

HASKINS STATION METROPOLITAN DISTRICT
REGULAR MEETING

<https://haskinsstationmetrodistrict.com/>

Wednesday, November 20, 2024 at 6:00 P.M.

Apex Center (Randall Room)
13150 W. 72nd Avenue
Arvada, Colorado 80005

Christian M. Janke, President	Term to May 2025
Christopher Elliott, Vice President	Term to May 2025
Corey Elliott, Treasurer	Term to May 2025
Matthew Gayda Cavanaugh, Secretary	Term to May 2027
Charles R. Hauptman, Assistant Secretary	Term to May 2027

NOTICE OF REGULAR MEETING AND AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Consent Agenda
 - a. Approval of Minutes from September 18, 2024 Regular Meeting (**enclosure**)
 - b. Approval of First Amendment to Independent Contractor Agreement with Community Preservation Specialists, Inc. for Covenant Enforcement Services (**enclosure**)
 - c. Approval of Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage, and SDA Membership for 2025 (**enclosure**)
5. Management Matters
 - a. General Update
 - b. Review and Consider Approval of Proposals from Environmental Landworks Company, Inc. for Community Garden Construction (**enclosure**)
 - c. Review Screening Specifications for Trash & Recycling Bins
 - i. Acknowledgement of Resolution of the Architectural Review Committee Adopting an Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station (Trash Bin Screens) (**enclosure**)
 - d. Update on Covenant Enforcement Matters
 - e. Other Management Matters
6. Public Comment - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.

7. Legal Matters

- a. Consider Adoption of 2025 Annual Administrative Resolution (**enclosure**)
- b. Consider Approval of Amended and Restated Public Records Request Policy (**enclosure**)
- c. Discussion Regarding HB 24B-1001
- d. Consider Adoption of Resolution Calling May 6, 2025 Election (**enclosure**)
- e. Other Legal Matters

8. Financial Matters

- a. Consider Approval of Claims (**enclosure**)
- b. Consider Acceptance of Unaudited Financial Statements (**enclosure**)
- c. Conduct Public Hearing on 2024 Budget Amendment and Consider Adoption of Resolution Amending 2024 Budget (**enclosure**)
- d. Conduct Public Hearing on 2025 Budget and Consider Adoption of Resolution Adopting 2025 Budget and Appropriating Funds (**enclosure**)
- e. Consider Approval of Special Districts Preparation Statement of Work and Billing Services Statement of Work with CliftonLarsonAllen LLP for District Accounting Services (**enclosures**)
- f. Consider Approval of Engagement Letter with Dazzio & Associates, PC to Prepare 2024 Audit (**enclosure**)
- g. Other Financial Matters

9. Other Business

10. Adjourn

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS

OF

HASKINS STATION METROPOLITAN DISTRICT

Held: Wednesday, September 18, 2024 at 11:30 a.m. via teleconference.

ATTENDANCE

The regular meeting of the Board of Directors of Haskins Station Metropolitan District was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, having confirmed their qualifications to serve, were in attendance:

Christian M. Janke
Christopher Elliott
Corey Elliott
Matthew Gayda Cavanaugh
Charles R. Hauptman

Also present were: Megan J. Murphy, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; Ashley B. Frisbie and Dan J. Cordova, White Bear Ankele Tanaka & Waldron, District Management; Alyssa Ferreira, CliftonLarsonAllen LLP, District Accountant; and members of the public.

Call to Order/Declaration of Quorum

It was noted that a quorum of the Board was present, and the meeting was called to order.

Conflicts of Interest Disclosures

Ms. Frisbie advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Frisbie reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest, if any, were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Approval of Agenda

Ms. Frisbie presented the Board with the proposed agenda for the meeting. Following discussion, upon a motion duly made and

seconded, the Board unanimously approved the agenda as presented.

Consent Agenda

Ms. Frisbie reviewed the items on the consent agenda with the Board. Ms. Frisbie advised the Board that any item may be moved from the consent agenda to the regular agenda upon the request of any director. No items were requested to be removed from the consent agenda. Upon a motion duly made and seconded, the Board unanimously approved, ratified, and/or adopted the following:

- Minutes from July 23, 2024 Regular Meeting; and
- Minutes from July 23, 2024 Annual Meeting.

Management Matters

General Update

Ms. Frisbie provided an update on management matters, noting that management continues to work with residents and Richmond American Homes (“Richmond”) on landscaping concerns, and management will assist with snow removal concerns once the weather changes.

Ratification of Approval of Request from Richmond American Homes to Install Mulch in Native Areas

Ms. Frisbie reported that Richmond indicated that some reseeded areas were completed in the native areas; however, there were certain high-visibility areas in between the duplex and cityscape units that have not been establishing well, so they converted some of those areas to mulch beds to help with the overall appearance. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified approval of the work.

Update on Community Garden

Ms. Frisbie provided an update on the community garden, noting that management continues to work with the developer on the design plan and budget for the garden. It is anticipated that an update will be available at the November 20, 2024 regular meeting.

Consider Approval of Screening Specifications for Trash & Recycling Receptacles

Ms. Frisbie presented the proposed screening specifications for trash and recycling receptacles for both duplex and cityscape units. The Board and members of the public discussed the specifications in detail. It was requested that the specifications be updated to include the following items:

1. Addition of staining specification – BEHR transparent waterproofing wood finish part #401 cedar natural tone or approved equal.
2. Clarification on where the screening can be installed for cityscape units, to ensure adjacent units do not install on the same side.

3. Establish requirements for setback from the front line of the home to ensure the trash receptacles do not cover side windows.
4. Clarification on type and size of wood for screening structure.
5. Addition of screening considered for end units where trash receptacles are stored on the end of the unit and are visible from common areas or the street.

A resident inquired as to if the District would be able to coordinate with a recommended contractor on pricing and potentially a community-wide project with all interested property owners on installation of the screening structures once the design has been approved. Ms. Frisbie noted that management will investigate options and provide a recommendation. Ms. Frisbie reported that each property owner will have the option to install the screening structure to allow outside storage of their trash receptacles; however, it will not be a requirement. Residents can continue to store them inside, at their preference. Ms. Frisbie noted that each property owner will be responsible for the installation of the screening and all associated costs.

Following discussion, the Board determined to defer approval of the screening specifications to allow for modifications based off the discussion and recommendations. The Board directed staff to have revised specifications available at the November meeting. The Board also determined that the trash receptacle compliance deadline would be further extended to allow for the installation of the screening structures, which date will be determined at the November meeting.

Update on Covenant Enforcement

None.

Other Management Matters

None.

Public Comment

A resident inquired about snow removal in the community. Mr. Cordova clarified that snow removal adjacent to the cityscape and duplex units is provided by the HOA, street snow removal is provided by the City of Arvada, and snow removal on or adjacent to common areas will be provided by Richmond this season. Mr. Cordova noted that the District will coordinate with the HOA to request that certain areas off the alleyways be staked and the storage of snow be handled appropriately.

A resident inquired about the tract that runs along the west side of the community behind the homes on Routt Court, noting that there are safety concerns as transients have been observed in this area. Director Elliott noted that this open space area was intentional and part of the development plan, as the owners of the horse property located directly adjacent to the tract requested a space between the homes and their property. It was ultimately a condition of the City of Arvada that the development plan include this vacant tract. A resident reported that there appears to be a drainage issue in the tract, the weeds are very overgrown, and this area has not been maintained. Mr. Cordova noted that Richmond has indicated that this tract will be mowed this week.

A resident inquired about the native tracts that appear bare and haven't been seeded yet. Mr. Cordova noted that Richmond has committed to reseeding all bare areas this fall.

A resident inquired about timing for the garden installation. Ms. Frisbie noted that the Board hopes to have a preliminary design plan available soon, but an installation timeframe is not available yet.

A resident inquired about the standing water and drainage issues in the tract on the east side of Queen Court. Mr. Cordova noted that Richmond is aware of the issue. The resident also inquired about a downspout that was rerouted in her front yard. Mr. Cordova noted that the District is not aware of any type of work that would require this and recommended that she contact the builder to confirm.

A resident inquired as to if there would be a District fee increase for 2025. Ms. Frisbie and Ms. Ferreira indicated that a District fee increase is not anticipated for 2025.

A resident inquired about the tract where the future community garden is anticipated to be installed, noting that it is still all dirt. Mr. Cordova indicated that the area is anticipated to be seeded for native establishment by Richmond this fall.

Legal Matters

Consider Adoption of Resolution Regarding Policies, Procedures and Penalties for the Enforcement of the Governing Documents

Ms. Murphy presented the Board with the Resolution Regarding Policies, Procedures and Penalties for the Enforcement of Governing Documents. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution.

Discussion Regarding Website Document Inventory

Ms. Murphy informed the Board that all documents posted to the District's website will need to be made accessible in order to comply with the newly adopted technology accessibility standards. It was noted that it is anticipated that document remediation will cost approximately \$7 per page. Ms. Murphy presented a website document inventory, including all documents that are required to be posted on the District's website, totaling 167 pages. It was noted that meeting minutes are not included in the inventory, as they are not required to be posted to the District's website. Following discussion, the Board determined to remediate all documents included in the website document inventory.

Other Legal Matters

None.

Financial Matters

Consider Approval of Claims

Ms. Ferreira presented the Board with the claims. Following discussion, upon a motion duly made and seconded, the Board unanimously ratified the claims in the amount of \$57,056.53.

Consider Acceptance of Statement of Cash Position

Ms. Ferreira presented the Board with the Statement of Cash Position, updated as of September 10, 2024. Following discussion, upon a motion duly made and seconded, the Board unanimously accepted the Statement of Cash Position.

Consider Adoption of Resolution Regarding Acceptance of District Eligible Costs for Public Improvements Pursuant to the Public Improvements Acquisition and Reimbursement Agreement with SSM Ridge, LLC

Ms. Ferreira presented the Board with the Resolution Regarding Acceptance of District Eligible Costs for Public Improvements Pursuant to the Public Improvements Acquisition and Reimbursement Agreement with SSM Ridge, LLC. Following discussion, upon a motion duly made and seconded, the Board unanimously adopted the resolution and accepted \$603,711.19 in District eligible costs.

Discussion Regarding Refinancing of Bonds

Ms. Murphy informed the Board that the District's bonds are eligible to be refinanced later this year, and she recommended that the Board investigate to see if conditions are favorable for a refinance. Following discussion, the Board directed legal counsel to discuss a potential refinance with the underwriter.

Other Financial Matters

None.

Other Business

None.

Adjournment

There being no further business to come before the Board, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved by the Board of Directors on the 20th day of November, 2024.

DRAFT

**FIRST AMENDMENT
TO
INDEPENDENT CONTRACTOR AGREEMENT
(Covenant Enforcement Services)**

This FIRST AMENDMENT TO THE INDEPENDENT CONTRACTOR AGREEMENT (the “**First Amendment**”) is entered into as of November 20, 2024, by and between HASKINS STATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”), and COMMUNITY PRESERVATION SPECIALISTS, INC., a Colorado corporation (the “**Contractor**”), collectively referred to herein as the “**Parties**”.

RECITALS:

WHEREAS, the Parties entered into an Independent Contractor Agreement for Covenant Enforcement Services, dated September 6, 2022 (the “**Agreement**”); and

WHEREAS, the Agreement sets forth the Scope of Services and Compensation Schedule for all Services to be performed under the Agreement; and

WHEREAS, the Contractor has had an adjustment in their rates as set forth in the Compensation Schedule included in **Exhibit B** of the Agreement and the Parties desire to amend the Agreement to revise the Compensation Schedule, as set forth in **Exhibit A** of this First Amendment.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

TERMS AND CONDITIONS:

1. COMPENSATION SCHEDULE. The Parties hereby agree to amend the Compensation Schedule set forth in Exhibit B of the Agreement to include the Compensation Schedule, as set forth in **Exhibit A** of this First Amendment, attached hereto and incorporated herein by this reference.
2. PRIOR PROVISIONS EFFECTIVE. Except as specifically amended hereby, all the terms and provisions of the Agreement shall remain in full force and effect.
3. COUNTERPART EXECUTION. This First Amendment may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Parties have caused this First Amendment to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

HASKINS STATION METROPOLITAN DISTRICT

Officer of the District

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

CONTRACTOR:

COMMUNITY PRESERVATION SPECIALISTS, a
Colorado corporation

*Signature Page to First Amendment to Independent Contractor Agreement with Community
Preservation Specialists, Inc. for Covenant Enforcement Services, dated
November 20, 2024*

EXHIBIT A

Covenant Enforcement Services shall be billed at the following rates:

Fee Schedule - Based on an Estimated Number of Homes 2025		264 Units	
Option	Program	Monthly	Annually
A12-6/8-6	12 hours - inspections twice monthly April thru September 8 hours - inspections once monthly October thru March	\$1,250.00	\$15,000.00

Design Review Processing		Hourly
Option	Program	
DRC	Process submitted requests for Committee review, coordinate appeal hearings as needed, communicate with residents on behalf of Committee.	\$65.00

Certified mailings, bulk mailings, lien processing fees, or other items, activities, documents etc. requested or performed that are not considered standard covenant enforcement activity will be billed separately with a "not to exceed" amount of \$3,000.00 or the HSMD may choose the option of supplementing those activities and services for standard enforcement hours as an alternative or in addition to supplemental payment. Approval for other items, activities, documents, and services etc. shall be discussed and approved by the President or his/her designee.

Renewal Documents and Invoice 1/1/2025 to EOD 12/31/2025

Acceptance of this coverage is evidenced only by payment of the enclosed invoice by January 1, 2025.

The following renewal documents are attached where applicable:

1. Invoice: Payment is due by January 1, 2025. Please return a copy of the invoice with your payment to ensure it is applied correctly. We have attached Payment Instructions providing details on how to make payment and when cancellation could occur.
2. Comparison of Annual Contributions.
3. Deductible Options:
 - Provides the difference in cost by coverage line if you were to increase or decrease the deductible for that specific coverage.
4. Quote for Excess Liability limits for your consideration:
 - Limits of up to \$8 million, in excess of the primary \$2 million Liability limit, are available. Although the primary \$2 million Liability limit is sufficient to cover the CGIA tort cap, we do recommend you consider purchasing higher limits primarily due to special districts' unlimited liability to federal civil rights, discrimination, harassment, whistle blowing, and other employment-related practices claims.
5. Coverage Declaration Pages: Informational page summarizing the key points about the coverage provided including limits and deductible descriptions for all coverage provided. Full coverage forms will be available at csdpool.org/documents by January 1, 2025.
6. Schedules: Lists of exposures and values.
7. Certificates of coverage: Originals are mailed directly to each Certificate Holder when applicable.
8. Automobile identification cards: Hard copies will be mailed when applicable.



Property and Liability Coverage Invoice

Named Member:

Haskins Station Metropolitan District
c/o White, Bear, Ankele, Tanaka, & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Broker of Record:

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

Coverage No.	Entity ID	Effective Date	Expiration Date	Invoice Date
25PL-61712-1579	61712	1/1/2025	EOD 12/31/2025	9/25/2024

Coverage	Contribution
General Liability	\$ 546.00
Crime	\$ 135.00
Non-Owned Auto Liability	\$ 132.00
Hired Auto Physical Damage	\$ 65.00
No-Fault Water Intrusion & Sewer Backup	\$ 35.00
Public Officials Liability	\$1,163.00
Pollution	\$ 0.00

Total Contribution	\$2,076
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Please note: where included above, Hired Auto Physical Damage, Non-Owned Auto Liability, and No-Fault Water Intrusion & Sewer Backup are mandatory coverages and may not be removed.

The following discounts are applied (Not applicable to minimum contributions):

10% Direct Discount

8% Multi Program Discount for WC Program Participation

Payment Due by January 1, 2025

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#).
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3

Payment Instructions

We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). For detailed instructions, please click [here](#) or go to csdpool.org/documents. You can also find an FAQ [here](#) or go to the E-Bill Express logon screen.

