

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**8390 E. CRESCENT PKWY., STE. 300**  
**GREENWOOD VILLAGE, CO 80111**  
**Phone: 303-779-5710 Fax: 303-779-0348**  
[www.cpvmd.org](http://www.cpvmd.org)

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, December 5, 2023

**TIME:** 9:00 a.m.

**LOCATION:** DaVita Inc.  
2000 16<sup>th</sup> Street  
Denver CO, 80202

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

- 1. To attend via WebEx Videoconference, use the link below:

<https://village.webex.com/join/michael.geiger>

**ACCESS:**

- 2. To attend via telephone, dial 1-415-655-0001 and enter the following additional information:

Passcode: 801164611#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Jason Dorfman	President	May 2027
Michael Geiger	Secretary	May 2025
Derrick Walker	Treasurer	May 2025
Amy Cara	Assistant Secretary	May 2025
Jordan Kind	Assistant Secretary	May 2025

**I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

## **II. CONSENT AGENDA**

- A. Review and consider approval of the Minutes of the November 7, 2023 Regular Meeting (enclosure).
- B. Approve and/or ratify approval of payment of claims (enclosure).
- C. Review and accept October 31, 2023 Unaudited Financial Statements (enclosure).
- D. Review and consider adoption of Resolution Regarding 2024 Annual Administrative Matters (enclosure).

## **III. PROJECT UPDATES**

- A. WSP updates (enclosure).
- B. Update regarding Holiday Lights Installation and approval of possible reimbursements (enclosure).
- C. Save-A-Tree Update.

## **IV. MANAGER ITEMS**

- A. Review and Consider Approval of CliftonLarsonAllen LLP 2024 Management and Payroll Statements of Work (enclosure).
- B. Review and Consider Approval of CliftonLarsonAllen LLP 2024 Accounting Statement of Work (enclosure).
- C. Discuss and Consider Approval of 2024 insurance renewal. Consider adoption of documents needed to obtain or maintain insurance coverage through the Colorado Special Districts Property and Liability Pool and T. Charles Wilson Risk Management and authorize membership in the Special District Association (enclosure).

## **V. FINANCIAL ITEMS**

- A. Conduct Public Hearing to consider amendment of the 2023 Budget. If necessary, consider adoption of Resolution to Amend the 2023 Budget.
- B. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money (enclosure).
- C. Consider approval to renew or close CD current amount of \$529,206.31.
- D. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

- E. Consider appointment of District Accountant to prepare 2025 Budget.
- F. Discuss statutory requirements for 2023 Audit. Review and consider approval of engagement letter with Simmons & Wheeler, P.C. for 2023 Audit services (to be distributed).

**VI. DIRECTOR ITEMS**

**VII. ATTORNEY ITEMS**

**VIII. OTHER BUSINESS**

- A. Discuss alternative January 2024 meeting date.
- B. Holiday Party at Woodie Fisher Kitchen and Bar – December 11<sup>th</sup> @ 5:00 p.m.

**IX. ADJOURNMENT**

**The next regular meeting is scheduled for January \_\_\_\_ 2023 at 9:00 a.m. at DaVita Inc. (2000 16<sup>th</sup> Street, Denver, CO 80202) and via WebEx.  
Holiday Party- December 11, 2023 at 5:00 p.m. at Woodie Fisher Kitchen and Bar (1999 Chestnut Place, Ste. 100, Denver, CO 80202**

## RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT (THE  
“DISTRICT”)  
HELD  
NOVEMBER 7, 2023

A regular meeting of the Board of Directors of the Central Platte Valley Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, November 7, 2023, at 9:00 a.m. at DaVita, Inc., 2000 16th Street, Denver, CO 80202 and via WebEx videoconference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

Jason Dorfman, President  
Derrick Walker, Treasurer  
Michael Geiger, Secretary  
Jordan Kind, Assistant Secretary

Amy Cara, Assistant Secretary was absent and excused.

#### Also, In Attendance Were:

Anna Jones, Shauna D’Amato, Jenna Trujillo and Jason Carroll;  
CliftonLarsonAllen LLP  
Dianne Miller, Esq., Rhonda Bilek and Sonja Steele; Miller & Associates Law  
Offices, P.C.  
Cole Karlik; Allied Universal  
Sabina Valencia Chavez; Downtown Denver Partnership  
Brandon Fries; East West Urban Management

### ADMINISTRATIVE MATTERS

**Call to Order and Agenda:** The meeting was called to order at 9:08 a.m. Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved the agenda, as presented, and excused the absence of Director Cara.

**Disclosures of Potential Conflicts of Interest:** Attorney Miller advised the Board that, pursuant to Colorado law, certain disclosures by the directors may be appropriate prior to taking official action at the meeting and that written disclosures of the interests of all directors were filed with the Secretary of State and the District prior to the meeting. The Directors then reviewed the agenda for the meeting and previous written disclosures stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the meeting.

**Quorum, location of meeting, and posting of meeting notice:** It was noted that a quorum was present allowing the Board to act on all matters to come before them at this meeting. The Board confirmed the location of the meeting and the posting of the meeting notice.

## RECORD OF PROCEEDINGS

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**Public comment:** None.

**CONSENT AGENDA**     **Minutes of the October 3, 2023 Special Meeting and November 1, 2023 Special Budget Workshop Meeting:**

**September 30, 2023 Unaudited Financial Statements and Cash Position Report:**

**Current Claims Totaling \$29,452.92:**

Following review, upon a motion duly made by Director Walker, seconded by Director Geiger and, upon vote, unanimously carried, the Board approved and accepted the Consent Agenda items, as presented.

**PROJECT UPDATES**     **WSP Updates:**

**Millennium Bridge:** Ms. Jones provided an update to the Board regarding the Millennium Bridge.

**Asset Management Plan:** Ms. Jones updated the Board regarding the plan.

**Insurance Property Schedule:** Ms. Jones provided an update stating that Director Kind and Ms. D'Amato did a full physical walk through of the District and noted property changes. Director Kind is compiling a report to present to the Board and after finalized, will provide to CLA for updates. Ms. Jones stated the insurance property schedule will be included in the December meeting packet.

**Holiday Lights Installation and Possible Reimbursement:** Ms. D'Amato provided an update to the Board. Attorney Miller discussed potential reimbursement to the property owners for electricity use; Ms. D'Amato also discussed the current discussions with Xcel, hoping to have their approval to move forward by Thanksgiving. She will coordinate with Two Keys regarding the schedule and plan to move the lights forward as quickly and efficiently as possible. It was also noted for access to the electrical poles and the agreement will be on-going into the future for electrical access, and we are working on a secondary back-up which will be working with building owners to have access to electrical outside outlets.

