

CONCORD METROPOLITAN DISTRICT

8390 E. CRESCENT PKWY., STE. 300
GREENWOOD VILLAGE, CO 80111
303-779-5710 (O) 303-779-0348 (F)
www.concordmetropolitandistrict.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Wednesday, February 7, 2024
TIME: 12:00 p.m.
LOCATION: (Hybrid) CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Ste. 300
Greenwood Village, CO 80111

You can also attend the meetings in any of the following ways:

1. Online Microsoft Teams Meeting – via link below:

ACCESS: https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2Q1YjMxMmMtYzc2YS00MzE1LWJlZjktY2I5OWNINWY0NmQ2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d

OR

Dial In: 1-720-547-5281 Conference ID: 487 176 568#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Jeff Evans	President	May 2027
Hank Vanderryst	Secretary/Treasurer	May 2025
Mike Evans	Assistant Secretary/Treasurer	May 2025
VACANCY	Assistant Secretary/Treasurer	May 2025
VACANCY	Assistant Secretary/Treasurer	May 2027

I. ADMINISTRATIVE MATTERS

- Call to Order and approval of agenda.
- Present Disclosures of Potential Conflicts of Interest.
- Confirm quorum, location of meeting and posting of meeting notices.
- Public Comment

- E. Minutes of the November 1, 2023 Regular Meeting (enclosure).
- F. Ratify DesignScapes, Inc. 2024 Monument Sign Contract - \$2,462 (enclosure).

II. FINANCIAL ITEMS

- A. Review and Accept December 31, 2023 Unaudited Financial Statements (to be distributed) and February 2024 Cash Position Report (enclosure).
- B. Ratify Approval of Claims Totaling \$23,550.57 and Directors' Fees (enclosure).

III. LEGAL MATTERS

IV. COVENANT ENFORCEMENT/DESIGN REVIEW

- A. Ratify Approval for Improvements with Sporty Pickle (enclosure).

V. CONSTRUCTION MATTERS

VI. MANAGER MATTERS

VII. DIRECTOR MATTERS

VIII. OTHER BUSINESS

- A. Confirm Quorum for Next Meeting – May 1, 2024 at 12:00 p.m. at
CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Ste. 300, Greenwood Village, CO
80111

IX. ADJOURNMENT

The next regular meeting is scheduled for May 1, 2024.

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
CONCORD METROPOLITAN DISTRICT (THE “DISTRICT”)
HELD
NOVEMBER 1, 2023

A regular meeting of the Board of Directors of the Concord Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, November 1, 2023, at 12:00 p.m. at CliftonLarsonAllen LLP, 8390 E/ Crescent Pkwy., Ste/ 300, Greenwood Village, CO 80111 and MS Teams. This meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Jeff Evans, President
Hank Vanderryst, Secretary/Treasurer
Mike Evans; Assistant Secretary via Teams

Also, In Attendance Were:

Denise Denslow, Ashley Heidt, and Lindsay Ross; CliftonLarsonAllen LLP (“CLA”)
Russ Dykstra; Spencer Fane LLP

ADMINISTRATIVE MATTERS

Call to Order and Agenda: The meeting was called to order at 12:01 p.m.

Upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

Disclosures of Potential Conflicts of Interest: Written conflict of interest disclosure statements were filed with the Secretary of State on behalf of the District 72 hours prior to this meeting.

Confirm Quorum, Location of Meeting and Posting of Meeting Notices: A quorum was confirmed, and all notices have been posted.

Public Comment: There were no public comments.

Minutes of August 2, 2023 Special Meeting: Upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the August 2, 2023 Special Meeting Minutes, as presented.

Resolution 2023-11-01 Regarding 2024 Annual Administrative Matters: Upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board adopted Resolution 2023-11-01

RECORD OF PROCEEDINGS

Regarding 2024 Annual Administrative Matters, as presented.

FINANCIAL ITEMS

September 30, 2023 Unaudited Financial Statements and November 2023 Cash Position Report: Ms. Ross reviewed the November 2023 Cash Position Report with the Board. Following review, upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board accepted the November 2023 Cash Position Report. Ms. Ross stated she will be sending out the September 30, 2023 Unaudited Financial Statements to the Board following the meeting.

Claims Totaling \$34,242.92 and Directors' Fees: Ms. Ross reviewed the claims and Directors' fees with the Board. Following review, upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board ratified the claims totaling \$34,242.92 and Directors' fees, as presented.

Public Hearing to Consider Amendment of 2023 Budget; Resolution 2023-11-02 to Amend 2023 Budget: Upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board opened the public hearing to consider amendment of the 2023 Budget at 12:05 p.m.

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public was present, and Director Jeff Evans closed the public hearing at 12:06 p.m.

It was noted that no amendment to the 2023 Budget was required.

Public Hearing on Proposed 2024 Budget and Resolution No. 2023-11-03 to Adopt the 2024 Budget and Appropriate Sums of Money and Set Mill Levies: Upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board opened the public hearing to consider the proposed 2024 Budget at 12:05 p.m.

It was noted that Notice stating that the Board would consider adoption of the 2024 Budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public was present, and Director Jeff Evans closed the public hearing at 12:06 p.m.

RECORD OF PROCEEDINGS

Ms. Ross reviewed the 2024 Budget with the Board. Discussion followed regarding whether to decrease the Debt Service Fund mills to 3.5/4.0 or to keep the mills at 5.0 and use the extra money to make an additional payment towards the loan.

Following discussion, upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the 2024 Budget, as presented, and adopted Resolution No. 2023-11-03 to Adopt the 2024 Budget and Appropriate Sums of Money and Set Mill Levies (2 mills in the General Fund and 4 mills in the Debt Service Fund), subject to final assessed valuations.

District Accountant to Prepare DLG-70 Certification of Tax Levies Form for Certification to the Board of County Commissioners and other interested

parties: Upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board authorized the District accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.

Engagement Letter with Simmons & Wheeler, P.C. to Prepare 2023 Audit:

Ms. Ross noted that there is no engagement letter yet. Upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved Simmons & Wheeler, P.C. to prepare the 2023 Audit, in an amount not to exceed \$5,000.

District Accountant to Prepare 2025 Budget: Ms. Ross noted that this is addressed in the 2024 Administrative Matters Resolution. Upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board appointed the District accountant to prepare the 2025 Budget.

Other: Director Jeff Evans stated there is a past due payment for the Director's parcel. Ms. Ross responded she would ensure it gets paid.

LEGAL
MATTERS

2024 Resolution of Workers Comp Coverage Exclusion: Attorney Dykstra reviewed the Resolution with the Board. Following review, upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board adopted the 2024 Resolution of Workers Comp Coverage Exclusion.

COVENANT
ENFORCEMENT/
DESIGN REVIEW

None.

RECORD OF PROCEEDINGS

CONSTRUCTION
MATTERS

None.

MANAGER
MATTERS

Concord Business Center Design Guidelines, Development Application and Development Application Checklist: Ms. Denslow reviewed the agenda items with the Board. Following review, upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the Concord Business Center Design Guidelines, the Development Application and the Development Application Checklist.

2024 Insurance Renewal: Ms. Denslow provided an update to the Board regarding 2024 insurance renewals. Following discussion, upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board directed CLA to finalize the 2024 insurance renewals.

CliftonLarsonAllen LLP Master Service Agreement and Related Statement(s) of Work for 2024: Ms. Denslow reviewed the agenda items with the Board. Following review, upon a motion duly made by Director Jeff Evans, seconded by Director Vanderryst and, upon vote, unanimously carried, the Board approved the CLA Master Service Agreement and related Statement(s) of Work for 2024.

DIRECTOR
MATTERS

None.

OTHER BUSINESS

Quorum for Next Meeting – February 7, 2024 Regular Meeting at 12:00 p.m.:
The Board confirmed a quorum for the February 7, 2024 meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 12:33 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

2024 Contract Terms and Conditions - Commercial

THIS AGREEMENT is between **Concord Metropolitan District**, a quasi-municipal political subdivision of the State of Colorado, hereinafter called "owner," whose address is 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111, and **COLORADO DESIGNSCAPES, INC.**, hereinafter called "Contractor," whose address is 15440 East Fremont Drive, Centennial Colorado 80112.

