

# DENARGO MARKET METROPOLITAN DISTRICT NO. 1

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

## NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Laura H. Newman	President	2023/May 2023
Donald D. Cabrera	Treasurer	2023/May 2023
Jeffrey D. Jones	Asst. Secretary	2022/May 2022
David H. Smith	Asst. Secretary	2022/May 2022
Todd T. Wenskoski	Asst. Secretary	2022/May 2022
Matt Cohrs	Secretary	

DATE: October 5, 2021

TIME: 4:30 p.m.

PLACE: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD VIA ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE SEE THE BELOW REFERENCED ZOOM MEETING INFORMATION.

THIS MEETING MAY BE ATTENDED VIA ZOOM AND CAN BE JOINED THROUGH THE DIRECTIONS BELOW:

<https://us02web.zoom.us/j/88629684889?pwd=R3h3dkRveXk1dYtWQlhQNDcvb1ZIUT09>

**Phone:** 1 (669) 900-6833 or 1 (253) 215-8782

**Meeting ID:** 886 2968 4889

**Password:** 114461

**One tap mobile:**

+16699006833,,88629684889#

+12532158782,,88629684889#

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

---

B. Confirm quorum, approve Agenda, confirm location of the meeting and posting of meeting notices.

---

- C. Review and approve the Minutes of the June 15, 2021 Special Meeting (enclosure).
- 

II. **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.

- Ratify approval of proposal from Consolidated Divisions Inc., D/B/A CDI Environmental Contractor for Detention Pond Maintenance, in the amount of \$9,000 (enclosure).
- 

III. PUBLIC COMMENT

- 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 per person.
- 

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending as follows (enclosures):

<b>Fund</b>	Period Ending June 30, 2021	Period Ending July 31, 2021	Period Ending August 31, 2021
General	\$ 30,215.14	\$ 24,072.08	\$ 19,526.29
Debt Service	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 30,215.14</b>	<b>\$ 24,072.08</b>	<b>\$ 19,526.29</b>

---

- B. Review and accept the unaudited financial statements through the period ending June 30, 2021 and Schedule of Cash Position updated as of September 9, 2021 (enclosure).
- 

V. LEGAL MATTERS

- A. Discuss Impact Fee for Developments Building Outside of the District. Review and consider adoption of Resolution of the District Establishing Impact Fee for Developments Outside of District (to be distributed).
-

VI. OPERATIONS AND MAINTENANCE

- A. Review and consider approval of Change Order No. 1 from BrightView Landscape Services, Inc. for Snow Removal Services (enclosure).
- 

- B. Review and consider approval of Change Order No. 11 from BrightView Landscape Services, Inc. for Landscape Services (enclosure).
- 

- C. Review and consider approval of Service Agreement by and between the District and Crest Exteriors LLC for Creation of Dog Play Area (to be distributed).
- 

VII. OTHER MATTERS

- A. Update on status of development.
- 

VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR  
NOVEMBER 16, 2021 ~ BUDGET HEARING**

# RECORD OF PROCEEDINGS

---

## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DENARGO MARKET METROPOLITAN DISTRICT NO. 1 HELD JUNE 15, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of the Denargo Market Metropolitan District No. 1 (referred to hereafter as the “District”) was held on Tuesday, the 15<sup>th</sup> day of June, 2021, at 4:30 p.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the District Board meeting was held and properly noticed to be held via telephone conference and Zoom meeting. The meeting was open to the public via telephone conference / Zoom meeting.

### ATTENDANCE

#### Directors In Attendance Were:

Laura H. Newman  
Donald D. Cabrera  
Jeffrey D. Jones  
David H. Smith  
Todd T. Wenskoski

#### Also In Attendance Were:

Ann E. Finn and Matt Cohrs; Special District Management Services, Inc. (“SDMS”)

Paula Williams, Esq.; McGeady Becher P.C.

Jason Carroll and Lindsay Ross; CliftonLarsonAllen LLP

Steve Dazzio; Dazzio & Associates P.C.