**Save A Tree PHASE 2 Tree Replacement for 17 trees - \$30,600 and DDP 2024 Tree Health Proposal:** Ms. D'Amato and Ms. Valencia Chavez provided an update to the Board. Discussion ensued regarding their approach, noting that the trees are being addressed in two phases. Following review and discussion, upon a motion duly made by Director Walker, seconded by Director Dorfman and, upon vote, unanimously carried, the Board approved the Save A Tree PHASE 2 Tree Replacement for 17 trees - \$30,600 and DDP 2024 Tree Health Proposal, as presented.

## RECORD OF PROCEEDINGS

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<u>MANAGER ITEMS</u>	<p><b><u>CliftonLarsonAllen LLP 2024 Management Statement of Work:</u></b> This item was deferred. The Board will discuss the CLA 2024 Management Statement of Work at the December Board meeting.</p> <p><b><u>CliftonLarsonAllen LLP 2024 Accounting Statement of Work:</u></b> This item was deferred. The Board will discuss the CLA 2024 Management Statement of Work at the December Board meeting.</p>
<u>FINANCIAL ITEMS</u>	<p><b><u>Budget Workshop:</u></b> Ms. Trujillo and Mr. Carroll discussed the budget workshop with the Board. The Board discussed a temporary mill levy reduction. The CLA Accountants will make the requested change to the 2024 Budget and present for the December meeting.</p>
<u>DIRECTOR ITEMS</u>	None.
<u>ATTORNEY ITEMS</u>	None.
<u>OTHER BUSINESS</u>	None.
<u>ADJOURNMENT</u>	There being no further business to come before the Board at this time, upon a motion duly made by Director Walker, seconded by Director Dorfman and, upon vote, unanimously carried, the Board adjourned the meeting at 10:48 a.m.

Respectfully submitted,

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Secretary for the Meeting

Central Platte Valley Metropolitan District  
 Schedule of November Payables as of November 27, 2023  
 Paid December 5, 2023

Vendor	Invoice #	Date	Approval Status	Payment Status	Open Balance	
CliftonLarsonAllen LLP	3957717	10/31/2023	Approving	Unpaid	\$ 11,092.99	
CliftonLarsonAllen LLP	3962320	10/31/2023	Approving	Unpaid	7,158.52	18,251.51
Colorado Special Districts Property and Liability Pool	24WC-60824-0451	8/14/2023	Approving	Unpaid	450.00	
Colorado Special Districts Property and Liability Pool	24PL-60824-2506	11/1/2023	Approving	Unpaid	63,981.00	64,431.00
Miller and Associates Law Offices	877	10/31/2023	Approving	Unpaid	7,256.00	7,256.00
WSP USA	1359499	9/29/2023	Approving	Unpaid	20,409.50	20,409.50
Grand Total					<u>\$ 110,348.01</u>	<u>\$ 110,348.01</u>

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

**CENTRAL PLATTE VALLEY METRO DISTRICT**  
**FINANCIAL STATEMENTS**  
**OCTOBER 31, 2023**



**Central Platte Valley Metro District  
Balance Sheet - Governmental Funds  
October 31, 2023**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
<b>Assets</b>				
Checking Account	\$ 14,525.81	\$ -	\$ -	\$ 14,525.81
Certificates of Deposit	-	-	1,060,182.67	1,060,182.67
CSAFE	4,283,615.91	8,615.76	1,662,560.97	5,954,792.64
Colotrust	25,001.00	-	-	25,001.00
Colotrust - Plus	-	-	386,579.88	386,579.88
2022A Loan Revenue Fund	-	5,102,103.50	-	5,102,103.50
2022B Loan Revenue Fund	-	795,522.37	-	795,522.37
Accrued Interest Receivable	-	-	31,536.63	31,536.63
Receivable from County Treasurer	45,959.57	8,035.64	-	53,995.21
Prepaid Insurance	450.00	-	-	450.00
<b>Total Assets</b>	<u>\$ 4,369,552.29</u>	<u>\$ 5,914,277.27</u>	<u>\$ 3,140,860.15</u>	<u>\$ 13,424,689.71</u>
<b>Liabilities</b>				
Accounts Payable	\$ 58,610.43	\$ -	\$ 20,409.50	\$ 79,019.93
Due to Town Center	-	-	-	-
Due to Other Districts	319,550.00	-	-	319,550.00
<b>Total Liabilities</b>	<u>378,160.43</u>	<u>-</u>	<u>20,409.50</u>	<u>398,569.93</u>
<b>Fund Balances</b>	<u>3,991,391.86</u>	<u>5,914,277.27</u>	<u>3,120,450.65</u>	<u>13,026,119.78</u>
<b>Liabilities and Fund Balances</b>	<u>\$ 4,369,552.29</u>	<u>\$ 5,914,277.27</u>	<u>\$ 3,140,860.15</u>	<u>\$ 13,424,689.71</u>

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**Central Platte Valley Metro District**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending October 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 919,994.00	\$ 890,462.54	\$ 29,531.46
Specific ownership taxes	419,630.00	346,529.86	73,100.14
Interest income	60,000.00	170,237.09	(110,237.09)
TIF revenue	2,373,757.00	2,367,422.66	6,334.34
Total Revenue	<u>3,773,381.00</u>	<u>3,774,652.15</u>	<u>(1,271.15)</u>
Expenditures			
Accounting	65,000.00	70,961.65	(5,961.65)
Auditing	7,000.00	7,000.00	-
County Treasurer's fee	9,200.00	8,903.68	296.32
Directors' fees	6,000.00	3,800.00	2,200.00
Dues and membership	4,500.00	4,237.50	262.50
Insurance	55,000.00	58,027.40	(3,027.40)
District management	75,000.00	116,383.50	(41,383.50)
Legal	55,000.00	50,095.50	4,904.50
Miscellaneous	1,000.00	347.00	653.00
Payroll taxes	459.00	45.90	413.10
Election	5,000.00	4,832.30	167.70
Website	2,500.00	-	2,500.00
Engineering	10,000.00	-	10,000.00
Contingency	14,341.00	-	14,341.00
Transfers to other districts	3,180,000.00	1,987,353.50	1,192,646.50
Total Expenditures	<u>3,490,000.00</u>	<u>2,311,987.93</u>	<u>1,178,012.07</u>
Other Financing Sources (Uses)			
Transfers to other fund	(1,000,000.00)	-	(1,000,000.00)
Total Other Financing Sources (Uses)	<u>(1,000,000.00)</u>	<u>-</u>	<u>(1,000,000.00)</u>
Net Change in Fund Balances	(716,619.00)	1,462,664.22	(2,179,283.22)
Fund Balance - Beginning	2,448,743.00	2,528,727.64	(79,984.64)
Fund Balance - Ending	<u>\$ 1,732,124.00</u>	<u>\$ 3,991,391.86</u>	<u>\$ (2,259,267.86)</u>

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## **SUPPLEMENTARY INFORMATION**

