

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS SOUTHERN METROPOLITAN DISTRICT

HELD JULY 19, 2023

The regular meeting of the Board of Directors of the Southern Metropolitan District was held on Wednesday, July 19, 2023, at 12:00 noon. The Board of Directors met at the regular meeting location, Wild Basil, 8247 South Holly Street, Centennial, Colorado. The meeting was called to order by the Chair of the District, Ed Quinn.

ATTENDANCE

Directors in Attendance:

Robert D. Colwell
Edward Quinn
Kirk Bast
Leonard West

Also in Attendance:

Sherry Kroeger, resident and property owner
Micki L. Mills of Cockrel Ela Glesne Greher & Ruhland, P.C.
Lisa Tussing of Balanced Bookkeeping Services, LLC

MINUTES

The Board reviewed the minutes of the April 26, 2023 meeting of the Board of Directors. Upon discussion and motion duly made, seconded and unanimously carried, the minutes of such meeting were approved.

FINANCIAL

The Board then reviewed the Accounts Payable for June/July and the unaudited Financial Statements through June 30, 2023. Upon discussion and motion duly made, seconded and unanimously carried, the Board approved and ratified the payment of invoices.

BOARD APPOINTMENT

Upon discussion and motion duly made, seconded and unanimously carried, the Board appointed Ms. Kroeger to fill the vacancy on the Board left by the resignation of Rich Boon. Thereupon, Chair Quinn administered the Oath of Office to Ms. Kroeger.

RECORD OF PROCEEDINGS

ELECTION OF OFFICERS

Upon motion duly made, seconded and unanimously carried, the Board elected the officers to the Board as follows:

Ed Quinn – Chairman
Kirk Bast – Vice President
Bob Colwell - Treasurer
Sherry Kroeger – Secretary
Len West – Assistant Secretary

SPRINKLER SYSTEM The Board discussed the timing of certain areas of the sprinkler system, in violation of the City's watering regulations. Director Bast will contact KB Landscaping to correct the timing.

HOLIDAY DECORATIONS

Director Bast will speak with an electrician regarding bringing electricity to the corner of County Line and Colorado Boulevard and the corner of Dry Creek and Colorado Boulevard. In the meantime, Director Bast will purchase solar lights to add to each of these corners to illuminate the subdivision signs.

DISTRICT CONTRACTS

Director West inquired about the District's Contracts and process to review the scope of work for each Contract. Ms. Mills advised that the District only has one Contract, which is with KB Landscaping, which is renewed each year. That Contract is prepared by the District, which includes the scope of work. The scope of work is not provided by KB Landscaping.

DISTRICT WEBSITE Director West indicated that the District's website has outdated information. Ms. Mills indicated that she reviewed the website and, in fact, the only information that is not updated are the names and

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officers of the current Board of Directors. That was not updated prior to this meeting because the election of the Board officers and appointment of Director Kroeger to fill the Board vacancy only just occurred at this meeting. Ms. Mills indicated that she can now arrange for the website to be updated to include the now current Board members, officers and their terms of office.

DISTRICT INVESTMENTS

Director West inquired about the District's investments. Ms. Mills advised that the District's monies have been deposited with COLOTRUST, which is a statutory trust organized solely for the use of Colorado local governments to ensure that the monies are invested in legal governmental investments.

FINANCIAL, CONT.

The Board discussed the process to pay its bills. Ms. Tussing indicated she has arranged for ACH payment of the monthly invoices. However, in order to pay the invoices that are received outside of the regular monthly invoices, Ms. Tussing must cut a check, arrange for signature and then mail to the vendor. Ms. Tussing requested that she also be able to arrange for ACH payment of such invoices. Ms. Tussing suggested that she provide the invoices to both Chair Quinn and Director Colwell for review and approval of payment. Upon approval, she can arrange for the ACH payment. Upon motion duly made, seconded and unanimously carried, the Board approved such payment procedure.

Ms. Tussing provided the signatory page for COLOTRUST to add Directors West and Kroeger as signors on the account.

WALL INSPECTION

Chair Quinn indicated he will request a proposal from Rich Boon to inspect the brick wall to determine the areas which require repair or maintenance, including the removal of any trees affecting any portion of the wall.