2. Mail your check to:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207

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

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
5400 Meadows Road, Suite 240
Lake Oswego, OR 97035

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

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

In accordance with the Intergovernmental Agreement (IGA), you have sixty (60) days after the due date shown on the invoice to make your contribution payment. If you fail to make payment, automatic cancellation of coverage will occur on the 61st day. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

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

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

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

Annual Comparison of 2025 and 2024 contributions.
Loss Ratios based on participation years from 2016 to 2023

Haskins Station Metropolitan District

Year	Contribution
2025	\$2,076.00
2024	\$2,076.00

Difference
% Difference

General Liability	Contribution	TOE
Yr. 2025	\$546.00	\$50,000.00
Yr. 2024	\$546.00	\$50,000.00
Difference		NaN
% Difference		0.00%
Loss Ratio	0.00%	

Equipment Breakdown	Contribution
Yr. 2025	\$0.00
Yr. 2024	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Auto Liability	Contribution	Auto Count
Yr. 2025	\$132.00	0
Yr. 2024	\$132.00	0
Difference		0
% Difference	NaN	0.00%
Loss Ratio	0.00%	

Crime	Contribution
Yr. 2025	\$135.00
Yr. 2024	\$135.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Auto Physical Damage	Contribution	TIV
Yr. 2025	\$65.00	\$0.00
Yr. 2024	\$65.00	\$0.00
Difference		\$0.00
% Difference	NaN	0.00%
Loss Ratio	0.00%	

Public Officials Liability	Contribution	EE Count
Yr. 2025	\$1,163.00	0
Yr. 2024	\$1,163.00	0
Difference	\$0.00	0
% Difference	0.00%	0.00%
Loss Ratio	0.00%	

Property/Inland Marine	Contribution	TIV
Yr. 2025	\$0.00	\$0.00
Yr. 2024	\$0.00	\$0.00
Difference	\$0.00	\$0.00
% Difference	0.00%	0.00%
Loss Ratio	0.00%	

Excess Liability	Contribution
Yr. 2025	\$0.00
Yr. 2024	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Earthquake	Contribution
Yr. 2025	\$0.00
Yr. 2024	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Flood	Contribution
Yr. 2025	\$0.00
Yr. 2024	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

No Fault	Contribution
Yr. 2025	\$35.00
Yr. 2024	\$35.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

2025 Excess Liability Options Proposal

This Proposal Does Not Bind Coverage

This report demonstrates what it would cost your district to increase coverage from your current limit of liability to a higher limit.

Named Member: Haskins Station Metropolitan District

Certificate Number: 25PL-61712-1579

<u>Excess Limit</u>	<u>Annual Excess Contribution</u>	<u>Change in Contribution</u>
\$1,000,000	\$330	\$330
\$2,000,000	\$570	\$570
\$3,000,000	\$810	\$810
\$4,000,000	\$1,020	\$1,020
\$5,000,000	\$1,250	\$1,250
\$6,000,000	\$1,500	\$1,500
\$7,000,000	\$1,750	\$1,750
\$8,000,000	\$2,000	\$2,000

Note: This is not your Coverage Document. It was created solely for informational purposes.

9/25/2024



**Colorado Special Districts
Property and Liability Pool**

Public Entity Liability and Auto Physical Damage Certificate Holder Declaration

Master Coverage Document Number: CSD Pool CTC 01 01 25 and CSD Pool PEL 01 01 25

Certificate Number: 25PL-61712-1579

Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Haskins Station Metropolitan District
c/o White, Bear, Ankele, Tanaka, & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Broker of Record:

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

Coverage is provided only for those coverages indicated below for which a contribution is shown.

Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution
Public Entity Liability Coverage including:	\$2,000,000	None		
General Liability	Included	None	None	\$546
Medical Payments - Premises	\$10,000	None	None	Included
Employee Benefits Liability	Included	None	None	Included
Public Officials Liability	Included	None	\$1,000	\$1,163
Employment Practices Liability	Included	None	*\$100,000	Included
Pre Loss Legal Assistance	\$5,000	\$10,000	None	Included
No-Fault Water Intrusion & Sewer Backup	\$200,000 limited to \$10,000 Any One Premises	***\$1,000,000	\$500	\$35
Cyber	\$200,000	**\$200,000	\$1,000	Included
Fiduciary Liability	\$200,000	**\$200,000	\$1,000	Included
Excess Liability - Coverage agreements	No Coverage	No Coverage	N/A	No
Auto Liability	No Coverage	No Coverage	N/A	No
Medical Payments – Auto	No Coverage	No Coverage	N/A	No
Non-Owned and Hired Auto Liability	Included	None	None	\$132
Uninsured/Underinsured Motorists Liability	No Coverage	No Coverage	N/A	No
Auto Physical Damage	No Coverage	No Coverage	N/A	No
Hired Auto Physical Damage	\$50,000	N/A	\$500/\$500	\$65
Auto Physical Damage - Employee Deductible	\$2,500	N/A	None	Included
Total Contribution				\$1,941

*Employment Practices Liability Deductible: 50% of loss including Indemnity and Legal Expenses subject to a maximum deductible of \$100,000 each occurrence.

**A \$5,000,000 All Member Annual Aggregate Limit shall apply to Cyber.

**A \$1,000,000 All Member Annual Aggregate Limit shall apply to Fiduciary Liability.

***No-Fault Water Intrusion & Sewer Backup has \$1,000,000 All Member Annual Aggregate Limit.

Additional Endorsements applicable to Member:

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Public Entity Liability Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by:  _____
Authorized Representative

Crime Certificate Holder Declaration

Master Coverage Document Number: J05931794
Certificate Number: 25PL-61712-1579

Insurer: Federal Insurance Company (Chubb)
Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Haskins Station Metropolitan District
c/o White, Bear, Ankele, Tanaka, & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Broker of Record:

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

Covered Designated Agent(s):

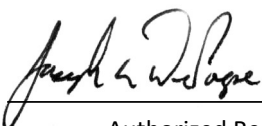
Coverages and Limits:

Employee Theft:	\$5,000
<ul style="list-style-type: none"> · Limit is maximum for each loss · Employee includes executives, full-time, part-time, seasonal, leased and temporary employee(s), interns or non-compensated volunteer. · Includes funds from a sponsored benefit plan. 	
Public Official Faithful Performance of Duty:	\$5,000
Client Theft:	\$5,000
Forgery or Alteration:	\$5,000
On Premises:	\$5,000
In Transit:	\$5,000
Computer System Fraud:	\$5,000
Funds Transfer Fraud:	\$5,000
Debit, Credit or Charge Card Fraud:	\$5,000
Money Orders and Counterfeit Paper Currency Fraud:	\$5,000
Social Engineering Fraud:	\$5,000
<u>Deductible(s):</u>	
All Crime except Social Engineer Fraud:	\$100
Social Engineering Fraud:	20% of Social Engineering Fraud Limit
<u>Contribution:</u>	\$135

Policy Forms:

PF-52815 (04/20)	The Chubb Primary SM Commercial Crime Insurance
MS-372431 (02/24)	Governmental Entity (Colorado Special Districts Pool) Endorsement
PF-53127 (02/21)	Colorado Amendatory Endorsement
MS-371960.3 (09/23)	Social Engineering Fraud Official Authorization Endorsement

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Master Crime Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Policy Documents for actual coverage, terms, conditions, and exclusions.

Countersigned by:  _____
Authorized Representative



Identity Recovery Certificate Holder Declaration

Master Coverage Policy Number:
CSD 2009 CP IDR Form 01 01 21

Insurer:
The Hartford Steam Boiler Inspection
and Insurance Company

Certificate Number: 25PL-61712-1579

Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Haskins Station Metropolitan District
c/o White, Bear, Ankele, Tanaka, & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Broker of Record:

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

Member:

All permanent employees and District Board members participating in the Colorado Special Districts Property and Liability Pool; Special District Association of Colorado staff and Board of Directors.

Coverage:

Reimbursement coverage for expenses arising from a defined "Identity Theft" event. Including: legal fees for answer of civil judgements and defense of criminal charges; phone, postage, shipping fees; notary and filing fees; credit bureau reports; lost wages; child/elder care and mental health counseling.

This coverage does not reimburse the member for monies stolen or fraudulently charged to the member, and excludes loss arising from the member's fraudulent, dishonest or criminal act.

Annual Aggregate Limit per Member: \$35,000

Case Management Service Expenses - does not reduce the limit available

Legal Costs - reduces the limit available

Sub Limits:

\$5,000	Lost Wages and Child/Elder Care
\$1,000	Mental Health Counseling
\$1,000	Miscellaneous Expenses

Coverage Trigger: Coverage is provided on a discovery basis with a 60-day reporting requirement

Claims: For Recovery Assistance and Counseling, please call 1-800-945-4617

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Identity Recovery Coverage Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage document for actual coverage, terms, conditions, and exclusions.

Countersigned by:

Authorized Representative

Environmental Legal Liability Certificate Holder Declaration

Master Policy Number: ER00A9V25

Certificate Number: 25PL-61712-1579

Named Member:

Haskins Station Metropolitan District
c/o White, Bear, Ankele, Tanaka, & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Insurer: Aspen Specialty Insurance Company

Coverage Period: 1/1/2025 to EOD 12/31/2025

Broker of Record:

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

Claims-Made Coverage:

1. **First Party Protection:** For coverages 1.a – 1.d, the pollution incident must be first discovered by the responsible insured and reported to the insurer during the policy period.
 - a. **Clean up:** Covers clean-up costs resulting from a pollution incident on, at, under, or migrating from or through an insured location.
 - b. **Emergency Response:** Covers emergency response cost resulting from a
 - c. **Pollution Incident:** (i) on, at, under or migrating from or through an insured location; (ii) caused by transportation; or (iii) caused by covered operations.
 - d. **Environmental Crisis:** Covers crisis cost resulting from a crisis event.
 - e. **Business Interruption:** Covers business interruption cost and extra expense incurred by the insured and solely and directly by a pollution incident on, at or under an insured location, provided the pollution incident results in clean-up cost covered by this policy.

2. **Legal Liability Protection:** For coverages 2.a – 2.d, the claim for damages because of such bodily injury or property damage, or a claim for such clean-up cost, is first made against an insured and reported to the insurer during the policy period.
 - a. **Insured Location:** Covers sums the insured becomes legally obligated to pay: (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through an insured location.
 - b. **Non-owned Site:** Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through any non-owned site.
 - c. **Transportation:** Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by transportation.
 - d. **Covered Operations:** Covers sums the insured becomes legally obligated to pay (1) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by covered operations or completed operations.

Limits of Liability: \$1,000,000 Each Pollution Incident
\$5,000,000 Total Policy and Program Aggregate – Shared All Members
Sublimits: \$500,000 Environmental Crisis Aggregate
\$250,000 Business Interruption Aggregate
\$100,000 Perfluorinated Compounds Aggregate

Member Deductible: \$1,000 Each Pollution Incident

Retroactive Date: January 1, 2009 (unless otherwise specified)
Defense Costs: Legal defense expenses and settlement shall erode the Limits of Liability

Partial List of Exclusions:

Asbestos, Contractual Liability, Criminal Fines and Criminal Penalties, Cross Liability (Insured vs. Insured), Damage to Insured's Product/Work, Divested Property, Employers Liability, Fraud or Misrepresentation, Intentional Non-Compliance, Internal Expenses, Known Conditions, Lead-Based Paint, Material Change in Risk, Non-Owned Disposal Sites, Underground Storage Tanks and Above Ground Storage Tanks excluded unless scheduled, Vehicle Damage, War or Terrorism, Workers Compensation, Lead at all gun or shooting ranges, Maintenance, Upgrades, Improvements or Installations where required by law, Microbial Matter with carveback for sudden and accidental water intrusion; 10-day discovery period/30 day reporting period, Prior Claims, Communicable Disease

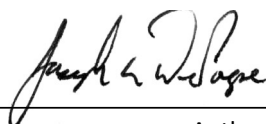
Policy Forms:

ASPENV110 06 17	Environmental Legal Liability Policy
ASPENV098 11 17	Cap on Losses from Certified Acts of Terrorism
ASPENV340 05 17	Insured Location(s) Schedule Endorsement
ASPENV310 05 17	Known Conditions Exclusion Endorsement
ASPENV316 05 17	Legal Expense Aggregate Limit of Liability Endorsement
ASPENV117 11 17	Self-Insured Retention Aggregate (Erosion by Underlying Policies)
ASPENV117 11 17	Sewage Back-up Deductible Amendatory Endorsement
ASPENV117 11 17	Perfluorinated Compounds, Sublimit and Retroactive Date Amendatory Endorsement
ASPENV117 11 17	Cancellation Amendatory Endorsement
ASPENV117 11 17	Microbial Matter Exclusion Endorsement
ASPENV117 11 17	Maintenance, Upgrade, Improvements or Installations Exclusion Endorsement
ASPENV117 11 17	Retroactive Date All Coverage Endorsement
ASPENV117 11 17	Microbial Matter Sudden and Accidental Coverage Limitation Amendatory Endorsement
ASPENV117 11 17	Insured Location/Acquired Property Endorsement
ASPENV117 11 17	Public Entity Amendatory Endorsement
ASPENV322 05 17	Minimum Earned Premium Endorsement
ASPENV341 05 17	Named Insured Schedule Endorsement
ASPENV118 11 17	Nuclear, Biological, Chemical, or Radiological Terrorism Exclusion
ASPENV003 05 17	Other Insurance Condition Amendatory Endorsement
ASPER334 01 14	Prior Claim Exclusion Endorsement
ASPENV338 04 19	Schedule of Crisis Management Firms Endorsement
ASPENV431 11 17	Aspen Environmental Emergency Response Hotline
SNCO 1021	Colorado Surplus Lines Notice
ASPENV117.EL.0920.X	Communicable Disease Exclusion

Additional Endorsements Applicable to Named Member:

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all coverage terms under the Pollution Liability Policy #EV00A9V23 issued by Aspen Specialty Insurance Company. This Certificate represents a brief summary of coverages. Please refer to the Master Coverage Document for all coverage terms, conditions and exclusions.

Countersigned by:



Authorized Representative

**General Liability Schedule
Metropolitan District**

Policy Number: 25PL-61712-1579
Named Member: Haskins Station Metropolitan District

Coverage Period: 1/1/2025 – EOD 12/31/2025
Broker: Highstreet TCW Risk Management

Code	Description	Unit	Amount	Effective Date	Expiration Date
1	1-Number of Skate Board Parks	Total	0.00	1/1/2025	12/31/2025
2	2-Number of Diving Boards	Total	0.00	1/1/2025	12/31/2025
3	3-Number of Water Slides	Total	0.00	1/1/2025	12/31/2025
4	4-Maximum Bond Issued	Dollars	0.00	1/1/2025	12/31/2025
5	5-Number of Bonds Issued	Total	0.00	1/1/2025	12/31/2025
20	20-Day Care Operations - Total Annual Payroll	Dollars	0.00	1/1/2025	12/31/2025
30	30-Number of EMT Personnel	Total	0.00	1/1/2025	12/31/2025
32	32-Paid Firefighters - Non-EMT	Total	0.00	1/1/2025	12/31/2025
37	37-Pipe Line - Under Drain	Miles	0.00	1/1/2025	12/31/2025
39	39-Pipe Line	Miles	0.00	1/1/2025	12/31/2025
42	42-Pipe Line - Sewer	Miles	0.00	1/1/2025	12/31/2025
43	43-Pipe Line - Sewer / Storm Drainage Combined	Miles	0.00	1/1/2025	12/31/2025
50	50-Number of Teachers	Total	0.00	1/1/2025	12/31/2025
70	70-Number of Golf Courses	Total	0.00	1/1/2025	12/31/2025
80	80-Number of Go Cart Tracks	Total	0.00	1/1/2025	12/31/2025
98	98-Additional First Named Members	Total	0.00	1/1/2025	12/31/2025
105	105-Total Operating Expenses - Any other	Dollars	50,000.00	1/1/2025	12/31/2025
130	130-Total Operating Expenses - Park & Recreation	Dollars	0.00	1/1/2025	12/31/2025
131	131-Total Operating Expenses - Cemetery	Dollars	0.00	1/1/2025	12/31/2025

132	132-Total Operating Expenses - Soil & Water Conservation	Dollars	0.00	1/1/2025	12/31/2025
133	133-Total Operating Expenses - Pest Control	Dollars	0.00	1/1/2025	12/31/2025
134	134-Total Operating Expenses - Hospital / Health	Dollars	0.00	1/1/2025	12/31/2025
135	135-Total Operating Expenses - Drainage	Dollars	0.00	1/1/2025	12/31/2025
136	136-Total Operating Expenses - Library	Dollars	0.00	1/1/2025	12/31/2025
137	137-Total Operating Expenses - Water Control	Dollars	0.00	1/1/2025	12/31/2025
138	138-Total Operating Expenses - Fire / Ambulance	Dollars	0.00	1/1/2025	12/31/2025
139	139-Total Operating Expenses - Water	Dollars	0.00	1/1/2025	12/31/2025
140	140-Total Operating Expenses - Irrigation	Dollars	0.00	1/1/2025	12/31/2025
141	141-Total Operating Expenses - Sanitation	Dollars	0.00	1/1/2025	12/31/2025
142	142-Total Operating Expenses - Transit	Dollars	0.00	1/1/2025	12/31/2025
143	143-Total Operating Expenses - Improvement	Dollars	0.00	1/1/2025	12/31/2025
151	151-Total Operating Expenses - Sanitation MW Discounted	Dollars	0.00	1/1/2025	12/31/2025
215	215-Buildings & Premises Occupied by District	Sq. Ft.	0.00	1/1/2025	12/31/2025
250	250-Number of Homes – Covenant Enforcement/Design Review Services under District Authority	Total	0.00	1/1/2025	12/31/2025
270	270-Number of Aboveground Storage Tanks (excluding water tanks)	Total	0.00	1/1/2025	12/31/2025
331	331-Number of Paid Firefighters - Full-Time	Total	0.00	1/1/2025	12/31/2025
332	332-Number of Paid Firefighters - Part-Time	Total	0.00	1/1/2025	12/31/2025
333	333-Number of Volunteer Firefighters	Total	0.00	1/1/2025	12/31/2025
334	334-Number of Paid EMT - Full-Time	Total	0.00	1/1/2025	12/31/2025
335	335-Number of Paid EMT - Part-Time	Total	0.00	1/1/2025	12/31/2025
341	341-Time Spent by Club/Recreation/Camp Volunteers	Hours	0.00	1/1/2025	12/31/2025
342	342-Time Spent by Day Care Volunteers	Hours	0.00	1/1/2025	12/31/2025
344	344-Time Spent by Event Organizer Volunteers	Hours	0.00	1/1/2025	12/31/2025