**Central Platte Valley Metro District**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending October 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 1,933,893.00	\$ 1,893,601.22	\$ 40,291.78
Interest income	50,000.00	40,993.65	9,006.35
TIF revenue	3,165,009.00	3,156,563.21	8,445.79
Total Revenue	<u>5,148,902.00</u>	<u>5,091,158.08</u>	<u>57,743.92</u>
Expenditures			
County Treasurer's fee	19,340.00	18,938.01	401.99
Miscellaneous	5,000.00	534.63	4,465.37
Loan Interest - 2022A	1,696,494.00	887,658.74	808,835.26
Loan Interest - 2022B	756,055.00	395,632.50	360,422.50
Loan Principal - 2022A	1,310,000.00	-	1,310,000.00
Loan Principal - 2022B	375,000.00	-	375,000.00
Contingency	3,111.00	-	3,111.00
Total Expenditures	<u>4,165,000.00</u>	<u>1,302,763.88</u>	<u>2,862,236.12</u>
Net Change in Fund Balances	983,902.00	3,788,394.20	(2,804,492.20)
Fund Balance - Beginning	2,106,622.00	2,125,883.07	(19,261.07)
Fund Balance - Ending	<u>\$ 3,090,524.00</u>	<u>\$ 5,914,277.27</u>	<u>\$ (2,823,753.27)</u>

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**Central Platte Valley Metro District**  
**Capital Projects Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending October 31, 2023**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest income	\$ 64,000.00	\$ 124,074.75	\$ (60,074.75)
Total Revenue	<u>64,000.00</u>	<u>124,074.75</u>	<u>(60,074.75)</u>
Expenditures			
Engineering	50,000.00	43,555.50	6,444.50
Holiday Lighting	250,000.00	-	250,000.00
17th Street Garden Fencing	120,000.00	3,500.00	116,500.00
Elevators	175,000.00	109,082.99	65,917.01
18th Street Bridge Flooring	20,000.00	-	20,000.00
Contingency	15,000.00	-	15,000.00
Transfers to other districts	350,000.00	-	350,000.00
Total Expenditures	<u>980,000.00</u>	<u>156,138.49</u>	<u>823,861.51</u>
Other Financing Sources (Uses)			
Transfers from other funds	1,000,000.00	-	1,000,000.00
Total Other Financing Sources (Uses)	<u>1,000,000.00</u>	<u>-</u>	<u>1,000,000.00</u>
Net Change in Fund Balances	84,000.00	(32,063.74)	116,063.74
Fund Balance - Beginning	3,210,287.00	3,152,514.39	57,772.61
Fund Balance - Ending	<u>\$ 3,294,287.00</u>	<u>\$ 3,120,450.65</u>	<u>\$ 173,836.35</u>

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

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**Schedule of Cash Deposits & Investments**  
**October 31, 2023**  
Updated as of November 27, 2023

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total</u>
<b><u>OPERATING CASH</u></b>				
<b><u>US Bank - Checking Account</u></b>				
Balance as of 10/31/23	\$ 14,525.81	\$ -	\$ -	\$ 14,525.81
Subsequent activities:				
11/10/23 Transfer from CSAFE	30,000.00	-	-	30,000.00
11/13/23 Bill.com payables	(29,452.92)	-	-	(29,452.92)
Anticipated vouchers payable	(89,938.51)	-	(20,409.50)	(110,348.01)
Anticipated transfer from CSAFE	89,590.50	-	20,409.50	110,000.00
Anticipated Balance	<u>14,724.88</u>	<u>-</u>	<u>-</u>	<u>14,724.88</u>
<b><u>INVESTMENTS</u></b>				
<b><u>Colostrust Plus</u></b>				
Balance as of 10/31/23	-	-	386,579.88	386,579.88
Subsequent activities:				
Anticipated Balance	<u>-</u>	<u>-</u>	<u>386,579.88</u>	<u>386,579.88</u>
<b><u>Colostrust Prime</u></b>				
Balance as of 10/31/23	25,001.00	-	-	25,001.00
Subsequent activities:				
Anticipated Balance	<u>25,001.00</u>	<u>-</u>	<u>-</u>	<u>25,001.00</u>
<b><u>CSAFE</u></b>				
Balance as of 10/31/23	4,283,615.91	8,615.76	1,662,560.97	5,954,792.64
Subsequent activities:				
11/10/23 Transfer to checking	(30,000.00)	-	-	(30,000.00)
11/10/23 Transfer to CPVCMD	(200,000.00)	-	-	(200,000.00)
11/15/23 Property Tax Receipt	45,959.57	8,035.64	-	53,995.21
Anticipated transfer to Checking	(89,590.50)	-	(20,409.50)	(110,000.00)
Anticipated transfer to CPVCMD	(153,000.00)	-	-	(153,000.00)
Anticipated pledged revenue transfer	-	(16,651.40)	-	(16,651.40)
Anticipated Balance	<u>3,856,984.98</u>	<u>-</u>	<u>1,642,151.47</u>	<u>5,499,136.45</u>
<b><u>First Western Trust Bank</u></b>				
Balance as of 10/31/23	-	-	1,060,128.59	1,060,128.59
Subsequent activities: none				
Anticipated Balance	<u>-</u>	<u>-</u>	<u>1,060,128.59</u>	<u>1,060,128.59</u>
Anticipated Balances	<u>\$ 3,896,710.86</u>	<u>\$ -</u>	<u>\$ 3,088,859.94</u>	<u>\$ 6,985,570.80</u>
<b><u>FUNDS HELD BY MIDWEST ONE BANK:</u></b>				
	<b><u>2022A</u></b>	<b><u>2022B</u></b>	<b><u>Total</u></b>	
<b><u>2022 Loan Revenue Fund</u></b>				
Balance as of 10/31/23	\$ 5,102,103.50	\$ 795,522.70	\$ 5,897,626.20	
Anticipated pledged revenue transfer	11,156.44	5,494.96	16,651.40	
12/01/23 - Anticipated DS Payment - Principal	(1,310,000.00)	(375,000.00)	(1,685,000.00)	
12/01/23 - Anticipated DS Payment - Interest	(808,835.46)	(360,422.07)	(1,169,257.53)	
Anticipated Balance	<u>2,994,424.48</u>	<u>65,595.59</u>	<u>3,060,020.07</u>	

CSAFE - Yield 5.46%

Colostrust Plus- Yield 5.5294%

Colostrust Prime - Yield 5.1894%

First Western Trust Bank - CD's (\$200,000 original purchase) - Yield 0.70%

First Western Trust Bank - CD's (\$500,000 original purchase) - Yield 3.99%

First Western Trust Bank - CD's (\$300,000 original purchase) - Yield 0.20%

MidWest One Bank - Yield 0.50%

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
Property Tax Reconciliation Schedule  
2023