1. **DESCRIPTION OF THE WORK:** Contractor will furnish all labor, tools, specialized equipment, supervision and transportation required to maintain the landscape in an attractive condition throughout the year (hereinafter call "The Service") upon the following described real property: **Concord Monument Sign- corner of Peoria and Compark Blvd.** Work will be separated into two categories: Base or scheduled services and extras. Scheduled services include: 1) Lawn Care Service (Mowing of turf, trimming & edging), 2) Fertilization, 3) Aeration, 4) Shrub Care/Seasonal Clean-ups, 5) Irrigation De-Activation. Extras might include, but are not limited to, thatch removal, irrigation repairs, spraying to control insects and disease, additional landscaping or annual plantings, and snow removal. In the event that gasoline prices should rise above \$3.75 a gallon, a fuel surcharge will be applied. The project will be maintained according to technical specifications and addenda prepared by **COLORADO DESIGNSCAPES, INC.**, generally accepted industry practices as described herein and known as the **Commercial Accounts Addendum #1 Supplemental Descriptions and Specifications**.
2. **PAYMENT:** Owner will pay Contractor the sum of **\$2,462.00 in 8 (eight) equal installments of \$307.75 each, starting April 1st 2024.** This will constitute the base contract price. Any invoices which becomes 30 days past due arising out of or relating to this contract will be charged a **SERVICE CHARGE** of the greater of \$10 or 2% per month on the past due balance.
3. **TERM:** Client agrees to hire the contractor for the above services and any pre- approved 'Addition Work' for the period April 1st – November 1st or the beginning and end of the growing season as deemed by the contractor.
4. **DELAY:** The contractor shall not be held liable for delays in completion of contracted items, due to, but not limited to: acts of God; acts of owners; weather conditions, acts of public utilities; or any other unforeseen items beyond the reasonable control of the contractor.
5. **EXTRA WORK:** Should the owner, direct any modification or addition to the base services under section 1 covered by this contract, the contract price shall be adjusted accordingly. Modifications or additions to the work shall be executed only when authorized by the owner or owner's representative. Where there is a dispute in regard to changes in contract price, then said changes in contract price shall be the Contractor's actual cost for all labor, equipment, subcontractors and materials plus 25%.
6. **INSURANCE:** Contractor shall carry and pay for (1) Worker's Compensation Insurance, and (2) Comprehensive General and Automobile Liability Insurance providing bodily injury and property damage coverage including contractual liability coverage. The Contractor shall furnish Owner with copies of said policies and expiration dates, upon request.
7. **RIGHT TO STOP WORK:** Contractor shall have the right to stop work if any payment shall not be made timely to Contractor under this agreement. Contractor may keep the job idle until all payments due are received.
8. **CLEAN UP:** Upon completion of the work, Contractor will remove debris and surplus material created by its operation from Owner's property and leave it in a neat and clean condition.
9. **ASSIGNMENT:** Neither party may assign this contract without written consent of the other party.
10. **ATTORNEY FEES:** In the event the parties hereto become involved in litigation, the court in such litigation, or in separate suit, shall award reasonable costs, expenses and attorney's fees to the prevailing party. The court shall not be bound by any court fee schedule, and may, in the interest of justice, award the full amount of costs, expenses and attorney's fees incurred in good faith. Should it become necessary to refer this account for collection, owner hereby agrees to pay all reasonable attorney fees, court costs, and any other expenses of collection incurred by the contractor.
11. **TERMINATION:** Either party may terminate this agreement without cause, by sending written notice to the other party at the respective address herein stated. Notice is to be given at least 30 days prior to effective date of termination. Full payment for services performed, based on total percentage complete and schedule of values, or material provided becomes due and payable on, or before, date of termination.
12. **NOTICES:** All notices required hereunder shall be in writing and shall be sent by United States certified return-receipt requested mail.
13. **SUBSTITUTE WORK:** The parties acknowledge the possibility that drought conditions may make impossible, imprudent or unnecessary for Contractor to provide certain of the services described in section 1 above, from time-to-time or during the entire year. By way of example and not limitation, drought may prevent operation of irrigation system as anticipated, or may make turf mowing and/or aeration unnecessary or imprudent. In that event, and upon request of the owner, Contractor agrees to consult with the owner and jointly identify substitute service to be accomplished by Contractor, of a nature that can be reasonably accomplished with the labor that Contractor would have used to accomplish the service, or a substitute labor reasonably available to Contractor. In such event, the parties will enter to a Temporary Substitute Schedule A. By way of example and not limitation, such substitute service may involve hand watering of trees and/or shrubs, waterway maintenance and improvements, work toward creation of Xeriscape areas and removal of turf overlying greenbelt pathways. The dollar value of the substitute service agreed upon shall be roughly equivalent to, but not greater than, the dollar value of the service. The owner shall be given a credit for materials scheduled for but not used in any service, and/or offset against the cost of materials actually used in substitute service.

DATED: 12/20/2023

DATED: 12/08/2023

OWNER: Concord Metropolitan District

OWNER: DESIGNSCAPES COLORADO, INC.

BY: Jeff Evans
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BY: William Hartill – Commercial Acct. Manager

CONCORD METROPOLITAN DISTRICT
FINANCIAL STATEMENTS
DECEMBER 31 2023

Concord Metropolitan District
Balance Sheet - Governmental Funds
December 31, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets				
Checking Account	\$ 12,698.07	\$ -	\$ -	\$ 12,698.07
Colotrust	360,112.45	185,022.27	740,007.92	1,285,142.64
ColoTrust - Reserve	-	0.06	-	0.06
ColoTrust - Mill Levy Stabilization	-	0.05	-	0.05
Receivable from County Treasurer	751.82	1,879.57	-	2,631.39
Property Tax Receivable	160,445.00	320,889.00	-	481,334.00
Prepaid Insurance	3,551.00	-	-	3,551.00
Total Assets	<u>\$ 537,558.34</u>	<u>\$ 507,790.95</u>	<u>\$ 740,007.92</u>	<u>\$ 1,785,357.21</u>
Liabilities				
Accounts Payable	\$ 13,328.89	\$ -	\$ -	\$ 13,328.89
Deferred Property Tax	160,445.00	320,889.00	-	481,334.00
Total Liabilities	<u>173,773.89</u>	<u>320,889.00</u>	<u>-</u>	<u>494,662.89</u>
Fund Balances	<u>363,784.45</u>	<u>186,901.95</u>	<u>740,007.92</u>	<u>1,290,694.32</u>
Liabilities and Fund Balances	<u>\$ 537,558.34</u>	<u>\$ 507,790.95</u>	<u>\$ 740,007.92</u>	<u>\$ 1,785,357.21</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.

Concord Metropolitan District
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 125,354.00	\$ 125,417.42	\$ (63.42)
Specific ownership taxes	11,282.00	11,624.61	(342.61)
Interest income	6,313.00	19,410.60	(13,097.60)
Total Revenue	<u>142,949.00</u>	<u>156,452.63</u>	<u>(13,503.63)</u>
Expenditures			
Accounting	33,000.00	29,253.42	3,746.58
Auditing	5,000.00	4,600.00	400.00
Architectural - landscape review	500.00	-	500.00
County Treasurer's fee	1,880.00	1,882.73	(2.73)
Directors' fees	2,000.00	1,200.00	800.00
Dues and membership	1,000.00	362.81	637.19
Insurance	5,000.00	3,898.00	1,102.00
District management	25,000.00	23,384.23	1,615.77
Legal	17,000.00	8,138.00	8,862.00
Miscellaneous	1,500.00	22,741.17	(21,241.17)
Payroll taxes	-	91.80	(91.80)
Election	2,000.00	845.20	1,154.80
Repairs and maintenance	-	1,192.77	(1,192.77)
Landscaping	7,500.00	5,076.85	2,423.15
Streets repairs and maintenance	5,000.00	-	5,000.00
Utilities	500.00	168.32	331.68
Water	3,500.00	1,718.66	1,781.34
Website	1,000.00	-	1,000.00
Contingency	5,620.00	-	5,620.00
Total Expenditures	<u>117,000.00</u>	<u>104,553.96</u>	<u>12,446.04</u>
Net Change in Fund Balances	25,949.00	51,898.67	(25,949.67)
Fund Balance - Beginning	298,238.00	311,885.78	(13,647.78)
Fund Balance - Ending	<u>\$ 324,187.00</u>	<u>\$ 363,784.45</u>	<u>\$ (39,597.45)</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

Concord Metropolitan District
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 313,386.00	\$ 313,544.52	\$ (158.52)
Specific ownership taxes	28,205.00	29,061.61	(856.61)
Interest income	2,598.00	15,472.94	(12,874.94)
Total Revenue	<u>344,189.00</u>	<u>358,079.07</u>	<u>(13,890.07)</u>
Expenditures			
County Treasurer's fee	4,701.00	4,706.82	(5.82)
Paying agent fees	500.00	500.00	-
Bond interest	63,840.00	63,840.00	-
Bond principal	205,000.00	205,000.00	-
Contingency	5,952.00	-	5,952.00
Total Expenditures	<u>279,993.00</u>	<u>274,046.82</u>	<u>5,946.18</u>
Net Change in Fund Balances	64,196.00	84,032.25	(19,836.25)
Fund Balance - Beginning	98,847.00	102,869.70	(4,022.70)
Fund Balance - Ending	<u>\$ 163,043.00</u>	<u>\$ 186,901.95</u>	<u>\$ (23,858.95)</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.

Concord Metropolitan District
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending December 31, 2023

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 6,870.00	\$ 38,192.37	\$ (31,322.37)
Total Revenue	<u>6,870.00</u>	<u>38,192.37</u>	<u>(31,322.37)</u>
Expenditures			
Accounting	5,000.00	-	5,000.00
District management	5,000.00	-	5,000.00
Legal	5,000.00	-	5,000.00
Traffic and safety control	250,000.00	-	250,000.00
Engineering	5,000.00	-	5,000.00
Capital outlay	430,743.00	-	430,743.00
Total Expenditures	<u>700,743.00</u>	<u>-</u>	<u>700,743.00</u>
Net Change in Fund Balances	(693,873.00)	38,192.37	(732,065.37)
Fund Balance - Beginning	693,873.00	701,815.55	(7,942.55)
Fund Balance - Ending	<u>\$ -</u>	<u>\$ 740,007.92</u>	<u>\$ (740,007.92)</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.