RECORD OF PROCEEDINGS

ADJOURNMENT


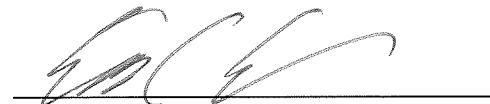
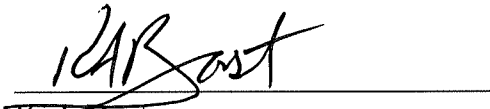

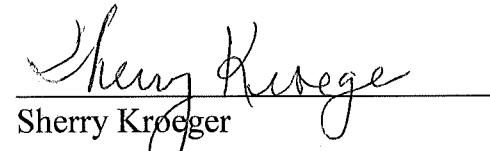
There being no further business to come before the Board the meeting was adjourned.

Respectfully submitted,



Secretary for the Meeting

MINUTES APPROVED:


Robert D. Colwell
Edward Quinn
Kirk Bast
Leonard West
Sherry Krøeger

THE SOUTHERN METROPOLITAN DISTRICT

Accounts Payable June / July

June / July Accounts Payable paid in July

Bookkeeping:	Balanced Bookkeeping Services June Invoice - 20142535		\$ 302.50
Directors Fees:	Kirk Bast	92.35	
	Robert Colwell	92.35	
	Sherrylyn Kroeger	92.35	
	Edward Quinn	92.35	
	Leo West	92.35	
			461.75
Legal Fees:	Cockrel Ela Glesne Greher & Ruhland June Invoice		280.50
Repairs & Maintenance:	KB Landscape & Maintenance Invoice - Monthly Maint. - Aug - Pd online 07/12/23		1,671.42
	Invoice - #23-0026- Adams bed planting		1,958.34
Utilities:	Denver Water - Service 5/31/23 - 6/28/23, (236k gal) June Invoice - Auto Pay - 07/19/2023		1,536.66
	Xcel Energy		
	8201 S Colo Blvd	16.63	
	3800 E Dry Creek	13.83	
	7899 S Colo Blvd	18.99	
	3310 E Dry Creek	17.23	
	Auto Pay - 07/14/2023		66.68
Meeting Expense:	Wild Basil		tbd
			Total \$ 6,277.85

THE SOUTHERN METROPOLITAN DISTRICT

(a Quasi-Municipal Corporation)

FINANCIAL STATEMENTS

FOR THE MONTH AND YEAR TO DATE ENDED

June 30, 2023

Prepared by

Lisa Tussing

Lisa@balancedbkk.com

303-902-9039

Prepared on

July 18, 2023

THE SOUTHERN METROPOLITAN DISTRICT

Financial Reports for the Month Ending June 30, 2023

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THE SOUTHERN METROPOLITAN DISTRICT

Schedule of Checking & Savings

	6/30/2023		7/19/2023
	Amount		Amount
Checking			
	1,457.35		2,179.50
Savings			
Colotrust 8001	672,333.25	5.225%	719,458.87
Savings Prime			
Colotrust 2287	-	4.924%	-
	<u>\$ 673,790.60</u>		<u>\$ 721,638.37</u>

THE SOUTHERN METROPOLITAN DISTRICT

**Accounts Payable
June / July**

June / July Accounts Payable paid in July

Bookkeeping:	Balanced Bookkeeping Services June Invoice - 20142535		\$ 302.50
Directors Fees:	Kirk Bast	92.35	
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Meeting Expense:	Wild Basil		<u>tbd</u>
			<hr/>
			<hr/>
		Total	<u>\$ 6,277.85</u>

THE SOUTHERN METROPOLITAN DISTRICT

PROPERTY TAX DISTRIBUTIONS			
2023 vs. 2022			
MONTH	2023	Actual 2022	VARIANCE
JANUARY	\$ (4,772.41)	\$ 2,523.31	\$ (7,295.72)
FEBRUARY	72,274.33	74,111.69	(1,837.36)
MARCH	27,636.28	12,836.78	14,799.50
APRIL	26,229.21	47,747.91	(21,518.70)
MAY	20,022.95	14,423.09	5,599.86
JUNE	54,913.94	58,779.26	(3,865.32)
JULY		2,932.17	(2,932.17)
AUGUST		1,835.67	(1,835.67)
SEPTEMBER		1,183.91	(1,183.91)
OCTOBER		1,384.28	(1,384.28)
NOVEMBER		1,230.75	(1,230.75)
DECEMBER		963.44	(963.44)
Sub Total	196,304.30	210,422.04	(14,117.74)
(thru current month)			
YTD Actual To	\$ 196,304.30	\$ 219,952.26	\$ (23,647.96)

