

# **EBERT METROPLITAN DISTRICT**

2370 Antelope Ridge Trail  
Parker, CO 80138  
303-662-1999

<https://www.ebertmetrodistrict.org/>

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## **Regular Meeting Notice & Agenda**

### **Board of Directors**

### **Term Expires**

Bruce Shibles, President & Co-Treasurer	May 2025
Cynthia Barclae, Secretary	May 2025
Louis Kennedy, Treasurer	May 2027
Leslie Young, Assistant Secretary	May 2027*
Katherine Haynes, Assistant Secretary	May 2025

*\* This term will be a two-year term at the May 2025 Election.*

**DATE:** Tuesday – September 10, 2024

**TIME:** 7:00 p.m.

**LOCATION:** Virtual via Zoom at  
<https://us06web.zoom.us/j/5988306396?omn=86717668599>

or via telephone at 719-359-4580, then 598 830 6396#, or  
720-707-2699, then 598 830 6396#

1. Call to Order
  - A. Roll Call of the Board of Directors / Declaration of a Quorum
  - B. Director Qualifications and Disclosures
2. Review and Approval of Agenda
3. Consent Agenda: The Consent Agenda consists of matters that occur in the normal course of business. The following items are summarized and are approved and enacted at this time by the Board of Directors in one (1) motion.
  - A. Approval of Minutes from the Regular Meeting of June 11, 2024 (enclosure)
  - B. Approval of Minutes from the Special Meeting of July 24, 2024 (enclosure)

4. Correspondence
5. Public Comment: The Board and District staff truly value the public's input. Please keep comments restricted to the topics of the District and its business, and time limited to a maximum of three (3) minutes.
6. Directors Items / Comments

**Unfinished Business:**

7. Litigation Memorandum of Understanding (MOU) Update from TCMD – Bill Schmidt
8. Consider Designation of the Transition Negotiation Committee
9. Update on Joint TCMD/EMD District Manager RFP Process

**New Business:**

**Financial Items:**

10. Review of Financial Statements for the Period Ending July 31, 2024. (enclosure)
11. Review and Consideration of District Payables for the Period Ending September 10, 2024. (enclosure)

**District Manager's Report:**

12. District Covenant Control and Restrictions (CCR) Status Report.
13. District Work Orders Status Report.
14. Statutory Compliance to Special District Compliance Calendar Status Report.

**Other Business:**

15. Executive Session for the purposes of receiving legal advice on specific legal questions concerning the transition of tax revenue and budgeting control from Town Center Metropolitan District to Ebert Metropolitan District, the acquisition of property, and determining positions subject to negotiations, developing strategy for negotiations, and instructing negotiators concerning said transition per *§24-6-402(4)(a), (b), and (e)(I), C.R.S.*

16. Consideration of intergovernmental agreement with Town Center Metropolitan District for consolidation of the districts in 2025.
17. Consideration of agreement with Clayton Properties concerning the transition of tax revenue and budgeting control from Town Center Metropolitan District to Ebert Metropolitan District in 2025.
18. Other matters that may come before the Board.
19. Adjourn

**Next Regular Meeting: Tuesday - December 3, 2024 @ 7:00 p.m.**

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE EBERT METROPOLITAN DISTRICT HELD June 11, 2024

A Regular Meeting of the Board of Directors of Ebert Metropolitan District, City and County of Denver, Colorado was held virtually on June 11, 2024, at 7:00 p.m. The meeting was open to the public.

In attendance and participating were Directors:

Bruce Shibles, President & Co-Treasurer  
Cynthia Barclae, Secretary  
Louis Kennedy, Treasurer  
Leslie Young, Assistant Secretary  
Katherine Haynes, Assistant Secretary

Also participating were:

19 Members of the Public  
Evan Ela, Cockrel Ela Glesne Greher & Ruhland – General Legal Counsel  
Alyssa Ferreira, Clifton Larson Allen, LLP – District Accountants  
Brittany Barnett, Timberline District Consulting  
Bill Schmidt, Town Center Metropolitan District  
Kurt Schlegel, Special District Solutions – District Manager

**CALL TO ORDER:**

Mr. Schlegel called the role and noted that a quorum of the Board was present. Director Shibles called the meeting to order at 7:04 p.m.

**CONFLICTS &  
DISCLOSURE  
STATEMENTS:**

Conflict Disclosure Statements have been filed with the Secretary of State's Office.

**APPROVAL OF  
AGENDA:**

Director Shibles moved that the Board amend the agenda by moving Item #9 – Consideration of Approval to Transfer \$297,309.93 from the “Capital expenditures to be approved by Ebert” line item of the Ebert Metropolitan District (EMD) Capital Projects Bond Proceeds Series 2018 Fund to the Town Center Metropolitan District (TCMD) based on the request by TCMD for reimbursement for capital projects completed in 2021 to follow item #3 – Consent Agenda, and approve the agenda as amended. Upon a second by Director Young a vote was taken, and the motion carried unanimously.

# RECORD OF PROCEEDINGS

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**CONSENT AGENDA:** Director Shibles moved that the Board remove the Approval of Minutes from the Regular Meeting of March 26, 2024 from the Consent Agenda and approve the Consent Agenda, consisting of the following item, as amended:

- Ratification of Payments Made Since March 26, 2024

Upon a second by Director Kennedy a vote was taken, and the motion carried unanimously.

**MARCH 26, 2024**  
**MEETING MINUTES:**

Director Shibles stated a concern centered on whether the Memorandum of Understanding (MOU) between the EMD and the TCMD had been formally approved by the Board at the March 26, 2024 Board meeting. Attorney Ela stated that the recorded motion passed by the Board under the topic of Other Business at the March 26, 2024 Board meeting, which motion had directed legal counsel to seek a stay in ongoing legal action between the two Districts on the basis of the terms contained in the MOU, had implicitly and formally approved the MOU. Following discussion Director Shibles moved that the Board approve the minutes from the March 26, 2024 regular meeting as presented. Upon a second by Director Kennedy a vote was taken, and the motion carried unanimously.

**CORRESPONDENCE:** None

**PUBLIC COMMENT:** Ms. Bell commented on the fact that residents were not briefed on or consulted with regarding monies being paid to the TCMD for landscaping work performed and completed in 2021, and that she is disappointed in the quality of work that has been done at the park located at Espana & 58<sup>th</sup> Place.

Ms. Turner stated that she is displeased with the notice received from the TCMD regarding storm damage repair requests and the required time frame for reviews of proposed exterior home repairs to be done.

Mr. Klink also stated his displeasure with the 30-day requirement for repair request submissions.

Mr. Schmidt spoke on behalf of the TCMD regarding hail damage repair submissions. Mr. Schmidt stated that a clarification to the policy has been sent to residents today and residents will not be held to a 30-day submission deadline for requests for review of repairs.

Mr. Klink submitted a letter to the Board earlier this year regarding a restoration project that the City of Aurora completed on a 1<sup>st</sup> Creek Interceptor Project. The restoration of the disturbed area is lacking and there is an abundance of bare dirt remaining after the completion of the project.

# RECORD OF PROCEEDINGS

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**DIRECTOR'S ITEMS /** Mr. Puffer echoed the concerns addressed by the other residents.  
**COMMENTS:** None

**UNFINISHED**  
**BUSINESS:**

Consideration of Approval to Transfer \$297,309.93 from the "Capital expenditures to be approved by Ebert" line item of the EMD Capital Projects Bond Proceeds Series 2018 Fund to TCMD based on a request by TCMD for reimbursement for capital projects completed in 2021.

Director Shibles moved that the Board approve the transfer of funds as requested. The motion received a second from Director Kennedy to begin debate.

Ms. Barnett discussed recent tours that she conducted with EMD Directors to view areas associated with the request that had been repaired and stated that all landscape installations and repairs have been completed. The Directors asked Ms. Barnett about the amount of time that has lapsed since 2021 and processes for future similar funding requests. Concerns were voiced about the need for the EMD Board to review and approve all future expenditures.

Director Haynes moved to amend the motion as follows: That TCMD be required to provide a budget for the \$297,309.93 and a commitment to that budget prior to any movement of dollars from one account to the other and that EMD is to be notified of that budget and those line items prior to the transfers that take place after 6/11/24. Mr. Schlegel then summarized Ms. Haynes motion as follows: requiring TCMD to provide a budget or receipts for work associated with this funding request that have been accomplished before the money is transferred. Director Shibles seconded the motion to amend. A vote was taken on the amendment, which passed with three (3) Directors voting in favor of the motion to amend and two (2) Directors in opposition.

A vote was then conducted on the amended motion to approve the Transfer of \$297,309.93 from the "Capital expenditures to be approved by Ebert" line item of the EMD Capital Projects Bond Proceeds Series 2018 Fund to TCMD based on a request by TCMD for reimbursement for capital projects completed in 2021 and require a budget or receipts for work associated with this funding request before the funds are transferred. The amended motion was approved by a vote of three (3) Directors voting YES and two (2) Directors voting NO.

# RECORD OF PROCEEDINGS

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Update on Litigation Status with the TCMD: Mr. Schmidt provided a written progress report to the Board and briefly explained the MOU that was approved by the EMD and TCMD. Changes prompted by the MOU will take place over the next two years. As a result of this MOU the EMD once again has representation on the Landscape Committee and the TCMD District Manager is now much more involved in the Covenant enforcement process.