345	345-Time Spent by General Volunteers	Hours	0.00	1/1/2025	12/31/2025
348	348-Number of Board Members	Total	5.00	1/1/2025	12/31/2025
350	350-Number of Permanent Employees - Full-Time	Total	0.00	1/1/2025	12/31/2025
351	351-Number of Permanent Employees - Part-Time	Total	0.00	1/1/2025	12/31/2025
366	366-Total Payroll	Dollars	0.00	1/1/2025	12/31/2025
400	400-Number of Boats - Under 26'	Total	0.00	1/1/2025	12/31/2025
411	411-Total Water Delivered Annually - Millions of Gallons (MGAL)	MGAL	0.00	1/1/2025	12/31/2025
414	414-Playground/parks (Area)	Acres	0.00	1/1/2025	12/31/2025
415	415-Number of Grandstands/Stadiums	Total	0.00	1/1/2025	12/31/2025
420	420-Vacant Land	Acres	0.00	1/1/2025	12/31/2025
450	450-Miles of Road Maintained	Miles	0.00	1/1/2025	12/31/2025
522	522-Number of Ponds, Lakes & Reservoirs	Total	0.00	1/1/2025	12/31/2025
550	550-Fire Department Area Served	Sq Miles	0.00	1/1/2025	12/31/2025
671	671-Number of Parks	Total	0.00	1/1/2025	12/31/2025
710	710-Dams - Class 1 - Low Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2025	12/31/2025
712	712-Dams - Class 1 - Low Hazard - Number of Dams	Count	0.00	1/1/2025	12/31/2025
720	720-Dams - Class 2 - Med Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2025	12/31/2025
722	722-Dams - Class 2 - Med Hazard - Number of Dams	Count	0.00	1/1/2025	12/31/2025
730	730-Dams - Class 3 - High Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2025	12/31/2025
732	732-Dams - Class 3 - High Hazard - Number of Dams	Count	0.00	1/1/2025	12/31/2025
811	811-Number of Spillways	Total	0.00	1/1/2025	12/31/2025
900	900-Services Contracted out to Others	Dollars	0.00	1/1/2025	12/31/2025
924	924-Revenue from use of Swimming Pools	Dollars	0.00	1/1/2025	12/31/2025
925	925-Number of Swimming Pools	Total	0.00	1/1/2025	12/31/2025

945	945-Number of Sewage Taps	Total	0.00	1/1/2025	12/31/2025
946	946-Number of Water Mains or Connections	Total	0.00	1/1/2025	12/31/2025
947	947-Sewer and/or Sanitation Line Maintenance (budget)	Dollars	0.00	1/1/2025	12/31/2025
948	948-Water Line Maintenance (budget)	Dollars	0.00	1/1/2025	12/31/2025
997	997-Number of district sponsored Events/Fundraisers - No Alcohol Served	Total	0.00	1/1/2025	12/31/2025
998	998-Number of District sponsored Events/Fundraisers – With Alcohol Served	Total	0.00	1/1/2025	12/31/2025
999	999-Prior Acts Coverage Under a Previous “Claims Made” Policy	Premium	0.00	1/1/2025	12/31/2025

If your district has exposures not listed on the General Liability schedule above, such as airplanes, security staff, bridges, drones, etc., please furnish details. Certain activities may be excluded or restricted.

DRAFT

CERTIFICATE OF COVERAGE

Certificate Number
CERT-009064

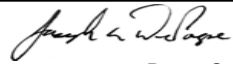
ADMINISTRATOR Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, LLC PO Box 1539 Portland, OR 97207-1539	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
NAMED MEMBER Haskins Station Metropolitan District c/o White, Bear, Ankele, Tanaka, & Waldron 2154 E Commons Ave, Suite 2000 Centennial, CO 80122	COMPANIES AFFORDING COVERAGE COMPANY A: Colorado Special Districts Property and Liability Pool COMPANY B: COMPANY C:

COVERAGES

THIS IS TO CERTIFY THAT COVERAGE DOCUMENTS LISTED HEREIN HAVE BEEN ISSUED TO THE NAMED MEMBER HEREIN FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH COVERAGE DOCUMENTS.

CO LTR	Type of Coverage	Coverage #	Effective Date	Expiration Date	LIMITS	
A	General Liability	25PL-61712-1579	01/01/25	12/31/25	General Aggregate	Unlimited
	<input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Public Officials Liability <input checked="" type="checkbox"/> Employment Practices <input checked="" type="checkbox"/> Occurrence	*Except that for claims, occurrences or suits to which the monetary limits of the Colorado Immunity Act, C.R.S. & 24-10-101, et.seq., as amended, apply, there shall be a further sublimit of (a) \$387,000 for an injury to any one person in any single occurrence; and (b) \$1,093,000 for an injury to two or more persons in any single occurrence; but in the event of an injury to two or more persons in any single occurrence, the sublimit shall not exceed \$387,000 for each injured person.		Each Occurrence*	\$2,000,000	
	Automobile Liability <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos <input type="checkbox"/> Non-Owned Autos				Each Occurrence*	
	Auto Physical Damage <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos					
	Excess Liability <input type="checkbox"/> Other Than Umbrella Form				General Aggregate	
					Each Occurrence*	
	Property <input type="checkbox"/>					

Description:
Evidence of coverage only.

CERTIFICATE HOLDER White Bear Ankele Tanaka & Waldron 2154 East Commons Avenue, Suite 2000 Centennial, CO 80122	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE COVERAGE FORM PROVISIONS. AUTHORIZED REPRESENTATIVE: By: Joseph E. DePaepe  Date: September 25, 2024
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CERTIFICATE OF COVERAGE

Certificate Number
CERT-011341

ADMINISTRATOR Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, LLC PO Box 1539 Portland, OR 97207-1539	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
NAMED MEMBER Haskins Station Metropolitan District c/o White, Bear, Ankele, Tanaka, & Waldron 2154 E Commons Ave, Suite 2000 Centennial, CO 80122	COMPANIES AFFORDING COVERAGE COMPANY A: Colorado Special Districts Property and Liability Pool COMPANY B: COMPANY C:

COVERAGES

THIS IS TO CERTIFY THAT COVERAGE DOCUMENTS LISTED HEREIN HAVE BEEN ISSUED TO THE NAMED MEMBER HEREIN FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH COVERAGE DOCUMENTS.

CO LTR	Type of Coverage	Coverage #	Effective Date	Expiration Date	LIMITS	
A	General Liability <input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Public Officials Liability <input checked="" type="checkbox"/> Employment Practices <input checked="" type="checkbox"/> Occurrence	25PL-61712-1579	01/01/25	12/31/25	General Aggregate	Unlimited
					Each Occurrence*	\$2,000,000
	Automobile Liability <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos <input type="checkbox"/> Non-Owned Autos				Each Occurrence*	
	Auto Physical Damage <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos					
	Excess Liability <input type="checkbox"/> Other Than Umbrella Form				General Aggregate	
					Each Occurrence*	
	Property <input type="checkbox"/>					

Description:
Evidence of coverage only.

CERTIFICATE HOLDER

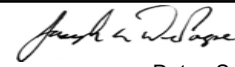
CANCELLATION

To Whom It May Concern

SHOULD ANY OF THE ABOVE DESCRIBED COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE COVERAGE FORM PROVISIONS.

AUTHORIZED REPRESENTATIVE:

By: Joseph E. DePaepe



Date: September 25, 2024

DRAFT

Workers' Compensation Coverage Invoice

District: Haskins Station Metropolitan District
c/o White, Bear, Ankele, Tanaka, & Waldron
2154 E Commons Ave, Suite 2000
Centennial, CO 80122

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

Coverage No.		Entity ID		Effective Date		Expiration Date		Invoice Date
25WC-61712-0912		61712		1/1/2025		EOD 12/31/2025		8/7/2024
Class Code	Description	No. of Employees		No. of Volunteers	2025 Rate	2025 Estimated Employee Payroll	2025 Estimated Volunteer Payroll	Estimated Manual Contribution
		FT	PT					
8811	Board Member Coverage	0	0	5	0.7540	\$0.00	\$6,000.00	\$45.00

Manual Contribution:			\$45.00
Experience Modification:	×	1.00	
Modified Contribution:	=	\$45.00	
Minimum Contribution:		\$450.00	
Contribution Volume Credit:	-	\$0.00	
Designated Provider Discount:	-	\$0.00	
Cost Containment Credit:	×	1.00	
Manual Adjustment:	×		
Multi-Program Discount:	×	1.00	
Estimated Annual Contribution:			= \$450.00
Pro Rata Factor:			× 1.00
Total Estimated Contribution:			= \$450.00
Total Amount Due:			\$450.00

Estimated payroll is subject to yearend audit.
Commission \$27.00 (9% first year and 6% thereafter) paid to the broker reflected above.

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3



Workers' Compensation and Employer's Liability Declarations Page

Coverage Number: 25WC-61712-0912
Coverage Period: 1/1/2025 — EOD 12/31/2025

FEIN: 83-3619312
Entity ID: 61712

Named Member:
Haskins Station Metropolitan District
c/o White, Bear, Ankele, Tanaka, & Waldron
2154 E Commons Ave, Suite 2000
Centennial, CO 80122

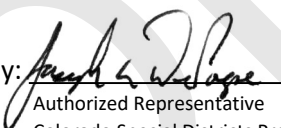
Broker of Record:
Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

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

State: Colorado
Limits of Liability: Coverage A Workers' Compensation Statutory
Coverage B Employer's Liability \$2,000,000
Annual Contribution: \$450

Class	Description	2025 Estimated Employee Payroll	2025 Estimated Volunteer Payroll
8811	Board Member Coverage	\$0.00	\$6,000.00

This Declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This Declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at csdpool.org for actual coverages, terms, conditions, and exclusions. Named Member must be a member of the Special District Association of Colorado and must adopt the Pool's Intergovernmental Agreement.

Countersigned by: 
Authorized Representative
Colorado Special Districts Property and Liability Pool

Date: 8/7/2024

Important Notice Regarding Board Member Only (BMO) Coverage Contribution

Effective January 1, 2025, a minimum quarterly contribution for Board Member Only (BMO) Coverage has been implemented. This means if BMO coverage is made effective during in the first quarter, regardless of effective date, members’ contribution will be \$450 with a broker or \$445 without a broker. Similarly, the contribution will be adjusted based on the quarter in which the coverage becomes effective, as shown below:

Quarter Effective Date	Estimated Annual Contribution	
	Broker	Direct
Q1 (Jan-Mar)	\$450	\$445
Q2 (Apr-Jun)	\$340	\$335
Q3 (Jul-Sep)	\$225	\$220
Q4 (Oct-Dec)	\$115	\$110

For cancellations, the refund amount will be subject to the refund table below and other coverage provisions.

Coverage Effective	Cancellation	Estimated Refund w/ broker	Estimated Refund w/o broker
Q1	Q1	\$335	\$330
	Q2	\$225	\$220
	Q3	\$110	\$105
	Q4	\$0	\$0
Q2	Q1	-	-
	Q2	\$225	\$220
	Q3	\$115	\$110
	Q4	\$0	\$0
Q3	Q1	-	-
	Q2	-	-
	Q3	\$110	\$105
	Q4	\$0	\$0
Q4	Q1	-	-
	Q2	-	-
	Q3	-	-
	Q4	\$0	\$0

Payment Instructions

The contribution for coverage with the Pool is due upon receipt of this invoice. We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). For detailed instructions, please click [here](#) or go to csdpool.org/documents. You can also find an FAQ Overview [here](#) or go to the E-Bill Express logon screen.

2. Mail your check to:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207

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

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
5400 Meadows Road, Suite 240
Lake Oswego, OR 97035

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

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

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

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

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

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



TCW Risk Management

384 Inverness Parkway Suite 170
Englewood, CO 80112
(303) 368-5757
tcwinfo@tcwrm.com

Invoice # 14213		Page 1 of 1
Account Number	Date	
HASKSTA-01	10/8/2024	
BALANCE DUE ON		
1/1/2025		
AMOUNT PAID	Amount Due	
	\$695.00	

Haskins Station Metropolitan District

c/o White Bear Ankele Tanaka & Waldron
2154 E Commons Ave #2000
Centennial, CO 80122

Commercial Package	PolicyNumber: 617121579	Effective: 1/1/2025 to 1/1/2026
--------------------	-------------------------	---------------------------------

Item #	Eff Date	Due Date	Type	Description	Amount
88662	1/1/2025	1/1/2025	FEEA	2025 Agency Fee	\$695.00
Total Invoice Balance:					\$695.00

DRAFT



Haskins Station Community Gardens

Attn: SM Ridge, LLC

Number:
Date: 11/15/2024
Job: 21-389

Description of proposed change:
Installation of Community Gardens in the Haskins Station development.

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>	<u>Unit Price</u>		<u>Total Price</u>
87	YDS	Amended Topsoil	\$	89.00	\$ 7,743.00
1	LS	Irrigation	\$	10,048.00	\$ 10,048.00
20	LS	Planters - Constructed with 2x6 Cedar timbers	\$	1,340.00	\$ 26,800.00
1	LS	Grade Work	\$	2,160.00	\$ 2,160.00
			\$	-	\$ -
			\$	-	\$ -
			\$	-	\$ -
			\$	-	\$ -
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			\$	-	\$ -
The total amount to provide this work is					\$46,751.00

Submitted by: Michael Sittaro
Approved by: _____
Date: _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or delays beyond our control.

EXCLUSIONS

1. Irrigation repairs or modifications will be billed at the Time and Materials rate of \$80.00/hour plus materials.

SPECIFIC CONDITIONS

- This Proposal may be withdrawn by Environmental Landworks if not accepted within 30 days of Bid Date.
- Client is responsible for submittals required by Architectural Review Committee.
- Environmental Landworks does not accept responsibility for vandalism, acts of God, or improper maintenance performed by another contractor (or person) during the warranty period.
- All work and materials is warranted for (1) calendar year, beginning at Substantial Completion.

STIPULATIONS

- E.L.C.I. guarantees its materials & workmanship, but cannot guarantee finished products damaged by other trades.
- All material is subject to availability. If a specific product is not available, Architect/Owner to select from available substitutes.
- All repairs or treatment of areas outside the contract limits of this project are by others, or by written change order.
- If the site is not made available, E.L.C.I. cannot guarantee nor be liable for completion of the work by stated completion date. All direct and indirect costs for project delays including overhead and profit will be borne by the Owner. All contract provisions that prohibit or limit entitlement for damages due to delays are deleted from the agreement.
- E.L.C.I. reserves the right to void all warranties expressed in the specifications due to abuse and/or neglect by the owner including but not limited to: improper maintenance, improper site use, vandalism, acts of God, etc.
- All qualifications, inclusions or exclusions listed above will take precedent over all other contract provisions, and must be attached to any contract or purchase agreement generated in behalf of this proposal.
- Planting Restrictions: We can only plant during the following periods or the warranty will be void. Trees and shrubs - after April 15th and before October 15th, Oaks - after April 15th and before August 1st.

ACCEPTANCE OF PROPOSAL

The above specifications, prices, exclusions, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above and are due within thirty (30) days of invoice date. Past due accounts will be charged 1.5% per month on any unpaid balance.

Authorized Signature

Title

Date

Printed



Haskins Station Community Gardens

Attn: Haskins Station Metropolitan District

Number:

Date:

Job:

11/15/2024

21-389

Description of proposed change:

Installation of Community Gardens in the Haskins Station development.

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>	<u>Unit Price</u>		<u>Total Price</u>
6,780	SF	Crusher Fines	\$ 2.25	\$	15,255.00
1	LS	3-Rail Fence	\$ 19,250.00	\$	19,250.00
1	LS	Shed with Concrete Pad	\$ 1,860.00	\$	1,860.00
1	LS	Bench	\$ 2,100.00	\$	2,100.00
1	LS	Trash Receptacle	\$ 1,790.00	\$	1,790.00
			\$ -	\$	-
			\$ -	\$	-
			\$ -	\$	-
			\$ -	\$	-
			\$ -	\$	-
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			\$ -	\$	-
			\$ -	\$	-
The total amount to provide this work is					\$40,255.00

Submitted by: Michael Sittaro

Approved by: _____

Date: _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements are contingent upon strikes, accidents, or delays beyond our control.

EXCLUSIONS

- Irrigation repairs or modifications will be billed at the Time and Materials rate of \$80.00/hour plus materials.