CONCORD METROPOLITAN DISTRICT
Schedule of Cash Position
December 31, 2023
Updated as of January 18, 2024

	General	Debt Service	Capital Projects	Total
<u>1st Bank Checking</u>				
Balance as of 12/31/2023	\$ 12,698.07	\$ -	\$ -	\$ 12,698.07
Subsequent activities:				-
1/9/2024 Bill.com Payments	(4,598.50)	-	-	(4,598.50)
<i>Anticipated Bill.com Payments</i>	<i>(5,804.03)</i>	<i>-</i>	<i>-</i>	<i>(5,804.03)</i>
<i>Anticipated balance</i>	<u>2,295.54</u>	<u>-</u>	<u>-</u>	<u>2,295.54</u>
<u>Colostrust General</u>				
Balance as of 12/31/2023	360,112.45	185,022.27	740,007.92	1,285,142.64
Subsequent activities:				
1/10/2024 December P/SO Tax	751.82	1,879.57	-	2,631.39
<i>Anticipated Transfer from Colostrust Reserve</i>	<i>-</i>	<i>0.06</i>	<i>-</i>	<i>0.06</i>
<i>Anticipated Transfer from Colostrust Mill Levy Stabilization</i>	<i>-</i>	<i>0.05</i>	<i>-</i>	<i>0.05</i>
<i>Anticipated balance</i>	<u>360,864.27</u>	<u>186,901.95</u>	<u>740,007.92</u>	<u>1,287,774.14</u>
<u>Colostrust Reserve Fund</u>				
Balance as of 12/31/2023	-	0.06	-	0.06
Subsequent activities:				
<i>Anticipated Transfer to Colostrust</i>	<i>-</i>	<i>(0.06)</i>	<i>-</i>	<i>(0.06)</i>
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Colostrust Mill Levy Stabilization Fund</u>				
Balance as of 12/31/2023	-	0.05	-	0.05
Subsequent activities:				
<i>Anticipated Transfer to Colostrust</i>	<i>-</i>	<i>(0.05)</i>	<i>-</i>	<i>(0.05)</i>
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>BOK Series 2019 P & I Fund</u>				
Balance as of 12/31/2023	-	-	-	-
Subsequent activities:				
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<i>Anticipated balances</i>	<u>\$ 363,159.81</u>	<u>\$ 186,901.95</u>	<u>\$ 740,007.92</u>	<u>\$ 1,290,069.68</u>
<u>Current Yield (As of 12/31/2023)</u>				
Colostrust Plus 5.5660%				

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.

**CONCORD METROPOLITAN DISTRICT
Property Taxes Reconciliation
2023**

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates, & Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due 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
January	\$ 12,807.94	\$ 4.30	\$ 3,313.10	\$ 0.35	\$ (192.19)	\$ -	\$ 15,933.50	2.92%	2.92%	\$ 3,098.79	0.01%	0.01%
February	190,536.62	-	3,488.70	-	(2,858.05)	-	191,167.27	43.43%	46.35%	92,201.98	21.43%	21.44%
March	5,779.48	(524.16)	3,536.39	(83.86)	(78.84)	-	8,629.01	1.20%	47.55%	54,640.58	12.32%	33.76%
April	115,218.65	742.00	2,977.14	-	(1,728.30)	-	117,209.49	26.43%	73.98%	174,047.03	40.88%	74.64%
May	66,294.52	-	3,704.22	41.75	(995.06)	-	69,045.43	15.11%	89.09%	61,361.00	13.90%	88.54%
June	26,444.12	-	3,318.26	4.82	(396.73)	-	29,370.47	6.03%	95.11%	33,989.84	7.42%	95.95%
July	6,737.01	-	3,516.52	202.11	(104.09)	-	10,351.55	1.54%	96.65%	3,793.34	0.15%	96.10%
August	-	-	3,800.89	-	-	-	3,800.89	0.00%	96.65%	16,736.68	2.97%	99.08%
September	6,264.83	-	3,315.19	311.94	(98.65)	-	9,793.31	1.43%	98.08%	3,326.62	0.07%	99.15%
October	8,210.44	-	3,501.78	492.62	(130.55)	-	12,074.29	1.87%	99.95%	6,408.87	0.74%	99.89%
November	446.19	-	3,582.64	26.77	(7.09)	-	4,048.51	0.10%	100.05%	2,998.27	0.00%	99.89%
December	-	-	2,631.39	-	-	-	2,631.39	0.00%	100.05%	2,689.92	0.00%	99.89%
	\$ 438,739.80	\$ 222.14	\$ 40,686.22	\$ 996.50	\$ (6,589.55)	\$ -	\$ 474,055.11	100.05%	100.05%	\$ 455,292.92	99.89%	99.89%

	Assessed		Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
	Valuation	Mill Levy				
Property Tax						
General Fund	\$ 62,677,100	2.000	\$ 125,354.00	28.57%	\$ 125,417.42	100.05%
Debt Service Fund		5.000	313,386.00	71.43%	313,544.52	100.05%
			\$ 438,740.00	100.00%	\$ 438,961.94	100.05%
Specific Ownership Tax						
General Fund			\$ 11,282.00	28.57%	\$ 11,624.61	103.04%
Debt Service Fund			28,205.00	71.43%	29,061.61	103.04%
			\$ 39,487.00	100.00%	\$ 40,686.22	103.04%
Treasurer's Fees						
General Fund			\$ 1,880.00	28.57%	\$ 1,882.72	100.14%
Debt Service Fund			4,701.00	71.43%	4,706.83	100.12%
			\$ 6,581.00	100.00%	\$ 6,589.55	100.13%

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.

Concord Metropolitan District
Claims Paid November 20, 2023 - January 31, 2024

Process Date	Vendor	Invoice Number	Payment Method	Amount
11/20/2023	Arap. County Water & Wastewater	128842OCT23	Other	\$ 183.80
11/30/2023	BOK Financial	5140966	BILL Check	500.00
11/30/2023	CliftonLarsonAllen LLP	3911761	BILL EFT	570.68
11/30/2023	CliftonLarsonAllen LLP	3956994	BILL EFT	1,512.00
11/30/2023	CliftonLarsonAllen LLP	3914404	BILL EFT	1,561.28
11/30/2023	CliftonLarsonAllen LLP	3956214	BILL EFT	1,971.90
11/30/2023	Colorado Community Media	98606	BILL EFT	36.56
11/30/2023	Colorado Designscapes Inc	Multiple	BILL Check	416.69
11/30/2023	Spencer Fane LLP	1232409	BILL EFT	1,235.50
11/30/2023	StudioBridge, LLC	23-108	BILL Check	2,590.00
11/30/2023	Xcel Energy	Multiple	BILL Check	86.56
12/20/2023	Arap. County Water & Wastewater	128842NOV23	Other	76.49
12/20/2023	Colorado Designscapes Inc	Multiple	BILL Check	2,528.69
12/20/2023	TCW Risk Management	13465	BILL Check	875.00
12/29/2023	CliftonLarsonAllen LLP	3985487	BILL EFT	1,659.95
12/29/2023	CliftonLarsonAllen LLP	3985488	BILL EFT	3,146.97
1/9/2024	CO Special Dist Prop & Liab Pool	24PL-60812-2801	BILL Check	2,676.00
1/9/2024	Spencer Fane LLP	1240463	BILL EFT	1,922.50
Total Claims Paid				\$ <u>23,550.57</u>



Transmittal

Project Information
Project: The Sporty Pickle
Title: 101430 Building Signage Shop Drawings
Address: 8640 S Peoria St STE 100
City, State, Zip: Englewood, CO 80239
Country: USA

Transmittal Information
Transmittal # 101430.01
Date: 11.1.2023
Due Date:
Sender: Tory Humphrey
Subject: Submittal Transmittal –

From
Contact: Zack Trombley
Company: Select Building Group Commercial
Address: 5454 Havana St. Unit B
City, State, Zip: Denver, CO 80239
Country: USA
Phone: 720.470.9364

To
Contact: Jarrett Gordon
Company: Gordon Investments
Address: 8640 S Peoria St STE 100
City, State, Zip: Englewood, CO 80112
Country: USA
Phone: 303.807.1143

Remarks

Transmittal Items

Item No.	Item Description	Quantity	Return Quantity	Unit	Transmitted For
001		01	n/a	n/a	For Approval

Select Building Group Commercial
5454 Havana St. STE 100
Denver, CO 80239

Reviewed

Revise & Resubmit

Approved As Noted

Approved

Reviewed By: Zack Trombley

This review is to confirm basic conformance to the design intent and does not relieve the contractor in providing products not in conformance with the construction documents.