Director Recall Election Related Expenses: Director Shibles stated that the recall election was held on February 13, 2024 and since that date the District received an invoice from the Denver County Clerk & Recorder in the amount of \$93,270.00 for the conduct of the recall election. This cost has been apportioned for both the 2023 and 2024 budgets, and at this time should not cause the District to amend its budgets for these fiscal years.

## **NEW BUSINESS:**

Potential Director Vacancies: Director Shibles stated that due to potential property sales and relocation out of the District, there may soon be vacancies on the EMD Board of Directors. If this occurs a notice of vacancy will be published, and the Board will appoint an eligible elector to fill any vacancy in the prescribed manner and timeline.

In-Person Board Meetings: Interest has been expressed by residents of the community to return to in-person business meetings and continue a virtual capability as well. The Directors and staff are working to identify possible locations that may be sufficient and available.

## **FINANCIAL ITEMS:**

Review of Cash Position and Financial Statements: Ms. Ferreira presented the District's unaudited Financial Statements dated April 30, 2024, for the Board's review.

District Payables: Ms. Ferreira presented the District's payables for the period of March 22, 2024 through June 6, 2024 for the Board's review. Director Shibles moved that the Board ratify and approve payments made in the amount of \$136,904.44. Upon a second by Director Kennedy a vote was taken, and the motion carried unanimously.

2023 Audit: Ms. Ferriera stated that the 2023 Audit is currently in the "Field Work" stage and presented the Independent Auditor's Draft Audit Report for the Board member's review and consideration. The Directors discussed and asked Ms. Ferriera a few questions

# RECORD OF PROCEEDINGS

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regarding content and process. Following discussion Director Kennedy moved that the Board Accept the 2023 Financial Audit as presented, subject to final revisions by the Auditor and final legal review. Upon a second by Director Shibles a vote was taken, and the motion carried unanimously. Ms. Ferriera stated that the 2023 Audit will be filed with the State Auditor's office no later than July 31, 2024.

## **DISTRICT MANAGER'S REPORT**

Covenant Control and Restrictions (CCR) Status Report: A report was received from Westwind Property Management late today and has been emailed to the Directors.

District Work Order Status Report: No Report

Statutory Compliance: Mr. Schlegel stated that the District is in compliance with the required submissions, and that the next item due is the annual financial audit, which is due by July 31, 2024.

## **OTHER BUSINESS:**

Director Barclae stated that she is seeing many home repair yard signs in the District, which is not allowed by the Covenants. Mr. Schlegel stated that he will contact Westwind regarding their enforcement policy and procedure for yard signs.

## **EXECUTIVE SESSION:**

Director Shibles moved that the Board enter into an Executive Session, pursuant to C.R.S. Section 24-6-402(4)(b), for the purposes of receiving legal advice on specific legal questions regarding enforcement of covenants and improvements within the District and eventual transition of District functions from TCMD.

Upon a second by Director Kennedy a vote was taken, and the motion carried unanimously. The board members were placed into a breakout room and the Executive Session commenced at 8:42 p.m.

Following discussion, Director Shibles moved that the Board conclude the Executive Session and reconvene the public session. Upon a second by Director Kennedy a vote was taken, the motion carried unanimously, and the Executive Session was terminated at 9:15 p.m., and the public session was reconvened.

Following the Executive Session the Directors discussed Covenant Enforcement and the process of transitioning that responsibility from the TCMD to that of the EMD. Director Kennedy stated that this has been a discussion topic for a long time.



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Director Shibles moved that the Board authorize legal counsel to publish and provide Denver County with a 45-day notice regarding the EMD's intent to add design review and covenant enforcement as an additional service of the District authorized by its Service Plan. Upon a second by Director Barclae a vote was taken, the motion carried unanimously.

## **NEXT MEETING:**

**The Board's next regular meeting will take place virtually on Tuesday – September 10, 2024, at 7:00 p.m.** and shall be noticed in accordance with CRS 32-1-902 and 24-6-402, on the District's webpage <https://www.ebertmetrodistrict.org/>.

## **ADJOURNMENT**

There being no further business to come before the Board, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 9:24 p.m.

Respectfully Submitted:

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Secretary for the Meeting

Please reach out to Westwind Management Group for questions and concerns related to Green Valley Ranch North.

**Association Business Manager**

April Delgado

(303) 369-1800 ext. 135 [April@westwindmanagement.com](mailto:April@westwindmanagement.com)

**Administrative Assistant**


Audrey Brown

(303) 369-1800 ext. 117  
[Audrey@westwindmanagement.com](mailto:Audrey@westwindmanagement.com)

**CERTIFICATION CONCERNING RECORD OF**  
**EXECUTIVE SESSION HELD ON JUNE 11, 2024**

I hereby certify that it is my opinion that the discussion held during the executive session convened near the end of the regular meeting of the Board of Directors of Ebert Metropolitan District held June 11, 2024, was properly noticed and constituted privileged attorney-client communication, and therefore no record or electronic recording was required to be kept for such executive session pursuant to Section 24-6-402, C.R.S. I further certify that I was in attendance by Zoom tele-video conference and participated in the discussions for the entire executive session commencing at 8:42 pm and adjourning at 9:15 pm. The privileged discussions during executive session concerned specific questions of legal counsel concerning enforcement of covenants and improvements within the District and eventual transition of District functions from TCMD, all in accordance with Section 24-6-402(4)(b), C.R.S.

Dated this 14<sup>th</sup> day of June, 2024.

By:   
\_\_\_\_\_  
Evan D. Ela, General Counsel  
Ebert Metropolitan District

00:04:41 Natasha Turner: Hello- Do you generally have camera on or off?

00:18:22 Viktor Slovanic:there is no evidence in the public record that an MOU was approved

00:21:51 Viktor Slovanic:how does this board approve expenditures exceeding 30 months ago?

00:24:15 Viktor Slovanic:the 2018 IGA clearly distinguishes how the Bond Fund and CRRF funds may be allocated...and the contemplated expenditure is NOT a Capital Project...its Maintenance

00:27:30 Viktor Slovanic:Mr. Schibles is making it up as he goes...no recitation of the terms of the IGA that prescribe how funds are to be allocated.

00:28:28 Viktor Slovanic:The President does not have the authority to set District policy unilaterally.

00:30:08 Viktor Slovanic:The Board members should reject approval of the proposed transfer until they get their facts straight.

00:31:36 Natasha Turner: I agree!

00:31:43 Nick:I agree board members should reject this

00:32:08 Viktor Slovanic:The invoices are from over 2 years ago. No landscaper would tolerate being unpaid for over 2 yrs.

00:32:16 Nick:Thank you two for speaking up

00:33:22 Viktor Slovanic:So Mr. Kennedy just admitted that TCMD is raiding Ebert's Bond Fund.

00:34:28 Viktor Slovanic:Ms. Haynes would do well to acquaint with the 2018 IGA

00:35:39 Viktor Slovanic:Ebert has to be PRESENTED with requests PRIOR to the proposed project.

00:36:35 Viktor Slovanic:TCMD is once again looking to raid Ebert's Bond Fund and CRRF.

00:37:20 Nick:This should be denied

00:37:21 Viktor Slovanic:Vote NO and move on

00:40:04 Viktor Slovanic:Thank you, Mr. Kennedy. Thats correct. The bills have been paid.

00:40:22 Viktor Slovanic:Vote NO

00:41:27 Viktor Slovanic:DO NOT APPROVE THE 297

00:42:12 Viktor Slovanic:Thank you, Ms. Haynes. Excellent requirement.

00:42:44 Viktor Slovanic:No approvement! Vote No!

00:46:45 Viktor Slovanic:excellent point! thank you Gail!

00:50:41 Steve Jennings: I agree that one month is not enough time to submit plans

00:52:01 Viktor Slovanic:TCMD, compliments of their Board, have done an absolutely miserable job at maintaining the District. Look at the turf areas along GVR Blvd from Himalaya Dr to Tower. Pat Hammill would be livid.

00:52:47 Bill Schmidt: GVR Blvd area will be fixed soon

00:56:15 Viktor Slovanic:Fixed soon? Pure comedy. TCMD contracted Westwind. Look no further than their Board members to understand the results.

00:57:13 Laurel Mills: So everyone has to submit plans to Westwind for any repairs or renovations within 30 days? We are very confused.

00:57:16 Viktor Slovanic:Covenants? More comedy.

00:59:45 Viktor Slovanic:Wow...this Board doesn't know WTF the requirements are? Is this the best Board leadership that the community can elect?

01:03:33 Steve Jennings: I agree with Kelvin's points. We need oversight to restore the property or it will be ignored

01:04:45 Viktor Slovanic:District Management? That didnt change. Timberline District Consulting (TDC) is still the DM. Director Schmidt said the TCMD changed the DM. Pure lie. Employee 'Brittany' is a TDC employee. The DM didnt change! It's still TDC.

01:06:22 Viktor Slovanic:Pure lip service.

01:07:03 Viktor Slovanic:Good luck with that, Ms. Turner.

01:08:18 Leticia: Thank you Khadij!!!!

01:08:30 Nick:I 2nd that

01:08:55 Rogene Howe: One can look to the Denver City Counsel who approved this project when

asked by Aurora without input from constituents.

01:11:37 iPadGail Bell: The Ebert Board members are elected to represent and to advocate for the residents of the District!