SPECIFIC CONDITIONS

- This Proposal may be withdrawn by Environmental Landworks if not accepted within 30 days of Bid Date.
- Client is responsible for submittals required by Architectural Review Committee.
- Environmental Landworks does not accept responsibility for vandalism, acts of God, or improper maintenance performed by another contractor (or person) during the warranty period.
- All work and materials is warranted for (1) calendar year, beginning at Substantial Completion.

STIPULATIONS

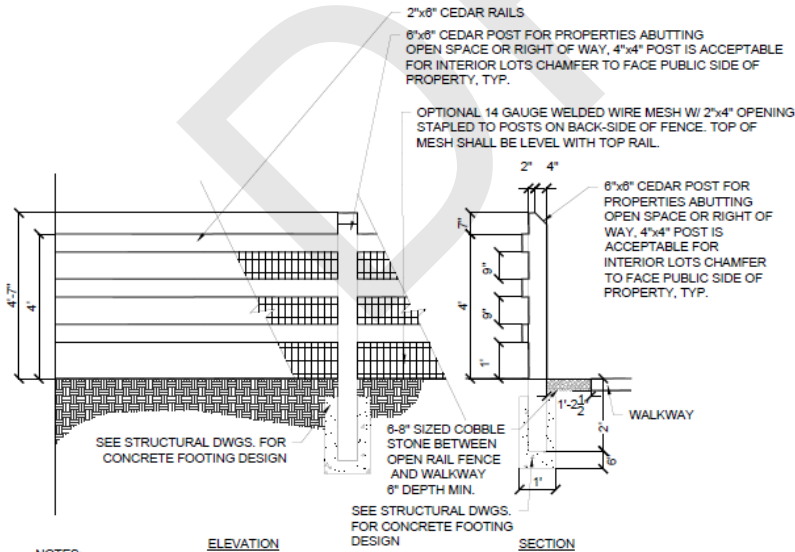
- E.L.C.I. guarantees its materials & workmanship, but cannot guarantee finished products damaged by other trades.
- All material is subject to availability. If a specific product is not available, Architect/Owner to select from available substitutes.
- All repairs or treatment of areas outside the contract limits of this project are by others, or by written change order.
- If the site is not made available, E.L.C.I. cannot guarantee nor be liable for completion of the work by stated completion date. All direct and indirect costs for project delays including overhead and profit will be borne by the Owner. All contract provisions that prohibit or limit entitlement for damages due to delays are deleted from the agreement.
- E.L.C.I. reserves the right to void all warranties expressed in the specifications due to abuse and/or neglect by the owner including but not limited to: improper maintenance, improper site use, vandalism, acts of God, etc.
- All qualifications, inclusions or exclusions listed above will take precedent over all other contract provisions, and must be attached to any contract or purchase agreement generated in behalf of this proposal.
- Planting Restrictions: We can only plant during the following periods or the warranty will be void. Trees and shrubs - after April 15th and before October 15th, Oaks - after April 15th and before August 1st..

ACCEPTANCE OF PROPOSAL

The above specifications, prices, exclusions, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above and are due within thirty (30) days of invoice date. Past due accounts will be charged 1.5% per month on any unpaid balance.

Authorized Signature
Title
Date

Printed



NOTES:

1. CEDAR POST TO FACE PUBLIC SIDE OF PROPERTY WHEN BORDERING OPEN SPACE OR STREET.
2. CONTACT FENCE CONTRACTOR OR STRUCTURAL ENGINEER FOR FOOTING DESIGN
3. ALL PERIMETER FENCING SHALL BE STAINED BEHR TRANSPARENT WATERPROOFING WOOD FINISH PART #401 CEDAR NATURAL/TONE OR APPROVED EQUAL.
4. THIS FENCE TYPE IS ALLOWABLE, BUT NOT REQUIRED, ON ALL LOTS EXCEPT FOR SINGLE FAMILY ALLEY ACCESS HOMES.

**RESOLUTION
OF THE ARCHITECTURAL REVIEW COMMITTEE
OF
HASKINS STATION METROPOLITAN DISTRICT
ADOPTING AN AMENDMENT
TO THE RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS
FOR HASKINS STATION
(Trash Bin Screens)**

WHEREAS, Haskins Station Metropolitan District (the “**District**”), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized to provide various services, including design review and covenant enforcement services, in and around the Haskins Station development in Jefferson County, Colorado; and

WHEREAS, pursuant to the Declaration of Covenants, Conditions and Restrictions of Haskins Station, recorded in the real property records of the Clerk and Recorder of Jefferson County, Colorado at Reception No. 2019101739 on October 25, 2019 (the “**Declaration**”), the Architectural Review Committee (the “**ARC**”) has the authority to enact, issue, promulgate, modify, amend, repeal, re-enact, and enforce architectural standards, guidelines, rules and regulation to interpret and implement the design review provisions of the Declaration, subject to the approval of the Board of Directors (the “**Board**”); and

WHEREAS, pursuant to the authority set forth in the Declaration, the ARC, with the approval of the Board, adopted the Residential Improvement Guidelines and Site Restrictions for Haskins Station, updated as of April 17, 2024 (the “**Guidelines**”); and

WHEREAS, the ARC, with the approval of the Board, desires to allow for the installation of outdoor structures for the purpose of screening trash and recycling receptacles, and to adopt this Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station (the “**Amendment**”) in order to provide the specifications for the construction thereof, attached hereto as **Exhibit A** and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE ARC, WITH THE APPROVAL OF THE BOARD AS FOLLOWS:

1. Adoption of Amendment to the Residential Improvement Guidelines and Site Restrictions. The Amendment to the Residential Improvement Guidelines and Site Restrictions for Haskins Station attached as Exhibit A, is hereby adopted.

2. Prior Provisions Effective. Except as amended herein, the Guidelines shall remain in full force and effect without limitation.

3. Contradicting Provisions. Any provision of any governing document of the District, including, without limit, rules and regulations, policies and the like, which contradict the Amendment and/or New Legislation shall automatically become null and void and unenforceable.

4. Effective Date. The First Amendment shall be effective as of November 20, 2024.

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APPROVED AND ADOPTED BY THE ARC THIS DAY ____ OF NOVEMBER,
2024.

**ARCHITECTURAL REVIEW COMMITTEE
OF HASKINS STATION METROPOLITAN
DISTRICT**

By: _____
Jeff Kutzer

By: _____
Angela Vinson

By: _____
Kelly Martinez

DRAFT

ACKNOWLEDGEMENT OF THE DISTRICT

By execution below, the undersigned acknowledge that the Amendment was approved by the Board of Directors of the District at a duly called meeting held on November 20, 2024.

HASKINS STATION METROPOLITAN DISTRICT

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON

General Counsel to the District

EXHIBIT A
AMENDMENT
TO THE
RESIDENTIAL IMPROVEMENT GUIDELINES AND SITE RESTRICTIONS FOR
HASKINS STATION
(Trash Bin Screens)

1. Provision Added. Section 3.44 of the Guidelines is hereby added in its entirety:

3.44 Trash Bin Screens

Installation of trash bin screens on the sides of Cityscape Lots and Duplex Lots requires approval, and any such trash bin screen must comply with the specifications in **Exhibit C**. All trash bin screens must be constructed of cedar (pine and other soft woods will not be approved).

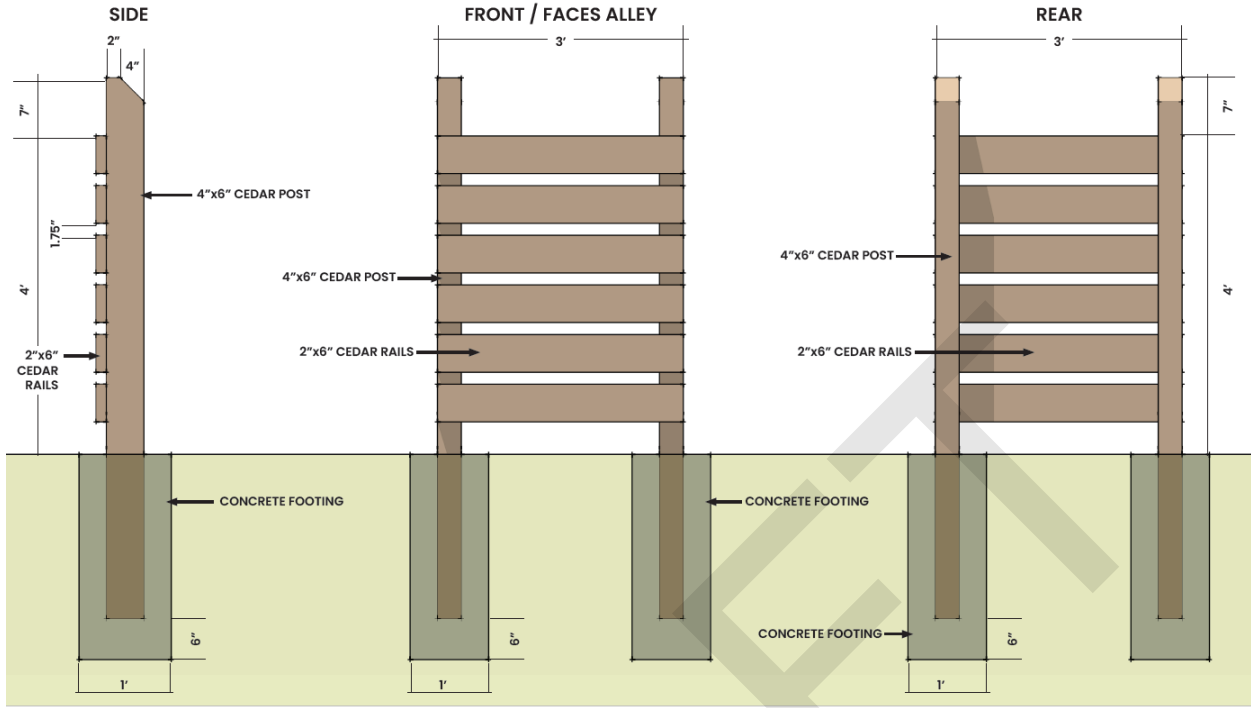
2. Provision Added. **Exhibit C** of the Guidelines is hereby added in its entirety:

EXHIBIT C Trash Bin Screens

EXHIBIT C

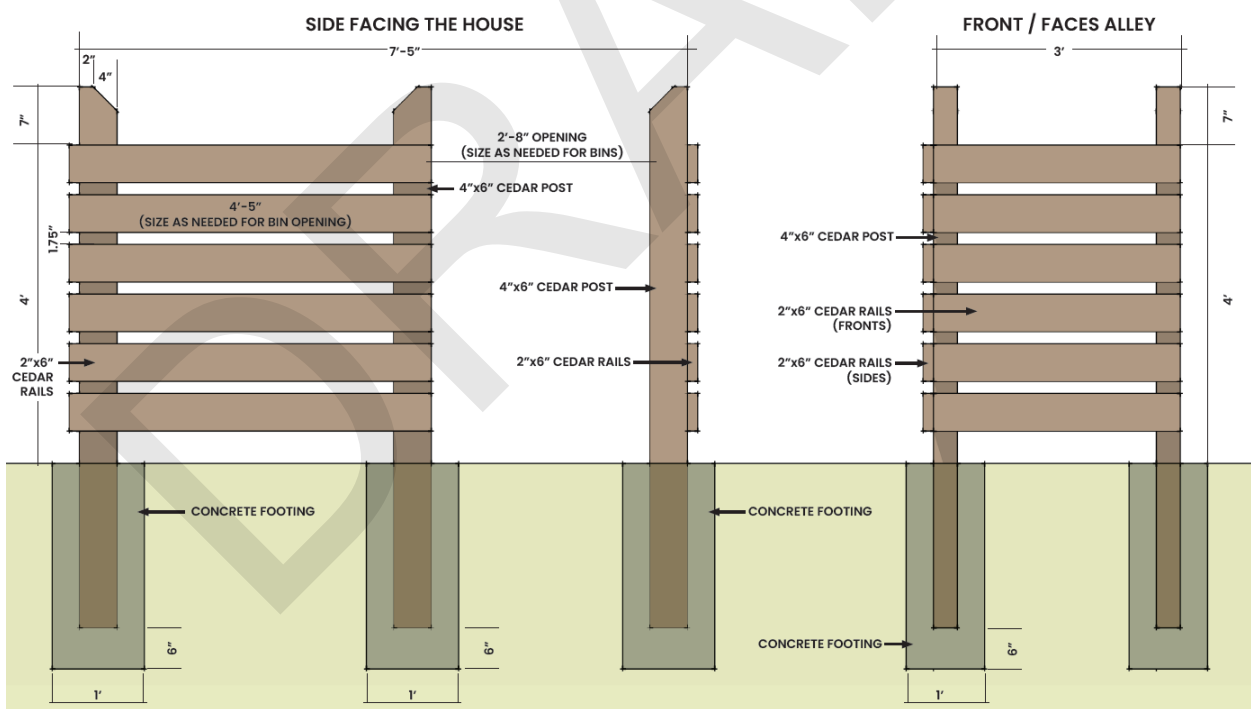
TRASH BIN SCREEN GUIDELINES AND REQUIREMENTS

1. Trash bin screens shall be installed in a manner such that receptacles are screened from the view of other portions of the community.
2. All trash bin screens shall be stained with BEHR transparent waterproofing wood finish part #401 cedar naturaltone or approved equal.
3. Trash bin screens on Duplex units shall be installed behind roof gutter downspouts and have a maximum setback of 2 feet from the front of the garage.
4. Only one trash bin screen shall be installed in the space between two Cityscape units.
5. Trash bin screens shall be installed so as not to obstruct access to the gas or manually-read electric meters by the utility companies.
6. Trash bin screens shall not be installed in landscaped areas.



HASKINS - BIN SCREENING ARVADA, COLORADO
 SCREENING CONCEPT, 10/14/2024

pcs group



HASKINS - BIN SCREENING ARVADA, COLORADO
 SCREENING CONCEPT, 10/14/2024

pcs group



SCREENS NEED TO BE LOCATED TO NOT CONFLICT WITH EXISTING UTILITIES - CITYSCAPE VERSION



REQUIRED DESIGN FOR APPROVED CORNER LOT UNITS.
 OPTIONAL DESIGN FOR ALL OTHER UNITS.
 SCREENS NEED TO BE LOCATED TO NOT CONFLICT WITH EXISTING UTILITIES - DUPLEX VERSION



SCREENS NEED TO BE LOCATED TO NOT
CONFLICT WITH EXISTING UTILITIES - DUPLEX
VERSION

HASKINS - BIN SCREENING ARVADA, COLORADO
SCREENING CONCEPT, 8/16/2024



**HASKINS STATION METROPOLITAN DISTRICT
ANNUAL ADMINISTRATIVE RESOLUTION
(2025)**

WHEREAS, Haskins Station Metropolitan District (the “District”), was organized as a special district pursuant to an Order and Decree of the District Court in and for the County of Jefferson, Colorado (the “County”), and is located entirely within the City of Arvada, Colorado; and

WHEREAS, the Board of Directors (the “Board”) of the District has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs the District’s Manager to cause an accurate map of the District’s boundaries to be prepared in accordance with the standards specified by the Division of Local Government (“Division”) and to be filed in accordance with § 32-1-306, C.R.S.

2. The Board directs the District’s Manager to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number, and business address of the District, as required by § 32-1-104(2), C.R.S.

3. The Board directs the District’s legal counsel to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.

4. The Board directs the District’s accountant to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§ 11-58-101, et seq., C.R.S.

5. The Board directs the District’s accountant to: (a) obtain proposals for auditors to be presented to the Board; (b) cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and (c) cause the audit to be filed with the State Auditor by July 31, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and 606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District’s accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31 in accordance with § 29-1-604, C.R.S.

6. The Board directs the District’s accountant, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District the District’s audit report or a copy of its application for exemption from audit in accordance with § 29-1-606(7), C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15 and prepare the final budget and budget message, including any amendments thereto, if necessary. The Board also directs the District's accountant to perform the property tax limit calculation, if required by §§ 29-1-306, *et seq.*, C.R.S., and to inform the Board of the result of such calculation. The Board directs the District's Manager to schedule a public hearing on the proposed budget or amendments, as applicable, and to post or publish notices thereof. The Board directs the District's Manager to prepare all budget resolutions. The Board directs the District's Manager to file the budget, budget resolution, and budget message with the Division on or before January 30th, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

8. The Board directs the District's accountant to monitor all expenditures and, if necessary, to notify the District's legal counsel, the District's Manager, and the Board when expenditures are expected to exceed appropriated amounts. The Board directs the District's Manager to prepare all budget amendment resolutions. The Board directs the District's Manager to schedule a public hearing on a proposed budget amendment and post or publish notices thereof in accordance with § 29-1-106, C.R.S. The Board directs the District's Manager to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

9. The Board directs legal counsel to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1st if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-110, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs the District's accountant to file the mill levy certification form with the Board of County Commissioners on or before December 15th, in accordance with § 39-5-128, C.R.S.

