNTY ASSESSOR

Name of Jurisdiction SBC METROPOLITAN DISTRICT New Entity? Yes No

IN Denver COUNTY, COLORADO on August 18, 2023

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS ("5.5%" LIMIT) ONLY
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In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S., and no later than August 25, the Assessor certifies the TOTAL VALUATION FOR ASSESSMENT for the taxable year 2023:

1. Previous year's NET TOTAL TAXABLE assessed valuation:	1.	\$7,992,805
2. Current year's GROSS TOTAL TAXABLE assessed valuation: <small>This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art, X, Sec. 20(8)(b), Colo. Constitution.</small>	2.	\$153,085,730
3. LESS TIF District Increment, If any:	3.	\$143,170,678
4. Current year's NET TOTAL TAXABLE assessed valuation:	4.	\$9,915,052
5. New Construction*: <small>New Construction is defined as: Taxable real property structures and the personal property connected with the structure.</small>	5.	\$0
6. Increased production of producing mine*:	6.	\$0
7. Annexations/Inclusions:	7.	\$0
8. Previously exempt Federal property*:	8.	\$0
9. New primary oil or gas production from any producing oil and gas leasehold or land (29-1-301(1)(b), C.R.S.): <small>Jurisdiction must apply (Form DLG 52B) to the division of Local Government before the value can be treated as growth in the limit calculation.</small>	9.	\$0
10. Taxes collected last year on omitted property as of August 1 (29-1-301(1)(a), C.R.S.):	10.	\$0
11. Taxes abated and refunded as of August 1 (29-1-301(1)(a), C.R.S. and (39-10-114(1)(a)(I)(B), C.R.S.): <small>*Jurisdiction must submit respective certifications (Form DLG 52 & 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.</small>	11.	\$0

USE FOR "TABOR LOCAL GROWTH" CALCULATIONS ONLY

In accordance with the provisions of Art. X, Sec. 20, Colo. Cons., and 39-5-121(2)(b), C.R.S., the Assessor certifies the TOTAL ACTUAL VALUATION for the taxable year 2023:

1. Current year's total actual value of ALL REAL PROPERTY: <small>This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.</small>	1.	\$484,948,800
ADDITIONS to taxable real property		
2. Construction of taxable real property improvements: <small>Construction is defined as newly constructed taxable real property structures.</small>	2.	\$0
3. Annexation/Inclusions:	3.	\$0
4. Increased mining production: <small>Includes production from new mines and increases in production of existing producing mines.</small>	4.	\$0
5. Previously exempt property:	5.	\$0
6. Oil or gas production from a new well:	6.	\$0
7. Taxable real property omitted from the previous year's tax warrant: <small>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.</small>	7.	\$0
DELETIONS from taxable real property:		
8. Destruction of taxable real property improvements:	8.	\$0
9. Disconnections/Exclusions:	9.	\$0
10. Previously taxable property:	10.	\$0

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
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1. Total actual value of all taxable property:	1.	\$83,258
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$83,258

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

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

SBC METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2024

**SBC METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/13/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 9,925,634	\$ 10,511,013	\$ 10,731,368	\$ 10,731,371	\$ 10,663,340
REVENUES					
Property taxes	176,812	175,842	179,254	176,928	198,301
Property Taxes Remitted by DURA	2,527,922	2,491,501	2,460,740	2,491,501	3,149,869
Specific ownership taxes	135,731	133,367	73,262	133,367	9,915
Interest income	198,478	195,547	280,417	450,000	400,078
Other revenue	-	-	150	48	-
Total revenues	<u>3,038,943</u>	<u>2,996,257</u>	<u>2,993,823</u>	<u>3,251,844</u>	<u>3,758,163</u>
Total funds available	<u>12,964,577</u>	<u>13,507,270</u>	<u>13,725,191</u>	<u>13,983,215</u>	<u>14,421,503</u>
EXPENDITURES					
General Fund	463,224	593,000	236,694	519,875	660,000
Debt Service Fund	1,769,982	1,800,000	480,314	2,800,000	2,850,000
Capital Projects Fund	-	1,495,569	-	-	1,585,000
Total expenditures	<u>2,233,206</u>	<u>3,888,569</u>	<u>717,008</u>	<u>3,319,875</u>	<u>5,095,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,233,206</u>	<u>3,888,569</u>	<u>717,008</u>	<u>3,319,875</u>	<u>5,095,000</u>
ENDING FUND BALANCES	<u>\$ 10,731,371</u>	<u>\$ 9,618,701</u>	<u>\$ 13,008,183</u>	<u>\$ 10,663,340</u>	<u>\$ 9,326,503</u>
EMERGENCY RESERVE	\$ 29,700	\$ 29,800	\$ 28,200	\$ 32,800	\$ 37,700
AVAILABLE FOR OPERATIONS	5,237,128	5,488,341	5,939,015	5,806,422	6,395,807
TOTAL RESERVE	<u>\$ 5,266,828</u>	<u>\$ 5,518,141</u>	<u>\$ 5,967,215</u>	<u>\$ 5,839,222</u>	<u>\$ 6,433,507</u>