SPORTYPICKLE
BAR & GRILL

INTERIOR & EXTERIOR SIGN PACKAGE

PROJECT ADDRESS:
8640 S. PEORIA ST., SUITE 100
ENGLEWOOD, CO 80112

PREPARED BY:
AD LIGHT GROUP
4150 ELATI STREET
DENVER, CO 80216



4150 Elati St.
Denver, CO 80216

303-399-3334
adlightgroup.com

PROJECT NUMBER

230717-01

DRAWING TYPE

- Presentation
- Construction Drawing
- Production

CLIENT

Select Building Group
- Sporty Pickle

PROJECT NAME

Interior & Exterior
Sign Package

PROJECT LOCATION

Sporty Pickle
8640 S. Peoria St.
Suite 100
Englewood, CO 80112

ACCOUNT MANAGER

Tory Humphrey

DRAWN BY

Jeremy Youmans

DATE

12/25/2023

REVISED DATE

APPROVED

APPROVAL SIGNATURE

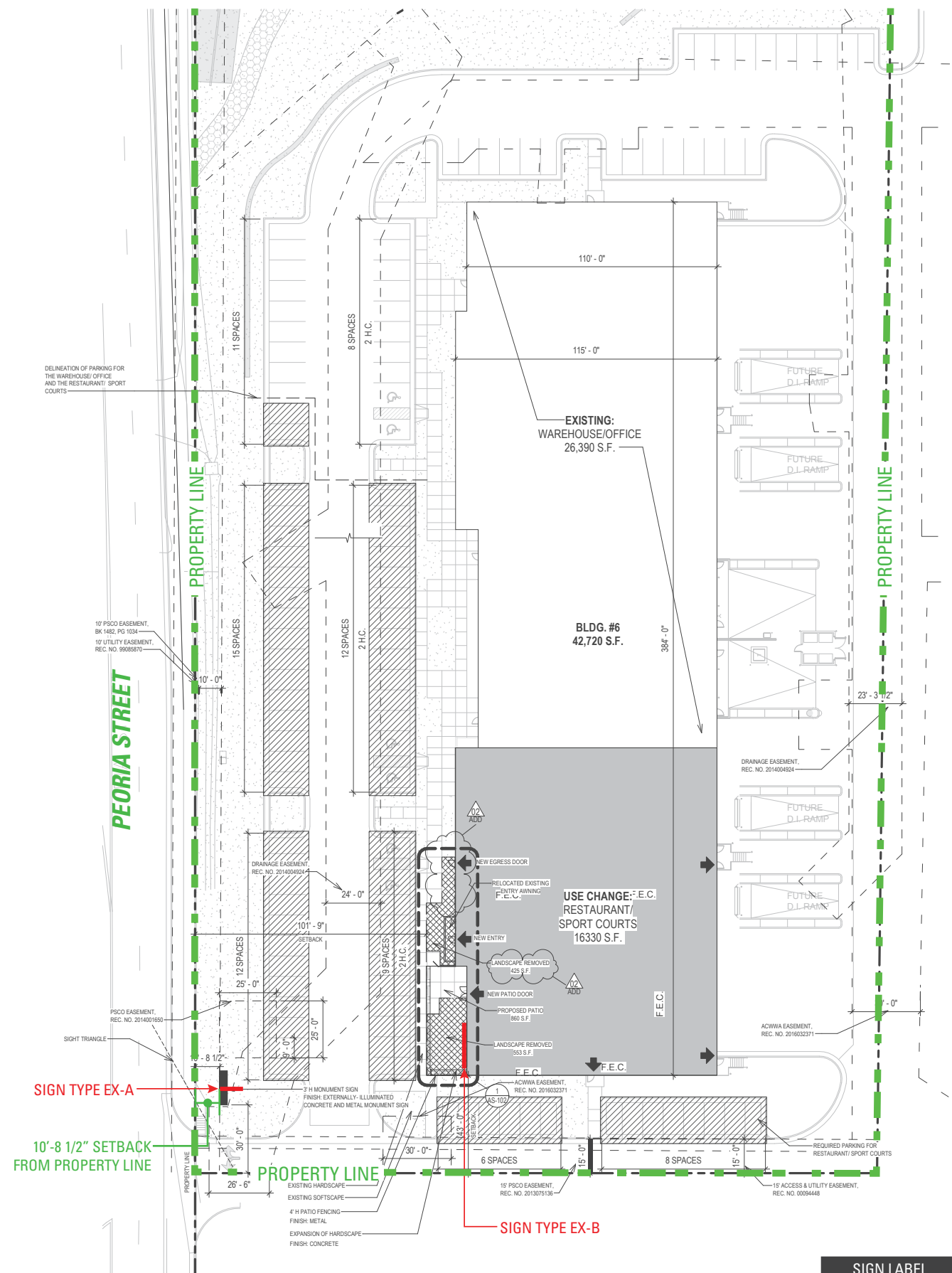
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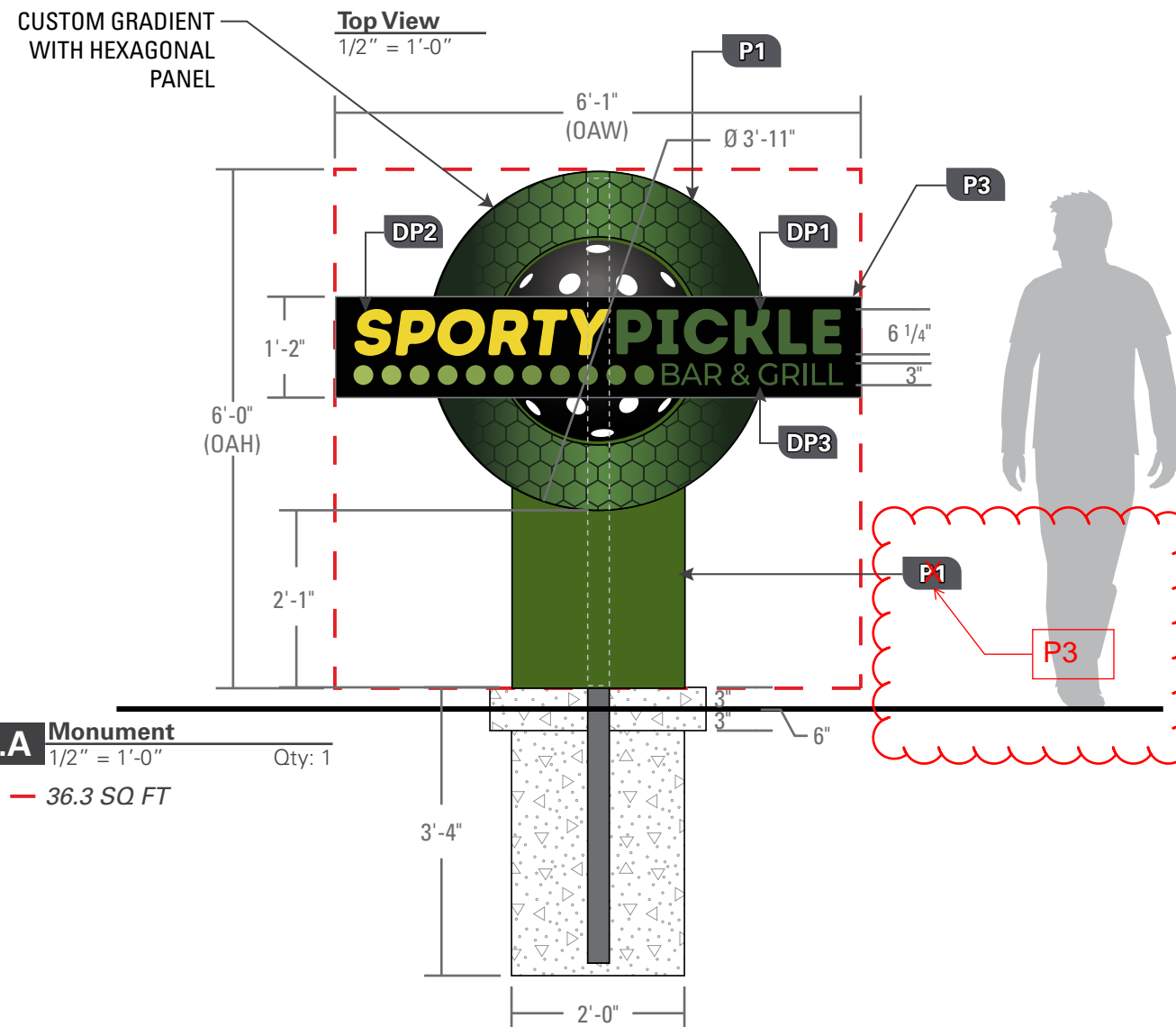
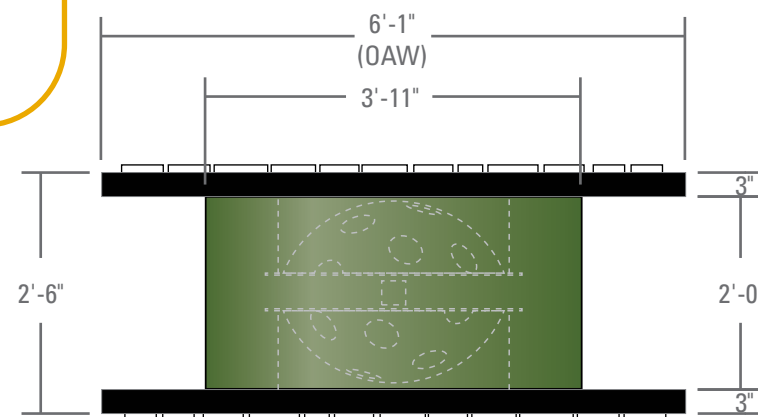
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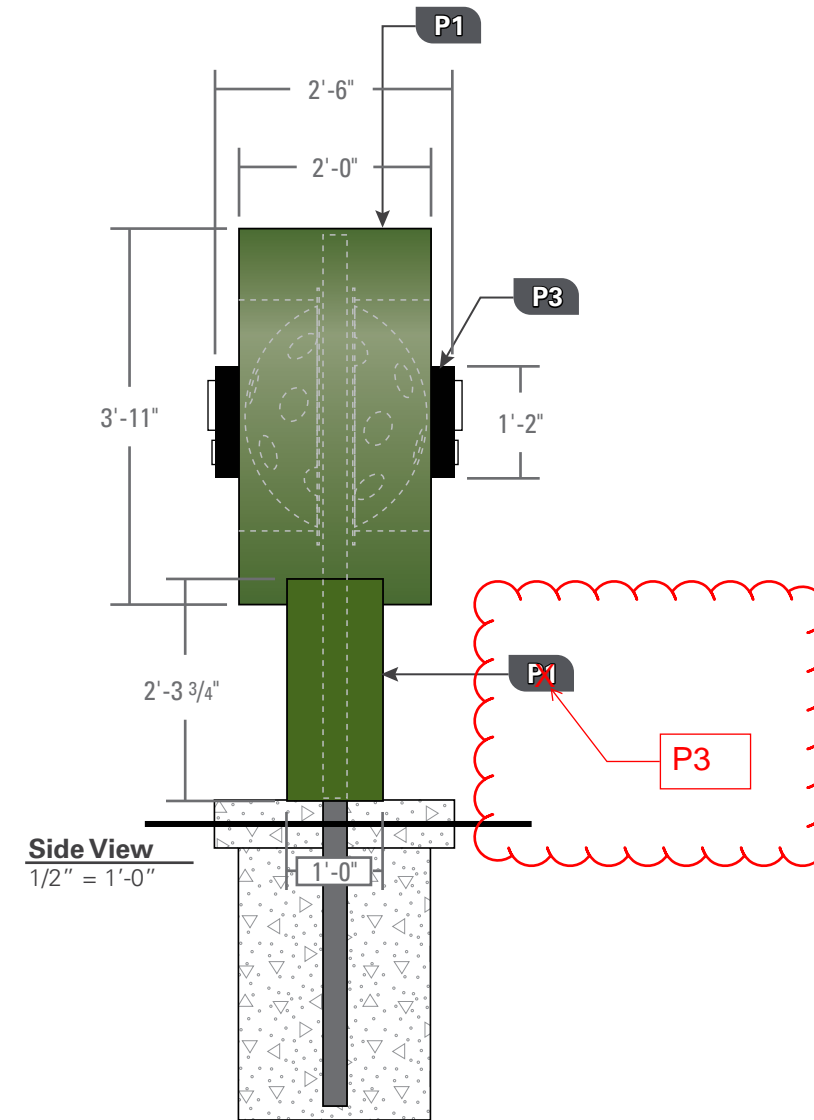
Site Plan
1" = 60'-0"