PROPERTY TAX DISTRIBUTIONS			
2023 ACTUAL vs. BUDGET VARIANCE			
MONTH	Actual 2023	Budget 2023	VARIANCE
JANUARY	\$ (4,772.41)	\$ 2,522.00	\$ (7,294.41)
FEBRUARY	72,274.33	74,471.00	(2,196.67)
MARCH	27,636.28	15,271.00	12,365.28
APRIL	26,229.21	52,271.00	(26,041.79)
MAY	20,022.95	8,271.00	11,751.95
JUNE	54,913.94	63,271.00	(8,357.06)
JULY		4,871.00	(4,871.00)
AUGUST		2,271.00	(2,271.00)
SEPTEMBER		1,621.00	(1,621.00)
OCTOBER		1,620.00	(1,620.00)
NOVEMBER		1,620.00	(1,620.00)
DECEMBER		1,558.83	(1,558.83)
Sub Total	196,304.30	216,077.00	(19,772.70)
(thru current month)			
YTD Actual To	\$ 196,304.30	\$ 229,638.83	\$ (33,334.53)

THE SOUTHERN METROPOLITAN DISTRICT

2023						
PROPERTY TAX DISTRIBUTIONS						
GENERAL FUND						
Month	Total Received	Curr Tax	<Treas Fee>	Spec Own	Interest	Senior Exmpt State Reimb
*January	\$ (5,325.58)	\$ (5,792.38)	\$ 96.63	\$ 1,019.97	\$ (649.80)	\$ 0.00
February	\$ 71,205.71	\$ 71,241.34	\$ (1,068.62)	\$ 1,032.99	\$ 0.00	\$ 0.00
March	\$ 27,241.18	\$ 26,338.04	\$ (395.10)	\$ 1,296.56	\$ 1.68	\$ 0.00
Qtr 1 Totals	\$ 93,121.31	\$ 91,787.00	\$ (1,367.09)	\$ 3,349.52	\$ (648.12)	\$ 0.00
April	\$ 25,851.39	\$ 17,066.52	\$ (377.82)	\$ 1,305.47	\$ 0.00	\$ 7,857.22
May	\$ 19,748.82	\$ 18,850.41	\$ (282.89)	\$ 1,172.54	\$ 8.76	\$ 0.00
June	\$ 54,118.30	\$ 53,837.35	\$ (807.74)	\$ 1,076.59	\$ 12.10	\$ 0.00
Qtr 2 Totals	\$ 99,718.51	\$ 89,754.28	\$ (1,468.45)	\$ 3,554.60	\$ 20.86	\$ 7,857.22
July	\$ 0.00					\$ 0.00
August	\$ 0.00					\$ 0.00
September	\$ 0.00					\$ 0.00
Qtr 3 Totals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
October	\$ 0.00					\$ 0.00
November	\$ 0.00					\$ 0.00
December	\$ 0.00					\$ 0.00
Qtr 4 Totals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
YTD TOTALS	\$ 192,839.82	\$ 181,541.28	\$ (2,835.54)	\$ 6,904.12	\$ (627.26)	\$ 7,857.22

* January Tax distribution was adjusted due to 2021 tax abatements:

	Tax	Treasury Fees	Interest
2021	-6478.42	96.63	-649.8
2022	686.04		

The Southern Metropolitan District
Statement of Financial Position
As of June 30, 2023

	<u>Jun 30, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
1101 · US Bank Checking (6380)	1,457.35
1103 · ColoTrust Plus (8001)	<u>672,333.25</u>
Total Checking/Savings	673,790.60
Other Current Assets	
1120 · Property Tax Receivable	54,118.30
1130 · Prepaid Expenses	2,859.49
1137 · Prepaid Bricks	<u>6,426.60</u>
Total Other Current Assets	<u>63,404.39</u>
Total Current Assets	<u>737,194.99</u>
TOTAL ASSETS	<u><u>737,194.99</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
1200 · Accounts Payable	<u>2,169.11</u>
Total Accounts Payable	2,169.11
Other Current Liabilities	
1202 · Fed/Soc Sec/Med Payable	<u>76.50</u>
Total Other Current Liabilities	<u>76.50</u>
Total Current Liabilities	<u>2,245.61</u>
Total Liabilities	2,245.61
Equity	
1370 · CY Transfer to Reserve	6,897.85
1372 · Prior Year Fund Balance	565,991.24
Net Income	<u>162,060.29</u>
Total Equity	<u>734,949.38</u>
TOTAL LIABILITIES & EQUITY	<u><u>737,194.99</u></u>