01:13:21 Viktor Slovanic: Good point, Ms. Bell. Mr. Schmidt is NOT an Ebert Director, and was NOT elected to Board service on the TCMD Board.

01:14:11 Viktor Slovanic: Not at liberty to discuss... Secret Society

01:15:33 Viktor Slovanic: So, the Recall Election cost over \$85,000

01:16:25 Viktor Slovanic: Did the Recall Election campaign take this into consideration?

01:17:39 Viktor Slovanic: Did that campaign even consider who would be paying for it?

01:18:22 JPuffer: Will there be a break down of the costs for the recall election?

01:19:23 Viktor Slovanic: MOU? Where is the MOU on the District website?

01:20:02 Viktor Slovanic: Board vacancies? Who's leaving?

01:21:14 Viktor Slovanic: When are the vacancies anticipated?

01:22:19 Nick: Who's leaving?

01:22:33 Viktor Slovanic: In person Board meetings HIGHLY desired!

01:23:25 Viktor Slovanic: Seems that TCMD found a place... Fairway Villas Clubhouse

01:23:58 Viktor Slovanic: Follow TCMD's lead

01:25:12 jeffreyskelton: Replying to "TCMD, compliments of..."

IF PAT CARED, HE WOULD PAY FOR IT.

01:26:15 Leslie Young: course, Pat has moved on.

01:26:31 jeffreyskelton: Replying to "Did the Recall Elect..."

It was not an issue of cost.

01:27:21 Bill Schmidt: Replying to "Did the Recall Elect..."

01:28:29 Bill Schmidt: Replying to "Did the Recall Elect..."

Do you know this Victor "person?"

01:33:34 Viktor Slovanic: Replying to "Did the Recall Elect..."

So, the campaign didn't care about who would bear the burden of the cost of the recall? They just set cost aside as inconsequential?

01:34:36 Bill Schmidt: Replying to "Did the Recall Elect..."

i was not involved. so I do not know

01:36:03 Viktor Slovanic: Replying to "Did the Recall Elect..."

The campaign members had a member whose last name was Schmidt. No relationship?

01:36:40 Bill Schmidt: Replying to "Did the Recall Elect..."

Wife; Chinese Wall

01:37:37 Bill Schmidt: Replying to "Did the Recall Elect..."

I did not want her on the committee, but was not going to get a divorce over the issue

01:37:42 jeffreyskelton: Replying to "Did the Recall Elect..."

Viktor, the recall was not an issue of expense. Send me your email if you would like to discuss further.

01:37:49 Viktor Slovanic: Replying to "Did the Recall Elect..."

How Clinton-esque

01:40:27 Patricia Davis: Would that also include real estate/for sale signs in individual yards?

01:42:28 Viktor Slovanic: Ms. Bell is wrong. The Covenants do not suspend no matter the circumstances. But, she wouldn't know that.

01:43:53 Viktor Slovanic: Real estate signs are addressed in the Covenants as well.

01:45:13 Viktor Slovanic: It would be helpful if the residents of the community made "knowing" the Covenants, their business.

**MINUTES OF THE SPECIAL MEETING OF THE  
BOARD OF DIRECTORS OF THE  
EBERT METROPOLITAN DISTRICT  
HELD  
July 24, 2024**

A Special Meeting of the Board of Directors of Ebert Metropolitan District, City and County of Denver, Colorado was held virtually on July 24, 2024, at 7:00 p.m. The meeting was open to the public.

In attendance and participating were Directors:

Bruce Shibles, President & Co-Treasurer  
Cynthia Barclae, Secretary  
Louis Kennedy, Treasurer  
Leslie Young, Assistant Secretary  
Katherine Haynes, Assistant Secretary

Also participating were:

21 Members of the Public  
Evan Ela, Cockrel Ela Glesne Greher & Ruhland – General Legal Counsel  
Alyssa Ferreira, Clifton Larson Allen, LLP – District Accountants  
Bill Schmidt, Town Center Metropolitan District  
Kurt Schlegel, Special District Solutions – District Manager

**CALL TO ORDER:**

Mr. Schlegel called the role and noted that a quorum of the Board was present. Director Shibles called the meeting to order at 7:03 p.m.

**CONFLICTS &  
DISCLOSURE  
STATEMENTS:**

Conflict Disclosure Statements have been filed with the Secretary of State's Office and no new conflicts of interest were disclosed at the meeting.

**APPROVAL OF  
AGENDA:**

Director Barclae moved that the Board amend the agenda by removing the statement regarding EMD District Manager from Item #5-B. This motion died due to the lack of a second. Director Kennedy then moved that the Board approve the Agenda as presented. Upon a second by Director Shibles a vote was taken and the motion carried unanimously.

# RECORD OF PROCEEDINGS

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**CORRESPONDENCE:** Mr. Schlegel presented a copy of an updated Request for Proposal for District Management received from Mr. Ela.

**PUBLIC COMMENT:** Mr. Bill Lyons stated that following rainfall lot #45 is being flooded from runoff from the golf course because a berm was never installed to redirect stormwater runoff, and this should be taken into consideration when considering a consolidation of Districts.

Ms. Gail Bell commented on her displeasure and concerns with the District Management of the Fairway Villas.

**NEW BUSINESS:** Consolidation of Districts: Director Shibles stated that discussions have taken place with members of the Town Center Metropolitan District (TCMD) regarding the consolidation of the Ebert Metropolitan District (EMD) and the TCMD. Directors Kennedy and Haynes and Mr. Ela represented the EMD in a meeting with representatives of the TCMD to discuss transition and consolidation. Another meeting has been scheduled for Friday, July 26, 2024. The initial discussions identified a potential election date of February 2025 for electors of the District to consider approval of the consolidation and if passed, 2025 will be the prescribed transition period. During this transition period TCMD will remain responsible for covenant control.

Director Kennedy stated that consolidation of the two (2) Districts has been discussed for several years.

Joint Request for Proposals: The consolidation committees have discussed and are proposing the release of a Joint Request for Proposals (RFP) for District Management. Director Kennedy stated that a District Management Company will be selected prior to the any consolidation of the two (2) Districts. Following discussion Director Shibles moved that the Board approve a Joint RFP for District Management and a Resolution to Authorize the Ebert Metropolitan District, in cooperation with Town Center Metropolitan District, to issue the RFP to solicit bids for the purpose of hiring a District Manager for TCMD and to eventually serve as District Manager of EMD using the RFP created jointly by EMD and TCMD and reviewed by their respective legal representation. The motion received a second from Director Kennedy.

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Director Barclae requested that a statement in Exhibit A, Section #9 of the proposed RFP regarding covenant enforcement and design review responsibilities be removed from the RFP. Mr. Ela stated that the RFP is a guideline for potential management companies and that specific responsibilities will be identified and memorialized in a Professional Services Agreement, once a management company has been selected. A vote was then taken, and the motion carried with four (4) Directors voting YES and one (1) Director voting NO.

## **EXECUTIVE SESSION:**

Director Shibles moved that the Board enter into an Executive Session for the purposes of receiving legal advice on specific legal questions concerning the potential consolidation of TCMD into Ebert Metropolitan District, the acquisition of property, and determining positions subject to negotiations, developing strategy for negotiations, and instructing negotiators concerning said consolidation per **§24-6-402(4)(a), (b), and (e)(I), C.R.S.** Upon a second by Director Kennedy a vote was taken, and the motion carried unanimously. The board members were placed into a virtual breakout room and the Executive Session commenced at 7:45 p.m.

Director Shibles moved that the Board conclude the Executive Session and reconvene the public session. Upon a second by Director Kennedy a vote was taken, and the motion carried unanimously. The Executive Session was terminated at 8:15 p.m. and the public session was reconvened at 8:16 p.m.

Director Shibles stated that no decisions were made in the Executive Session and that the next meeting between the two District Committees is scheduled for Friday, July 26, 2024 to continue discussions regarding consolidation.

## **ADJOURNMENT**

There being no further business to come before the Board and upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 8:17 p.m.

## **NEXT MEETING:**

**The Board's next regular meeting will take place virtually on Tuesday – September 10, 2024, at 7:00 p.m.** and shall be noticed in accordance with CRS 32-1-902 and 24-6-402, on the District's webpage <https://www.ebertmetrodistrict.org/>.



# RECORD OF PROCEEDINGS

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Respectfully Submitted:

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Secretary for the Meeting

Please reach out to Westwind Management Group for questions and concerns related to Green Valley Ranch North.

**Association Business Manager**

April Delgado

(303) 369-1800 ext. 135 [April@westwindmanagement.com](mailto:April@westwindmanagement.com)

**Administrative Assistant**

Audrey Brown


(303) 369-1800 ext. 117  
[Audrey@westwindmanagement.com](mailto:Audrey@westwindmanagement.com)

DRAFT

**CERTIFICATION CONCERNING RECORD OF**  
**EXECUTIVE SESSION HELD ON JULY 24, 2024**

I hereby certify that it is my opinion that the discussion held during the executive session convened near the end of the special meeting of the Board of Directors of Ebert Metropolitan District held July 24, 2024, was properly noticed and constituted privileged attorney-client communication, and therefore no record or electronic recording was required to be kept for such executive session pursuant to Section 24-6-402, C.R.S. I further certify that I was in attendance by Zoom tele-video conference and participated in the discussions for the entire executive session commencing at 7:45 pm and adjourning at 8:15 pm. The privileged discussions during executive session concerned specific questions of legal counsel the potential consolidation of TCMD into Ebert Metropolitan District, the acquisition of property, and determining positions subject to negotiations, developing strategy for negotiations, and instructing negotiators concerning said consolidation, all in accordance with Sections 24-6-402(4)(a), (b), and (e)(I), C.R.S.