No assurance provided. See summary of significant assumptions.

**SBC METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/13/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
ASSESSED VALUATION					
Commercial	\$ 105,253,890	\$ 104,911,080	\$ 104,911,080	\$ 104,911,080	\$ 135,041,230
Personal property	18,550,520	16,331,760	16,331,760	16,331,760	18,049,720
	<u>123,804,410</u>	<u>121,242,840</u>	<u>121,242,840</u>	<u>121,242,840</u>	<u>153,090,950</u>
LESS TIF District Assessed Value	(115,728,436)	(113,250,035)	(113,250,035)	(113,250,035)	(143,175,898)
Certified Assessed Value	<u>\$ 8,075,974</u>	<u>\$ 7,992,805</u>	<u>\$ 7,992,805</u>	<u>\$ 7,992,805</u>	<u>\$ 9,915,052</u>
MILL LEVY					
General	7.000	7.000	7.000	7.000	5.000
Debt Service	15.000	15.000	15.000	15.000	15.000
Total mill levy	<u>22.000</u>	<u>22.000</u>	<u>22.000</u>	<u>22.000</u>	<u>20.000</u>
PROPERTY TAXES					
General	\$ 56,532	\$ 55,950	\$ 55,950	\$ 55,950	\$ 49,575
Debt Service	121,140	119,892	119,892	119,892	148,726
Levied property taxes	177,672	175,842	175,842	175,842	198,301
Adjustments to actual/rounding	(860)	-	3,412	-	-
Budgeted property taxes	<u>\$ 176,812</u>	<u>\$ 175,842</u>	<u>\$ 179,254</u>	<u>\$ 175,842</u>	<u>\$ 198,301</u>
ASSESSED VALUATION - Due on Increment					
TIF District Increment	\$ 115,728,436	\$ 113,250,035	\$ 113,250,035	\$ 113,250,035	\$ 143,175,898
Certified Assessed Value	<u>\$ 115,728,436</u>	<u>\$ 113,250,035</u>	<u>\$ 113,250,035</u>	<u>\$ 113,250,035</u>	<u>\$ 143,175,898</u>
MILL LEVY					
General	7.000	7.000	7.000	7.000	7.000
Debt Service	15.000	15.000	15.000	15.000	15.000
Total mill levy	<u>22.000</u>	<u>22.000</u>	<u>22.000</u>	<u>22.000</u>	<u>22.000</u>
PROPERTY TAXES					
General	\$ 810,099	\$ 792,750	\$ 792,750	\$ 792,750	\$ 1,002,231
Debt Service	1,735,927	1,698,751	1,698,751	1,698,751	2,147,638
Levied property taxes	2,546,026	2,491,501	2,491,501	2,491,501	3,149,869
Adjustments to actual/rounding	(18,104)	-	(30,761)	-	-
Budgeted property taxes	<u>\$ 2,527,922</u>	<u>\$ 2,491,501</u>	<u>\$ 2,460,740</u>	<u>\$ 2,491,501</u>	<u>\$ 3,149,869</u>
BUDGETED PROPERTY TAXES					
General	\$ 860,597	\$ 848,700	\$ 839,998	\$ 848,700	\$ 1,051,806
Debt Service	1,844,137	1,818,643	1,799,996	1,818,643	2,296,364
ARI	-	-	-	-	-
	<u>\$ 2,704,734</u>	<u>\$ 2,667,343</u>	<u>\$ 2,639,994</u>	<u>\$ 2,667,343</u>	<u>\$ 3,348,170</u>

No assurance provided. See summary of significant assumptions.