11. The Board directs that all legal notices shall be published in accordance with § 32-1-103(15), C.R.S.

12. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs legal counsel to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with § 32-1-902(3)(b) and § 18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to legal counsel regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide legal counsel with any revisions, additions, corrections, or deletions to said conflicts of interest disclosures.

13. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

14. The Board hereby appoints legal counsel as the official custodian for the maintenance, care, and keeping of all public records of the District, in accordance with §§ 24-72-202, et seq., C.R.S. The Board hereby directs its legal counsel, accountant, manager, and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

15. The Board directs the District's Manager to post notice of all regular and special meetings in accordance with § 32-1-903(2) and § 24-6-402(2)(c), C.R.S. The Board hereby designates <https://www.haskinsstationmetrodistrict.com/> as the District's website for the posting of its regular and special meeting notices. The Board also hereby designates, unless otherwise designated by the Board, the southwest corner of the intersection of N. Robb Street and W. 52nd Avenue as the location the District will post notices of meetings in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District's website. The Board directs the District's Manager to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to § 24-32-116, C.R.S.

16. The Board determines to hold regular meetings on _____, 2025 at _____ .M. at the Apex Center (Randall Room), 13150 W. 72nd Avenue, Arvada, Colorado; and on _____, 2025 at _____ .M. by telephone, electronic, or other means not requiring physical presence. All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable.

17. The Board determines to hold an annual meeting, pursuant to § 32-1-903(6), on _____, 2025 at _____ .M. at the Apex Center (Randall Room), 13150 W. 72nd Avenue, Arvada, Colorado, subject to change by action of the Board. Notice of the annual meeting shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable. The District's Manager shall be responsible for coordinating the required presentations for the annual meeting.

18. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in § 24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

19. The Board directs the District's Manager to maintain the District's website in compliance with state and federal requirements and to make such documents and information required by § 32-1-104.5, C.R.S. available to the public on the District's website.

20. For the convenience of the electors of the District, and pursuant to its authority set forth in § 1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§ 1-13.5-1101,

et seq., C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

21. Pursuant to the authority set forth in § 1-1-111, C.R.S., the Board hereby appoints Ashley B. Frisbie as the Designated Election Official (the “**DEO**”) of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with § 1-13.5-513, C.R.S.

22. In accordance with § 1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to § 32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District and file a copy of such certification with the Division of Securities.

23. The Board directs legal counsel to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with § 32-1-1604, C.R.S.

24. Pursuant to the authority set forth in § 24-12-103, C.R.S., the Board hereby designates, in addition to any officer of the District, Alyssa K. Rios of the law firm of White Bear Ankele Tanaka & Waldron, Attorneys at Law, as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

25. The Board directs legal counsel to cause the preparation of and filing with the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, if requested, the application for quinquennial finding of reasonable diligence in accordance with § 32-1-1101.5(1.5), (2), C.R.S.

26. The Board directs the District's Manager to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder, and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S., an annual report in accordance with § 32-1-207(3)(c), C.R.S.

27. The Board directs the District's Manager to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District's liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs the District's Manager to review and update the District's property schedule as needed, and no less than annually. The Board directs the District's accountant to pay the annual SDA membership dues, agency fees, and insurance premiums, as applicable, in a timely manner. The Board appoints the District's Manager to designate the proxy for the SDA Annual meeting for voting and quorum purposes.

28. The Board hereby opts to include elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby directs the District's Manager to obtain workers' compensation coverage for the District.

29. The Board hereby directs the District's Manager to prepare the disclosure notice required by § 32-1-809, C.R.S., and to disseminate the information to the electors of the District accordingly. Further, the Board hereby designates the following website as the District's official website for the purposes thereof: <https://www.haskinsstationmetrodistrict.com/>.

30. The Board hereby directs legal counsel to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by § 32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

31. In accordance with § 38-35-109.5(2), C.R.S., the District hereby designates the President of the Board as the official who shall record any instrument conveying title of real property to the District within thirty (30) days of any such conveyance.

32. The Board hereby affirms the adoption of the corporate seal in substantially the form appearing on the signature page of this resolution in accordance with § 32-1-902, C.R.S., regardless of whether initially produced electronically or manually. The requirement of any District resolution, proceeding or other document to "affix" the District seal thereto, including for the purpose of satisfying any applicable State law, shall be satisfied by manual impression or print, facsimile reproduction or electronic reproduction, or inclusion of the image of such seal. Without limiting the foregoing, any electronic production or reproduction of the image of the seal shall constitute an electronic record of information, as defined in the Uniform Electronic Transactions Act, and the Board hereby authorizes its use in accordance with the authority provided by § 24-71.3-118, C.R.S.

33. The Board directs the District's Accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

34. The Board directs legal counsel to monitor, and inform the Board of, any legislative changes that may occur throughout the year.

35. In the event the District has not engaged an accountant or a manager, the Board hereby directs legal counsel to undertake all actions designated in this Resolution to the District accountant or the District's Manager until such time as an accountant or manager, as applicable, is engaged by the District.

[Remainder of Page Intentionally Left Blank, Signature Page Follows]

ADOPTED NOVEMBER 20, 2024

(SEAL)

DISTRICT:

HASKINS STATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

**HASKINS STATION METROPOLITAN DISTRICT
AMENDED AND RESTATED PUBLIC RECORDS REQUEST POLICY
Adopted November 20, 2024**

I. Purposes of the District’s Public Records Request Policy

This Public Records Request Policy of the Haskins Station Metropolitan District (the “**District**”) shall be applied and interpreted with the following purposes in mind:

- A. To adopt a Public Records Request Policy pursuant to § 24-72-203(1), C.R.S.;
- B. To provide access to and the protection and integrity of Public Records in the custody of the District;
- C. To prevent unnecessary interference with the regular discharge of the duties of the District and its manager in compliance with the Colorado Open Records Act, §§ 24-72-200.1 to 24-72-206, C.R.S. (“**CORA**”);
- D. To establish reasonable and standardized fees for producing copies of and information from records maintained by the District as authorized by CORA; and
- E. To set forth a general procedure for providing consistent, prompt and equitable service to those requesting access to Public Records.

II. Public Records Requests

A. Applicability.

This Public Records Request Policy applies to requests submitted to the District for the inspection of Public Records pursuant to CORA, and shall supersede any previously adopted CORA policies of the District.

B. Definitions.

1. “**Custodian**”: Except as otherwise provided in this policy, the term “**Custodian**” shall mean legal counsel, or any successor that has been designated by the Board of Directors of the District to oversee the collection, retention, and retrieval of Public Records of the District.

2. “**Public Records**”: As defined in § 24-72-202(6), C.R.S.

C. Submission of Requests

1. Requests for inspection of Public Records are to be submitted in writing on an official request form to the Custodian, and must be sufficiently specific as to enable the Custodian to locate the information requested with reasonable effort. The official request form is attached hereto as **Exhibit A** and incorporated herein by this reference, as may be modified from time to time by the District. The District has determined that the use of an official request form is necessary for the efficient handling of Public Records requests.

2. Requests may be submitted by mail, fax, e-mail, or hand-delivery.
3. A request shall be considered made when the request is actually received by the Custodian:
 - a. A letter is received when it is opened in the usual course of business by the recipient or a person authorized to open the recipient's mail;
 - b. A fax is received when it is printed during regular business hours, or, if received after hours, at 8:30 a.m. on the following business day; and
 - c. An e-mail is received when it is received and opened during regular business hours, or, if received after hours, at 8:30 a.m. on the following business day.
4. If a deposit is required, the request is not considered received until the deposit is paid.

D. Inspection.

1. The Custodian or the Custodian's designee shall make the requested Public Records available for inspection during regular business hours, deemed to be from 8:30 a.m. to 4:30 p.m., Monday through Friday, except for times the Custodian's office is closed. During the inspection of Public Records, the Custodian may ask that the requestor follow certain procedures to protect the integrity of the Public Records.
2. If a Public Record is not immediately or readily available for inspection, the Custodian or the Custodian's designee shall make an appointment or other arrangements with the applicant concerning the time at which the requested record will be available. The Public Records shall be made available for inspection within a reasonable time, which is presumed to be three (3) working days or less from the date of receipt of the request. Such three (3) day period may be extended by an additional seven (7) working days if extenuating circumstances, as described in § 24-72-203(3)(b), C.R.S., exist. Responding to applications for inspection of Public Records need not take priority over the previously scheduled work activities of the Custodian or the Custodian's designee.
3. All Public Records to which the request applies shall be preserved from the date of the request until such time as set forth in the District's records maintenance, retention, or deletion policy or practices utilized by the Custodian.
4. No one shall remove a Public Record from the Custodian's offices without the permission of the Custodian. Public Records may be removed from file folders or places of storage for photocopying by the Custodian or the Custodian's designee. The Custodian may allow a person to use his or her own portable electronic equipment to make copies of Public Records.
5. As a general practice, in response to a Public Records request:
 - a. Public Records will be made available for inspection in the format in which they are stored. If the Custodian is unable to produce the Public Record in its stored format for any reason set forth in § 24-72-203(3.5)(b) C.R.S., an alternate format may be produced or a denial issued under § 24-72-204, C.R.S.

b. The person making the request shall not be allowed to access the Custodian's computer or any other computer for purposes of inspecting any Public Records;

c. Any portion of a Public Record containing non-public information that is not subject to inspection may be redacted by the Custodian prior to making the record available for inspection. The Custodian is not required to redact information from a writing that is not a Public Record in order to make the writing available for inspection. *Denver Publishing Co. v. Bd. Of County Comm'rs of the County of Arapahoe*, 121 P.3d 190 (Colo. 2005); *Colorado Republican Party v. Benefield, et al.*, Court of Appeals No. 07CA1216, Oct. 23, 2008 (Unpublished).

d. The Custodian, in consultation with the District's general counsel, will determine which information is no longer considered "work-in-progress" subject to the deliberative process or work product privilege and therefore eligible for release.

e. Altering an existing Public Record, or excising fields of information that the Custodian is either required or permitted to withhold does not constitute the creation of a new Public Record. Section 24-72-203(3.5)(d), C.R.S.

f. Upon request, the Custodian will produce a public record in a format accessible to individuals with disabilities. Section 24-72-203(3.5)(e), C.R.S.

g. A document will not ordinarily be created in order to respond to a request.

6. Where a request seeks in excess of twenty-five (25) electronically-stored Public Records, the following procedure shall apply in responding to such a request:

a. The Custodian shall solicit the comments of the requestor regarding any search terms to be used to locate and extract such records, and, in doing so, will seek to have the request refined so that it does not result in an inordinate number of irrelevant or duplicative documents, it being understood that the Custodian will make the final determination regarding search terms;

b. The Custodian shall designate an employee or another person with experience in performing electronic searches to locate and extract responsive records;

c. The person who is designated to perform the searches shall consult, as appropriate, with legal counsel to identify privileged records that should not be produced; and

d. Where appropriate, legal counsel shall conduct a final review to identify and withhold privileged records.

7. The Custodian or the Custodian's designee shall deny the inspection of the records if such inspection would be contrary to federal or state law or regulation, or would violate a court order. In special circumstances, a Custodian shall deny inspection of the Public Records if such inspection would cause substantial injury to the public interest. Such a denial shall be made in writing by the Custodian to the person making the request and shall set forth with specificity the grounds of the denial. It is not necessary to state a ground for denial of access for each document if a specific ground is applicable to a group of documents.

8. If the Public Records requested are not in the custody or control of the Custodian, the Custodian shall notify the requestor of this fact in writing. In such notification, the Custodian shall state in detail to the best of his/her knowledge and belief the reason for the absence of the Public Records, the location of the Public Records, and what person then has custody or control of the Public Records.

9. All Public Records, regardless of storage format, will be administered in accordance with approved retention schedules. The District reserves the right to adopt the records retention policy that has been promulgated by the Custodian.

E. Fees for All Record Requests.

1. Fees for Standard Reproductions. The Custodian or the Custodian's designee shall charge a fee not to exceed twenty-five cents (\$.25) per page for any photocopies or printed copies of electronic records that are required to make a Public Record available. Other reproductions of Public Records shall be provided at a cost not to exceed the actual cost of the reproduction. Such fees shall be paid by the applicant prior to the receipt of copies of any Public Records. Requests expected to exceed a total charge of ten dollars (\$10.00) or more must be accompanied by a deposit equal to the reasonably-estimated reproduction costs. This deposit will be credited toward the total fee, and the total fee shall be paid prior to release of the requested records. In the event the deposit amount exceeds the actual costs, the balance will be refunded.

2. Transmission Fees. No fees related to transmission shall be charged for transmitting public records via electronic mail. Within the period specified in § 24-72-203, C.R.S., the Custodian shall notify the record requester that a copy of the record is available, but will only be sent to the requester once the custodian receives payment for postage if the copy is transmitted by United States mail, or payment for the cost of delivery if the copy is transmitted other than by United States mail, and payment for any other supplies used in the mailing, delivery, or transmission of the record and for all other costs associated with producing the record. Upon receiving such payment, the custodian shall send the record to the requester as soon as practicable but no more than three business days after receipt of such payment.

3. Fees for Search, Retrieval and Legal Review:

a. In the case of any request requiring more than one (1) hour of time for search, retrieval, supervision of inspection, copying, manipulation, redaction or legal counsel review to identify and withhold privileged records, the Custodian or the Custodian's designee may charge an hourly fee not to exceed the maximum amount allowed under § 24-72-205(6)(a), C.R.S., which can be found at <https://leg.colorado.gov/node/1669596/>. Prior to performing any services necessary to respond to a request, the Custodian or the Custodian's designee shall require the applicant to pay a deposit equal to the reasonably estimated fees that will be charged by the Custodian for such staff time. Before receiving any records, the applicant shall also pay the amount by which the cost of any open records services exceeds the deposit. The District shall promptly refund the amount by which the deposit exceeds the cost of any open records services.

b. To the extent possible, the Custodian shall utilize administrative or clerical staff for search and retrieval of Public Records who are ordinarily responsible for such duties to ensure that the fees charged for staff time in connection with the request represent costs

incurred in the ordinary course of business and not extraordinary charges, but in any case, such charges shall be consistent with § 24-72-205(6), C.R.S.

[Remainder of Page Intentionally Left Blank. Signature page follows]

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ADOPTED NOVEMBER 20, 2024.

DISTRICT:

HASKINS STATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

Signature Page to Public Records Request Policy

EXHIBIT A
OFFICIAL REQUEST FORM

DRAFT

HASKINS STATION METROPOLITAN DISTRICT

Request for Inspection/Copy of Public Records

For Internal Use Only

Date of Request: _____

Time of Request: _____ AM/PM

Applicant Name: _____

Applicant Address: _____

City/State: _____ Zip: _____

Daytime Phone #:() _____ Alt./Cell: () _____

Email: _____

Detailed description of the records requested: (Please use additional sheets if necessary)

Select a preferred format for the materials: Hard Copies _____ Electronic _____ View Hard Copy Only _____

I request the records described and agree to pay all charges incurred in processing this request at or before the time the records are made available. If over \$10, I understand I must provide a deposit to pay for the cost incurred to obtain the records. I understand that the Estimated Charges are estimates only, and that the actual cost may vary. This request will be considered received when this form is complete and received by the Custodian and any required deposit is paid.

Signature: _____ Date: _____

Submit Request Form To:
White Bear Ankele Tanaka & Waldron
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122

If the records are available pursuant to §§ 24-72-201, *et seq.*, C.R.S., the records shall be made available for viewing within three (3) working days. The date of receipt is not included in calculating the response date. If extenuating circumstances exist so that the Custodian cannot reasonably gather the records within the three (3)-day period, the Custodian may extend the period by up to seven (7) working days. The requestor shall be notified of the extension within the three (3)-day period. Public records shall be viewed at the District's offices during regular business days at prearranged times.

For Internal Use Only

Estimated Charges

Number of Pages _____ at \$.025/page _____
Postage/Delivery Costs: \$ _____

Research & Retrieval _____ Hours at \$41.37/hr
See § 24-72-205(6), C.R.S. for hourly fee

Research & Retrieval Total: \$ _____

Deposit Required: \$ _____

Total Estimated Costs: \$ _____

Note: Non-standard and special requests will be billed at cost and charged in addition to any other fees.

Administrative Matters

Date Request Completed: _____

Amount Prepaid: \$ _____

Approved: _____ Denied: _____

Balance Due Before Release: \$ _____

Total Amount Paid: \$ _____

If Denied, Provide Reason(s)

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**RESOLUTION OF BOARD OF DIRECTORS
CALLING ELECTION**

HASKINS STATION METROPOLITAN DISTRICT

§§ 32-1-804, 1-1-111(2), 1-13.5-1101, and 1-13.5-513(1), C.R.S.