Dated this 26<sup>th</sup> day of July, 2024.

By:   
\_\_\_\_\_  
Evan D. Ela, General Counsel  
Ebert Metropolitan District

00:19:21 Khadija H: Thank you for bringing this information forward, Mr. Lyons.

00:21:12 Bill Lyons: You're welcome!

00:36:36 Bill Lyons: Reacted to "Thank you for bringi..." with

00:43:44 jeffshelton: Comments being made by someone who has decided to leave our community should not have much weight.

00:43:57 Patricia Davis: Reacted to "Comments being made ..." with

September 10, 2024

To: Ebert Metropolitan District Board of Directors

From: William Schmidt, Town Center Metropolitan District, Director and Treasurer

Subject: Progress Report on May 6, 2024 Stay on Litigation

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Following is a summary of the significant actions taken by Town Center Metropolitan District (“TCMD”) since the filing of the May 6 two-year stay on the litigation originally initiated by Ebert Metropolitan District (“Ebert”) that was based on a March 21, 2024 Memorandum of Understanding (“MOU”). The intent of the parties that negotiated the MOU was that it would be a forward-looking statement reflecting a desire by both parties (TCMD and Ebert) to work collaboratively to resolve the issues covered in the litigation. **Numbered items reflect the numbers of items included in the MOU and are moderately paraphrased. MOU items are in bold; the updates are in normal font. September 10 updates are in blue.**

2. **TCMD will make significant changes to the way that it manages district operations...**
  - a) **Change the District Manager from Jerry Jacobs to Brittany Barnett.** At its April 10 meeting, the board announced and introduced Brittany as the new District Manager. **TCMD and Ebert are in the process of selecting a new District Manager (“DM”) for the Green Valley Ranch North community. The new DM will be contracted by both metro districts, manage TCMD effective January 1, 2025 and manage the consolidated TCMD/Ebert district post-transition.**
  - b) **Initiate monthly staff meeting with TCMD and Ebert board members and the District Manager.** On April 10, the District Manager met with Director Schmidt (TCMD) and Director Young (Ebert). On May 7, the District Manager met with Directors Schmidt and Knopinski (TCMD) and Director Kennedy (Ebert). Another meeting was scheduled for the morning of June 11 with Director Schmidt and Directors Kennedy and Haynes (Ebert). In each case, the meetings included drives around the community to discuss a number of issues. **Monthly meetings have continued.**
  - c) **Implement best practices used by other districts.** The contract with the primary landscaping company for the district was amended to include additional scope of work items and standards drawn from contracts used by other metro districts. TCMD shared the updated contract with Ebert. In addition, TCMD board members are in nearly daily communication with District Management on issues that arise.
  - d) **TCMD board representation on the Joint Landscape Committee (“JLC”).** Directors Schmidt and Knopinski joined the JLC in March. In addition, at different meetings, Ebert Directors Shibles, Kennedy and Haynes have participated. **Effective in September, a resident (Al Morie) has taken over as chair of the JLC as a way to diminish TCMD control of the committee. Both boards continue to be active members of the JLC.**
  - e) **Restart collaboration meetings with Ebert.** No official meetings have started. However, Directors Schmidt and Shibles have had several informal meeting to discuss outstanding issues, including how and when to commence scheduling these meetings and how to create an agenda with topics submitted by both parties. **Collaboration meetings began in June and resulted in the joint RFP for the DM. This committee will select a final candidate for the boards to approve and will work on the contract with the new DM.**

- f) **Director Schmidt to continue participating on the Ebert Financial Operations Committee (“FOC”).** Director Schmidt has participated in all FOC meetings this year.
- g) **Closer management of district landscapers by the District Manager.** District Management has initiated twice weekly inspections within the district.

**3. TCMD to direct Westwind and the District Manager to follow existing regulations more consistently in interpreting architectural design requests.** No specific actions taken on this topic. **Ebert will assume covenant control and architectural requests through the new DM, effective January 2025.**

**4. TCMD and the JLC will compile a comprehensive list of landscaping areas and trees that need improvement and set priorities and timing for making those improvements.** Nothing is being done to replace trees until an outside study is completed (see below). The District Manager revised the contract with the primary landscape contractor who is already doing more trash clean-up, better trimming and more enhanced weed control, among other things. The next priorities include replacing the turf damaged by the mainline break last year and improving the appearance of the flower beds along 56th and Piccadilly. Other priorities, not yet started, include improving the area along 49th Avenue and the entrance to SD 3. **The JLC expects to receive a final consultant report by the end of October that it will use to develop a tree replacement program. TCMD has already cut down most of the dead trees within the district. TCMD completed the re-sodding of areas along several main streets within the district. Weed control and enhances trash removal has led to a much better appearance of the landscaping within the district. Several irrigation problems continue, and the DM is working to fix those problems.**

**5. TCMD will pass a resolution governing existing and future gates in golf course fencing.** The board passed a relevant resolution in January.

**6. TCMD will survey the existing damage to the golf course fencing and develop a plan to repair and paint the areas in need of improvement.** District management has surveyed the fencing and designated areas that had recently been painted, areas that need painting and areas that need replacing or repairs. District management is requesting multiple bids for completing the work as well as soliciting bids to replace the fencing entirely with a product that will need much less maintenance. The current plan is to do about half of the repair and painting work this fall and the balance next spring, unless replacing the fencing over time is more viable. The board expects to discuss alternatives at the July board meeting. **Bids were not ready in time for the July meeting. We expect to approve a plan to do about half to two thirds of the required work this fall and will develop the timing of the balance as we work on the 2025 budget.**

**7. TCMD will determine what to do about resident-generated landscaping adjacent to the golf course on TCMD and Denver property.** No specific actions taken on this topic. **Both the JLC and the Ebert Finance and Operations Committee have discussed possible ways to deal with the existing issues. Our concern is that most resident activities occurred years ago and could be considered beyond the statute of limitations for the district to demand remedial work. The FOC suggested that “somebody” should develop a policy to address standards for any future resident requests. However, the TCMD board is unlikely to develop a policy during the short time that it retains management control of the district.**

**8. TCMD and Ebert will request a stay with review of progress every 90 days.** The stay was granted on May 6 for a two-year period.

**9. TCMD and Ebert will amend the Inter-Governmental Agreement (“IGA”) to extend through the 2025 budget year. TCMD and Ebert will collaborate in allocating future funds derived from the budgeted service amount.** Both boards passed resolutions to amend the IGA. TCMD has committed to having Director Kennedy participate in the 2025 budget process. In addition, TCMD already discussed its proposed changes to the 2024 budget following the initiation of the stay and the reallocation of litigation expenses in the budget. Also, TCMD shared those changes with the Ebert FOC and plans to discuss 2025 budget plans with the FOC during the planning season. **The transition committee has developed a draft amendment to the IGA which will transfer total control over the district, including budgeting, to Ebert effective in 2025. We anticipate the boards will approve this draft at their next meetings. The Ebert FOC will develop the 2025 budgets for the district and subdistricts (with input from the Fairway Villas CAC on subdistrict 1 and 4 budgets).**

**10. TCMD and the JLC will develop a plan to better plant and maintain trees.** TCMD has engaged a water consultant to do an extensive review of our water supply and irrigation system. Results from this study will give the JLC information to better plan our tree policy. **The JLC expect to start working on a plan in November. Our preliminary sense is that the plan will focus on species selection and better planting methodology, including installing more drip irrigation.**

**11. TCMD and the JLC will formulate a plan to improve the appearance of the community.** Three of the Ebert directors have seen the results of the landscape improvements made in 2022 and included in the TCMD transfer request from the Ebert Capital Projects Fund. Included on the neighborhood tours (also seen by the JLC) were areas that will be included in a future capital request (likely September 2024) to improve other areas to a more consistent, easier to maintain format. In addition, TCMD has allocated funds for replacing worn away mulch in a number of flower beds and is soliciting bids to replace the turf damaged along the Green Valley Ranch Blvd. and Flanders Road water main break. **Residents and the JLC have seen a remarkable improvement in the appearance of the district’s landscaping this summer, especially considering that it has been an unusually dry summer. Most areas look significantly better. After the August JLC meeting, several members of the JLC gave our DM a list of additional areas to improve, which work is still in progress. The Ebert board will need to decide what further improvements must be accomplished in 2025 and will need to provide for funding those improvements in the 2025 budget.**

## **EBERT METROPOLITAN DISTRICT**

### **A RESOLUTION ADOPTING A POLICY REGARDING DESIGN REVIEW SERVICES AND COVENANT ENFORCEMENT WITHIN DISTRICT BOUNDARIES**

**WHEREAS**, the Ebert Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Article 1, C.R.S.; and

**WHEREAS**, pursuant to the Master Declaration of Covenants, Conditions and Restrictions for Green Valley Ranch North, recorded on August 10, 2001, at Reception No. 2001133495 in the offices of the Clerk and Recorder of the City and County of Denver (the “**Covenants**”), the District is authorized to enforce the Covenants and provide design review services; and

**WHEREAS**, the District has determined that District oversight and enforcement of the Covenants and provision of design review services is in the best interests of the District’s constituents and will protect the real property assets of the District and its constituents; and

**WHEREAS**, the District’s Service Plan does not explicitly specify the District’s power to provide design review services and covenant enforcement and therefore it is appropriate for the District to follow the procedures authorized by §32-1-207(3)(b), C.R.S. for notification of the District’s incorporation of the explicit powers to provide such services into the District’s Service Plan; and

**WHEREAS**, the Board of Directors (the “**Board**”) of the District hereby finds and determines that providing design review services and covenant enforcement is appropriate, beneficial, and in the best interests of the District.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Ebert Metropolitan District as follows:

1. Publication of a 45-day Notice of Intent to Provide Design Review Services and Covenant Enforcement. By adoption of this Resolution, the Board formally ratifies the actions taken by the District’s manager and legal counsel concerning the publication and submission of a 45-day Notice of the District’s intent and adoption of the explicit powers to provide design review services and covenant enforcement for property within the District’s boundaries, per the procedures described in §32-1-207(3)(b), C.R.S.