### 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. It was noted that disclosures of potential conflicts of interest statements for each of the Directors had been filed with the Secretary of State seventy-two hours in advance of the meeting. Attorney Williams requested that the Directors consider whether they had any additional conflicts of interest to disclose. It was noted for the record that there were no additional disclosures

## RECORD OF PROCEEDINGS

---

made by the Directors present at the meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statutes.

### **ADMINISTRATIVE MATTERS**

**Agenda:** Ms. Finn reviewed with the Board a proposed Agenda for the District's Special Meeting.

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

**Confirmation of Quorum and Approval of Meeting Location:** Ms. Finn confirmed the presence of a quorum. The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, upon motion duly made by Director Jones, seconded by Director Cabrera and, upon vote, unanimously carried, the Board determined that due to concerns regarding the spread of COVID-19 and the benefits to the control of the virus by limiting in-person contact, this meeting was conducted via telephone conference / Zoom meeting. The Board further noted that notice of the time, date and meeting access information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed were received from taxpaying electors within the District's boundaries.

**Minutes:** The Board reviewed the Minutes of the March 9, 2021, March 16, 2021 and April 13, 2021 Special Meetings.

Following discussion, upon motion duly made by Director Cabrera, seconded by Director Jones and, upon vote, unanimously carried, the Minutes of the March 9, 2021, March 16, 2021 and April 13, 2021 Special Meetings were approved, as presented.

**Resignation and Appointment of Secretary to the Board:** The Board acknowledged the resignation of Ms. Finn from the office of Secretary to the Board, effective as of June 15, 2021. Following discussion, upon motion duly made by Director Jones, seconded by Director Cabrera and, upon vote, unanimously carried, the Board appointed Mr. Cohrs as Secretary to the Board of Directors.

**Impact Fees for the Cypress Development Building Outside the District:** The Board entered into discussion regarding the imposition of impact fees for use of District facilities by the Phase IV Cypress Development building located outside

## RECORD OF PROCEEDINGS

---

the District boundaries. Following discussion, upon motion duly made by Director Jones, seconded by Director Cabrera and, upon vote, unanimously carried, the Board approved the imposition of an impact fee in the amount of \$400 per unit on any development that intends to tap into or use facilities owned or paid for by the District. Mr. Cohrs was directed to advise Cypress Development of the fee imposition.

**2021 SDA Conference:** Mr. Cohrs discussed the SDA Conference with the Board, and advised that he would forward information concerning the details of the conference as it becomes available. Following discussion, upon motion duly made by Director Smith, seconded by Director Wenskoski and, upon vote, unanimously carried, the Board authorized interested Board members to attend the 2021 SDA Conference.

---

### **CONSENT AGENDA**

The Board considered the following actions:

- Ratify approval of proposal from BrightView Landscape, Inc. for the removal of a damaged tree in a tree well along Delgany Street.
- Ratify approval of proposal from BrightView Landscape, Inc. for the removal of umbrellas in the park.

Following discussion, upon motion duly made by Director Cabrera, seconded by Director Newman and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

---

### **PUBLIC COMMENT**

There were no public comments.

---

### **FINANCIAL MATTERS**

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

<b>Fund</b>	Period Ending March 31, 2021	Period Ending April 30, 2021	Period Ending May 31, 2021
General	\$ 17,232.80	\$ 35,719.60	\$ 98,065.86
Debt Service	\$ -0-	\$ -0-	\$ -0-
Capital Projects	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 17,232.80</b>	<b>\$ 35,719.60</b>	<b>\$ 98,065.86</b>

Following discussion, upon motion duly made by Director Cabrera, seconded by Director Newman and, upon vote, unanimously carried, the Board ratified approval of the payment of the claims, as presented.

## RECORD OF PROCEEDINGS

---

**Unaudited Financial Statements:** Ms. Ross reviewed the unaudited financial statements through the period ending March 31, 2021 and Schedule of Cash Position, updated as of June 7, 2021 with the Board.

Following review, upon motion duly made by Director Jones, seconded by Director Cabrera and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending March 31, 2021 and Schedule of Cash Position, updated as of June 7, 2021.