	Property Taxes	Net Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	TIF Taxes	Prop tax (due to) paid to County for pymt of rebates	Net Amount Received	% of Total Property Taxes Received		Prior Year		
									Monthly	Y-T-D	Total Cash Received	% of Total Property Taxes Received	
												Monthly	Y-T-D
January	\$ 13,429.92	\$ 1,268.86	\$ 13,257.23	\$ 3.55	\$ (147.01)	\$ 1,372.99	\$ 1,612.30	\$ 27,573.24	0.52%	0.52%	\$51,617.38	0.38%	0.38%
February	1,255,244.14	-	13,966.54	-	(12,552.46)	2,406,254.79	217,740.10	3,445,172.91	43.98%	44.50%	3,408,521.11	42.06%	42.45%
March	149,690.67	(34,163.13)	53,762.26	17.04	(1,155.45)	709,560.07	-	877,711.46	4.05%	48.55%	181,911.29	2.64%	45.08%
April	242,649.97	-	38,564.09	(315.16)	(2,423.37)	232,561.13	-	511,036.66	8.50%	57.05%	1,210,753.91	11.85%	56.93%
May	106,937.60	-	39,936.44	45.76	(1,069.83)	189,117.76	-	334,967.73	3.75%	60.80%	906,730.67	6.23%	63.16%
June	1,042,673.07	-	34,788.66	149.96	(10,428.20)	1,971,542.86	-	3,038,726.35	36.54%	97.33%	2,679,414.35	36.70%	99.86%
July	1,924.17	(557.05)	35,310.88	(11.87)	(13.54)	(3,446.97)	(4,043.58)	37,249.20	0.05%	97.38%	43,895.95	0.25%	100.10%
August	1,719.48	-	41,357.12	48.49	(17.69)	-	-	43,107.40	0.06%	97.44%	46,067.51	0.10%	100.21%
September	2.52	-	37,947.50	0.12	(0.03)	-	-	37,950.11	0.00%	97.44%	37,827.98	-0.39%	99.81%
October	3,243.54	-	37,639.14	166.96	(34.11)	17,023.26	4,043.58	53,995.21	0.11%	97.55%	34,712.18	-0.49%	99.32%
November	-	-	-	-	-	-	-	-	0.00%	97.55%	32,628.32	-0.09%	99.24%
December	-	-	-	-	-	-	-	-	0.00%	97.55%	26,819.40	0.00%	99.24%
<b>Total</b>	<b>\$ 2,817,515.08</b>	<b>\$ (33,451.32)</b>	<b>\$ 346,529.86</b>	<b>\$ 104.85</b>	<b>\$ (27,841.69)</b>	<b>\$ 5,523,985.87</b>	<b>\$ -</b>	<b>\$ 8,407,490.25</b>	<b>97.55%</b>	<b>97.55%</b>	<b>\$ 8,660,900.04</b>	<b>99.24%</b>	<b>99.24%</b>

Property Tax	Taxes		Property Tax Collected	% Collected to Amt. Levied
	Levied	% of Levied		
GENERAL FUND	\$ 919,994	42.86%	\$ 890,462.54	96.79%
DEBT SERVICE	\$ 1,226,659	57.14%	1,187,283.70	96.79%
<b>DEBT SERVICE (debt only)</b>	<b>\$ 707,234</b>	<b>100.00%</b>	<b>706,317.52</b>	<b>99.87%</b>
	<b>\$ 2,853,887</b>		<b>\$ 2,784,063.76</b>	<b>97.55%</b>

Specific Ownership Tax	Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amt. Levied
GENERAL FUND	\$ 419,630	100.00%	\$ 346,529.86	82.58%
	<b>\$ 419,630</b>	<b>100.00%</b>	<b>\$ 346,529.86</b>	<b>82.58%</b>

Treasurer's Fees	Taxes Levied	% of Levied	Property Tax Collected	% Collected to Amt. Levied
GENERAL FUND	\$ 9,200	42.86%	\$ 8,903.68	96.78%
DEBT SERVICE	\$ 11,604	57.14%	11,871.58	102.31%
<b>DEBT SERVICE (debt only)</b>	<b>\$ 7,736</b>	<b>100.00%</b>	<b>7,066.43</b>	<b>91.34%</b>
	<b>\$ 28,540</b>		<b>\$ 27,841.69</b>	<b>97.55%</b>

TIF Tax	Taxes Budgeted		TIF Tax Collected	% Collected to Amt. Budgeted
	Taxes Budgeted	% of Budgeted		
GENERAL FUND	\$ 2,373,757	42.86%	\$ 2,367,422.66	99.73%
DEBT SERVICE	\$ 3,165,009	57.14%	3,156,563.21	99.73%
	<b>\$ 5,538,766</b>	<b>100.00%</b>	<b>\$ 5,523,985.87</b>	<b>99.73%</b>

Net Property Taxes	GENERAL FUND	DEBT SERVICE
486247.21	\$ 890,462.54	1,893,601.22
899223.25		\$ 2,784,063.76
		<b>\$ 2,784,063.76</b>

Tax rebates due to Denver County	As of 1/1/2023	Amounts paid in 2023	Total due as of 1/31/23
	\$ 219,352.40	(219,352.40)	\$ -

2023	
AV - Operating District	\$ 102,221,602
TIF Increment	266,414,908
	<b>\$ 368,636,510</b>
Operations Mill Levy	9.000
DS Mill Levy	12.000
	<b>21.000</b>
AV - Excluded Area	\$ 88,404,250
DS Mill Levy	8.000

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.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**SCHEDULE OF FIXED ASSETS**  
**October 31, 2023**

<u>By Classification</u>	<u>Balance at December 31, 2022</u>	<u>Additions</u>	<u>Transfers and Retirements</u>	<u>Balance at October 31, 2023</u>
Capital assets not being depreciated				
Landscape improvements	\$ 155,181	\$ -	\$ -	\$ 155,181
Construction in process	62,940	-	-	62,940
Total capital assets, not being depreciated	<u>218,121</u>	<u>-</u>	<u>-</u>	<u>218,121</u>
Capital assets being depreciated				
Millennium Bridge	12,406,276	43,555	-	12,449,831
Union Gateway Bridge	5,083,354	-	-	5,083,354
Security cameras	76,644	-	-	76,644
Fountain/plaza	300,000	-	-	300,000
Pedestrian lights	474,586	-	-	474,586
Transformer housing	16,000	-	-	16,000
Irrigation system	105,061	-	-	105,061
Granite/crescent walls	1,835,440	-	-	1,835,440
17th Street Garden lighting	35,947	3,500	-	39,447
Sidewalks/back of curb landscaping	1,001,323	-	-	1,001,323
Back-of-curb infrastructure/fixtures	185,386	-	-	185,386
Elevators	-	109,083	-	109,083
Total capital assets being depreciated	<u>21,520,017</u>	<u>156,138</u>	<u>-</u>	<u>21,676,155</u>
<b>Total capital assets</b>	<u>\$ 21,738,138</u>	<u>\$ 156,138</u>	<u>\$ -</u>	<u>\$ 21,894,276</u>

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



**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was formed on June 2, 1998, with its formation election held on May 5, 1998. The election approved an increase in taxes of \$660,000 annually for general operations and maintenance; general obligation indebtedness of \$41,920,000 for streets, \$1,830,000 for safety controls, \$11,100,000 for water facilities, \$500,000 for sewer facilities, \$1,400,000 for parks, and \$250,000 for general operating costs, special obligation revenue bonds payable solely from appropriations and payments from the City and County of Denver of \$9,225,000 for streets, \$225,000 for safety controls, and \$2,550,000 for parks, and provided that the District could retain revenue in excess of fiscal year spending. In subsequent elections held in 2000, 2004, and 2005 District electors renewed the District's debt authorization for a total cumulative amount of \$197,000,000.