2. No action to challenge the inclusion of design review and covenant enforcement authority into the District’s Service Plan as a material modification of the Service Plan was brought within 45 days of the notice publication. Therefore, by fulfilling all the requirements of Section 32-1-207(3)(b), C.R.S., and by passage of this resolution to that effect, the Ebert Metropolitan District Service Plan is deemed amended to include covenant enforcement and design review authority within its boundaries.

3. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity will not affect the validity of the remaining provisions.

4. Effective Date. This Resolution will take effect and be enforced immediately upon its approval by the District Board.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2024.

EBERT METROPOLITAN DISTRICT

By \_\_\_\_\_  
Bruce N. Shibles, President

ATTEST:

\_\_\_\_\_  
Cynthia Barclae, Secretary



**EBERT METROPOLITAN DISTRICT**

**FINANCIAL STATEMENTS**

**JULY 31, 2024**

**Ebert Metropolitan District  
Balance Sheet - Governmental Funds  
July 31, 2024**

	General	Conservation Trust	Debt Service	Capital Projects Bond Proceeds - Series 2018	Capital Reserve - 1.000 Mill	Total
<b>Assets</b>						
CSAFE	\$ 163,324.31	\$ 451,395.50	\$ 1,287.88	\$ -	\$ 927,851.74	\$ 1,543,859.43
CSAFE Rate Stabilization	-	-	7,236,890.47	-	-	7,236,890.47
CSAFE Capital Replacement 2018	-	-	-	790,384.35	-	790,384.35
UMB CP Bedrock Escrow	179,309.59	-	-	-	-	179,309.59
UMB 2018A-1 Bond Fund	-	-	548,298.10	-	-	548,298.10
UMB 2018A-1 Pledged Revenue Fund	-	-	1,846,712.83	-	-	1,846,712.83
UMB 2018A-2 Bond Fund	-	-	312.73	-	-	312.73
UMB 2018A-2 Pledged Revenue Fund	-	-	547,022.88	-	-	547,022.88
Receivable from County Treasurer	51,260.07	-	155,828.02	-	3,015.30	210,103.39
<b>Total Assets</b>	<u>\$ 393,893.97</u>	<u>\$ 451,395.50</u>	<u>\$ 10,336,352.91</u>	<u>\$ 790,384.35</u>	<u>\$ 930,867.04</u>	<u>\$ 12,902,893.77</u>
<b>Liabilities</b>						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Town Center	51,260.07	9,862.60	-	-	-	61,122.67
<b>Total Liabilities</b>	<u>51,260.07</u>	<u>9,862.60</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>61,122.67</u>
<b>Fund Balances</b>	<u>342,633.90</u>	<u>441,532.90</u>	<u>10,336,352.91</u>	<u>790,384.35</u>	<u>930,867.04</u>	<u>12,841,771.10</u>
<b>Liabilities and Fund Balances</b>	<u>\$ 393,893.97</u>	<u>\$ 451,395.50</u>	<u>\$ 10,336,352.91</u>	<u>\$ 790,384.35</u>	<u>\$ 930,867.04</u>	<u>\$ 12,902,893.77</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.

**Ebert Metropolitan District**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending July 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 2,803,549.00	\$ 2,812,191.86	\$ (8,642.86)
Specific ownership taxes	140,177.00	79,123.17	61,053.83
Interest income	16,000.00	11,220.54	4,779.46
Town Center Reimbursement for Legal	245,000.00	164,613.11	80,386.89
Town Center Reimbursement for district management	35,000.00	6,518.91	28,481.09
Reimbursement for professional services related to transition matters	250,000.00	-	250,000.00
<b>Total Revenue</b>	<u>3,489,726.00</u>	<u>3,073,667.59</u>	<u>416,058.41</u>
Expenditures			
County Treasurer's Fee	28,035.00	28,135.07	(100.07)
District management	35,000.00	6,518.91	28,481.09
Legal	200,000.00	78,296.00	121,704.00
Professional services related to transition matters	250,000.00	-	250,000.00
Election	45,000.00	86,317.11	(41,317.11)
Contingency	26,274.00	-	26,274.00
Services outlay - Town Center	2,915,691.00	2,864,494.35	51,196.65
<b>Total Expenditures</b>	<u>3,500,000.00</u>	<u>3,063,761.44</u>	<u>436,238.56</u>
<b>Net Change in Fund Balances</b>	(10,274.00)	9,906.15	(20,180.15)
Fund Balance - Beginning	334,970.00	332,727.75	2,242.25
<b>Fund Balance - Ending</b>	<u>\$ 324,696.00</u>	<u>\$ 342,633.90</u>	<u>\$ (17,937.90)</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.

**Ebert Metropolitan District**  
**Conservation Trust Fund Statement of Revenues, Expenditures and Changes**  
**in Fund Balances - Budget and Actual**  
**For the Period Ending July 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Conservation Trust Fund proceeds	\$ 97,000.00	\$ 49,083.79	\$ 47,916.21
Interest income	18,000.00	13,121.92	4,878.08
Total Revenue	<u>115,000.00</u>	<u>62,205.71</u>	<u>52,794.29</u>
Expenditures			
Transfer to Town Center	150,000.00	9,862.60	140,137.40
Total Expenditures	<u>150,000.00</u>	<u>9,862.60</u>	<u>140,137.40</u>
Net Change in Fund Balances	(35,000.00)	52,343.11	(87,343.11)
Fund Balance - Beginning	381,761.00	389,189.79	(7,428.79)
Fund Balance - Ending	<u>\$ 346,761.00</u>	<u>\$ 441,532.90</u>	<u>\$ (94,771.90)</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.

## **SUPPLEMENTARY INFORMATION**

**Ebert Metropolitan District**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending July 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 5,015,243.00	\$ 5,005,638.74	\$ 9,604.26
Specific ownership taxes	250,762.00	141,542.69	109,219.31
Interest income	335,000.00	267,247.44	67,752.56
Total Revenue	<u>5,601,005.00</u>	<u>5,414,428.87</u>	<u>186,576.13</u>
Expenditures			
County Treasurer's Fee	50,152.00	50,097.62	54.38
Paying agent fees	3,500.00	3,500.00	-
Loan Interest 2018A-1	3,818,500.00	1,909,250.00	1,909,250.00
Loan Interest 2018A-2	723,300.00	361,650.00	361,650.00
Loan Principal 2018A-1	1,250,000.00	-	1,250,000.00
Loan Principal 2018A-2	235,000.00	-	235,000.00
Contingency	4,548.00	-	4,548.00
Total Expenditures	<u>6,085,000.00</u>	<u>2,324,497.62</u>	<u>3,760,502.38</u>
Net Change in Fund Balances	(483,995.00)	3,089,931.25	(3,573,926.25)
Fund Balance - Beginning	7,178,269.00	7,246,421.66	(68,152.66)
Fund Balance - Ending	<u>\$ 6,694,274.00</u>	<u>\$ 10,336,352.91</u>	<u>\$ (3,642,078.91)</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.

**Ebert Metropolitan District**  
**Capital Projects - Bond Proceeds - Series 2018 Fund Schedule of Revenues,**  
**Expenditures and Changes in Fund Balances - Budget and Actual**  
**For the Period Ending July 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 24,000.00	\$ 28,590.54	\$ (4,590.54)
Total Revenue	<u>24,000.00</u>	<u>28,590.54</u>	<u>(4,590.54)</u>
Expenditures			
Capital expenditures to be approved by Ebert	<u>862,917.00</u>	<u>150,000.00</u>	<u>712,917.00</u>
Total Expenditures	<u>862,917.00</u>	<u>150,000.00</u>	<u>712,917.00</u>
Net Change in Fund Balances	(838,917.00)	(121,409.46)	(717,507.54)
Fund Balance - Beginning	910,179.00	911,793.81	(1,614.81)
Fund Balance - Ending	<u>\$ 71,262.00</u>	<u>\$ 790,384.35</u>	<u>\$ (719,122.35)</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.