**SBC METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/13/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 4,742,531	\$ 5,118,459	\$ 5,266,825	\$ 5,266,828	\$ 5,839,222
REVENUES					
Property taxes	56,258	55,950	57,036	57,036	49,575
Specific ownership taxes	43,187	42,435	23,311	42,435	2,479
Property Taxes Remitted by DURA	800,389	792,750	729,028	792,750	1,002,231
Interest income	87,687	101,547	127,661	200,000	200,000
Other revenue	-	-	48	48	-
Total revenues	<u>987,521</u>	<u>992,682</u>	<u>937,084</u>	<u>1,092,269</u>	<u>1,254,285</u>
Total funds available	<u>5,730,052</u>	<u>6,111,141</u>	<u>6,203,909</u>	<u>6,359,097</u>	<u>7,093,507</u>
EXPENDITURES					
General and administrative					
Accounting	24,612	26,000	20,533	32,000	35,200
Auditing	4,300	4,900	-	4,500	5,000
County Treasurer's fee	8,624	8,487	7,861	8,487	15,777
Dues and membership	709	800	699	699	880
Insurance	18,005	18,000	18,497	18,497	19,800
District management	31,940	36,000	11,665	30,000	39,600
Legal	18,375	23,000	15,978	23,000	25,300
Miscellaneous	3,795	6,000	47	5,000	6,000
Election	1,608	3,000	899	899	-
Contingency	-	14,813	-	-	7,243
Operations and maintenance					
Repairs and maintenance	-	-	4,940	6,000	6,000
City of Denver Maintenance Fee	3,000	3,000	3,000	3,000	3,000
Locates	2,192	3,000	879	2,200	3,300
Landscape - Repairs and Maintenance	29,537	50,000	-	50,000	55,000
Landscape - Contract	109,964	126,000	62,724	126,000	138,600
Landscape - Floral	9,262	10,000	13,177	13,177	14,500
Landscape - Water	19,319	8,000	2,700	6,500	8,800
Mosquito control	-	3,000	300	2,000	2,000
Snow removal	10,144	15,000	1,575	15,000	16,500
Storm drainage	12,331	14,000	3,030	14,000	14,000
Utilities	24,655	35,000	5,214	20,000	38,500
Trash Collection	-	5,000	6,688	15,000	15,000
Tree Replacement & Maintenance	99,049	50,000	43,916	43,916	55,000
Irrigation Repairs	28,833	35,000	12,372	35,000	35,000
Detention Pond Maintenance	-	45,000	-	45,000	45,000
Pest Control	2,970	-	-	-	-
Security	-	50,000	-	-	55,000
Total expenditures	<u>463,224</u>	<u>593,000</u>	<u>236,694</u>	<u>519,875</u>	<u>660,000</u>
Total expenditures and transfers out requiring appropriation	<u>463,224</u>	<u>593,000</u>	<u>236,694</u>	<u>519,875</u>	<u>660,000</u>
ENDING FUND BALANCES	<u>\$ 5,266,828</u>	<u>\$ 5,518,141</u>	<u>\$ 5,967,215</u>	<u>\$ 5,839,222</u>	<u>\$ 6,433,507</u>
EMERGENCY RESERVE	\$ 29,700	\$ 29,800	\$ 28,200	\$ 32,800	\$ 37,700
AVAILABLE FOR OPERATIONS	5,237,128	5,488,341	5,939,015	5,806,422	6,395,807
TOTAL RESERVE	<u>\$ 5,266,828</u>	<u>\$ 5,518,141</u>	<u>\$ 5,967,215</u>	<u>\$ 5,839,222</u>	<u>\$ 6,433,507</u>

No assurance provided. See summary of significant assumptions.