SIGN LABEL	SIGN TYPE	SQUARE FEET	ILLUMINATION
EX-A	MONUMENT	36.3 SQ FT	INTERNAL
EX-B	WALL SIGN	82.4 SQ FT	INTERNAL





EX.A Monument
1/2" = 1'-0" Qty: 1
--- 36.3 SQ FT



Side View
1/2" = 1'-0"

COLOR KEY

- P1** DULUX 30GY 12/257 -- MANAKIKI GREENS
- P2** DULUX 60YY 62/755 - CELANDINE
- P3** DULUX - STANDARD BLACK
- DP1** PMS - 2280C
- DP2** PMS - 604C
- DP3** CMYK - (SPOT COLORS FOR CIRCLES - 11)

- DESCRIPTION:**
- DOUBLE SIDED
 - INTERNALLY ILLUMINATED MONUMENT
 - INSET 3D FORMED "PICKLE BALL", INNER ILLUMINATED WITH RGB LIGHTING
 - 3" DEEP ILLUMINATED CABINETS WITH PUSH-THRU LETTERS AND GRAPHICS
 - INSTALLED ON CONCRETE FOUNDATION WITH STEEL POSTS

4150 Elati St.
Denver, CO 80216

303-399-3334
adlightgroup.com

PROJECT NUMBER

230717-01

DRAWING TYPE

- Presentation
- Construction Drawing
- Production

CLIENT

Select Building Group
- Sporty Pickle

PROJECT NAME

Interior & Exterior
Sign Package

PROJECT LOCATION

Sporty Pickle
8640 S. Peoria St.
Suite 100
Englewood, CO 80112

ACCOUNT MANAGER

Tory Humphrey

DRAWN BY

Jeremy Youmans

DATE

12/25/2023

REVISED DATE

APPROVED

APPROVAL SIGNATURE

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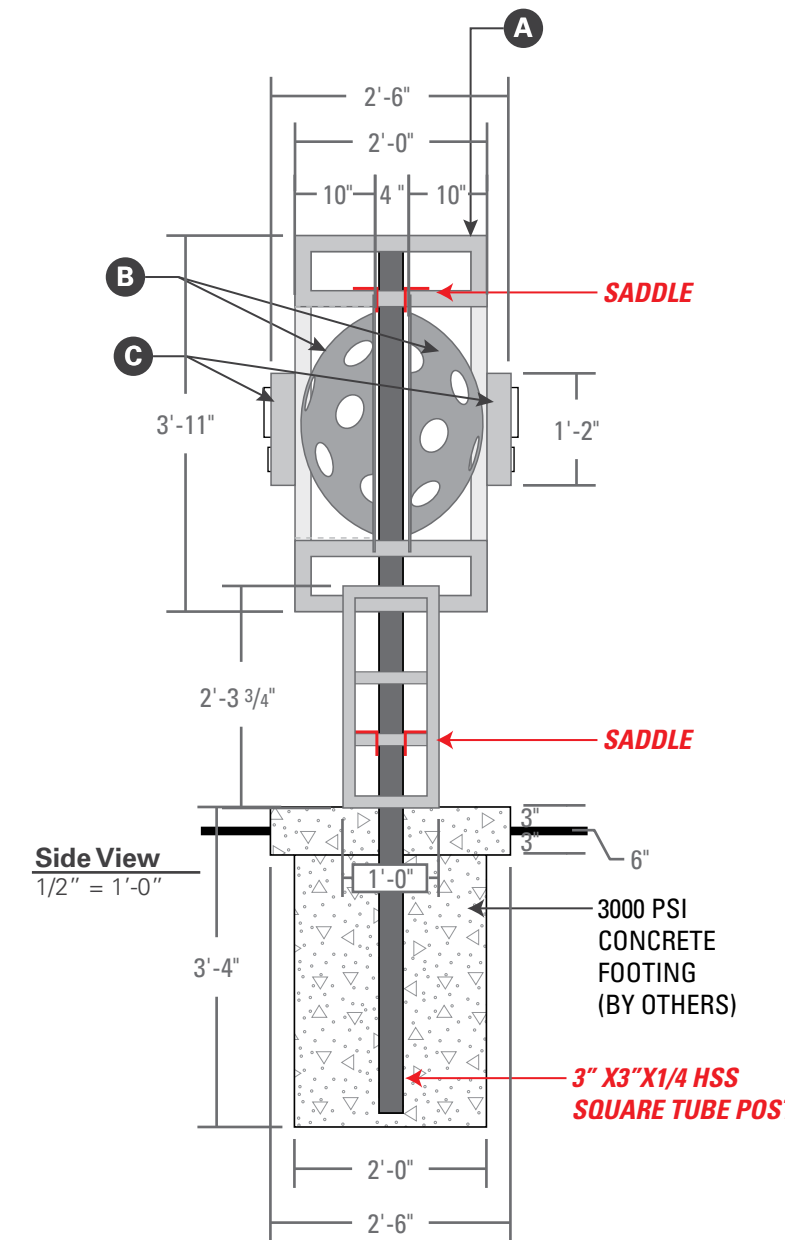
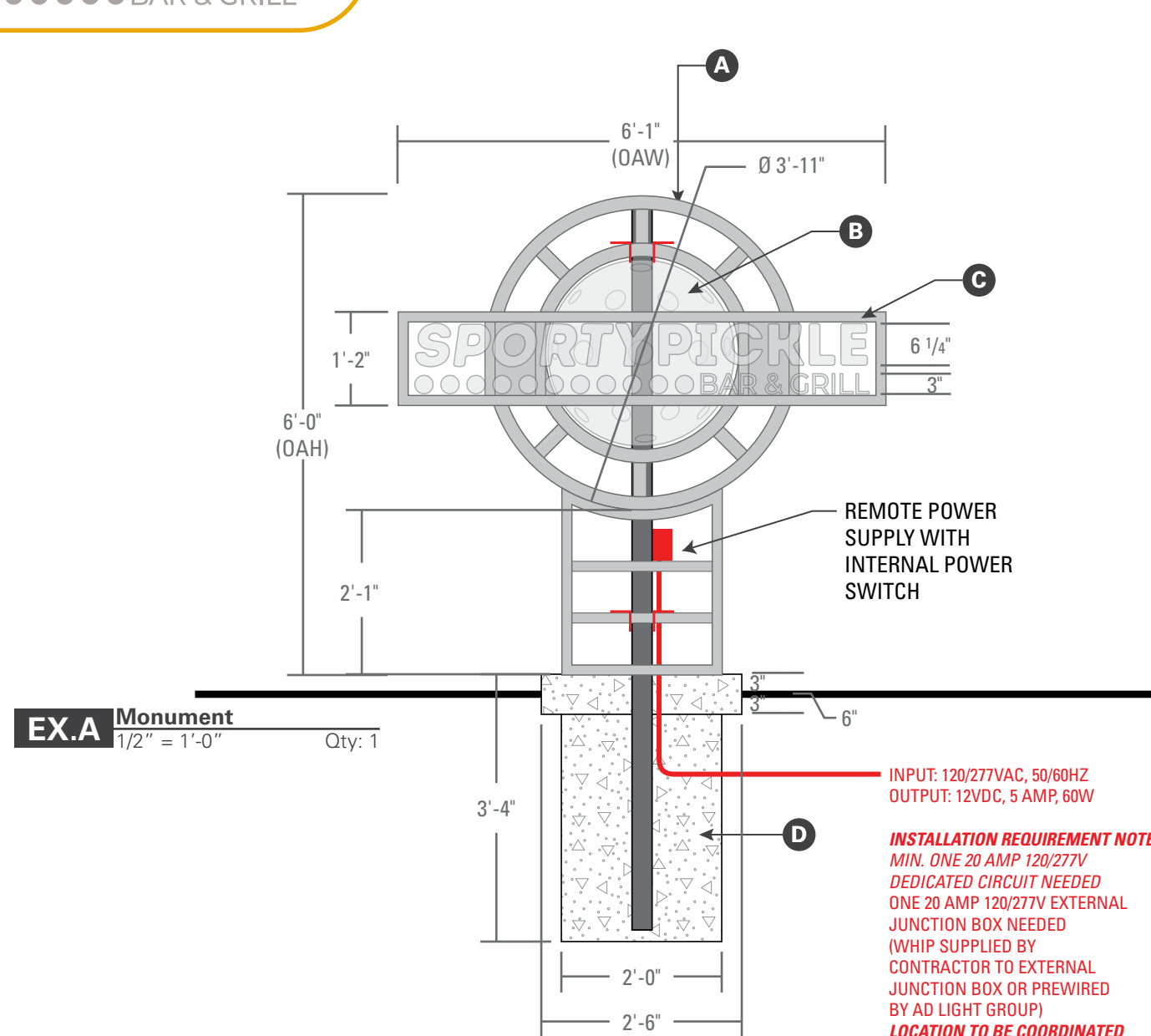
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EX.A Monument - SIMULATED NIGHT VIEW
NTS Qty: 1