**Ebert Metropolitan District**  
**Capital Reserve - 1.000 Mill Fund Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Period Ending July 31, 2024**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 164,915.00	\$ 165,423.06	\$ (508.06)
Specific ownership taxes	8,246.00	4,654.29	3,591.71
Interest income	50,000.00	25,381.38	24,618.62
Town Center Reimbursement for Capital	555,000.00	-	555,000.00
Total Revenue	<u>778,161.00</u>	<u>195,458.73</u>	<u>582,702.27</u>
Expenditures			
County Treasurer's Fee	1,649.00	1,655.00	(6.00)
Contingency	1,351.00	-	1,351.00
Total Expenditures	<u>3,000.00</u>	<u>1,655.00</u>	<u>1,345.00</u>
Net Change in Fund Balances	775,161.00	193,803.73	581,357.27
Fund Balance - Beginning	732,568.00	737,063.31	(4,495.31)
Fund Balance - Ending	<u>\$ 1,507,729.00</u>	<u>\$ 930,867.04</u>	<u>\$ 576,861.96</u>

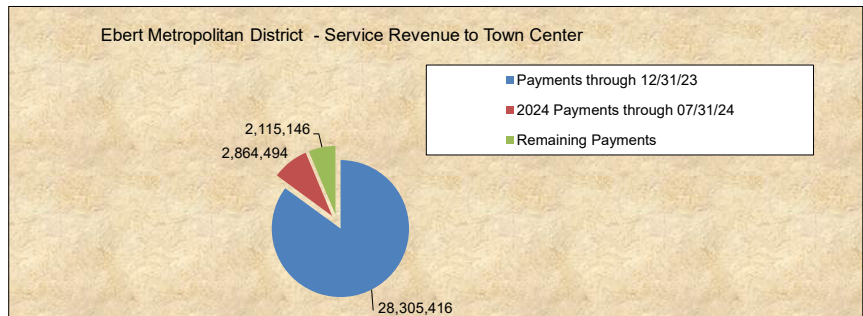
No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.



**EBERT METROPOLITAN DISTRICT**  
**Schedule of Cash Position**  
**July 31, 2024**  
**Updated as of September 5, 2024**

	General Fund	Conservation Trust Fund	Debt Service Fund	Capital Reserve Fund	Capital Reserve 1.000 Mill	Total
<b><u>C-Safe 01 - Operating Account</u></b>						
Balance as of 07/31/24	\$ 163,324.31	\$ 451,395.50	\$ 1,287.88	\$ -	\$ 927,851.74	\$ 1,543,859.43
Subsequent activities:						
08/30/24 Transfer from TCMD - July Ptax revenue	-	-	-	-	3,015.30	3,015.30
08/30/24 Transfer to TCMD - CTF Proceeds for Basketball Court	-	(9,862.60)	-	-	-	(9,862.60)
08/31/24 Interest Income	738.61	2,041.37	5.83	-	4,196.07	6,981.88
<i>Anticipated Balance</i>	<u>164,062.92</u>	<u>443,574.27</u>	<u>1,293.71</u>	<u>-</u>	<u>935,063.11</u>	<u>1,543,994.01</u>
<b><u>C-Safe 04 - Mill Levy Stabilization</u></b>						
Balance as of 07/31/24	-	-	7,236,890.47	-	-	7,236,890.47
Subsequent activities:						
08/31/24 Interest Income	-	-	32,737.04	-	-	32,737.04
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>7,269,627.51</u>	<u>-</u>	<u>-</u>	<u>7,269,627.51</u>
<b><u>C-Safe 05 - Capital Reserve - Bond Proceeds Series 2018</u></b>						
Balance as of 07/31/24	-	-	-	790,384.35	-	790,384.35
Subsequent activities:						
08/31/24 Interest Income	-	-	-	3,575.41	-	3,575.41
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>793,959.76</u>	<u>-</u>	<u>793,959.76</u>
<b><u>UMB - CP Bedrock Escrow</u></b>						
Balance as of 07/31/24	179,309.59	-	-	-	-	179,309.59
Subsequent activities:						
08/31/24 Interest Income	706.44	-	-	-	-	706.44
<i>Anticipated Balance</i>	<u>180,016.03</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>180,016.03</u>
<b><u>UMB - 2018A-1 Bond Fund</u></b>						
Balance as of 07/31/24	-	-	548,298.10	-	-	548,298.10
Subsequent activities:						
08/31/24 Interest Income	-	-	2,320.17	-	-	2,320.17
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>550,618.27</u>	<u>-</u>	<u>-</u>	<u>550,618.27</u>
<b><u>UMB - 2018A-1 Pledged Revenue Fund</u></b>						
Balance as of 07/31/24	-	-	1,846,712.83	-	-	1,846,712.83
Subsequent activities:						
08/30/24 Transfer from TCMD - July Ptax revenue	-	-	139,412.51	-	-	139,412.51
08/31/24 Interest Income	-	-	8,179.54	-	-	8,179.54
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>1,994,304.88</u>	<u>-</u>	<u>-</u>	<u>1,994,304.88</u>
<b><u>UMB - 2018A-2 Bond Fund</u></b>						
Balance as of 07/31/24	-	-	312.73	-	-	312.73
Subsequent activities:						
08/31/24 Interest Income	-	-	1.48	-	-	1.48
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>314.21</u>	<u>-</u>	<u>-</u>	<u>314.21</u>
<b><u>UMB - 2018A-2 Pledged Revenue Fund</u></b>						
Balance as of 07/31/24	-	-	547,022.88	-	-	547,022.88
Subsequent activities:						
08/30/24 Transfer from TCMD - July Ptax revenue	-	-	16,415.51	-	-	16,415.51
08/31/24 Interest Income	-	-	2,395.19	-	-	2,395.19
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>565,833.58</u>	<u>-</u>	<u>-</u>	<u>565,833.58</u>
<i>Anticipated Balances by fund</i>	<u>\$ 344,078.95</u>	<u>\$ 443,574.27</u>	<u>\$ 10,381,992.16</u>	<u>\$ 793,959.76</u>	<u>\$ 935,063.11</u>	<u>\$ 12,898,668.25</u>

**Yield information at 08/31/24**  
C-Safe - 5.31%



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.

**EBERT METROPOLITAN DISTRICT  
Property Taxes Schedule  
2024**

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Payable to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
Beginning Balance												
January	\$ -	\$ -	\$ 33,254.41	-	\$ -	-	\$ 33,254.41	0.00%	0.00%	\$ 101,617.23	0.87%	0.87%
February	3,550,002.93	-	34,281.86	-	(35,500.09)	-	3,548,784.70	44.47%	44.47%	3,588,055.17	45.03%	45.90%
March	366,909.18	(1,721.01)	27,265.48	201.64	(3,653.88)	-	389,001.41	4.57%	49.04%	282,813.56	3.01%	48.91%
April	368,803.24	331.61	38,886.67	77.02	(3,692.18)	-	404,406.36	4.62%	53.66%	345,343.78	3.97%	52.88%
May	261,723.07	70.17	32,513.78	361.72	(2,621.47)	-	292,047.27	3.28%	56.94%	662,009.24	7.96%	60.84%
June	3,259,336.09	723.50	27,730.61	1,427.93	(32,614.91)	-	3,256,603.22	40.83%	97.78%	3,054,078.59	38.33%	99.16%
July	177,798.38	(723.50)	31,387.34	3,446.33	(1,805.16)	-	210,103.39	2.22%	99.99%	135,408.90	1.32%	100.48%
August	-	-	-	-	-	-	-	0.00%	99.99%	130,308.07	1.17%	101.65%
September	-	-	-	-	-	-	-	0.00%	99.99%	40,625.52	0.11%	101.76%
October	-	-	-	-	-	-	-	0.00%	99.99%	34,988.97	0.05%	101.81%
November	-	-	-	-	-	-	-	0.00%	99.99%	40,854.02	0.18%	101.98%
December	-	-	-	-	-	-	-	0.00%	99.99%	28,287.68	0.01%	101.99%
	<b>\$ 7,984,572.89</b>	<b>\$ (1,319.23)</b>	<b>\$ 225,320.15</b>	<b>\$ 5,514.64</b>	<b>\$ (79,887.69)</b>	<b>\$ -</b>	<b>\$ 8,134,200.76</b>	<b>99.99%</b>	<b>99.99%</b>	<b>\$ 8,444,390.73</b>	<b>101.99%</b>	<b>101.99%</b>

	AV	Mill Levy	TAXES LEVIED	% OF LEVIED	PROPERTY TAXES COLLECTED	% COLLECTED TO AMOUNT LEVIED
<b>Property Tax</b>						
<b>GENERAL FUND</b>	\$ 164,914,670	17.000	\$ 2,803,549	35.12%	\$ 2,812,191.86	100.31%
<b>DEBT SERVICE</b>		27.660	4,561,540	57.14%	4,575,601.58	100.31%
<b>CAPITAL RESERVE</b>		1.000	164,915	2.07%	165,423.06	100.31%
<b>DEBT SERVICE - EXCLUDED</b>	\$ 20,318,080	22.330	453,703	5.68%	430,037.16	94.78%
			<b>\$ 7,983,707</b>	<b>100.00%</b>	<b>\$ 7,983,253.66</b>	<b>99.99%</b>
<b>Specific Ownership Tax</b>						
<b>GENERAL FUND</b>			\$ 140,177	35.12%	79,123.17	56.45%
<b>DEBT SERVICE</b>			250,762	62.82%	141,542.69	56.45%
<b>CAPITAL RESERVE</b>			8,246	2.07%	4,654.29	56.44%
			<b>\$ 399,185</b>	<b>100.00%</b>	<b>225,320.15</b>	<b>56.45%</b>
<b>Treasurer's Fees</b>						
<b>GENERAL FUND</b>			\$ 28,035	37.23%	28,135.07	100.36%
<b>DEBT SERVICE</b>			50,152	60.58%	50,097.62	99.89%
<b>CAPITAL RESERVE</b>			1,649	2.19%	1,655.00	100.36%
			<b>\$ 79,836</b>	<b>100.00%</b>	<b>\$ 79,887.69</b>	<b>100.06%</b>

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.