**SBC METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/13/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 3,723,535	\$ 3,925,985	\$ 3,979,621	\$ 3,979,621	\$ 3,279,196
REVENUES					
Property taxes	120,554	119,892	122,218	119,892	148,726
Specific ownership taxes	92,544	90,932	49,951	90,932	7,436
Property Taxes Remitted by DURA	1,727,533	1,698,751	1,731,712	1,698,751	2,147,638
Interest income	85,437	65,000	111,063	190,000	160,000
Other revenue	-	-	102	-	-
Total revenues	<u>2,026,068</u>	<u>1,974,575</u>	<u>2,015,046</u>	<u>2,099,575</u>	<u>2,463,800</u>
Total funds available	<u>5,749,603</u>	<u>5,900,560</u>	<u>5,994,667</u>	<u>6,079,196</u>	<u>5,742,996</u>
EXPENDITURES					
General and administrative					
County Treasurer's fee	18,582	18,186	18,539	18,186	34,445
Paying agent fees	1,050	1,050	-	1,050	1,200
Contingency	-	27,214	-	27,214	29,005
Debt Service					
Bond Interest - Series 2012	195,200	195,200	97,600	195,200	195,200
Bond Interest - Series 2016	760,150	728,350	364,175	728,350	695,150
Bond Principal - Series 2016	795,000	830,000	-	830,000	895,000
Bond Principal - Series 2012	-	-	-	1,000,000	1,000,000
Total expenditures	<u>1,769,982</u>	<u>1,800,000</u>	<u>480,314</u>	<u>2,800,000</u>	<u>2,850,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,769,982</u>	<u>1,800,000</u>	<u>480,314</u>	<u>2,800,000</u>	<u>2,850,000</u>
ENDING FUND BALANCES	<u>\$ 3,979,621</u>	<u>\$ 4,100,560</u>	<u>\$ 5,514,353</u>	<u>\$ 3,279,196</u>	<u>\$ 2,892,996</u>

No assurance provided. See summary of significant assumptions.

**SBC METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/13/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/2023	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,459,568	\$ 1,466,569	\$ 1,484,922	\$ 1,484,922	\$ 1,544,922
REVENUES					
Interest income	25,354	29,000	41,693	60,000	40,078
Total revenues	<u>25,354</u>	<u>29,000</u>	<u>41,693</u>	<u>60,000</u>	<u>40,078</u>
Total funds available	<u>1,484,922</u>	<u>1,495,569</u>	<u>1,526,615</u>	<u>1,544,922</u>	<u>1,585,000</u>
EXPENDITURES					
Capital outlay	-	1,495,569	-	-	1,585,000
Total expenditures	<u>-</u>	<u>1,495,569</u>	<u>-</u>	<u>-</u>	<u>1,585,000</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>1,495,569</u>	<u>-</u>	<u>-</u>	<u>1,585,000</u>
ENDING FUND BALANCES	<u>\$ 1,484,922</u>	<u>\$ -</u>	<u>\$ 1,526,615</u>	<u>\$ 1,544,922</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**SBC METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

In accordance with its Amended and Restated Service Plan approved by the City and County of Denver City Council on March 27, 2007, as modified on August 1, 2011, the District was established to provide for the design, construction, installation, financing and acquisition of certain street, traffic and safety controls, water, sanitation, park and recreation improvements and mosquito control.

The District was formed on May 26, 1998. The election approved an increase in taxes of \$1,000,000 annually for general operations and maintenance; general obligation indebtedness of \$12,840,000 for streets; \$1,653,000 for safety controls; \$2,058,000 for water facilities; \$9,060,000 for sewer and storm drainage facilities; and \$4,389,000 for parks (for a total debt authorization of \$30,000,000); and \$30,000,000 for refunding debt at higher interest rates. The voters also approved the District's ability to annually collect and retain \$1,000,000 of revenue from fees or charges and interest thereon. In addition, on November 1, 2005, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$50,000,000. This includes an additional \$10,000,000 each for streets, safety controls, water facilities, sewer and storm drainage facilities, and parks. Also, the electors authorized the refunding of up to \$50,000,000 in general obligation bonds at a higher interest rate. During 2005, the District utilized \$22,785,000 of the \$50,000,000 of refunding authorization.

During 2000 the District negotiated a Cooperation Agreement with the Denver Urban Renewal Development Authority (DURA) to reimburse the District for taxes diverted to DURA as a result of tax incremental financing within the Stapleton Urban Redevelopment Plan which overlays property within the District.