**2020 Audit:** Mr. Dazzio reviewed the draft 2020 Audit with the Board.

Following discussion, upon motion duly made by Director Jones, seconded by Director Cabrera, and upon vote, unanimously carried, the Board approved the 2020 Audit and authorized execution of the Representations Letter, subject to final legal review and receipt of an unmodified opinion letter by the Auditor.

**2022 Budget Public Hearing:** The Board entered into discussion regarding setting the date for a Public Hearing to adopt the 2022 Budget.

Following discussion, upon motion duly made by Director Cabrera, seconded by Director Newman and, upon vote, unanimously carried, the Board determined to hold the public hearing to consider adoption of the 2022 Budget on November 16, 2021, at 4:30 p.m., at the AMLI Denargo Market Apartment Complex (Conference Room), 2525 Wewatta Way, Denver, Colorado 80216 or virtually pending COVID-19 restrictions.

---

### **LEGAL MATTERS**

None.

---

### **OPERATIONS AND MAINTENANCE**

**Proposal from BrightView Landscape, Inc. for Replacing Two Missing Trees along Delgany Street:** The Board reviewed a Proposal from BrightView Landscape, Inc. for replacing two missing trees along Delgany Street.

Following discussion, upon motion duly made by Director Jones, seconded by Director Cabrera and, upon vote, unanimously carried, the Board approved the Proposal from BrightView Landscape, Inc. for replacing two missing trees along Delgany Street, in the amount of \$2,800.

---

### **OTHER MATTERS**

**Annual Meeting for Property Owners:** Mr. Cohrs reported that the 2021 Annual Property Owners Meeting Notice was published on May 7, 2021. It was noted that no property owners were in attendance.

## RECORD OF PROCEEDINGS

---

### ADJOURNMENT

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

Respectfully submitted,

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





**ENVIRONMENTAL CONTRACTOR**

5585 W. Airport Rd  
Sedalia, Colorado 80135

☎ 303.471.1522 📠 303.470.3197 ✉ sales@cdi-services.com

<b>To:</b> SDMS	<b>Contact:</b> Robert Graham
<b>Address:</b> 141 Union Boulevard, Suite 150 Lakewood, CO 80228	<b>Phone:</b> 303-987-0835 <b>Fax:</b> 303-987-2032
<b>Project Name:</b> Denargo Market Metro District Detention Pond Maintenance 2022	<b>Bid Number:</b>
<b>Project Location:</b> 2525 Wewatta Wy, Denver, CO	<b>Bid Date:</b> 8/9/2021
<b>Addendum #:</b> 0	

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Cleaning And Off Site Disposal Of Sediment, Trash, Weeds, Vegetation Including Trees Up To 2" Cal. Cleaning Of The Pond, Trickle Channel, Forebay, Micropool, Well Screens, Restrictor Plate And Orifice Plate Of The Outlet Structure.	2.00	EACH	\$4,500.00	\$9,000.00

**Total Bid Price: \$9,000.00**

**Notes:**

- If a third mid season treatment is required it will be billed at the same unit rate.
- This proposal does not include Restoration or Rehabilitation scopes of work.
- This bid does not include the handling or disposal of bio hazardous materials.
- This bid does not include removal of abandon vehicles, equipment or illegally disposed of materials.
- This bid does not include pest, mosquito or or algae treatment or control.
- No work is included in this proposal unless specifically identified above.
- This bid does not include soil import, soil export, soil placement, or grading.
- This bid does not include traffic control.
- This bid does not include engineering, permits or testing.
- This bid does not include surveying or layout.
- This bid does not include a bond.
- Additional mobilizations will be charged at the unit price.
- Required job training. If required training is not disclosed at the time of estimate, labor time needed for training will be charged at a T&M rate.
- Owner Controlled Insurance Program (OCIP) has not been included in this bid. If enrollment in an Owner Controlled Insurance Program (OCIP) is required, a deduction in contract value is not allowed.
- Any fees for billing or project management platforms such as Textura are not included in this proposal and will be billed as an additional cost to the project.
- The work in this bid is not subject to retention.