At a meeting of the Board of Directors (the “**Board**”) of the Haskins Station Metropolitan District (the “**District**”), it was moved to adopt the following Resolution:

WHEREAS, the District was organized as a special district pursuant to §§ 32-1-101, *et seq.*, C.R.S. (the “**Special District Act**”); and

WHEREAS, the District is located entirely within Jefferson County, Colorado (the “**County**”); and

WHEREAS, pursuant to § 32-1-804, C.R.S., the Board governs the conduct of regular and special elections for the District; and

WHEREAS, the Board anticipates holding a regular election on May 6, 2025, for the purpose of electing directors and desires to take all actions necessary and proper for the conduct thereof (the “**Election**”); and

WHEREAS, the Election shall be conducted pursuant to the Special District Act, the Colorado Local Government Election Code and the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, including any amendments thereto; and

WHEREAS, pursuant to § 1-1-111(2), C.R.S., the Board is authorized to designate an election official (the “**Designated Election Official**”) to exercise authority of the Board in conducting the Election; and

WHEREAS, pursuant to § 1-13.5-513(1), C.R.S., the Board can authorize the Designated Election Official to cancel the Election upon certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby calls the Election for the purpose of electing directors. The Election shall be conducted as an independent mail ballot election in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S.
2. The Board names Ashley B. Frisbie as the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the County and shall be primarily responsible for ensuring the proper conduct of the Election.
3. Without limiting the foregoing, the following specific determinations also are made:

- a. The Board hereby directs general counsel to the District to approve the final form of the ballot to be submitted to the eligible electors of the District and authorizes the Designated Election Official to certify those questions and take any required action therewith.
- b. The Board hereby determines that: in addition to emailing to each registered elector at the email address provided by the county (or if no email is provided, by mailing to the household of each registered elector), notice of the call for nominations will be provided by posting on the District's website.
- c. The Board hereby authorizes and directs general counsel to the District to oversee the general conduct of the Election and authorizes and directs the Designated Election Official to take all action necessary for the proper conduct thereof and to exercise the authority of the Board in conducting the Election, including, but not limited to, causing the call for nominations; appointment, training and setting compensation of election judges and a board of canvassers, as necessary; all required notices of election,; printing of ballots; supervision of the counting of ballots and certification of election results; and all other appropriate actions.

4. The District shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if permitted.

5. The Board hereby ratifies any and all actions taken to date by general counsel and the Designated Election Official in connection with the Election.

6. The Board hereby authorizes and directs the Designated Election Official to cancel the Election and to declare the candidates elected if, at the close of business on the sixty-third day before the Election, or at any time thereafter, there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Board further authorizes and directs the Designated Election Official to publish and post notice of the cancellation as necessary and file such notice and cancellation resolutions with the County Clerk and Recorder and with the Division of Local Government, as required. The Designated Election Official shall also notify the candidates that the Election was canceled and that they were elected by acclamation.

7. This Resolution shall remain in full force and effect until repealed or superseded by subsequent official action of the Board.

[Remainder of Page Intentionally Left Blank]

ADOPTED NOVEMBER 20, 2024.

DISTRICT:

HASKINS STATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

Signature Page to Resolution Calling Election

**Haskins Station Metropolitan District
Interim Check List**

September 11, 2024 - November 10, 2024

Check Date	Vendor	Invoice	Invoice Date	Amount	General	Operations	Bonds	Capital	Total
9/24/2024	CPS, Inc	1747	8/8/2024	\$ 1,023.00	\$ -	\$ 1,023.00	\$ -	\$ -	\$ 1,023.00
9/24/2024	CliftonLarsonAllen, LLP	L241576618	7/31/2024	6,371.77	3,662.98	2,708.79	-	-	6,371.77
9/24/2024	Streamline	6E76EC47-0001	6/1/2024	1,440.00	-	1,440.00	-	-	1,440.00
9/24/2024	White Bear Ankele Tanaka & Waldron	36691	8/31/2024	4,198.01	-	4,198.01	-	-	4,198.01
9/24/2024	White Bear Ankele Tanaka & Waldron	36680	8/31/2024	2,715.01	2,715.01	-	-	-	2,715.01
9/27/2024	UMB Bank, N.A.	968274	7/1/2024	3,000.00	-	-	3,000.00	-	3,000.00
10/11/2024	RLI	1214776	10/1/2024	250.00	250.00	-	-	-	250.00
10/15/2024	CliftonLarsonAllen, LLP	L241644943	8/31/2024	4,534.13	3,100.24	1,433.89	-	-	4,534.13
10/15/2024	Dazio & Associates, PC	710	9/30/2024	5,700.00	5,700.00	-	-	-	5,700.00
10/15/2024	White Bear Ankele Tanaka & Waldron	37182	9/30/2024	4,161.51	-	4,161.51	-	-	4,161.51
10/15/2024	White Bear Ankele Tanaka & Waldron	37171	9/30/2024	3,380.35	3,380.35	-	-	-	3,380.35
10/15/2024	CPS, Inc	1748	9/15/2024	979.00	-	979.00	-	-	979.00
				\$ 37,752.78	\$ 18,808.58	\$ 15,944.20	\$ 3,000.00	\$ -	\$ 37,752.78

HASKINS STATION METRO DISTRICT

FINANCIAL STATEMENTS

SEPTEMBER 30, 2024

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**Haskins Station Metro District
Balance Sheet - Governmental Funds
September 30, 2024**

	<u>General</u>	<u>Operations Fee</u>	<u>Debt Service</u>	<u>Total</u>
Assets				
Checking Account	\$ 34,966.40	\$ 107,058.77	\$ (974.92)	\$ 141,050.25
UMB 2019A Bond Fund	-	-	241,569.65	241,569.65
UMB 2019A Reserve Fund	-	-	746,696.47	746,696.47
Accounts Receivable	-	25,257.44	-	25,257.44
Receivable from County Treasurer	177.69	-	624.67	802.36
Prepaid Expenses	-	960.00	3,000.00	3,960.00
Total Assets	<u>\$ 35,144.09</u>	<u>\$ 133,276.21</u>	<u>\$ 990,915.87</u>	<u>\$ 1,159,336.17</u>
Liabilities				
Accounts Payable	\$ 18,717.45	\$ 10,149.20	\$ -	\$ 28,866.65
Prepaid Assessments	-	1,049.99	-	1,049.99
Total Liabilities	<u>18,717.45</u>	<u>11,199.19</u>	<u>-</u>	<u>29,916.64</u>
Fund Balances	<u>16,426.64</u>	<u>122,077.02</u>	<u>990,915.87</u>	<u>1,129,419.53</u>
Liabilities and Fund Balances	<u>\$ 35,144.09</u>	<u>\$ 133,276.21</u>	<u>\$ 990,915.87</u>	<u>\$ 1,159,336.17</u>

Haskins Station Metro District
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending September 30, 2024

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 59,778.00	\$ 55,469.40	\$ 4,308.60
Property Taxes - URA	48,187.00	46,236.18	1,950.82
Specific ownership taxes	4,184.00	5,259.75	(1,075.75)
Interest Income	100.00	111.12	(11.12)
Total Revenue	<u>112,249.00</u>	<u>107,076.45</u>	<u>5,172.55</u>
Expenditures			
Accounting	33,000.00	24,959.63	8,040.37
Auditing	6,500.00	5,700.00	800.00
County Treasurer's Fee	897.00	833.70	63.30
Dues and Membership	700.00	332.81	367.19
Insurance	5,000.00	3,121.00	1,879.00
Legal	35,000.00	37,829.28	(2,829.28)
Miscellaneous	1,000.00	-	1,000.00
Contingency	2,903.00	-	2,903.00
Total Expenditures	<u>85,000.00</u>	<u>72,776.42</u>	<u>12,223.58</u>
Other Financing Sources (Uses)			
Transfers to other fund	-	(17,351.68)	17,351.68
Total Other Financing Sources (Uses)	<u>-</u>	<u>(17,351.68)</u>	<u>17,351.68</u>
Net Change in Fund Balances	27,249.00	16,948.35	10,300.65
Fund Balance - Beginning	2,502.00	(521.71)	3,023.71
Fund Balance - Ending	<u>\$ 29,751.00</u>	<u>\$ 16,426.64</u>	<u>\$ 13,324.36</u>

Haskins Station Metro District
Operations Fee Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending September 30, 2024

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Operations Fees - Recurring	\$ 75,000.00	\$ 88,966.23	\$ (13,966.23)
Operations Fees - Transfer	43,200.00	48,000.00	(4,800.00)
Total Revenue	<u>118,200.00</u>	<u>136,966.23</u>	<u>(18,766.23)</u>
Expenditures			
Insurance	5,000.00	-	5,000.00
District management	29,000.00	38,389.87	(9,389.87)
Billing	26,500.00	26,878.29	(378.29)
Covenant enforcement	12,000.00	9,157.34	2,842.66
Repairs and maintenance	5,000.00	-	5,000.00
Landscaping	25,000.00	-	25,000.00
Snow removal	20,000.00	-	20,000.00
Water	3,000.00	-	3,000.00
Electricity	1,000.00	-	1,000.00
Lighting	1,000.00	-	1,000.00
Website	1,000.00	1,080.00	(80.00)
Park Equipment	1,000.00	-	1,000.00
Contingency	500.00	-	500.00
Total Expenditures	<u>130,000.00</u>	<u>75,505.50</u>	<u>54,494.50</u>
Net Change in Fund Balances	(11,800.00)	61,460.73	(73,260.73)
Fund Balance - Beginning	28,438.00	60,616.29	(32,178.29)
Fund Balance - Ending	<u>\$ 16,638.00</u>	<u>\$ 122,077.02</u>	<u>\$ (105,439.02)</u>

SUPPLEMENTARY INFORMATION

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Haskins Station Metro District
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending September 30, 2024

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 210,152.00	\$ 195,004.96	\$ 15,147.04
Property Taxes - URA	169,404.00	162,545.19	6,858.81
Specific ownership taxes	14,711.00	18,490.84	(3,779.84)
Interest Income	35,000.00	32,378.51	2,621.49
Total Revenue	<u>429,267.00</u>	<u>408,419.50</u>	<u>20,847.50</u>
Expenditures			
County Treasurer's Fee	3,152.00	2,930.96	221.04
Paying agent fees	7,000.00	7,000.00	-
Bond interest	513,000.00	256,500.00	256,500.00
Bond principal	120,000.00	-	120,000.00
Contingency	1,848.00	-	1,848.00
Total Expenditures	<u>645,000.00</u>	<u>266,430.96</u>	<u>378,569.04</u>
Net Change in Fund Balances	(215,733.00)	141,988.54	(357,721.54)
Fund Balance - Beginning	845,541.00	848,927.33	(3,386.33)
Fund Balance - Ending	<u>\$ 629,808.00</u>	<u>\$ 990,915.87</u>	<u>\$ (361,107.87)</u>

Haskins Station Metro District
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending September 30, 2024

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Expenditures			
Accounting	-	1,582.94	(1,582.94)
Public Improvements	-	603,711.19	(603,711.19)
Engineering	-	2,455.36	(2,455.36)
Total Expenditures	<u>-</u>	<u>607,749.49</u>	<u>(607,749.49)</u>
Other Financing Sources (Uses)			
Developer advance	-	603,711.19	(603,711.19)
Transfers from other funds	-	17,351.68	(17,351.68)
Total Other Financing Sources (Uses)	<u>-</u>	<u>621,062.87</u>	<u>(621,062.87)</u>
Net Change in Fund Balances	-	13,313.38	(13,313.38)
Fund Balance - Beginning	-	(13,313.38)	13,313.38
Fund Balance - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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HASKINS STATION METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2024
Updated as of November 10, 2024

	<u>General Fund</u>	<u>Operations Fee Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
<u>1st Bank - Checking Account</u>					
Balance as of 09/30/24	\$ 34,966.40	\$ 107,058.77	\$ (974.92)	\$ -	\$ 141,050.25
Subsequent activities:					
10/10/24 - Property/SO Taxes	177.69	-	624.67	-	802.36
10/15/24 - Bill.com payments	(12,430.59)	(6,574.40)	-	-	(19,004.99)
10/31/24 - Operations & Transfer Fees October	-	27,920.02	-	-	27,920.02
11/10/24 - Property/SO Taxes	627.50	-	2,206.02	-	2,833.52
11/10/24 - Operations & Transfer Fees to Date	-	508.12	-	-	508.12
Transfer to 2019A Bond Fund	-	-	(1,855.77)	-	(1,855.77)
<i>Anticipated Balance</i>	<u>23,341.00</u>	<u>128,912.51</u>	<u>-</u>	<u>-</u>	<u>152,253.51</u>
<u>UMB 2019A Bond Fund</u>					
Balance as of 09/30/24	-	-	241,569.65	-	241,569.65
Subsequent activities:					
10/31/24 - Interest Income	-	-	970.93	-	970.93
Transfer from 1st Bank	-	-	1,855.77	-	1,855.77
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>244,396.35</u>	<u>-</u>	<u>244,396.35</u>
<u>UMB 2019A Reserve Fund (Required Reserve: \$806,500)</u>					
Balance as of 09/30/24	-	-	746,696.47	-	746,696.47
Subsequent activities:					
10/31/24 - Interest Income	-	-	3,001.09	-	3,001.09
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>749,697.56</u>	<u>-</u>	<u>749,697.56</u>
<i>Total Anticipated Balances</i>	<u>\$ 23,341.00</u>	<u>\$ 128,912.51</u>	<u>\$ 994,093.91</u>	<u>\$ -</u>	<u>\$ 1,146,347.42</u>

HASKINS STATION METRO DISTRICT
Property Taxes Reconciliation
2024

	Current Year								Prior Year			
	Property Taxes	TIF	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Property Tax Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
Beginning Bal												
January	\$ -	\$ -	\$ -	\$ 3,130.14	\$ -	\$ -	\$ 3,130.14	0.00%	0.00%	\$ -	0.00%	0.00%
February	65,208.35	-	-	2,647.91	-	(978.13)	66,878.13	24.16%	24.16%	-	3.71%	3.71%
March	21,165.35	-	-	2,488.99	-	(317.48)	23,336.86	7.84%	32.00%	5,192.28	2.52%	6.24%
April	72,884.60	-	-	2,567.98	-	(1,093.27)	74,359.31	27.00%	59.00%	5,770.64	2.36%	8.60%
May	10,119.31	-	-	2,126.96	19.18	(152.08)	12,113.37	3.75%	62.75%	134,949.07	76.10%	84.70%
June	82,517.10	208,781.37	-	2,808.55	564.00	(1,246.22)	293,424.80	30.57%	93.32%	6,523.36	2.69%	87.40%
July	346.31	-	-	2,749.41	6.93	(5.30)	3,097.35	0.13%	93.45%	108,446.29	0.03%	87.43%
August	-	-	-	2,601.12	-	-	2,601.12	0.00%	93.45%	2,170.74	0.00%	87.43%
September	-	-	(1,766.66)	2,629.53	(88.33)	27.82	802.36	-0.65%	92.79%	1,861.42	0.00%	87.43%
October	-	-	-	-	-	-	-	0.00%	92.79%	2,015.82	0.00%	87.43%
November	-	-	-	-	-	-	-	0.00%	92.79%	40,731.37	11.52%	98.95%
December	-	-	-	-	-	-	-	0.00%	92.79%	1,404.62	0.00%	98.95%
Total	\$ 252,241.02	\$ 208,781.37	\$ (1,766.66)	\$ 23,750.59	\$ 501.78	\$ (3,764.66)	\$ 479,743.44	92.79%	92.79%	\$ 309,065.61	98.95%	98.95%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
--------------	-------------	--------------------------	------------------------------

Property Tax

General Fund	\$ 59,778.00	22.15%	\$ 55,469.40	92.79%
Debt Service Fund	210,152.00	77.85%	195,004.96	92.79%
Total	\$ 269,930.00	100.00%	\$ 250,474.36	92.79%

Specific Ownership Tax

General Fund	\$ 4,184.00	22.15%	\$ 5,259.75	125.70%
Debt Service Fund	14,711.00	77.85%	18,490.84	125.69%
Total	\$ 18,895.00	100.00%	\$ 23,750.59	125.70%

Treasurer's Fees

General Fund	\$ 897.00	22.15%	\$ 833.70	92.94%
Debt Service Fund	3,152.00	77.85%	2,930.96	92.94%
Total	\$ 4,049.00	100.00%	\$ 3,764.66	92.94%

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.

**HASKINS STATION METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Jefferson County on January 7, 2019, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Arvada, Jefferson County, Colorado.

The District was established to provide a part or all of the public improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District is to finance the construction of public improvements, including water facilities, storm sewer and sanitation facilities, street and roadway improvements, traffic and safety control, parks and recreation, transportation, television relay and translator, and mosquito elimination and control. At an election held on November 6, 2018, voters authorized indebtedness to finance the costs of the public improvements, including debt refunding, funding intergovernmental agreements, and to fund the operations and maintenance of the public improvements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

Pursuant to its Service Plan, the District is permitted to issue bond indebtedness of up to \$36,000,000. In the future, the District may issue a portion or all of the authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this budget, the amount and timing of any debt issuance is not determinable. The District's maximum debt mill levy is 50.000 mills as may be adjusted pursuant to the provisions of the Service Plan.

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.