Per the Service Plan, the District is limited to issuing \$23,600,000 in debt. However, on March 27, 2007, an amendment to the Service Plan of the District was approved by the City and County of Denver. The purpose of amending the Service Plan is to allow the District to issue additional General Obligation Bonds for improvements to be completed on land that will be included into the District. Per the amended Service Plan, the maximum amount of General Obligation Bonds the District may issue shall be increased by \$182,000 per acre for each acre of land within the future inclusion area that is included into the District.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**SBC METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Pursuant to the District's 2016 and 2012 Bond Documents, the District may levy, without limitation, an amount necessary to meet their annual debt service requirements against all taxable property within the District.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2024, the assessment rate for single family residential property decreases to 6.765% from 6.95%. The rate for multifamily residential property, the newly created subclass, decreases to 6.765% from 6.80%. Agricultural and renewable energy production property remains at 26.4%. Producing oil and gas remains at 87.5%. All other nonresidential property decreases to 27.90% from 29%.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the Budget using the adopted mill levy imposed by the District. The taxes include those subject to the DURA Cooperation Agreement as displayed.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The forecast assumes that the District's share will be equal to approximately 5% of the property taxes collected by the General Fund and Debt Service Fund. The estimate also includes property taxes under the DURA Cooperation Agreement.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of 4.00%.

**SBC METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Administrative and Operation Expenditures

Administrative expenditures include the services necessary to maintain the District's administrative viability such as accounting and audit, insurance, legal and management expenses. Operation expenditures include the street, sidewalk and landscaping maintenance. These expenditures are based on estimates of the District's Board of Directors and consultants.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2012 General Obligation Bonds and the Series 2016 General Obligation Refunding and Improvement Bonds.

Capital Outlay

The District's capital expenditures are shown on the Capital Projects Fund page of the Budget.

Debt and Leases

On December 19, 2012, the District issued \$4,880,000 General Obligation Bonds, Series 2012, with an interest rate of 4.0%, consisting of term bonds due December 1, 2037. Such term bonds are subject to mandatory sinking fund redemption.

The 2012 Bonds are secured by and are payable from all taxable property in the District which is subject to an ad valorem property tax. Additionally, the 2012 bonds are secured by funds in the 2012 Reserve account as well as the Mill Levy Stabilization account.

On October 27, 2016 the District issued \$19,225,000 General Obligation Refunding and Improvements Bonds, Series 2016, with an interest rate varying from 3.0%-5.0%. Such bonds are subject to redemption prior to maturity at the option of the District and are also subject to mandatory sinking fund redemption.

The 2016 Bonds are secured by and are payable from all taxable property in the District which is subject to an ad valorem property tax. Additionally, the 2016 bonds are secured by funds in the 2016 Reserve account as well as the Mill Levy Stabilization account.

The District has no operating or capital leases.

**SBC METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve Funds

Debt Service Reserve

The District is required to maintain an initial debt service reserve of \$478,167 for the Series 2012 Bonds as well as a reserve of \$870,625 for the Series 2016 Bonds.

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

This information is an integral part of the accompanying forecasted budget.

RESOLUTION NO. 2023 – 11 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN
DISTRICT (F/K/A SBC METROPOLITAN DISTRICT)
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District) (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 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, 2023, 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 14, 2023, 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 Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District):

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District) for the 2024 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.

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 14TH day of NOVEMBER, 2023.

Secretary

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District), and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District) held on November 14, 2023.

By: _____
Secretary

RESOLUTION NO. 2023-11-___
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN
DISTRICT (F/K/A SBC METROPOLITAN DISTRICT)
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District) (“District”) has adopted the 2024 annual budget in accordance with the Local Government Budget Law on November 14, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2024 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 Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District):

1. That for the purposes of meeting all general fund expenses of the District during the 2024 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 2024 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 City and County of Denver, 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 14th day of November, 2023.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District), and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Prologis Central Park Business Center Metropolitan District (f/k/a SBC Metropolitan District) held on November 14, 2023.

Secretary

RESOLUTION NO. 2023-11-____
PROLOGIS CENTRAL PARK BUSINESS CENTER METROPOLITAN DISTRICT
(F/K/A SBC METROPOLITAN DISTRICT)
AMENDING POLICY ON COLORADO OPEN RECORDS ACT REQUESTS

A. On November 11, 2013, Prologis Central Park Business Center Metropolitan District (F/K/A SBC Metropolitan District) (the “**District**”) adopted Resolution No. 2013-11-04 Regarding Colorado Open Records Act Requests (the “**Resolution**”), in which the District adopted a policy related to Colorado Open Records Act Requests (the “**Policy**”).