• **This proposal is good for 60 days following the date given on the proposal.**

**Consolidated Divisions, Inc.** dba **CDI** | ENVIRONMENTAL CONTRACTOR  
An Equal Opportunity Employer

**Payment Terms:**

Payment due 30 days from invoice.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>Consolidated Divisions, Inc Db a CDI Environmental Contractors</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Cory France 303-501-5697 coryf@cdi-services.com</p>
---	---

**Denargo Market Metropolitan District No. 1  
June-21**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Brightview Landscape Services	4704440	5/24/2021	6/8/2021	\$ 748.24	Landscaping	107585
Brightview Landscape Services	7362794	5/11/2021	5/26/2021	\$ 500.00	Landscaping	107585
Brightview Landscape Services	7362792	5/11/2021	5/26/2021	\$ 19,975.00	Repairs and maintenance	107582
Brightview Landscape Services	7386216	6/1/2021	6/16/2021	\$ 950.00	Landscaping	107585
CliftonLarsonAllen LLP	2909057	6/7/2021	6/7/2021	\$ 2,230.73	Accounting	107000
Colorado Lighting Inc	NI93442	5/30/2021	6/29/2021	\$ 20.00	Site lighting	107803
Colorado Lighting Inc	525847	5/17/2021	6/16/2021	\$ 211.44	Site lighting	107803
Denver Metro Protective Services	21-0602263	6/1/2021	7/1/2021	\$ 480.00	Security	107570
Denver Water	3150 May 2021	6/11/2021	7/2/2021	\$ 293.89	Utilities	107701
Denver Water	3250 May 2021	5/12/2021	6/2/2021	\$ 23.17	Utilities	107701
Diversified Underground	23670	4/30/2021	5/30/2021	\$ 432.00	Locates	107804
Dodge Data & Analytics	A40034295	5/10/2021	5/10/2021	\$ 65.28	Miscellaneous	107480
Special District Management Services	D1 05/2021	5/31/2021	5/31/2021	\$ 4,013.04	District management	107440
Special District Management Services	D2 05/2021	5/31/2021	5/31/2021	\$ 76.00	District management	107440
Utility Notification Center	221050450	5/31/2021	5/31/2021	\$ 43.56	Locates	107804
Xcel Energy	732376395	5/17/2021	6/7/2021	\$ 128.93	Utilities	107701
Xcel Energy	731782170	5/12/2021	6/2/2021	\$ 23.86	Utilities	107701

\$ 30,215.14

**Denargo Market Metropolitan District No. 1**  
**June-21**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	<b>\$ 30,215.14</b>		<b>\$ -</b>	<b>\$ 30,215.14</b>
<b>Payroll</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Disbursements from Checking Acct</b>	<b>\$ 30,215.14</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,215.14</b>

Denargo Market Metropolitan District No. 1  
July-21

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Brightview Landscape Services	4735337	6/22/2021	7/7/2021	\$ 748.24	Landscaping	107585
Brightview Landscape Services	4745438	6/30/2021	7/15/2021	\$ 1,557.61	Landscaping	107585
Brightview Landscape Services	7431929	7/1/2021	7/16/2021	\$ 950.00	Landscaping	107585
City and County of Denver	SD FEE 21-011	6/17/2021	6/17/2021	\$ 6,000.00	City of Denver Annual Fee	107800
CliftonLarsonAllen LLP	2940419	7/7/2021	7/7/2021	\$ 5,038.43	Accounting	107000
Denver Metro Protective Services	21-070255	7/1/2021	7/31/2021	\$ 340.00	Security	107570
Denver Water	3250 June 2021	6/11/2021	7/2/2021	\$ 1,733.89	Utilities	107701
Denver Water	3150 June 2021	3/11/2021	4/1/2021	\$ 23.17	Utilities	107701
Mcgeady Becher P.C	1057W 05/2021	5/31/2021	5/31/2021	\$ 2,850.00	Legal services	107460
Special District Management Services	D1 06/2021	6/30/2021	6/30/2021	\$ 3,282.01	District management	107440
Special District Management Services	D2 06/2021	6/30/2021	6/30/2021	\$ 142.00	District management	107440
Top Gun Pressure Washing, Inc	107841	5/1/2021	5/31/2021	\$ 757.00	Repairs and maintenance	107582
Utility Notification Center	221060438	6/30/2021	6/30/2021	\$ 18.48	Locates	107804
Xcel Energy	736330604	6/16/2021	7/7/2021	\$ 128.41	Utilities	107701
Xcel Energy	735512847	6/10/2021	6/30/2021	\$ 41.09	Utilities	107701