In accordance with its Service Plan, the District was formed to provide for the design, construction, installation, financing, and acquisition of certain street, safety protection, water, sanitation, and park and recreation improvements in its service area in Denver County.

The District issued bonds/debt in 1998, 1999, 2001, 2005, 2006, 2009, 2013 and 2014 for capital outlay, operations, and refunding. The District and the City have negotiated an Infrastructure and Open Space Agreement, which was amended in 2001 and 2010 to provide for the sharing of costs for certain infrastructure.

Subsequent to the issuance of the Series 2001 bonds, approximately 40% of the land area within the District was excluded for operating purposes. This excluded property remains responsible for payment of the debt service on the debt outstanding at the date of exclusion.

On February 19, 2013, an order and decree was filed and granted in the District Court of Denver County organizing the Central Platte Valley Coordination Metropolitan District (Coordination District). The Coordination District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's and the Coordination District's physical boundaries.

The Coordination District is entity responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. The Coordination District intends to enter into such necessary and appropriate agreements with the District and other governmental and non-governmental entities to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

The Coordination District shall be dependent upon the District and other governmental entities and third parties for the generation and advancement of funds. The Coordination District shall have no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the Coordination District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority (such as the District) to transfer revenues to the Coordination District, which would then use the funds to the benefit of the entire development.

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

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided – (continued)**

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

The calculation of the taxes levied is displayed on page 3 of the budget at the adopted mill levy of 21.000 mills for the Operating District and 8.000 mills for the excluded property.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.00% of the property taxes and TIF taxes collected.

**TIF Taxes**

During 2008, the Denver Downtown Development Authority (DDA) was created to help finance the Denver Union Station Project. The Denver Union Station Project is adjacent to the District, and a portion of the District is included within the boundaries of the DDA. The DDA has the statutory authority to use Tax Increment Financing (TIF) for 30 years, or until 2039.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

Tax Increment Financing allows the DDA to collect property taxes on the assessed value of real property within the District that is greater than a base amount established for the District, which base amount is the assessed value as of the date of the formation of the DDA in 2009. The District and the DDA have entered into an intergovernmental agreement whereby the DDA will not retain any of the District's TIF increment collected from the increase in AV above the base amount but will return all collected amounts to the District within 30 days of receipt. It is estimated that in 2023 the District will receive approximately \$6,669,276 under this agreement, as the DDA has waived any interest in these TIF taxes.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based upon an average interest rate of approximately 1.5%.

**Expenditures**

**Administrative and Operational Expenditures**

On October 8, 2013, the District entered into an intergovernmental agreement with Central Platte Valley Coordination Metropolitan District. Per this Agreement the District will transfer \$3,150,000 to the Coordination District, to be used to cover general government, operation and maintenance expenditure, as well as the security and maintenance of areas within the District and the excluded area, including the Union Gateway Bridge, 17<sup>th</sup> Street Gardens, and the Millennium Bridge, fountain, and elevators, per the IGA's mentioned above.

Administrative expenditures budgeted for the District include the services necessary to maintain the District's administrative viability such as accounting and audit, insurance, legal, management, and other expenses directly attributable to the District.

**Debt Service**

Interest and principal payments are provided based upon the debt amortization schedules for the 2022A and 2022B Loans as detailed on pages 5, 10 and 11 of the Budget (discussed under Debt and Leases).

**Capital Outlay**

The 2023 anticipated expenditures are detailed on page 6 of the budget. \$350,000 will be transferred to the Coordination District to fund administrative capital expenses.

**Contingency**

The District has provided for the possibility of additional expenditures for improvements or other contingencies.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**\$36,965,000 General Obligation Refunding Loan Series 2022A (2022A Loan), dated June 15, 2022**, with a taxable interest rate of 4.95% converting to non-taxable interest rate of 4.03% on September 5, 2023, payable on June 1 and December 1. Principal payments are due on December 1, beginning December 1, 2022. Proceeds of the 2022A Loan were used to defease (debt legally satisfied) the District's outstanding Series 2013A Bonds (2013 Bonds) and pay the costs in connection with the issuance of the 2022A Loan. The 2013 Bonds are not considered a liability of the District since sufficient funds in the amount of \$39,311,274 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the 2013 Bonds until the call date, at which point the 2013 Bonds will be repaid in their entirety from the remaining funds in the escrow account. The 2013 Bonds will be redeemed on September 5, 2023.

**\$15,840,000 General Obligation Refunding Loan Series 2022B (2022B Loan), dated June 15, 2022**, with a taxable interest rate of 5.10% converting to a non-taxable interest rate of 4.15% on September 5, 2023, payable on June 1 and December 1. Principal payments are due on December 1, beginning December 1, 2022. Proceeds of the 2022B Loan were used to defease (debt legally satisfied) the District' outstanding Series 2014B Bonds (2014 Bonds) and pay costs in connection with the issuance of the 2022B Bonds. The 2014 Bonds are not considered a liability of the District since sufficient funds in the amount of \$20,268,583 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the 2014 Bonds until the call date, at which point the 2014 Bonds will be repaid in their entirety from the remaining funds in the escrow account. The 2014 Bonds will be redeemed on September 5, 2023.

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2023, as defined under TABOR.

**Reserve for Future Rebates**

The District has set aside funds for the possibility of property tax rebates/refunds in connection with property valuation protests that had not been adjudicated as of the date of mill levy certification for 2023.