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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**HASKINS STATION METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

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

Category	Rate	Category	Rate	Actual Value Reduction	Amount
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%		

The calculation of the taxes levied for collection in 2024 is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

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 7% of the property taxes collected by both the General Fund and the Debt Service Fund.

Operations Fee

The District imposes an Operations Fee that is comprised of a recurring payment and a transfer payment. Each residential unit is charged a recurring payment fee of \$564 annually. A transfer payment fee of \$600 is imposed on transfers of a vacant lot or residential unit by an end user, with certain exceptions, and is collected at the time of transfer.

Operations Fees are not pledged to the repayment of the bonds discussed under the Debt and Leases below. Operations Fees are to be applied solely to operations and maintenance costs and may not be used by the District to pay for General and Administrative Costs.

Interest Income

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

**HASKINS STATION METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

General and Administrative

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

Maintenance Expenditures

Expenditures for maintenance are reflected in the Operations Fees Fund.

Debt and Leases

The District issued the Senior Bonds and the Subordinate Bonds on November 7, 2019, in the respective amounts of \$10,280,000 and \$2,655,000.

The proceeds of the Senior Bonds were used to: (i) finance public improvements related to the Development; (ii) make a payment to the City to fund certain regional improvements in accordance with an intergovernmental agreement between the City and the District, (iii) fund capitalized interest on the Senior Bonds; (iv) fund the Senior Reserve Fund; and (v) pay the costs of issuance of the Senior Bonds and certain costs of issuance of the Subordinate Bonds. Proceeds of the Subordinate Bonds will be used to: (i) finance additional public improvements related to the Development; and (ii) pay certain other costs of issuance of the Subordinate Bonds.

The Senior Bonds bear interest at an average rate of 5% and are payable semi-annually on June 1 and December 1, beginning on December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The Senior Bonds mature on December 1, 2049. To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bonds. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Senior Bonds.

The Subordinate Bonds were issued at the rate of 8.75% per annum and are payable annually on December 15, beginning December 15, 2019 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2049. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Subordinate Bonds. All of the Subordinate Bonds and interest thereon are to be deemed to be paid, satisfied, and discharged on December 16, 2059 (the "Termination Date"), regardless of the amount of principal and interest paid prior to the Termination Date.

On December 21, 2022, the District issued the Junior Subordinate Lien Limited Tax General Obligation Draw Down Bonds, Series 2022C(3) in the aggregate principal amount of up to \$5,202,000 (first draw \$3,444,346) (the "Bonds"). The proceeds of the first draw of the Bonds were used to finance public improvements related to the Development and pay the costs of issuance of the Bonds. The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

The District has no outstanding operating or capital leases.

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.

**HASKINS STATION METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Debt Service Reserve

The Debt Service Reserve in the amount of \$806,500 is required to be maintained on the Senior Bonds.

Emergency Reserve

The District has provided an Emergency Reserve fund (equal to at least 3% of fiscal year spending for 2024 as defined under TABOR).

DRAFT

**HASKINS STATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$10,280,000 Limited Tax (Convertible to Unlimited Tax)
General Obligation and Special Revenue Bonds
Series 2019A, Dated November 7, 2019
Principal Due December 1
Interest at 5.000%
Payable June 1 and December 1**

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 120,000	\$ 513,000	\$ 633,000
2025	130,000	507,000	637,000
2026	145,000	500,500	645,500
2027	155,000	493,250	648,250
2028	175,000	485,500	660,500
2029	185,000	476,750	661,750
2030	205,000	467,500	672,500
2031	215,000	457,250	672,250
2032	240,000	446,500	686,500
2033	250,000	434,500	684,500
2034	280,000	422,000	702,000
2035	295,000	408,000	703,000
2036	320,000	393,250	713,250
2037	340,000	377,250	717,250
2038	370,000	360,250	730,250
2039	385,000	341,750	726,750
2040	420,000	322,500	742,500
2041	440,000	301,500	741,500
2042	480,000	279,500	759,500
2043	505,000	255,500	760,500
2044	545,000	230,250	775,250
2045	570,000	203,000	773,000
2046	615,000	174,500	789,500
2047	645,000	143,750	788,750
2048	695,000	111,500	806,500
2049	1,535,000	76,750	1,611,750
Total	<u>\$ 10,260,000</u>	<u>\$ 9,183,000</u>	<u>\$ 19,443,000</u>

**HASKINS STATION METROPOLITAN DISTRICT
RESOLUTION TO AMEND 2024 BUDGET**

WHEREAS, the Board of Directors of Haskins Station Metropolitan District (the “District”) certifies that at a regular meeting of the Board of Directors of the District held November 20, 2024, a public hearing was held regarding the 2024 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2024 as follows:

General Fund	\$85,000
Capital Projects Fund	\$0

and;

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2024; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2024 as follows:

General Fund	\$110,000
Capital Projects Fund	\$1,000,000

BE IT FURTHER RESOLVED that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

[Remainder of Page Intentionally Left Blank]

ADOPTED NOVEMBER 20, 2024.

DISTRICT:

HASKINS STATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF JEFFERSON
METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held at the Apex Center (Randall Room), 13150 W. 72nd Avenue, Arvada, Colorado on Wednesday, November 20, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ____ day of November, 2024.

Signature

RESOLUTION
ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING
MILL LEVIES FOR THE CALENDAR YEAR 2025

The Board of Directors of Haskins Station Metropolitan District (the “**Board**”), City of Arvada, Jefferson County, Colorado (the “**District**”), held a regular meeting, at the Apex Center (Randall Room), 13150 W. 72nd Avenue, Arvada, Colorado on November 20, 2024, at the hour of 6:00 p.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2025 BUDGET

DRAFT

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Haskins Station MD (wba) **
c/o White, Bear & Ankele P.C.
2154 East Commons Avenue, Suite 2000
Centennial CO 80122

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Jefferson } ss

This Affidavit of Publication for the Jeffco Transcript, a weekly newspaper, printed and published for the County of Jefferson, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/7/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



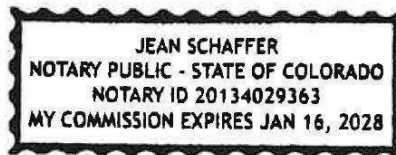
For the Jeffco Transcript

State of Colorado }
County of Jefferson } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/7/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-834701

Jean Schaffer
Notary Public
My commission ends January 16, 2028



Public Notice

NOTICE OF PUBLIC HEARING ON THE PROPOSED 2025 BUDGET AND NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGET

The Board of Directors (the "Board") of the HASKINS STATION METROPOLITAN DISTRICT (the "District"), will hold a public hearing at the Apex Center (Randall Room) 13150 W. 72nd Avenue, Arvada, CO 80005 on **November 20th, 2024 at 6:00 p.m.**, to consider adoption of the District's proposed 2025 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2024 budget (the "Amended Budget").

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of CliftonLarsonAllen, LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, CO 80111.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at <https://www.haskinsstationmetrodistrict.com/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

HASKINS STATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WHITE BEAR ANKELE
TANAKA & WALDRON
Attorneys at Law

Legal Notice No. 419273
First Publication: November 7, 2024
Last Publication: November 7, 2024
Publisher: Jeffco Transcript
and the Arvada Press

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2025. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2025 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Jefferson County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

[Remainder of Page Intentionally Left Blank]

ADOPTED NOVEMBER 20, 2024.

DISTRICT:

HASKINS STATION METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the District

STATE OF COLORADO
COUNTY OF JEFFERSON
HASKINS STATION METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at the Apex Center (Randall Room), 13150 W. 72nd Avenue, Arvada, Colorado on Wednesday, November 20, 2024, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this ____ day of November, 2024.

Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

DRAFT

**HASKINS STATION METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025**

DRAFT

**HASKINS STATION METROPOLITAN DISTRICT
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

11/13/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 1,082,040	\$ 876,481	\$ 895,710	\$ 895,710	\$ 783,723
REVENUES					
Property taxes	175,429	269,930	251,895	268,163	365,373
Specific ownership taxes	22,664	18,895	15,771	31,542	25,576
Interest Income	49,385	35,100	21,776	35,200	25,100
Developer advance	2,050,343	-	-	603,711	1,000,000
Operations Fees - Recurring	57,114	75,000	57,526	118,156	160,740
Operations Fees - Transfer	76,800	43,200	39,000	55,200	-
Property Taxes - URA	123,744	217,591	208,781	217,591	347,645
Other revenue	-	-	-	392,250	-
Bond issuance proceeds	1,757,654	-	-	-	-
Total revenues	<u>4,313,133</u>	<u>659,716</u>	<u>594,749</u>	<u>1,721,813</u>	<u>1,924,434</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>17,352</u>	<u>17,352</u>	<u>7,000</u>
Total funds available	<u>5,395,173</u>	<u>1,536,197</u>	<u>1,507,811</u>	<u>2,634,875</u>	<u>2,715,157</u>
EXPENDITURES					
General Fund	75,300	85,000	42,136	92,648	95,000
Operations Fee Fund	68,435	130,000	52,536	98,000	262,000
Debt Service Fund	542,865	645,000	266,448	643,152	650,000
Capital Projects Fund	3,812,863	-	4,039	1,000,000	1,007,000
Total expenditures	<u>4,499,463</u>	<u>860,000</u>	<u>365,159</u>	<u>1,833,800</u>	<u>2,014,000</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>17,352</u>	<u>17,352</u>	<u>7,000</u>
Total expenditures and transfers out requiring appropriation	<u>4,499,463</u>	<u>860,000</u>	<u>382,511</u>	<u>1,851,152</u>	<u>2,021,000</u>
ENDING FUND BALANCES	<u>\$ 895,710</u>	<u>\$ 676,197</u>	<u>\$ 1,125,300</u>	<u>\$ 783,723</u>	<u>\$ 694,157</u>
EMERGENCY RESERVE	\$ 2,500	\$ 3,400	\$ 3,200	\$ 3,500	\$ 4,700
DEBT SERVICE RESERVE FUND	806,500	629,808	806,500	643,511	601,362
SURPLUS FUND (MAX \$1,028,000)	42,427	-	-	-	-
TOTAL RESERVE	<u>\$ 851,427</u>	<u>\$ 633,208</u>	<u>\$ 809,700</u>	<u>\$ 647,011</u>	<u>\$ 606,062</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

11/13/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
ASSESSED VALUATION					
Residential	\$ 3,270	\$ 2,717,718	\$ 2,717,718	\$ 2,717,718	\$ 7,129,587
State assessed	3,610	112,086	112,086	112,086	138,412
Vacant land	4,703,818	3,599,129	3,599,129	3,599,129	1,760,658
Personal property	37,464	80,390	80,390	80,390	41,735
	<u>4,748,162</u>	<u>6,509,323</u>	<u>6,509,323</u>	<u>6,509,323</u>	<u>9,070,392</u>
Adjustments	(2,090,187)	(2,929,584)	(2,929,584)	(2,929,584)	(4,456,691)
Certified Assessed Value	<u>\$ 2,657,975</u>	<u>\$ 3,579,739</u>	<u>\$ 3,579,739</u>	<u>\$ 3,579,739</u>	<u>\$ 4,613,701</u>
MILL LEVY					
General	16.699	16.699	16.699	16.699	16.699
Debt Service	50.001	58.706	58.706	58.706	62.494
Total mill levy	<u>66.700</u>	<u>75.405</u>	<u>75.405</u>	<u>75.405</u>	<u>79.193</u>
PROPERTY TAXES					
General	\$ 44,386	\$ 59,778	\$ 59,778	\$ 59,778	\$ 77,044
Debt Service	132,901	210,152	210,152	210,152	288,329
Levied property taxes	<u>177,287</u>	<u>269,930</u>	<u>269,930</u>	<u>269,930</u>	<u>365,373</u>
Adjustments to actual/rounding	(1,858)	-	(18,035)	-	-
Refunds and abatements	-	-	-	(1,767)	-
Budgeted property taxes	<u>\$ 175,429</u>	<u>\$ 269,930</u>	<u>\$ 251,895</u>	<u>\$ 268,163</u>	<u>\$ 365,373</u>
BUDGETED PROPERTY TAXES					
General	<u>\$ 43,921</u>	<u>\$ 59,778</u>	<u>\$ 55,784</u>	<u>\$ 59,387</u>	<u>\$ 77,044</u>
Debt Service	<u>131,508</u>	<u>210,152</u>	<u>196,111</u>	<u>208,776</u>	<u>288,329</u>
	<u>\$ 175,429</u>	<u>\$ 269,930</u>	<u>\$ 251,895</u>	<u>\$ 268,163</u>	<u>\$ 365,373</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

11/13/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (6,209)	\$ 2,502	\$ (521)	\$ (521)	\$ 4,239
REVENUES					
Property taxes	43,921	59,778	55,784	59,387	77,044
Specific ownership taxes	5,674	4,184	3,493	6,986	5,393
Property taxes - URA	30,981	48,187	46,236	48,187	73,306
Interest income	412	100	129	200	100
Total revenues	<u>80,988</u>	<u>112,249</u>	<u>105,642</u>	<u>114,760</u>	<u>155,843</u>
Total funds available	<u>74,779</u>	<u>114,751</u>	<u>105,121</u>	<u>114,239</u>	<u>160,082</u>
EXPENDITURES					
General and administrative					
Accounting	32,418	33,000	11,433	30,000	32,000
Auditing	5,900	6,500	-	5,700	7,000
County Treasurer's fees	623	897	839	891	1,156
Dues and memberships	337	700	333	333	700
Insurance	3,021	5,000	3,121	3,121	5,000
Legal	29,184	35,000	26,410	50,000	40,000
Miscellaneous	-	1,000	-	-	1,000
Election	3,817	-	-	-	5,000
Contingency	-	2,903	-	2,603	3,144
Total expenditures	<u>75,300</u>	<u>85,000</u>	<u>42,136</u>	<u>92,648</u>	<u>95,000</u>
TRANSFERS OUT					
Transfers to other fund	<u>-</u>	<u>-</u>	<u>17,352</u>	<u>17,352</u>	<u>7,000</u>
Total expenditures and transfers out requiring appropriation	<u>75,300</u>	<u>85,000</u>	<u>59,488</u>	<u>110,000</u>	<u>102,000</u>
ENDING FUND BALANCES	<u>\$ (521)</u>	<u>\$ 29,751</u>	<u>\$ 45,633</u>	<u>\$ 4,239</u>	<u>\$ 58,082</u>
EMERGENCY RESERVE	<u>\$ 2,500</u>	<u>\$ 3,400</u>	<u>\$ 3,200</u>	<u>\$ 3,500</u>	<u>\$ 4,700</u>
TOTAL RESERVE	<u>\$ 2,500</u>	<u>\$ 3,400</u>	<u>\$ 3,200</u>	<u>\$ 3,500</u>	<u>\$ 4,700</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
OPERATIONS FEE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

11/13/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (4,862)	\$ 28,438	\$ 60,617	\$ 60,617	\$ 135,973
REVENUES					
Operations Fees - Recurring	57,114	75,000	57,526	118,156	160,740
Operations Fees - Transfer	76,800	43,200	39,000	55,200	-
Total revenues	<u>133,914</u>	<u>118,200</u>	<u>96,526</u>	<u>173,356</u>	<u>160,740</u>
Total funds available	<u>129,052</u>	<u>146,638</u>	<u>157,143</u>	<u>233,973</u>	<u>296,713</u>
EXPENDITURES					
General and administrative					
Insurance	-	5,000	-	-	12,000
District management	25,264	29,000	25,620	51,000	50,000
Billing	32,703	26,500	19,161	31,000	25,000
Covenant enforcement	9,868	12,000	7,155	15,000	20,000
Website	600	1,000	600	1,000	2,000
Contingency	-	500	-	-	1,000
Operations and maintenance					
Landscaping	-	25,000	-	-	55,000
Snow removal	-	20,000	-	-	20,000
Repairs and maintenance	-	5,000	-	-	5,000
Community garden	-	-	-	-	3,000
Holiday lighting	-	-	-	-	12,000
Detention pond maintenance	-	-	-	-	5,000
Pest control	-	-	-	-	4,000
Lighting	-	1,000	-	-	2,000
Water	-	3,000	-	-	42,000
Electricity	-	1,000	-	-	2,000
Park equipment	-	1,000	-	-	2,000
Total expenditures	<u>68,435</u>	<u>130,000</u>	<u>52,536</u>	<u>98,000</u>	<u>262,000</u>
Total expenditures and transfers out requiring appropriation	<u>68,435</u>	<u>130,000</u>	<u>52,536</u>	<u>98,000</u>	<u>262,000</u>
ENDING FUND BALANCES	<u>\$ 60,617</u>	<u>\$ 16,638</u>	<u>\$ 104,607</u>	<u>\$ 135,973</u>	<u>\$ 34,713</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