\$ 23,610.33

Check Issue Date	Check Number	Payee	Amount
07/29/2021	9191	Cabrera, Donald	92.35
07/29/2021	9192	Jones, Jeffrey	92.35
07/29/2021	9193	Newman, Laura	92.35
07/29/2021	9194	Smith, David	92.35
07/29/2021	9195	Wenskoski, Todd	92.35
Grand Totals:			
	<u>5</u>		<u>461.75</u>

**Denargo Market Metropolitan District No. 1**  
**July-21**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	<b>\$ 23,610.33</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,610.33</b>
<b>Payroll</b>	<b>\$ 461.75</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 461.75</b>
<b>Total Disbursements from Checking Acct</b>	<b>\$ 24,072.08</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,072.08</b>

**Denargo Market Metropolitan District No. 1**  
**August-21**

<b>Vendor</b>	<b>Invoice #</b>	<b>Date</b>	<b>Due Date</b>	<b>Amount</b>	<b>Expense Account</b>	<b>Account Number</b>
Brightview Landscape Services	4764946	7/20/2021	8/4/2021	\$ 622.29	Landscaping	107585
Brightview Landscape Services	4768559	7/22/2021	8/6/2021	\$ 935.30	Landscaping	107585
Brightview Landscape Services	7473519	8/1/2021	8/16/2021	\$ 950.00	Landscaping	107585
Colorado Lighting Inc	NI92437	4/30/2021	5/30/2021	\$ 20.00	Site lighting	107803
Colorado Lighting Inc	NI94468	7/7/2021	8/6/2021	\$ 20.00	Site lighting	107803
Dazzio & Associates	493	7/23/2021	7/24/2021	\$ 8,500.00	Auditing	107020
Denver Water	3150 July 2021	7/13/2021	8/3/2021	\$ 437.89	Utilities	107701
Denver Water	3250 July 2021	7/13/2021	8/3/2021	\$ 524.29	Utilities	107701
Mcgeady Becher P.C	1057W 06/2021	6/30/2021	6/30/2021	\$ 4,247.50	Legal services	107460
Special District Management Services	D2 07/2021	7/31/2021	7/31/2021	\$ 43.20	District management	107440
Special District Management Services	D1 07/2021	7/31/2021	7/31/2021	\$ 3,059.96	District management	107440
Utility Notification Center	221070451	7/31/2021	7/31/2021	\$ 29.04	Locates	107804
Xcel Energy	740279506	7/16/2021	7/16/2021	\$ 84.00	Utilities	107701
Xcel Energy	739249801	7/9/2021	7/9/2021	\$ 52.82	Utilities	107701

\$ 19,526.29

**Denargo Market Metropolitan District No. 1**  
**August-21**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	<b>\$ 19,526.29</b>		<b>\$ -</b>	<b>\$ 19,526.29</b>
<b>Payroll</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Disbursements from Checking Acct</b>	<b>\$ 19,526.29</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,526.29</b>



**DENARGO MARKET METROPOLITAN DISTRICT NO. 1**

**FINANCIAL STATEMENTS**

**JUNE 30, 2021**

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1**  
**BALANCE SHEET - GOVERNMENTAL FUNDS**  
**JUNE 30, 2021**