**Reserve for Capital Replacement**

The District has established a reserve for the replacement/enhancement of major structures within the District, including the Millennium Bridge and the Union Gateway Bridge. In 2018, the District commissioned a reserve study for the planned maintenance and repairs of the District's bridges, elevators, landscaping and back of curb improvements through the next 30 years.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

	<b>\$36,965,000</b>		<b>\$15,840,000</b>		<b>Total All Bonds</b>
	<b>Series 2022A General Obligation Refunding Loan 4.95% Taxable Converting to 4.03% Non-Taxable on 9/05/23 Dated June 15, 2022 Interest Payable June 1 and December 1 Principal Due December 1</b>		<b>Series 2022B General Obligation Refunding Loan 5.10% Taxable Converting to 4.15% Non-Taxable on 9/05/23 Dated June 15, 2022 Interest Payable June 1 and December 1 Principal Due December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	
2023	\$ 1,310,000	\$ 1,696,494	\$ 375,000	\$ 756,055	\$ 4,137,549
2024	1,625,000	1,392,566	500,000	628,310	4,145,876
2025	1,710,000	1,327,079	520,000	607,560	4,164,639
2026	1,800,000	1,258,166	540,000	585,980	4,184,146
2027	1,895,000	1,185,626	570,000	563,570	4,214,196
2028	2,035,000	1,109,258	590,000	539,915	4,274,173
2029	2,120,000	1,027,247	615,000	515,430	4,277,677
2030	2,205,000	941,811	640,000	489,907	4,276,718
2031	2,295,000	852,949	665,000	463,348	4,276,297
2032	2,385,000	760,461	695,000	435,750	4,276,211
2033	2,485,000	664,346	720,000	406,907	4,276,253
2034	2,585,000	564,200	750,000	377,028	4,276,228
2035	2,685,000	460,024	780,000	345,902	4,270,926
2036	2,795,000	351,819	815,000	313,533	4,275,352
2037	2,910,000	239,181	850,000	279,710	4,278,891
2038	3,025,000	121,908	885,000	244,435	4,276,343
2039	-	-	920,000	207,707	1,127,707
2040	-	-	960,000	169,528	1,129,528
2041	-	-	1,000,000	129,687	1,129,687
2042	-	-	1,040,000	88,188	1,128,188
2043	-	-	1,085,000	45,027	1,130,027
	<u>\$ 35,865,000</u>	<u>\$ 13,953,135</u>	<u>\$ 15,515,000</u>	<u>\$ 8,193,477</u>	<u>\$ 73,526,612</u>

**CENTRAL PLATTE VALLEY METROPOLITAN  
DISTRICT METROPOLITAN DISTRICT**

**ANNUAL ADMINISTRATIVE RESOLUTION  
(Effective January 1, 2024)**

WHEREAS, the District Central Platte Valley Metropolitan District was organized as a special District pursuant to an Order of the District Court for the City and County of Denver, Colorado (the “City and County” or “County”) and is located entirely within the boundaries of the City and County of Denver; and

WHEREAS, the Board of Directors of the District (the “Board”) has a duty to perform certain obligations to assure the efficient operation of the District; and

WHEREAS, §§ 32-1-101, *et seq.*, C.R.S., requires every District to publish certain legal notices in a newspaper of general circulation in the District; and

WHEREAS, the Directors of a District may receive compensation for their services subject to the limitations imposed by §§ 32-1-902(3)(a)(I) & (II), C.R.S.; and

WHEREAS, pursuant to § 32-1-902(1), C.R.S., every Board shall elect officers of the District; and

WHEREAS, § 24-6-402(2)(c), C.R.S., specifies the duty of every Board to designate a posting place for notices of meetings (which posting place may be website, social media account, or other official online presence of the District), and requires that notice of such meetings be posted at least twenty-four (24) hours prior to said meeting; and

WHEREAS, § 32-1-903, C.R.S., requires that each Board shall meet regularly at a time and in a place to be designated by that Board and requires that notice of such meetings be posted in accordance with § 24-6-402(2).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT AS FOLLOWS:

1. The Board designates The Denver Post as the newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District and directs that all legal notices shall be published therein in accordance with applicable statutes.
2. The Board determines that Directors shall not receive compensation for services as Directors, in accordance with §§ 32-1-902(3)(a)(I) & (II), C.R.S.
3. The Board hereby elects the following officers for the District:

President:	Jason Dorfman
Secretary:	Michael Geiger
Treasurer:	Derrick Walker
Assistant Secretary:	Amy Cara

Assistant Secretary: Jordan Kind

- 4. The Board designates its website, <https://www.cpvmd.org/>, as the posting place for notices of meetings pursuant to § 24-6- 402(2)(c)(III), C.R.S. In the event the notice cannot be posted due to an emergency or exigent circumstances, the Board designates the following physical location for posting of meeting notices:

15<sup>th</sup> Street between Consolidated Main Line and Little Raven Street Right-of-Way

- 5. The Board determines to hold regular meetings on the first Tuesday of every month at 9:00 a.m. by video conference or telephone conference, the notice of which shall include the method or procedure, including the conference number, link, passcode, or other necessary information to allow members of the public to attend.

Whereupon the motion approved by Director \_\_\_\_\_ and was seconded by Director \_\_\_\_\_, and upon vote, carried unanimously.

ADOPTED AND APPROVED ON DECEMBER 5, 2023, to become effective as of January 1, 2024.

CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT

\_\_\_\_\_  
Jason Dorfman, President

ATTEST:

\_\_\_\_\_  
Michael Geiger, Secretary

**From:** [Jones, Anna](#)  
**To:** [Tryba, John](#)  
**Cc:** [Guenther, John B.](#); [Anthony, Isaac L.](#); [Brandenburger, Sandy](#); [Alles, Rachel](#)  
**Subject:** RE: [External] Upcoming board meeting  
**Date:** Monday, November 27, 2023 9:25:30 AM  
**Attachments:** [image001.png](#)

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Good Morning John – This is exactly what I was hoping for.  
 Really appreciate the update.  
 We will include in the meeting packet.  
 Thank You!  
 Anna



**Anna Jones (she/her/hers)**

Public Manager  
 State and Local Government  
 CLA (CliftonLarsonAllen LLP)

**Direct 303-793-1478**

[anna.jones@claconnect.com](mailto:anna.jones@claconnect.com)

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**From:** Tryba, John <John.Tryba@wsp.com>  
**Sent:** Monday, November 27, 2023 9:18 AM  
**To:** Jones, Anna <Anna.Jones@claconnect.com>  
**Cc:** Guenther, John B. <John.Guenther@wsp.com>; Anthony, Isaac L. <Isaac.Anthony@wsp.com>  
**Subject:** RE: [External] Upcoming board meeting

**Think Security – This email originated from an external source. Be cautious with any links or attachments.**

Good morning Anna. I hope that you enjoyed your long holiday weekend.

Per our conversation – no one from WSP will be on today's call or attend the upcoming Board meeting.

Here's the quick update you requested for today's agenda call...

**\*Millennium Bridge:**

WSP and it's sub-consultant, Triunity, have engaged RTD with discussions around two primary issues:

1. Scheduling a shutdown of the line beneath the Millennium Bridge for 2<sup>nd</sup> or 3<sup>rd</sup> quarter 2024
2. Determining the how to handle the removal and replacement of RTD's arc-arresting panels attached to the bottom of the bridge.



As of this date we do not have any agreement with RTD on scheduling the required shutdown, estimated to require a minimum of ten working days.

We have another meeting with RTD this Wednesday to discuss these issues and to receive comments back from RTD on their review of our 60% drawings.

The project bid documents (drawings, and specs) are approaching 90% completion.