The Southern Metropolitan District
Statement of Activities
For the Month and Year ending June 30, 2023

	<u>Jun 23</u>	<u>Jan - Jun 23</u>
Ordinary Income/Expense		
Income		
1400 · Property Tax Income	53,837.35	181,541.28
1401 · Specific Ownership Income	1,076.59	6,904.12
1402 · Interest Income	2,885.34	14,474.79
1403 · Senior Exempt State Reimb	0.00	7,857.22
Total Income	<u>57,799.28</u>	<u>210,777.41</u>
Gross Profit	57,799.28	210,777.41
Expense		
1505 · Audit & Accounting Expense	302.50	3,593.17
1510 · Directors Fees	0.00	500.00
1515 · Insurance Expense	476.58	2,859.52
1520 · Legal Expenses	280.50	4,086.32
1525 · Meeting Expense	0.00	132.37
1530 · Administrative Expenses	16.95	341.45
1540 · Payroll Tax Expense	0.00	38.25
1545 · Treasurer's Fees	807.74	2,835.54
1550 · Utilities Expense	1,586.11	3,491.73
1600 · Capital Improvements	0.00	1,750.00
1605 · Repairs & Maintenance		
1606 · Accident Damage	0.00	-1,067.50
1608 · Landscaping	5,669.75	22,156.27
1609 · Holiday Decoration	0.00	8,000.00
Total 1605 · Repairs & Maintenance	<u>5,669.75</u>	<u>29,088.77</u>
Total Expense	<u>9,140.13</u>	<u>48,717.12</u>
Net Ordinary Income	<u>48,659.15</u>	<u>162,060.29</u>
Net Income	<u><u>48,659.15</u></u>	<u><u>162,060.29</u></u>

The Southern Metropolitan District
Statement of Activities - Actual vs. Budget
For Year to Date ending June 30, 2023

	Jan - Jun 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
1400 · Property Tax Income	181,541.28	197,700.00	-16,158.72
1401 · Specific Ownership Income	6,904.12	7,500.00	-595.88
1402 · Interest Income	14,474.79	7,004.00	7,470.79
1403 · Senior Exempt State Reimb	7,857.22	8,500.00	-642.78
Total Income	210,777.41	220,704.00	-9,926.59
Gross Profit	210,777.41	220,704.00	-9,926.59
Expense			
1505 · Audit & Accounting Expense	3,593.17	3,600.00	-6.83
1510 · Directors Fees	500.00	1,500.00	-1,000.00
1515 · Insurance Expense	2,859.52	2,626.00	233.52
1520 · Legal Expenses	4,086.32	3,900.00	186.32
1525 · Meeting Expense	132.37	300.00	-167.63
1530 · Administrative Expenses	341.45	300.00	41.45
1540 · Payroll Tax Expense	38.25	114.75	-76.50
1545 · Treasurer's Fees	2,835.54	2,965.50	-129.96
1550 · Utilities Expense	3,491.73	8,400.00	-4,908.27
1600 · Capital Improvements	1,750.00	0.00	1,750.00
1605 · Repairs & Maintenance			
1606 · Accident Damage	-1,067.50	0.00	-1,067.50
1608 · Landscaping	22,156.27	39,516.00	-17,359.73
1609 · Holiday Decoration	8,000.00	8,000.00	0.00
1610 · Solar Power	0.00	10,000.00	-10,000.00
1605 · Repairs & Maintenance - Other	0.00	1,000.00	-1,000.00
Total 1605 · Repairs & Maintenance	29,088.77	58,516.00	-29,427.23
Total Expense	48,717.12	82,222.25	-33,505.13
Net Ordinary Income	162,060.29	138,481.75	23,578.54
Net Income	162,060.29	138,481.75	23,578.54