		<u>General</u>
<b>ASSETS</b>		
Cash - Checking	\$	9,277
Colostrust		92,967
Due from District No. 2		<u>275,599</u>
<b>TOTAL ASSETS</b>		<u><u>\$ 377,843</u></u>
<b>LIABILITIES AND FUND BALANCES</b>		
<b>CURRENT LIABILITIES</b>		
Accounts payable	\$	57,098
Payroll taxes payable		245
Damage Deposits		<u>81,173</u>
Total Liabilities		<u>138,516</u>
<b>FUND BALANCES</b>		
Total Fund Balances		<u>239,327</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>		<u><u>\$ 377,843</u></u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN NET POSITION - BUDGET AND ACTUAL**  
**FOR THE SIX MONTHS ENDED JUNE 30, 2021**

**GENERAL FUND**

	<b>Annual Budget</b>	<b>Year to Date Actual</b>	<b>Variance</b>
<b>REVENUES</b>			
Interest income	\$ 2,000	\$ 72	\$ (1,928)
Permit fees	-	9,450	9,450
Transfer from District No. 2	281,900	275,325	(6,575)
<b>TOTAL REVENUES</b>	<u>283,900</u>	<u>284,847</u>	<u>947</u>
<b>EXPENDITURES</b>			
Accounting	24,500	19,078	5,422
Auditing	4,500	-	4,500
City of Denver annual fee	6,000	6,000	-
Contingency	54,623	-	54,623
Detention Pond Cleanup	10,000	4,500	5,500
Directors' fees	1,000	1,500	(500)
District management	45,000	30,906	14,094
Dues and licenses	-	1,140	(1,140)
Insurance and bonds	11,800	10,517	1,283
Landscape & irrigation repairs	35,000	43,567	(8,567)
Landscape & options	95,725	31,089	64,636
Legal services	30,000	17,833	12,167
Locates	3,500	1,144	2,356
Miscellaneous	2,500	1,118	1,382
Payroll taxes	77	115	(38)
Repairs and maintenance	25,000	26,304	(1,304)
Security	7,500	2,450	5,050
Sight lighting	5,000	528	4,472
Site inspection	24,000	12,025	11,975
Snow removal	25,000	22,135	2,865
Street sweeping	1,000	-	1,000
Streets and sidewalk	27,000	-	27,000
Utilities	15,000	3,476	11,524
<b>TOTAL EXPENDITURES</b>	<u>453,725</u>	<u>235,425</u>	<u>218,300</u>
<b>CHANGE IN NET POSITION</b>	(169,825)	49,422	219,247
<b>NET POSITION - BEGINNING</b>	<u>197,976</u>	<u>189,904</u>	<u>(8,072)</u>
<b>NET POSITION - ENDING</b>	<u>\$ 28,151</u>	<u>\$ 239,326</u>	<u>\$ 211,175</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation, was formed in June 2010, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in Denver, Colorado.

The District was established to provide for acquisition, construction, and installation of water, sanitation, drainage, street improvements, parks and recreational facilities, television relay and translation, and mosquito control.

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.

**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.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.50%.

**Developer Advance**

The District is in the development stage. As such, the portion of the capital expenditures is expected to be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, management, accounting, insurance, banking, and meeting expense.

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1  
2021 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District doesn't have any debt or leases.