**\*Gateway Bridge:**

WSP has contracted with Collins Engineering to perform an inspection of the Gateway Bridge and expect to have a report for the board in mid-to-late January 2024.

**\*Asset Management Program:**

WSP is pursuing a scaled and cost effective approach to delivering an asset management program for the District that will meet the District's needs and fit within the budget. We expect to have a couple of options to present for consideration in late January 2024.

We appreciate the opportunity to work with you on these projects.

Let me know if you have any questions.



**John Tryba**

Local Business Leader for  
Project Management/Project Delivery  
US Mining Process & Infrastructure  
[john.tryba@wsp.com](mailto:john.tryba@wsp.com)

Direct (303) 728-1918  
Mobile (303) 921-7881

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**From:** Jones, Anna <[Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)>

**Sent:** Tuesday, November 21, 2023 12:59 PM

**To:** Tryba, John <[John.Tryba@wsp.com](mailto:John.Tryba@wsp.com)>

**Subject:** RE: [External] Upcoming board meeting

OK sounds good.

If you can send me a memo (very brief) outlining asset mgt and bridge updates with bullets that would be perfect.

Let me know if that works. Thanks!

Have a great Thanksgiving.



**Anna Jones**

Public Manager  
State and Local Government  
CLA (CliftonLarsonAllen LLP)

**Direct 303-793-1478**

[Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)

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**From:** Tryba, John <[John.Tryba@wsp.com](mailto:John.Tryba@wsp.com)>  
**Sent:** Tuesday, November 21, 2023 12:56 PM  
**To:** Jones, Anna <[Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)>  
**Subject:** RE: [External] Upcoming board meeting

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Nothing significant, just want the board to know that we're working on all of the various projects and moving them all forward...



**John Tryba**

Local Business Leader for  
 Project Management/Project Delivery  
 US Mining Process & Infrastructure  
[john.tryba@wsp.com](mailto:john.tryba@wsp.com)

Direct (303) 728-1918  
 Mobile (303) 921-7881

---

**From:** Jones, Anna <[Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)>  
**Sent:** Tuesday, November 21, 2023 12:42 PM  
**To:** Tryba, John <[John.Tryba@wsp.com](mailto:John.Tryba@wsp.com)>  
**Subject:** RE: [External] Upcoming board meeting

What do you think?  
 Anything new to report re bridge progress or asset mgt?



**Anna Jones**

Public Manager  
 State and Local Government  
 CLA (CliftonLarsonAllen LLP)

**Direct 303-793-1478**

[Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)

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**From:** Tryba, John <[John.Tryba@wsp.com](mailto:John.Tryba@wsp.com)>  
**Sent:** Tuesday, November 21, 2023 9:41 AM  
**To:** Jones, Anna <[Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)>  
**Subject:** [External] Upcoming board meeting

**Think Security – This email originated from an external source. Be cautious with any links or attachments.**

Good morning Anna.

Would you like for me to attend the December board meeting ?

John Tryba  
(303)921-7881  
[john.tryba@wsp.com](mailto:john.tryba@wsp.com)

---

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**CliftonLarsonAllen LLP**

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# Central Platte Valley Metropolitan District

To: CPVMD & CPVCMD Board of Directors  
From: CPV Management Team  
Date: December 1, 2023  
Re: CPVMD Holiday Lighting Project

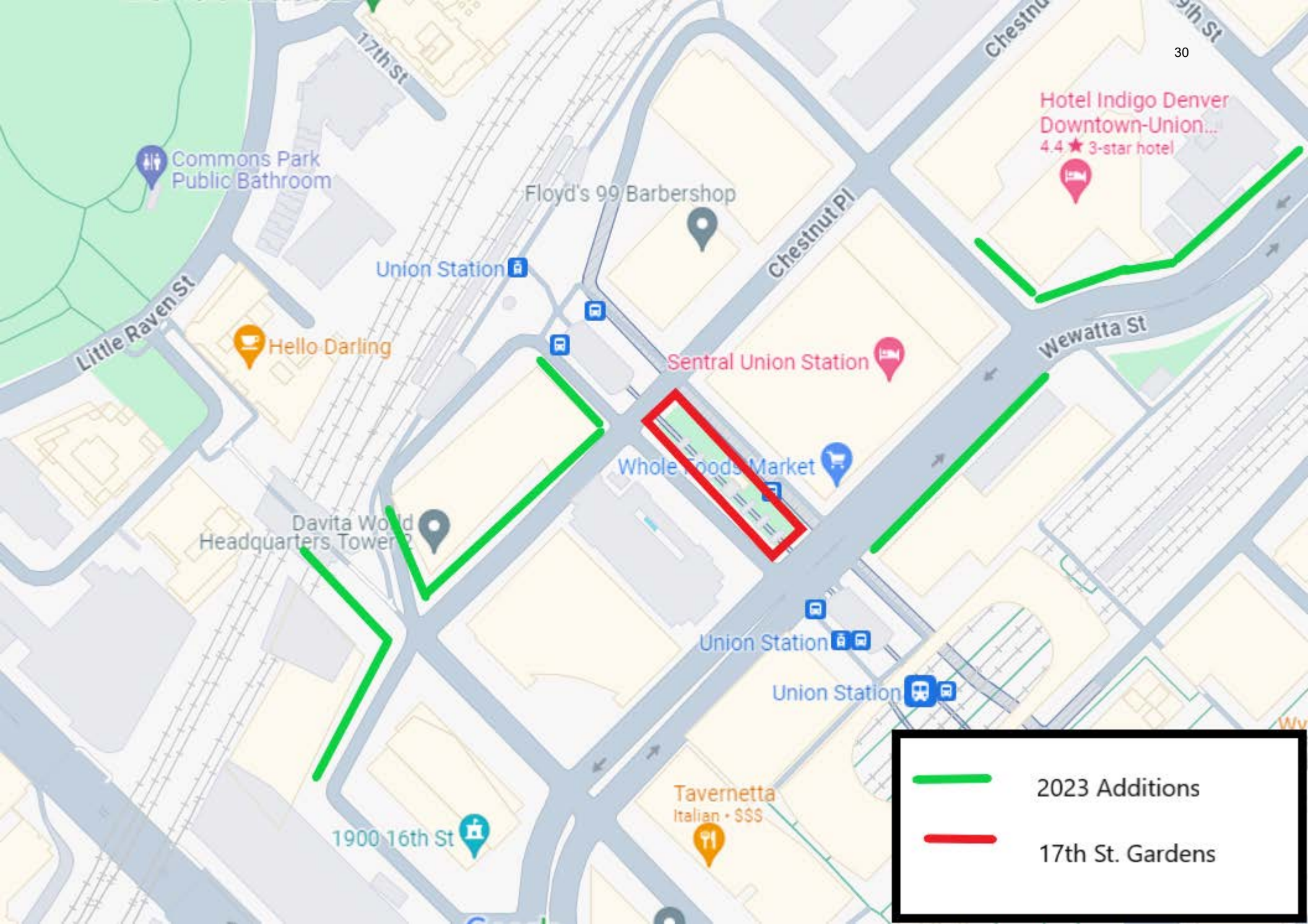
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This memo outlines the efforts of the management teams regarding obtaining power for the holiday lighting of the District in 2023.