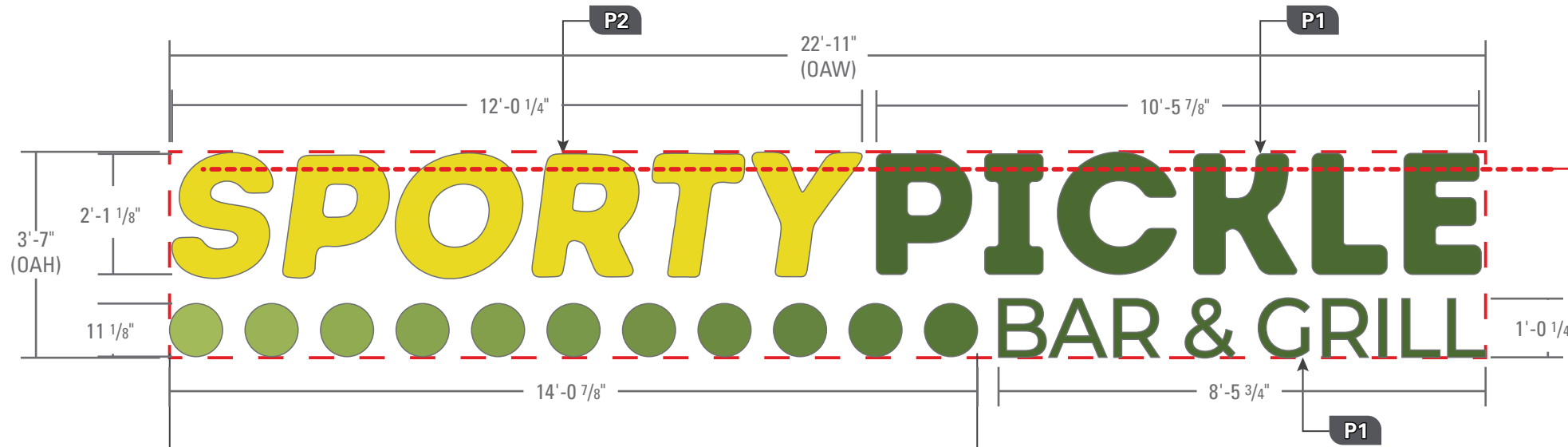


- A INTERNALLY ILLUMINATED MONUMENT**
- UPPER FRAMING: 2" ANGLE ALUMINUM FRAMING, KERF CUT & FORMED TO SHAPE
 - INTERNAL SUPPORTS TO RECEIVE PUSH-THRU CABINETS & ILLUMINATED HALF SPHERES
 - 3" STEEL ANGLE SADDLES TO RECEIVE 3"X3"X1/4" (OD) HSS POST
 - UPPER FACES: 1/8" ALUMINUM (WITH DIGITAL PRINT GRAPHIC)
 - UPPER RETURNS: 1/8" ALUMINUM
 - POLE COVER: 1 1/2" ANGLE ALUM. INNER FRAMING WITH 1/8" FACES AND .080 RETURNS (REMOVEABLE)
 - PAINTED: ALL PARTS TO MATCH COLOR KEY (P1)
 - SATIN CLEAR-COAT FINISH

- B FORMED HALF SPHERES**
- HALF SPHERE: FORMED POLYCARBONATE - MASKED AND PAINTED (BLACK, SATIN) TO LET LIGHT SHINE THRU "HOLES"
 - 3" (+/-) FLANGE TO ATTACH INSIDE CABINET
 - ILLUMINATION: INTERNAL "DMX" RGB LED LIGHTING, PROGRAMMABLE WITH CONTROLLER AND AMPLIFIER (HOUSED INTERNALLY)

- C CABINETS WITH PUSH-THRU LETTERS & GRAPHICS**
- FRAMING: 1 1/2" ANGLE ALUMINUM - SHOEBOX STYLE CONSTRUCTION, 1/4" MOUNT PLATE TO ATTACH TO BACKER CABINET
 - FACES: 1/8" FACES AND BACKS
 - PUSH-THRU: "SPORTY PICKLE" 1" THICK ACRYLIC
 - DIGITAL PRINT OVERLAY ON FACES WITH MATTE LAMINATE & 60% WHITE DIFUSER BACKS
 - "BAR & GRILL WITH CIRCLES" 1/2" THICK ACRYLIC
 - DIGITAL PRINT OVERLAY ON FACES WITH MATTE LAMINATE & 60% WHITE DIFUSER BACKS
 - PAINT: FACE/RETURNS/BACKS P1 - SATIN FINISH
 - ILLUMINATION: SLOAN LED PRISM MINI, WHITE 6500K LED
 - POWER SUPPLY: 60W 12VDC POWER SUPPLY SLOAN, DRY DAMP

- D CONCRETE FOUNDATION WITH EMBEDDED STEEL POSTS**
- 3000 PSI CONCRETE (BY OTHERS)
 - 3"X3"X1/4" HSS SQUARE TUBE POST



KEEP ELECTRICAL HOLES AT TOP OF LETTERS

3" REVERSE PAN CHANNEL LETTERS - MOUNTED TO WALL WITH 2" (MIN) STAND-OFF FROM WALL

1" FCO ACRYLIC LETTERS & CIRCLES - STUD MOUNT FLUSH TO WALL

ELECTRICAL PASS-THRU TO REMOTE POWER SUPPLY

6'-0" (PARAPET)

WALL

Side View
3/8" = 1'-0"