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

**Services Provided**

Ebert Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado (City) on September 12, 1983, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City. The District's service area is located within the City.

On November 3, 1998, District voters authorized the issuance of \$90,500,000 of general obligation indebtedness. The District voters also approved a property tax revenue increase of \$1,000,000 annually to pay, in part, the District's general cost of operations and maintenance. Furthermore, the voters authorized the District to collect and expend levied taxes and any other income of the District without regard to any limitations imposed by TABOR. On November 2, 1999, District voters approved \$33,000,000 to finance costs associated with the Regional Facilities Construction Agreement. On November 7, 2000, District electors approved \$66,000,000 to finance costs associated with the Regional Facilities Construction Agreement. In addition, District electors approved \$90,000,000 of general obligation indebtedness.

The District entered into a Regional Facilities Construction Agreement (Old Agreement) with Town on December 1, 1999. Under the Old Agreement, Town is to provide capital construction and administrative services to the District. Town is to own, operate, maintain, and construct the facilities benefiting both Districts. The District will, to the extent that the District is to benefit, pay the capital and service costs of construction, operation and maintenance of such facilities. At special elections held within the District on November 2, 1999, and on November 7, 2000, the District's qualified electors approved \$33,000,000 and \$66,000,000, respectively, for a total amount of \$99,000,000, for the Old Agreement.

On April 28, 2005, the District and Town entered into a District Facilities Construction, Funding and Service Agreement (New Agreement), which replaced the Old Agreement. Under the New Agreement, the obligations of the District and Town remain essentially the same. In addition, Town may draw against the District's project funds without further need of the District's consent, to pay the capital costs expected to be paid pursuant to the New Agreement. The District also agrees to levy a minimum service levy of not less than 10 mills and not greater than 50 mills to pay the service costs expected to be paid pursuant to the New Agreement.

The District and Town entered into an Amended and Restated Facilities, Construction, Funding and Service Agreement effective January 1, 2016 (Amended Agreement). Under the Amended Agreement, the District will pay a maximum of \$21,635,477 to Town for service costs, which represents voted authorization of \$99,000,000 less all service costs paid to Town through December 31, 2015. Service costs comprise all operations, maintenance, and administration costs incurred by Town in the performance of the duties and services required by the Amended Agreement. The District agrees to levy a minimum service levy of 19 mills that may be adjusted to account for constitutional or legislative changes in computing assessed valuation of District property, provided that the levy shall never exceed 50 mills. Payments for capital costs contemplated by the Amended Agreement are to be funded from the proceeds of the District's 2016C Note.

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

**Services Provided (Continued)**

The District and Town entered in to a Second Amended and Restated District Facilities Construction, Funding and Service Agreement dated effective as of November 1, 2018 (New Service Agreement). The New Service Agreement provides that the District will fund the construction of certain facilities necessary to complete the development in the District and Town will own, operate and maintain certain facilities identified therein and provide covenant enforcement and design review services for the benefit of the District. For the purposes of paying the costs incurred by Town for such purposes, the New Service Agreement further provides that the District will levy the Minimum Service Levy (a levy of not less than eighteen (18) mills against all taxable property within its boundaries, adjusted to account for constitutional and legislative changes, including new exemptions, in the manner, method or base percentage calculation for the computation of assessed values of taxable property, provided that the levy shall never exceed fifty (50) mills) until such time as the New Service Agreement is terminated or the District has paid Town the Maximum Service Amount (\$16,947,741). The Maximum Service Amount represents costs incurred by Town for operations, maintenance and administrative costs incurred by Town in the performance of its duties under the New Service Agreement. At December 31, 2023 and December 31, 2024, it is anticipated that the Maximum Service Amount due to Town will be \$4,983,333 and \$2,067,642, respectively calculated as follows:

Balance December 31, 2022	Services outlay - Town Center	Balance December 31, 2023	Services outlay - Town Center	Balance December 31, 2024
\$ 7,493,608	\$ 2,510,275	\$ 4,983,333	\$ 2,915,691	\$ 2,067,642

The New Service Agreement establishes and funds the Capital Repair and Replacement Fund (the "CRRF"). One mill of the Minimum Service Levy is to be reserved for the purpose of funding the CRRF. The amounts in the CRRF are to be used for the limited purpose of repairing, replacing and/or maintaining public improvements and for creating reserves for those purposes, all at the direction of the Board acting in its discretion. Town agrees in the New Service Agreement to, subject to funding provided by the District from the CRRF, to repair, replace and/or maintain public improvements in consultation with or as requested by the Board. Additionally, pursuant to the New Service Agreement, the District agrees to allow Town to withdraw, at the direction of the District, up to \$2,300,000 of proceeds from the District's Series 2018 A-2 bonds for funding the construction or acquisition of certain facilities (the Improvement Project).

The District has no employees, and all administrative functions are contracted.

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.

**EBERT 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.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

**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 budget assumes that the District’s share will be equal to approximately 5% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 5%.

**Conservation Trust (Lottery Proceeds)**

The District receives revenue from the State Lottery on a per capita basis ratio. The revenue is restricted for recreation purposes under state statutes.

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

**Revenues (Continued)**

**Town Center Reimbursement**

Per the New Service Agreement with Town, Town Center will reimburse the District for legal costs, including election costs, and district management costs.

**Expenditures**

**Outlay for Town Center Metropolitan District**

Per the New Service Agreement with Town, the District is to pay the capital and service costs of the construction, operation, and maintenance of the facilities being constructed by Town that will benefit the District. The District will also transfer lottery proceeds to Town to fund eligible projects.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1% of property tax collections.

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the Series 2018 Bonds (discussed under Debt and Leases).

**Debt and Leases**

On December 6, 2018, the District issued an aggregate of \$102,715,000 of General Obligation Refunding and Improvement Bonds (the 2018 Bonds) as follows: (1) \$86,350,000 General Obligation Limited Tax Refunding Bonds Series 2018A-1 and (2) \$16,365,000 General Obligation Limited Tax Refunding and Improvement Bonds Series 2018A-2; The 2018 Bonds bear interest payable on June 1 and December 1, commencing on June 1, 2019, at the rate of 4.00% – 5.00% per annum. Premium payments of \$5,553,963 and \$1,055,035, respectively, were paid on the bonds, resulting in net effective interest rates between 3.77% and 4.16%. Mandatory principal payments are due on December 1, commencing on December 1, 2019, with final payment due on December 1, 2048.

The Series 2018A-1 Bonds are limited tax general obligations of the District secured by and payable from the 2018A-1 Pledged Revenue consisting of moneys derived by the District from the following sources, net of any costs of collection: (i) the 2018A-1 Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the 2018A-1 Required Mill Levy; and (iii) any other legally available moneys which the District determines, in its absolute discretion, to credit to the 2018A-1 Pledged Revenue Fund. The Series 2018A-2 Bonds are limited tax general obligations of the District secured by and payable from the 2018A-2 Pledged Revenue consisting of moneys derived by the District from the following sources, net of any costs of collection: (i) the 2018A-2 Required Mill Levy; (ii) the portion of the Specific Ownership Tax which is collected as a result of imposition of the 2018A-2 Required Mill Levy; and (iii) any other legally available moneys which the District determines, in its absolute discretion, to credit to the 2018A-2 Pledged Revenue Fund.

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

**Debt and Leases (Continued)**

Proceeds from the sale of the Series 2018A-1 Bonds were used to refund, pay and discharge the District's outstanding 2016A Loan and 2016B Loan in the amount of \$52,460,000 and \$37,995,000, respectively. Proceeds from the sale of the Series 2018A-2 Bonds were used to refund, pay and discharge the District's outstanding 2016C Loan in the amount of \$14,675,000 and to finance the Improvement Project in the amount of \$2,300,000. In addition, proceeds from the sale of the 2018 Bonds were used to pay the costs of issuance of the 2018 Bonds and to purchase a bond insurance policy that will secure the payment of interest and principal on the 2018 Bonds.

The District has no operating or capital leases.

For the 2022 budget, the District's Board of Directors determined that the anticipated December 31, 2021, debt service surplus balance of approximately \$1.4 million should be allocated in 2022 for its intended purpose. This one-time event had the effect of reducing the 2018A-1 mill levy to 22.250 mills and the 2018A-2 mill levy to 4.650 mills.

For the 2023 budget, the Board of Directors certified debt service mill levies for the 2018A-1 and 2018A-2 bonds that, together with the associated Specific Ownership Taxes and any other legally available moneys, would keep any debt service surplus to approximately \$50,000.

For the 2024 budget, the Board of Directors will certify debt service mill levies for the 2018A-1 and 2018A-2 bonds that, together with the associated Specific Ownership Taxes and any other legally available moneys, will keep any debt service surplus to approximately \$60,000. The Board of Directors has not expressed an intent to use any portion of the Rate Stabilization Reserve for the purpose of reducing any debt service mill levies. The Rate Stabilization Reserve was established expressly to ensure that the District's bond payment obligations could be met during economic periods when property tax receipts may be insufficient to make a bond payment obligation.