11/13/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 1,101,558	\$ 845,541	\$ 848,927	\$ 848,927	\$ 643,511
REVENUES					
Property taxes	131,508	210,152	196,111	208,776	288,329
Specific ownership taxes	16,990	14,711	12,278	24,556	20,183
Property taxes - URA	92,763	169,404	162,545	169,404	274,339
Interest income	48,973	35,000	21,647	35,000	25,000
Total revenues	<u>290,234</u>	<u>429,267</u>	<u>392,581</u>	<u>437,736</u>	<u>607,851</u>
Total funds available	<u>1,391,792</u>	<u>1,274,808</u>	<u>1,241,508</u>	<u>1,286,663</u>	<u>1,251,362</u>
EXPENDITURES					
General and administrative					
County Treasurer's fees	1,865	3,152	2,948	3,152	4,325
Paying agent fees	7,000	7,000	7,000	7,000	7,000
Contingency	-	1,848	-	-	1,675
Debt Service					
Bond interest	514,000	513,000	256,500	513,000	507,000
Bond principal	20,000	120,000	-	120,000	130,000
Total expenditures	<u>542,865</u>	<u>645,000</u>	<u>266,448</u>	<u>643,152</u>	<u>650,000</u>
Total expenditures and transfers out requiring appropriation	<u>542,865</u>	<u>645,000</u>	<u>266,448</u>	<u>643,152</u>	<u>650,000</u>
ENDING FUND BALANCES	<u>\$ 848,927</u>	<u>\$ 629,808</u>	<u>\$ 975,060</u>	<u>\$ 643,511</u>	<u>\$ 601,362</u>
DEBT SERVICE RESERVE FUND	\$ 806,500	\$ 629,808	\$ 806,500	\$ 643,511	\$ 601,362
SURPLUS FUND (MAX \$1,028,000)	42,427	-	-	-	-
TOTAL RESERVE	<u>\$ 848,927</u>	<u>\$ 629,808</u>	<u>\$ 806,500</u>	<u>\$ 643,511</u>	<u>\$ 601,362</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

11/13/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 6/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (8,447)	\$ -	\$ (13,313)	\$ (13,313)	\$ -
REVENUES					
Developer advance	2,050,343	-	-	603,711	1,000,000
Bond issuance	1,757,654	-	-	-	-
Other revenue	-	-	-	392,250	-
Total revenues	<u>3,807,997</u>	<u>-</u>	<u>-</u>	<u>995,961</u>	<u>1,000,000</u>
TRANSFERS IN					
Transfers from other funds	-	-	17,352	17,352	7,000
Total funds available	<u>3,799,550</u>	<u>-</u>	<u>4,039</u>	<u>1,000,000</u>	<u>1,007,000</u>
EXPENDITURES					
General and administrative					
Accounting	1,439	-	1,584	1,584	3,000
Engineering	2,929	-	2,455	2,455	3,000
Legal	498	-	-	-	1,000
Contingency	-	-	-	392,250	-
Capital Projects					
Public improvements	2,050,343	-	-	603,711	1,000,000
Repay Developer advance - principal	1,757,654	-	-	-	-
Total expenditures	<u>3,812,863</u>	<u>-</u>	<u>4,039</u>	<u>1,000,000</u>	<u>1,007,000</u>
Total expenditures and transfers out requiring appropriation	<u>3,812,863</u>	<u>-</u>	<u>4,039</u>	<u>1,000,000</u>	<u>1,007,000</u>
ENDING FUND BALANCES	<u>\$ (13,313)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**HASKINS STATION METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Jefferson County on January 7, 2019, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Arvada, Jefferson County, Colorado.

The District was established to provide a part or all of the public improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District is to finance the construction of public improvements, including water facilities, storm sewer and sanitation facilities, street and roadway improvements, traffic and safety control, parks and recreation, transportation, television relay and translator, and mosquito elimination and control. At an election held on November 6, 2018, voters authorized indebtedness to finance the costs of the public improvements, including debt refunding, funding intergovernmental agreements, and to fund the operations and maintenance of the public improvements. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution.

Pursuant to its Service Plan, the District is permitted to issue bond indebtedness of up to \$36,000,000. In the future, the District may issue a portion or all of the authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area; however, as of the date of this budget, the amount and timing of any debt issuance is not determinable. The District's maximum debt mill levy is 50.000 mills as may be adjusted pursuant to the provisions of the Service Plan.

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.

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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**HASKINS STATION METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

For property tax collection year 2025, SB24-238, SB23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
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%		

The calculation of the taxes levied for collection in 2025 is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

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 7.0% of the property taxes collected by both the General Fund and the Debt Service Fund.

Operations Fee

The District imposes an Operations Fee that is comprised of a recurring payment and a transfer payment. Each residential unit is charged a recurring payment fee of \$564 annually. A transfer payment fee of \$600 is imposed on transfers of a vacant lot or residential unit by an end user, with certain exceptions, and is collected at the time of transfer.

Operations Fees are not pledged to the repayment of the bonds discussed under the Debt and Leases below. Operations Fees are to be applied solely to operations and maintenance costs and may not be used by the District to pay for General and Administrative Costs.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.5%.

**HASKINS STATION METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

General and Administrative

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

Maintenance Expenditures

Expenditures for maintenance are reflected in the Operations Fees Fund.

Debt and Leases

The District issued the Senior Bonds and the Subordinate Bonds on November 7, 2019, in the respective amounts of \$10,280,000 and \$2,655,000.

The proceeds of the Senior Bonds were used to: (i) finance public improvements related to the Development; (ii) make a payment to the City to fund certain regional improvements in accordance with an intergovernmental agreement between the City and the District, (iii) fund capitalized interest on the Senior Bonds; (iv) fund the Senior Reserve Fund; and (v) pay the costs of issuance of the Senior Bonds and certain costs of issuance of the Subordinate Bonds. Proceeds of the Subordinate Bonds will be used to: (i) finance additional public improvements related to the Development; and (ii) pay certain other costs of issuance of the Subordinate Bonds.

The Senior Bonds bear interest at an average rate of 5% and are payable semi-annually on June 1 and December 1, beginning on December 1, 2019. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The Senior Bonds mature on December 1, 2049. To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Senior Bond. To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date at the rate then borne by the Senior Bonds. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Senior Bonds.

The Subordinate Bonds were issued at the rate of 8.75% per annum and are payable annually on December 15, beginning December 15, 2019 from, and to the extent of, Subordinate Pledged Revenue available, if any, and mature on December 15, 2049. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The District shall not be obligated to pay more than the amount permitted by law and its electoral authorization in repayment of the Subordinate Bonds. All of the Subordinate Bonds and interest thereon are to be deemed to be paid, satisfied, and discharged on December 16, 2059 (the "Termination Date"), regardless of the amount of principal and interest paid prior to the Termination Date.

On December 21, 2022, the District issued the Junior Subordinate Lien Limited Tax General Obligation Draw Down Bonds, Series 2022C(3) in the aggregate principal amount of up to \$5,202,000 (first draw \$3,444,346) (the "Bonds"). The proceeds of the first draw of the Bonds were used to finance public improvements related to the Development and pay the costs of issuance of the Bonds. The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

The District has no outstanding operating or capital leases.

**HASKINS STATION METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Debt Service Reserve

The Debt Service Reserve in the amount of \$806,500 is required to be maintained on the Senior Bonds.

Emergency Reserve

The District has provided an Emergency Reserve fund (equal to at least 3% of fiscal year spending for 2025 as defined under TABOR).

DRAFT

This information is an integral part of the accompanying budget.

**HASKINS STATION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$10,280,000 Limited Tax (Convertible to Unlimited Tax)
General Obligation and Special Revenue Bonds
Series 2019A, Dated November 7, 2019
Principal Due December 1
Interest at 5.000%
Payable June 1 and December 1**

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 130,000	\$ 507,000	\$ 637,000
2026	145,000	500,500	645,500
2027	155,000	493,250	648,250
2028	175,000	485,500	660,500
2029	185,000	476,750	661,750
2030	205,000	467,500	672,500
2031	215,000	457,250	672,250
2032	240,000	446,500	686,500
2033	250,000	434,500	684,500
2034	280,000	422,000	702,000
2035	295,000	408,000	703,000
2036	320,000	393,250	713,250
2037	340,000	377,250	717,250
2038	370,000	360,250	730,250
2039	385,000	341,750	726,750
2040	420,000	322,500	742,500
2041	440,000	301,500	741,500
2042	480,000	279,500	759,500
2043	505,000	255,500	760,500
2044	545,000	230,250	775,250
2045	570,000	203,000	773,000
2046	615,000	174,500	789,500
2047	645,000	143,750	788,750
2048	695,000	111,500	806,500
2049	1,535,000	76,750	1,611,750
Total	\$ 10,140,000	\$ 8,670,000	\$ 18,810,000

No assurance provided. See summary of significant assumptions.



Date: September 27, 2024

Special Districts Preparation Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Haskins Station Metro District ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of professional services

Gigi Pangindian is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

Ongoing normal accounting services:

- Outsourced accounting activities
 - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
 - Cash receipts journal
 - Cash disbursements journal
 - General ledger
 - Accounts receivable journals and ledgers
 - Deposits with banks and financial institutions
 - Schedule of disbursements
 - Bank account reconciliations
 - Investment records
 - Detailed records and a tracking system of fee impositions, due dates and payments; and at

direction of the board of directors, provide reporting of fee imposition and payments to the board of the district

- Process accounts payable including: confirmation that for payment of any vendors that there are sufficient funds budgeted and available, prior to the preparation and issuance of checks for approval by the board of directors
- Coordinate with the district manager and/or district general counsel (in the event of legal issues) regarding financial matters and determine prior to the district entering any contract for capital or operations services that there are sufficient appropriations for same
- To the extent applicable, read and understand Developer Funding Agreements and coordinate funding from Developer necessary for the district to pay its obligations
- Prepare billings, record billings, enter cash receipts, and track revenues
- Reconcile certain accounts regularly and prepare journal entries
- Prepare depreciation schedules
- Prepare as requested financial statements and supplementary information, but not perform a compilation with respect to those financial statements; additional information is provided below
- Prepare a schedule of cash position to monitor the district's cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district's board of directors and in accordance with state law
- At the direction of the board of directors, assist with the coordination and execution of banking and investment transactions and documentation
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the annual budget as required by statute
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the Certification of Tax Levies with the respective county or counties
- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget: at the direction of the board of directors, evaluate budget to actual expenses and provide a report to the district board; advise the district board prior to paying any vendor amounts in excess of budgeted amounts
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district's auditors

- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required
- Read cost verifications and obtain acceptance and approval by the board of directors for the district prior to the requisition or disbursement of funds
- Read and understand intergovernmental agreements that create financial or cost sharing obligations of the district
- Review claims for reimbursement from related parties prior to the board of directors' review and approval
- Read supporting documentation related to the district's acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness
 - Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW
 - These procedures may not satisfy district policies, procedures, and agreements' requirements
 - Note: our procedures should not be relied upon as the final authorization for this transaction
- Attend board meetings as requested
- Be available during the year to consult with you on any accounting matters related to the district
- Review and approve monthly reconciliations and journal entries prepared by staff
- Reconcile complex accounts monthly and prepare journal entries
- Analyze financial statements and present to management and the board of directors
- Develop and track key business metrics as requested and review periodically with the board of directors
- Document accounting processes and procedures
- Continue process and procedure improvement implementation

- Report on cash flows
- Assist with bank communications
- Perform other non-attest services

Compilation services

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

Preparation services - financial statements

We will prepare the as requested financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund and the related statement(s) or schedule(s) of revenues, expenditures, and changes in fund balance(s) for other applicable funds. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

Preparation services - annual

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district's auditors.

Preparation services – prospective financial information (i.e., unexpired budget information)

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management's knowledge and belief, the entity's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for

purposes of additional analysis and is not a required part of the basic financial forecast. References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

Engagement objectives and our responsibilities

The objectives of our engagement are to:

- a) Prepare as requested financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services. (GAAP stands for Generally Accepted Accounting Principles and refers to a common set of account rules, standards, and procedures.)
- b) As requested, apply accounting and financial reporting expertise to assist you in the presentation of your as requested financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c) Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d) Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.
- e) If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f) If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARSs) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

Engagement procedures and limitations

We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion.

Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements, in the as requested financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements including misstatements caused by fraud or error, or to identify or disclose any wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

Our report

If an exemption from audit applies: the compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party and may not be suitable for another purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement. No compilation is performed in situations where an audit is required.

No assurance statements

The as requested financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: "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 if applicable, For business type activities, the Statement of Cash Flows has been omitted".

If an audit is required, the year-end financial statements prepared for use by the district's auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial

statements will include a statement clearly indicating that no assurance is provided on them.

Management responsibilities

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management's responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district's operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a) The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b) The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c) The presentation of the supplementary information.
- d) The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e) The prevention and detection of fraud.

- f) To ensure that the entity complies with the laws and regulations applicable to its activities.
- g) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h) To provide us with the following:
 - i) Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
 - ii) Additional information that may be requested for the purpose of the engagement.
 - iii) Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the board treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

Fees and terms

Billing rates guaranteed through December 31, 2025:

Services performed by	Rate per hour
Principal	\$300-\$650
Consulting CFO	\$290-\$400
Consulting Controller	\$240-\$380
Assistant Controller	\$210-\$300
Senior	\$150-\$230

Staff	\$130-\$190
Administrative Staff	\$120-\$170

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Use of financial statements, the annual budget, the Application for Exemption from Audit

The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management’s use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms

and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Gigi Pangindian

Principal

3032657821

gigi.pangindian@claconnect.com

Response

This SOW correctly sets forth the understanding of Haskins Station Metro District and is accepted by:

DRAFT

CLA
CLA

Gigi Pangindian

Gigi Pangindian, Principal

SIGNED 11/10/2024, 5:35:59 PM MST

Client
Haskins Station Metro District

SIGN:

Corey Elliott

DATE:

DRAFT



Date: September 26, 2024

Special Districts Billing Services Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Haskins Station Metro District ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of professional services

Gigi Pangindian is responsible for the performance of the engagement and other services identified in this agreement.

Billing services:

- Customer calls or emails
- Develop payment arrangements for past due customers
- Late notice inquiries
- Owner/renter changes
- Title company inquiries
- HOA specific inquiries
- Lockbox processing
- Manual payments
- Inventory analyses/processing
- Late notice processing
- Account adjustments
- Customer setups

- Payment processing and online payment processing
- Monthly accounting/financial management interface
- Prepare accounts receivable report as requested by the board

Engagement objectives and our responsibilities

Provide periodic billing and collection services to customers as requested and/or in accordance with the organization’s policies.

Fees and terms

Billing rates guaranteed through December 31, 2025:

Services performed by	Rate per hour
Additional Accounting Support	\$120-\$420
Supervisor / Director	\$200-\$250
Senior Technician	\$155-\$185
Technician I / Technician II	\$110-\$155

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Unless otherwise stated in the organization’s fee and collections resolution, CLA Billing Services staff shall be authorized to execute penalty or fee waivers per account, per calendar year, not to exceed \$100 in the aggregate. Any penalty or fee waivers in excess of \$100, per account, or any additional waivers requested by individual account holders must be approved by the board of directors.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you

pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Gigi Pangindian

Principal

3032657821

gigi.pangindian@claconnect.com

Response

This SOW correctly sets forth the understanding of Haskins Station Metro District and is accepted by:

DRAFT

CLA
CLA

Gigi Pangindian

Gigi Pangindian, Principal

SIGNED 11/10/2024, 5:37:55 PM MST

Client
Haskins Station Metro District

SIGN:

Corey Elliott

DATE:

DRAFT



Dazzio & Associates, PC
Certified Public Accountants

October 21, 2024

To the Board of Directors and Management
Haskins Station Metropolitan District
c/o CliftonLarsonAllen, LLP
8390 E Crescent Parkway, Suite 300
Greenwood Village, Colorado 80111

We are pleased to confirm our understanding of the services we are to provide Haskins Station Metropolitan District (the District) for the year ended December 31, 2024.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund and the disclosures, which collectively comprise the basic financial statements of the District as of and for the year ended December 31, 2024.

We have also been engaged to report on supplementary information that accompanies the District's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a in a report combined with our auditor's report on the financial statements:

- 1) Schedule of Revenues, Expenditures and Changes in Fund Balance –Budget and Actual – Debt Service Fund
- 2) Schedule of Revenues, Expenditures and Changes in Fund Balance –Budget and Actual – Capital Projects Fund

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

- 1) Schedule of Debt Service Requirements to Maturity
- 2) Schedule of Assessed Valuation, Mill Levy and Property Taxes Collected

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists.

Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, confirmation of certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Dazzio & Associates, PC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulatory agency or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Dazzio & Associates, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to a regulatory agency or its designee. The regulatory agency or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Stephen Dazzio is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$6,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time

expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue a written report upon completion of our audit of the District’s financial statements which, if applicable, will also address other information in accordance with *AU-C 720, The Auditor’s Responsibilities Relating to Other Information Included in Annual Reports*. Our report will be addressed to the Board of Directors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor’s report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Dazzio & Associates, PC

RESPONSE:

This letter correctly sets forth the understanding of Haskins Station Metropolitan District.

Board signature: _____

Title: _____

Date: _____