EX.B Wall Sign
3/8" = 1'-0" Qty: 1

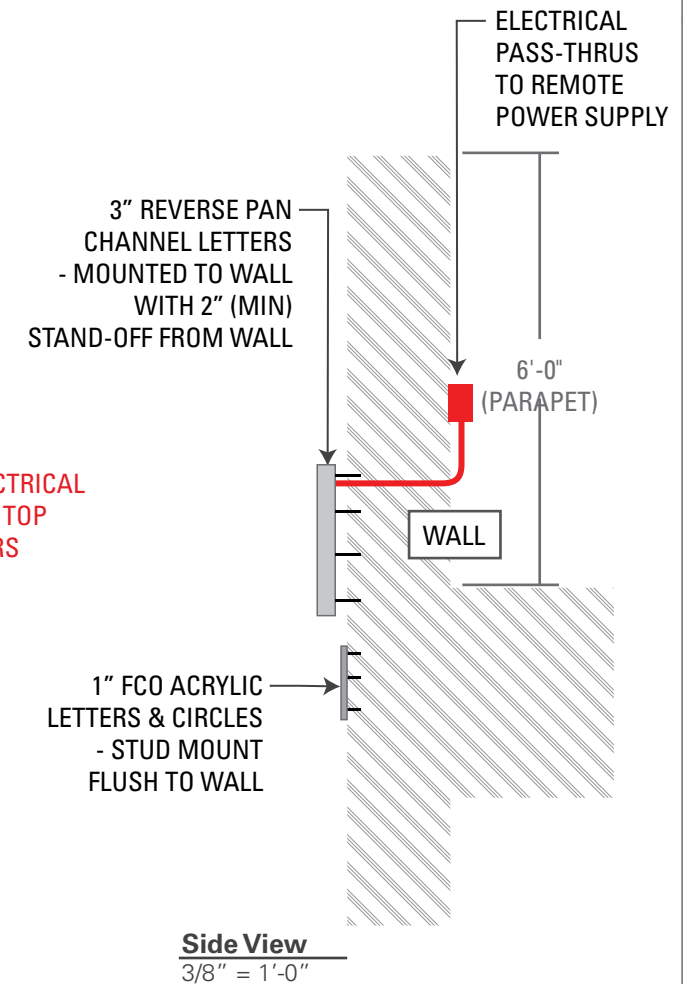
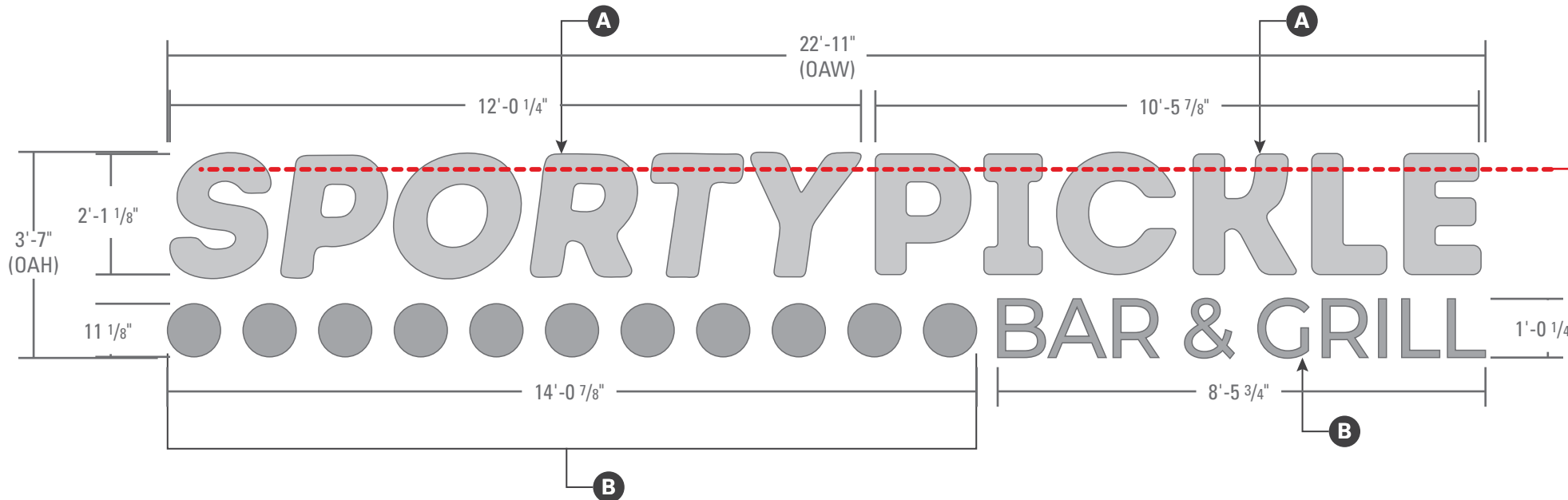
--- 82.4 SQ FT

DP3 FACES
P1 RETURNS

COLOR KEY

- P1 DULUX 30GY 12/257 -- MANAKIKI GREENS
- P2 DULUX 60YY 62/755 - CELANDINE
- P3 DULUX - STANDARD BLACK
- DP1 PMS - 2280C
- DP2 PMS - 604C
- DP3 CMYK - (SPOT COLORS FOR CIRCLES - 11)

- DESCRIPTION:**
- INTERNALLY ILLUMINATED REVERSE PAN CHANNEL LETTERS WITH 2" STAND-OFF FROM WALL FOR HALO ILLUMINATION
 - 1" THICK FCO ACRYLIC LETTERS & CIRCLES, STUD MOUNTED FLUSH TO WALL
 - ILLUMINATED LIGHT FIXTURE WITH LOGO
 - FABRICATED ALUMINUM BASE WITH STONE VENEERS
 - INSTALLED ON CONCRETE FOUNDATION WITH STEEL POSTS



EX.B Wall Sign
3/8" = 1'-0" Qty: 1

- A INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS**
- FACES: .090" ALUMINUM Acrylic Transparent
 - RETURNS: .063 ALUMINUM - 3" DEPTH
 - PAINTED: FACE & RETURNS TO MATCH COLOR KEY (P1, P2)
 - SATIN CLEAR COAT FINISH
 - BACKS: 1/4" CLEAR - SANDED POLYCARBONATE
 - ILLUMINATION: PRINCIPAL QWIK MOD 2 - 6500K (WHITE)
 - POWER SUPPLY: INTERNAL - HIGH EFFICIENCY 96W (24V)
- REMOTE POWER SUPPLY AND SWITCH LOCATED ON BACK OF PARAPET
 - INSTALL: MOUNTED 2" OFF WALL WITH STAND-OFFS AND ALUM. TUBE SPACERS

- B FLAT CUT OUT ACRYLIC LETTERS & CIRCLES**
- LETTERS: 1" THICK ACRYLIC - PAINTED WITH SATIN CLEAR-COAT FINISH
 - CIRCLES: 1" THICK ACRYLIC - DIGITAL PRINT OVERLAYS FOR GRADATION EFFECT (CMYK SPOT COLORS)
- RETURNS PAINTED P1 (SATIN)
 - INSTALL: STUD MOUNTED FLUSH TO WALL WITH SILICONE