B. In 2023, the Colorado General Assembly enacted Senate Bill 23-286, which provided for certain changes in the law related to Colorado Open Records Act Requests

C. The District desires to amend the Policy due to the legislative changes set forth in Senate Bill 23-286.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Prologis Central Park Business Center Metropolitan District (F/K/A SBC Metropolitan District), City and County of Denver, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

2. Amendments to Policy. The Policy is hereby amended as follows:

(a) Amendment to Section 1 of the Resolution. Section 1 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“1. David Solin, the District Manager for the District, is hereby designated as the “**Official Custodian**” of the public records of the District, as such term is defined in Section 24-72-202(2). Contact information for the Official Custodian is: David Solin, 141 Union Boulevard, Suite 150, Lakewood, CO 80228 – Phone: 303-987-0835. Fax: 303-987-2032. Email: dsolin@sdmsi.com.”

(b) Amendment to Section 3 of the Resolution. Section 3 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“3. Within the period specified in Section 24-72-203(3)(a), C.R.S., as amended from time to time, the Official Custodian shall notify the record requester that a copy of the record is available, but will only be sent to the requester once the custodian either receives payment or makes arrangements for receiving payment for all costs associated with records transmission and for all other fees lawfully allowed, unless recovery of all or any portion of such costs or fees has been waived by the Official Custodian, or where

prohibited or limited by law. Upon either receiving such payment or making arrangements to receive such payment at a later date, the Official Custodian shall provide the record(s) to the requester as soon as practicable, but no more than three (3) business days after receipt of, or making arrangements to receive, such payment.”

(c) Amendment to Section 5 of the Resolution. Section 5 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“5. The Official Custodian shall not charge a per-page fee for providing records in a digital or electronic format.”

(d) Amendment to Section 7 of the Resolution. Section 7 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“7. All requests for copies or inspection of public records of the District shall be submitted to the Official Custodian in writing. Such requests shall be delivered by the Official Custodian to the District’s legal counsel for review and legal advice regarding the lawful availability of records requested and related matters, including without limitation, whether to deny inspection or production of certain records or information for reasons set forth in Sections 24-72-204(2) and (3), C.R.S., as amended from time to time. The District may, from time to time, designate specific records for which written requests are not required and with respect to which review by legal counsel is not required; i.e., service plans, rules and regulations, minutes, etc. Such designations shall occur in the minutes of the meetings of the District.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION NO. 2023-11-____]

RESOLUTION APPROVED AND ADOPTED ON November 14, 2023.

**PROLOGIS CENTRAL PARK BUSINESS
CENTER METROPOLITAN DISTRICT
(F/K/A SBC METROPOLITAN
DISTRICT)**

By: _____
President

Attest:

Secretary

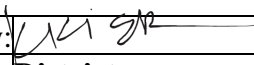
EXHIBIT B

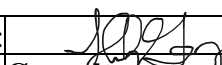
FORM OF CHANGE ORDER

Change Order No: 1	Date Issued: August 25, 2023
Name of Agreement: Trash Services	
Date of Agreement: August 7, 2023	District(s): SBC Metropolitan District
Other Party/Parties: HG Commercial Services LLC	

<p>CHANGE IN SCOPE OF SERVICES (describe):</p> <p>Additional trash pick up on 45th Street and Geneva Street, including metal, large containers and shopping carts.</p>

CHANGE IN AGREEMENT PRICE:	CHANGE IN TERM OF AGREEMENT:
Original Price: \$3,000.00	Original Term: Expires , 20
Increase of this Change Order: \$745.00	New Term: Expires , 20
Price with all Approved Change Orders: \$3,745.00	Agreement Time with all Approved Change Orders:

APPROVED:
By: 
District

APPROVED:
By: 
Consultant

HG Commercial Services, LLC
Hilario Gonzalez
720-662-3374
HGservices303@gmail.com

QUOTE: Trash pickup for Metro District.

Dear David,

The following is a quote is to pick up the trash left behind by the campers on 45th. Since I will be in the area, I will also pick up the larger container, metal and random shopping carts on Geneva St. If you have any questions, please let me know.

Quote: \$745.00

Please note that this quote is good for 10 days upon receipt of quote.



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

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

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

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

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