**Intergovernmental Agreements**

**Agreement with Weingarten/Miller/GVR, LLC**

The District has entered into a Mill Levy Cap Agreement dated as of July 10, 2002 (Mill Levy Cap Agreement) with Weingarten/Miller/GVR, LLC (Weingarten). Pursuant to the Mill Levy Cap Agreement, the District agreed to limit its debt service mill levy for all District bonds to 65 mills, subject to certain adjustments for changes in law. The current debt service mill levy cap under the mill levy cap agreement, based upon such adjustment is 82.604. Such limitation may be removed by the District at such time as the general obligation debt of the District is equal to or less than 50% of the assessed value of the taxable property in the District. The District further agreed to include terms incorporating such limitations into the documents governing its bond transactions and to provide notice to Weingarten of the District's intent to issue bonds and the proposed terms thereof. The District incorporated the Mill Levy Cap into the Indenture for the 2018 Bonds. The District provided notice of the issuance of the Bonds to Weingarten on September 20, 2018, pursuant to the Mill Levy Cap Agreement. The Mill Levy Cap Agreement does not limit the power of the District to impose or collect property taxes for administration, operation and maintenance. The Mill Levy Cap Agreement is to continue in effect until the outstanding general obligation debt of the District does not exceed 50% of the valuation of the taxable property in the District unless sooner terminated pursuant to the provisions thereof.

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

**Intergovernmental Agreements (Continued)**

**Inclusion Agreement**

The District has entered into a Restated Inclusion Agreement dated May 30, 2008, with an effective date of December 12, 2007, with Town and C.P. Bedrock LLC (CP Bedrock), (Inclusion Agreement). Pursuant to the Inclusion Agreement, the parties set out the terms by which certain property owned by CP Bedrock has been included and will be included and excluded from the District. In addition, the District has agreed to limit its debt service mill levy in perpetuity to 65 mills, subject to certain adjustments for changes in law. The District also agreed to provide CP Bedrock with notice at least 60 days prior to issuing District bonds. The District provided CP Bedrock with notice of the issuance of the 2018 Bonds on September 20, 2018, pursuant to the Inclusion Agreement.

The Inclusion Agreement established the terms upon which a portion of the proceeds of the District's 2007 Bonds were deposited into an escrow account to be released to the District as it completes certain improvements benefiting property owned by CP Bedrock that is subject to the Inclusion Agreement.

Due to the fact that the property that is the subject of the Inclusion Agreement is not subject to a potential general fund mill levy of the District, the Inclusion Agreement allows the District to impose a General Fund Fee (General Fund Fee) in order for the District to pay certain operations and maintenance expenses related to the property contained in the property subject to the Inclusion Agreement. The amount of the General Fund Fee is generally calculated in the same manner as an operations and maintenance mill levy would be calculated based upon a formula set forth in the Inclusion Agreement. The District has not previously imposed a General Fund Fee however it may do so at any time. There is a portion of the property subject to the Inclusion Agreement that remains undeveloped, therefore, there is a portion of the Town Development Fees related to this undeveloped property that remains outstanding.

**Reserves**

**Emergency Reserves**

The District has provided an emergency reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

**Escrow Reserve**

The District has an unreleased balance in the escrow reserve related to the Inclusion Agreement detailed above.

**Debt Service**

The District has provided for a rate stabilization account in the amount of \$6,636,000.



**EBERT METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

	<b>\$86,350,000</b>		<b>\$16,365,000</b>		<b>Total All Bonds</b>
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	
	<b>Limited Tax General Obligation Refunding Bonds Series 2018A-1 Dated December 6, 2018 Interest rate of 4.00% - 5.00% Interest payable June 1 and December 1 Principal Due December 1</b>		<b>Limited Tax General Obligation Refunding and Improvement Bonds Series 2018A-2 Dated December 6, 2018 Interest rate of 2.090% - 4.150% Interest payable June 1 and December 1 Principal Due December 1</b>		
2024	\$ 1,250,000	\$ 3,818,500	\$ 235,000	\$ 723,300	\$ 6,026,800
2025	1,345,000	3,756,000	250,000	711,550	6,062,550
2026	1,525,000	3,688,750	285,000	699,050	6,197,800
2027	1,605,000	3,612,500	300,000	684,800	6,202,300
2028	1,785,000	3,532,250	335,000	669,800	6,322,050
2029	1,875,000	3,443,000	350,000	653,050	6,321,050
2030	2,075,000	3,349,250	390,000	635,550	6,449,800
2031	2,180,000	3,245,500	410,000	616,050	6,451,550
2032	2,395,000	3,136,500	450,000	595,550	6,577,050
2033	2,495,000	3,040,700	470,000	577,550	6,583,250
2034	2,705,000	2,940,900	510,000	558,750	6,714,650
2035	2,840,000	2,805,650	535,000	533,250	6,713,900
2036	3,095,000	2,663,650	580,000	506,500	6,845,150
2037	3,250,000	2,508,900	610,000	477,500	6,846,400
2038	3,525,000	2,346,400	665,000	447,000	6,983,400
2039	3,705,000	2,170,150	695,000	413,750	6,983,900
2040	4,005,000	1,984,900	755,000	379,000	7,123,900
2041	4,205,000	1,784,650	790,000	341,250	7,120,900
2042	4,535,000	1,574,400	855,000	301,750	7,266,150
2043	4,760,000	1,347,650	895,000	259,000	7,261,650
2044	5,115,000	1,109,650	965,000	214,250	7,403,900
2045	5,320,000	904,825	1,005,000	175,425	7,405,250
2046	5,535,000	691,788	1,065,000	134,988	7,426,775
2047	5,755,000	470,138	1,110,000	92,138	7,427,275
2048	5,985,000	239,675	1,180,000	47,475	7,452,150
	<u>\$ 82,865,000</u>	<u>\$ 60,166,275</u>	<u>\$ 15,690,000</u>	<u>\$ 11,448,275</u>	<u>\$ 170,169,550</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.

**Ebert Metropolitan District**  
**June 7, 2024 - September 10, 2024**

**Payments**

Payment Date	Payment Method	Vendor	Invoice	Invoice Date	Amount
7/9/2024	Bill.com check	City and County of Denver, Manager of Finance	CLERK - 202472547-00	3/29/2024	\$ 93,270.00
7/9/2024	Bill.com ePayment	Special District Solutions, Inc	2024-05	5/31/2024	568.00
7/9/2024	Bill.com ePayment	CliftonLarsonAllen	L241319640	4/30/2024	1,227.19
7/9/2024	Bill.com check	CEGR Law	6049.001 MAY24	5/31/2024	4,000.50
7/26/2024	Check	Bruce Shibles	Directors' fees	7/24/2024	92.35
7/26/2024	Check	Cynthia Barclae	Directors' fees	7/24/2024	92.35
7/26/2024	Check	Louis Kennedy	Directors' fees	7/24/2024	92.35
7/26/2024	Check	Leslie Young	Directors' fees	7/24/2024	92.35
8/1/2024	Bill.com ePayment	Special District Solutions, Inc	2024-06	6/30/2024	1,414.00
8/1/2024	Bill.com ePayment	CliftonLarsonAllen	L241475611	6/30/2024	2,465.14
8/1/2024	Bill.com check	CEGR Law	6049.001 JUN24	6/30/2024	11,075.50
9/5/2024	Bill.com ePayment	Special District Solutions, Inc	2024-07	7/31/2024	780.00
9/5/2024	Bill.com ePayment	Wipfli LLP	2540472	7/31/2024	6,800.00
9/5/2024	Bill.com check	CEGR Law	6049.001 JUL24	7/31/2024	28,734.50
<b>Payment Total</b>					<b>\$ 150,704.23</b>

**Payables**

Vendor	Invoice	Invoice Date	Amount
Special District Solutions, Inc	2024-08	8/31/2024	296.00
<b>Payables Total</b>			<b>\$ 296.00</b>



April Delgado

RE: Ebert Metropolitan District

To: Kurt Schlegel

Sorry for the delay Kurt, here is the list.

- Have identified and issued letters on 2,185 new compliance matters through September 5, 2024
- Holiday/Décor: 120
- Trash: 385
- Property Maintenance: 355
- Commercial/ Recreational Vehicles/ Trailer: 90
- Unightly/ Debris: 98
- Pets: 10
- DRA: 50
- Parking: 63
- Basketball Hoops: 20
- Business: 7
- A/C Unit: 7
- Nuisance: 12
- Inoperable Vehicle: 34
- Age Audit: 31
- Tree Maintenance: 91
- Lawn Maintenance: 245
- Weeds: 588
- Vehicle Maintenance: 10

April Delgado CMCA®  
Association Business Manager  
Westwind Management Group, LLC.  
27 Inverness Drive East  
Englewood CO 80112  
303-369-1800 (x135) Phone  
[www.westwindmanagement.com](http://www.westwindmanagement.com)

Work Requests	Work Requests	Work Requests	Work Requests	Work Requests	Work Requests
Created 156	Pending Assignment 0	Open - Overdue 0	Open - On Time 49	On Hold 0	Completed 107

### PM and Work Requests By Type