**Reserve Fund**

**Emergency Reserve**

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

**DENARGO MARKET METROPOLITAN DISTRICT NO. 1**

**Schedule of Cash Position**

**June 30, 2021**

**Updated as of September 09, 2021**

	<b>General Fund</b>
	<hr/>
<b><u>First Bank - Checking Account</u></b>	
Balance as of 06/30/21	\$ 9,276.99
Subsequent activities:	
07/06/21      Transfer from ColoTrust	30,000.00
07/06/21      Denver Water	(2,027.78)
07/12/21      Vouchers payable - bill.com	(29,898.08)
07/21/21      Transfer from Denargo No. 2	275,598.89
07/28/29      Vouchers payable - bill.com	(3,255.85)
07/29/29      Vouchers payable - bill.com	(18,597.42)
07/29/21      ADP Wages/Taxes	(461.75)
08/04/21      Denver Water	(962.18)
08/25/21      Transfer to ColoTrust	(230,000.00)
08/25/21      Vouchers payable - bill.com	(2,507.59)
08/26/21      Vouchers payable - bill.com	(16,056.52)
09/03/21      Denver Water	(858.50)
	<i>Anticipated transfer from Denargo No. 2</i>
	<i>Anticipated Balance</i>
	<hr/> <u>11,579.02</u> <hr/>
 <b><u>ColoTrust</u></b>	
Balance as of 06/30/21	\$ 92,967.42
07/06/21      Transfer to 1st Bank	(30,000.00)
07/12/21      Deposit - permit fees	2,370.00
07/31/21      Interest income	1.91
08/25/21      Transfer from checking	230,000.00
08/31/21      Interest income	2.29
	<hr/> <u>295,341.62</u> <hr/>
	<b>\$ 295,341.62</b>
	 <hr/>
Less Damage Deposits	(81,173.00)
	<hr/>
<i>Total Available for Operations</i>	<b>\$ 225,747.64</b>
	<hr/> <u>225,747.64</u> <hr/>

**Yield information:**

ColoTrust - 0.0401% (06/30/21)



# CLIENT PRICING AGREEMENT

2021.



## Annual Snow Service Order

**BrightView Landscape Services, Inc. (BrightView)**

8/24/2021 16:57

40060\_BVLS Denver East

12570 E. 39th Avenue Denver CO 80239

Ph: (303) 288-2701

• **PRICE SCHEDULE** BrightView will be compensated for work performed at the Service Location according to the agreed to prices shown below. All listed equipment items includes the respective equipment and required operator.

Category	Area	Service/Unit Description	Unit	Min. Chg.	Price	Price	Price	Price	2021 Price
TM		Crew Member	Hr	1 Hr					\$65.00
TM		Utility Vehicles (ATV, Kubota, etc.)	Hr	1 Hr					\$100.00
TM		Snowrator	Hr	1 Hr					\$110.00
TM		Skid Steer	Hr	1 Hr					\$150.00
TM		Bag Ice Melt Applied	50 lbs	1 Bag					\$45.00
TM		Truck with Plow	Hr	1 Hr					\$116.00

• **ORDER EFFECTIVE DATE:**  This Service Order is accepted by BrightView and Client and forms part of the Master Snow Management Agreement signed by the parties and restates and replaces any Service Order previously agreed to for the above Location.

For BrightView: \_\_\_\_\_ For Client: \_\_\_\_\_

Printed: \_\_\_\_\_ 10/1/2021 Printed: \_\_\_\_\_ 10/1/2021

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_



---

## SERVICE PROGRAM AND PRICING

- 1) ROUTINE MAINTENANCE (MOW, TRIM, WEEDING, CLEAN UP) 26 Times
- 2) SIDEWALK AND CURB EDGING 7 Times
- 3) SPRING CLEAN-UP 1 Times
- 4) FALL CLEAN-UP 2 Times
- 5) CUTTING ORNAMENTAL GRASSES (WHEN APPLICABLE) 1 Times
- 6) TURF FERTILIZATION 3 Times
- 7) PRE-EMERGENT WEED CONTROL - TURF AREAS 1 Times
- 8) POST EMERGENT WEED CONTROL- TURF AREAS 3 Times
- 9) PRE-EMERGENT WEED CONTROL- BED AREAS 1 Times
- 10) BED AREA AND HARDSCAPE WEED CONTROL 26 Times
- 11) TURF AERATION 1 Times
- 12) SEASONAL PRUNING - SHRUBS UNDER 10' 1 Times
- 13) PRUNING- LOW LIMBS ON TREES UNDER 10' 1 Times
- 14) IRRIGATION SYSTEM ACTIVATION 1 Times
- 15) IRRIGATION SYSTEM INSPECTION AND ADJUSTMENT 26 Times
- 16) IRRIGATION SYSTEM WINTERIZATION 1Times
- 17) WINTER POLICING 26 Times
- 18) TRASH RECEPTACLES & DOG STATION 52 Times

**Total Annual Price:        \$12,780**

**Monthly Payment:         \$ 1,065**