Front Face As Well

PROJECT NUMBER

230717-01

DRAWING TYPE

- Presentation
- Construction Drawing
- Production

CLIENT

Select Building Group
- Sporty Pickle

PROJECT NAME

Interior & Exterior
Sign Package

PROJECT LOCATION

Sporty Pickle
8640 S. Peoria St.
Suite 100
Englewood, CO 80112

ACCOUNT MANAGER

Tory Humphrey

DRAWN BY

Jeremy Youmans

DATE

12/25/2023

REVISED DATE

APPROVED

APPROVAL SIGNATURE

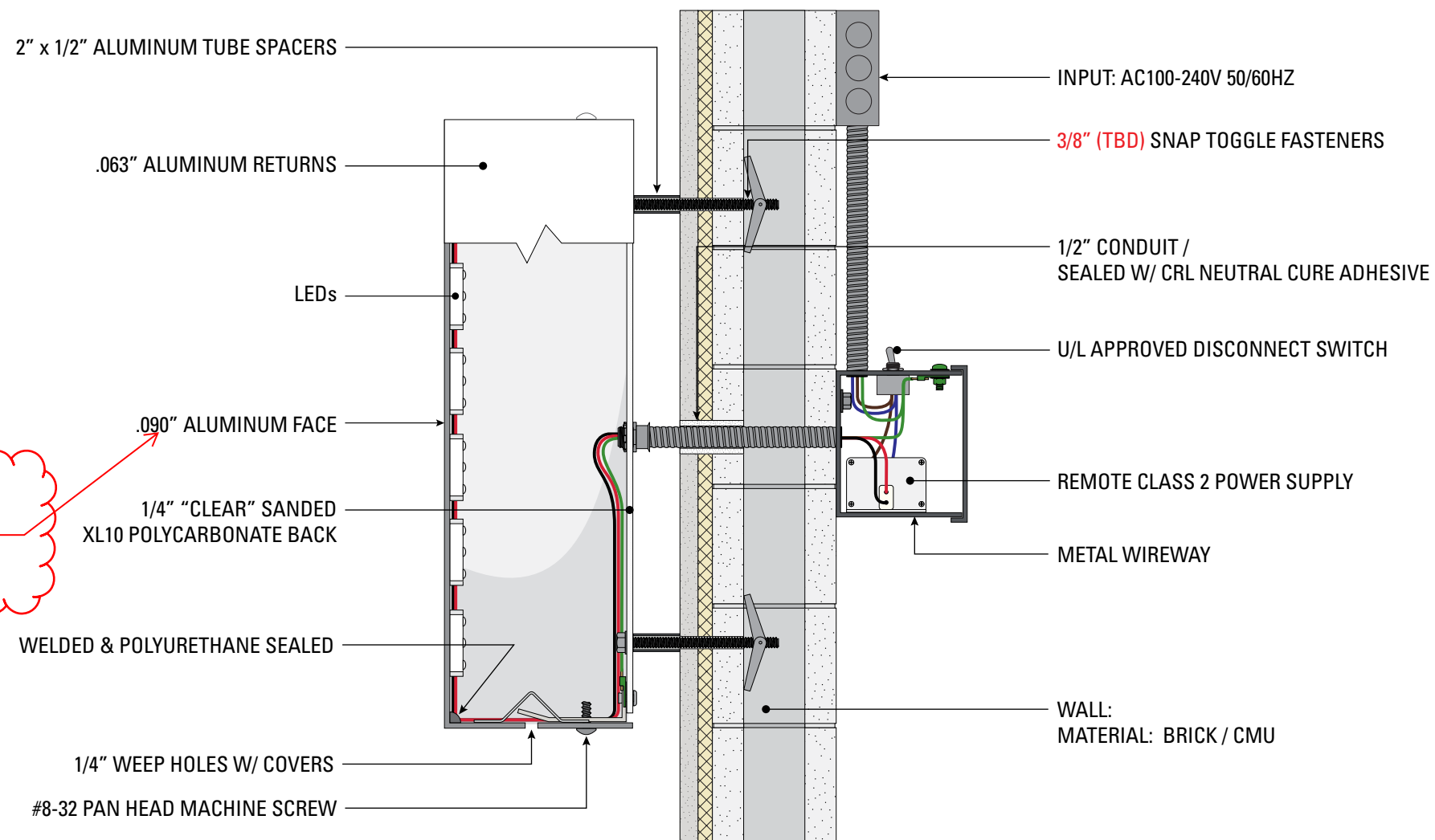
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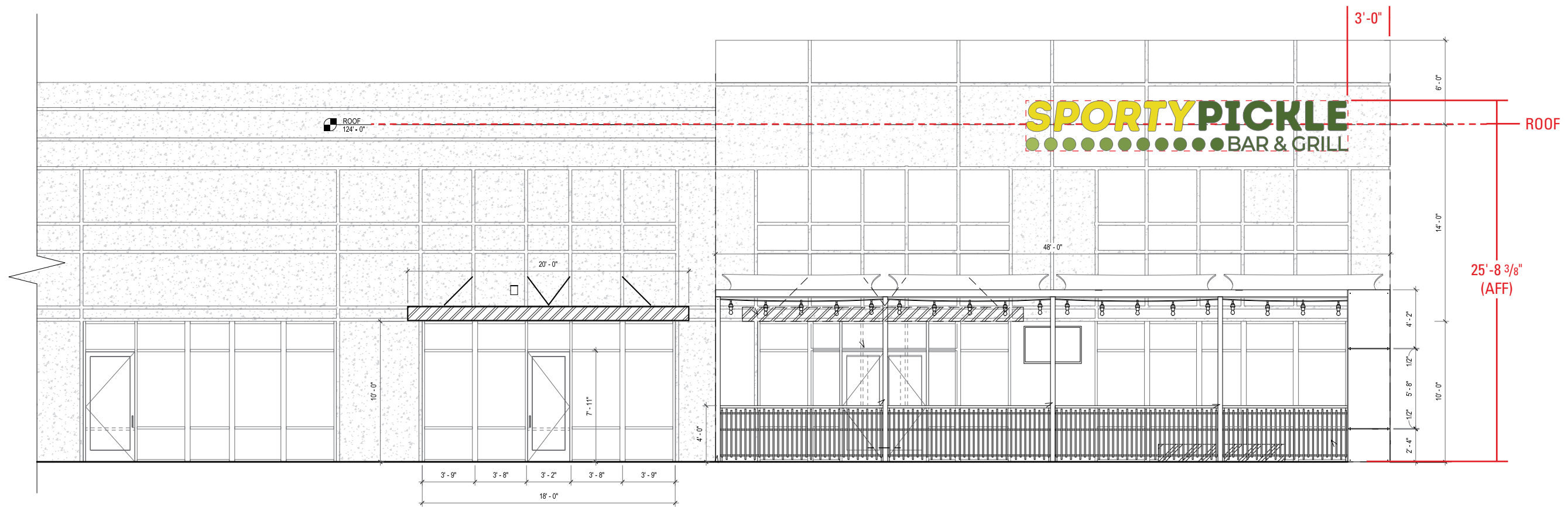
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Acrylic Face For Light Transparency?

ALL WALL PENETRATIONS TO BE SEALED WITH UL LISTED SILICONE SEALANT FABRICATED WITH ALL UL APPROVED COMPONENTS



EX.B Wall Sign - Placement
1/8" = 1'-0" Qty: 1
--- 82.4 SQ FT

4150 Elati St.
Denver, CO 80216

303-399-3334
adlightgroup.com

PROJECT NUMBER

230717-01

DRAWING TYPE

- Presentation
- Construction Drawing
- Production

CLIENT

Select Building Group
- Sparty Pickle

PROJECT NAME

Interior & Exterior
Sign Package

PROJECT LOCATION

Sparty Pickle
8640 S. Peoria St.
Suite 100
Englewood, CO 80112

ACCOUNT MANAGER

Tory Humphrey

DRAWN BY

Jeremy Youmans

DATE

12/25/2023

REVISED DATE

APPROVED

APPROVAL SIGNATURE

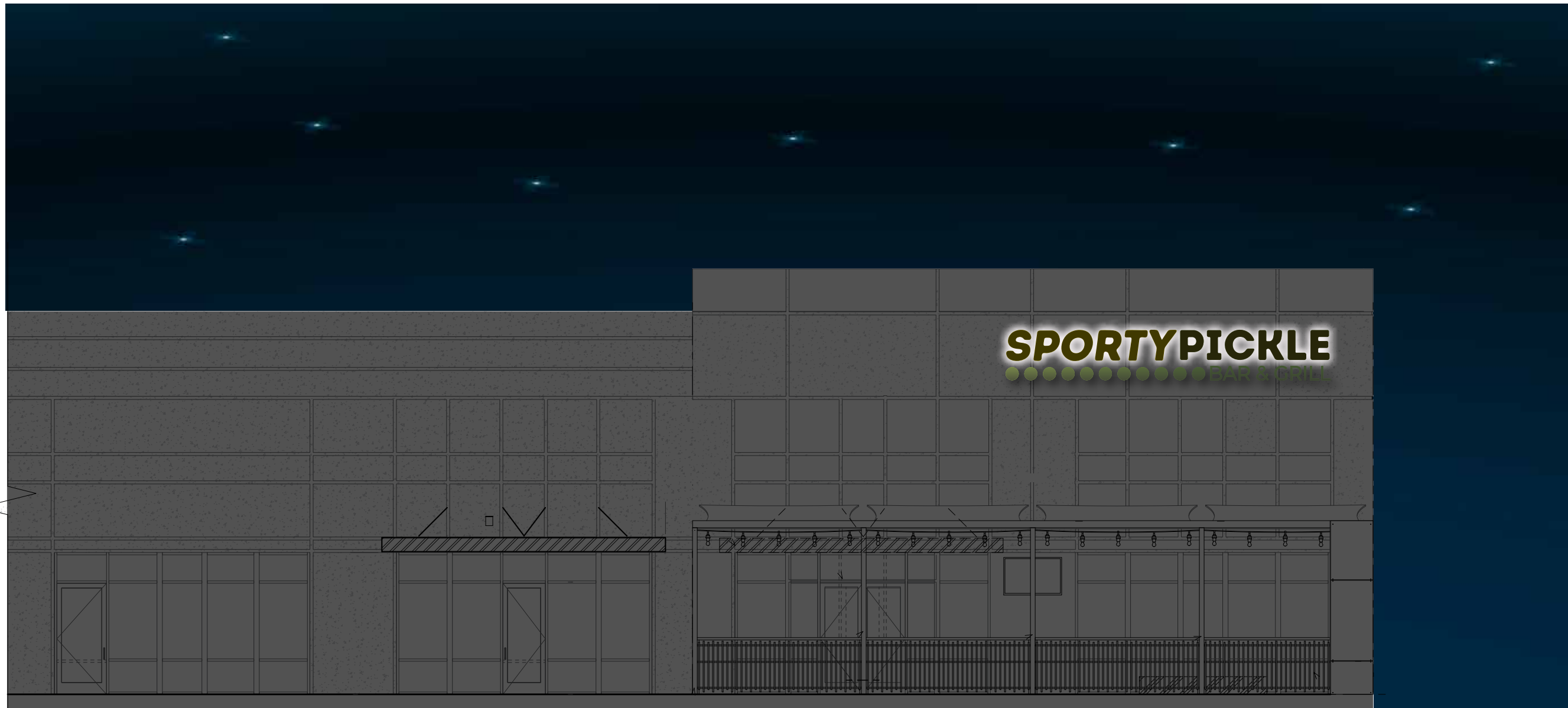
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EX.B Wall Sign - Placement - *SIMULATED NIGHT VIEW*
1/8" = 1'-0" Qty: 1