- Conducted onsite walk of the District with 2Keys (holiday lighting vendor). It was determined that the poles matched those on the 16th St. Mall and would require the same process to receive written permission from Xcel and hire outside electrician to install outlets.
- Began reaching out to Xcel's Local Government Liaison over the summer through various means of communication with no response.
- After no response from Xcel, our holiday lighting vendor walked the District multiple times to search for additional means of obtaining power, determining the only other access was to pull power from existing buildings.
- Discussions with the manager who oversaw the DDP 16<sup>th</sup> St. Mall's holiday lighting power project, as well as EWUM, WSP & Stantec regarding alternative routes. No additional were found.
- Reached out to the majority of businesses & contacts within the District requesting usage of individual building's power.
- Through various internal & external connections, another effort to contact Xcel was made, and a response was received from the Local Government Liaison.
- Reached out to Union Station Neighborhood network, CPVMD's PR Firm, and CPVMD's Event Coordinator for additional suggestions or connections. Although suggestions were received, none were successful.
- Met with Xcel representative and provided proposal of outlets for 20 poles throughout District. Xcel stated that both they and City of Denver would review.
- Began deploying plan of using power from individual buildings within the District while waiting for official response from Xcel.
- Received response from Xcel & City of Denver. In addition to needing permits for installation through both entities, the City deemed that many streetlights within the District would not

qualify for the addition of an outlet. The streetlights within the District are on a Tariff that is a flat rate, which means they are charged by the light and not by consumption. As per the City of Denver & Xcel representative, the District would need to find a source that is metered for holiday lighting. Through our research, pedestrian lights that are owned by the District or lights that are metered, would qualify.

- Vendor and staff from various District buildings will coordinate efforts to hang and power lights during the weeks following Thanksgiving. Although only five buildings were able to provide the District power, staff continues to reach out to various District organizations.
- Management teams have begun planning and are continuing discussions with Xcel & City for the 2024 holiday lighting season.



Hotel Indigo Denver  
Downtown-Union...  
4.4 ★ 3-star hotel

	2023 Additions
	17th St. Gardens

# Special Districts Public Management Services Statement of Work

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and the Central Platte Valley Metropolitan District (CPVMD) (“you,” “your,” “board of directors” or “the district”) or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform in connection with that agreement.

## **Scope of professional services**

Anna Jones (District Manager) is responsible for the performance of the engagement and other services identified in this agreement.

## **Scope of Management Services**

CLA will perform the following services for the District:

### **District Board of Directors (“Board”) Meetings**

- Coordination of Board meetings.
- Meeting attendance: District Manager and/or designee will attend Board meetings.
- Preparation and distribution of agenda and informational materials as requested by the District.
- In coordination with District Legal Counsel drafting of meeting minutes as assigned for approval by the Board of Directors.
- Preparation, posting and publication (when publication is required by statute) of notices required in conjunction with Board meetings.
- In coordination with District Legal Counsel, Accounting, and Engineering, prepare, post and present the information required pursuant to section 321-903(6) and (7), Colorado Revised Statutes, in an annual meeting called for that purpose.

### **Recordkeeping**

- Maintain directory of persons and organizations for correspondence.
- Repository of District records and act as Custodian of Records for purposes of CORA (as that term is defined in the District’s Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-201 et seq., C.R.S.).

### **Communications**

- 24/7 answering services.
- Website administration; CLA will oversee maintenance of the District’s website as needed and requested by the District.
- Assist with or lead the coordination of communication with municipal, county, or state governmental agencies as requested by the District.

### **General Administration**

- Coordination with District’s insurance provider including insurance administration, comparison of coverage, processing claims, and completion of applications.
- Coordination of insurance policy renewals and updates for approval by the District’s Board of Directors.
- In collaboration with District Counsel, ensure contractors and sub-contractors maintain the required insurance coverage as required by the District.

- Under the direction of the Board of Directors, supervise project processes and vendors as assigned by the Board.
- Coordinate with legal, accounting, engineering, auditing and other consultants retained by the District as directed by the board (CLA itself will not and cannot provide legal services).
- Coordinate the administration of the district's rules and regulations as requested by the Board.
- At the direction of the Board, coordinate and attend meetings with vendors, contractors, homeowners and taxpayers.
- At the direction of the Board, prepare RFPs and obtain proposals from vendors, consultants, and contractors.
- Review maintenance coordination items with property management vendor and propose any necessary items that need to be addressed to the Board.
- At the direction of the Board, coordinate inspections of the elevators.
- Coordinate with property management vendor to file required elevator permits and fees .
- Under the direction of district Legal Counsel, coordinate election processes for the District; CLA will not serve as the Designated Election Official ("DEO").
- At the direction of the Board and in coordination with Legal Counsel, prepare and timely file with the appropriate agencies and offices, reports and forms required by statute as listed in the "Calendar of Statutory Deadlines" published by the Special District Association.

#### **Accounts Payable Services to be Provided**

- Coordinate review and approval of invoices with District Accountant and Board to ensure timely payment to vendors.

In addition to these services, when, in the professional opinion of the District Manager, other services are necessary, the District Manager shall recommend the same to the Board or perform such services and report to the Board the nature of such services, the reason they were required, and the result achieved; provided however, with the exception of emergencies, that if such additional services are expected to cost more than \$2,000, the District Manager shall discuss such costs with the Board and receive prior authorization to perform such services.

#### **Fees and terms**

##### ***Billing rates guaranteed through December 31, 2024:***

<b>Services performed by</b>	<b>Rate per hour</b>
Principal/Signing Director	\$275-\$425
Public Manager	\$190-\$265
Assistant Public Manager	\$150-\$180
Public Management Analyst	\$145-\$170
District Administrator	\$140-\$180
Records Retention Professional	\$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.



**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**  
**Anna Jones**  
**Signing Director**  
**303-793-1478**  
[Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)

**Response**

This SOW correctly sets forth the understanding of the Central Platte Valley Metropolitan District (CPVMD) and is accepted by:

**CLA**

**Client**



# Special Districts Payroll Services Statement of Work

Date: October 19, 2023

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and Central Platte Valley 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, 2024 in connection with that agreement.

## Scope of payroll services

We will provide the following payroll preparation services each pay period based on information you provide:

- Perform payroll calculations within ADP
- Facilitate ADP’s preparation of payroll checks and/or pay stubs
- Use ADP to initiate the electronic transfer of funds for employee net pay and payroll tax deposit

We will assist with the preparation of the following government forms, when applicable, for each calendar quarter-end and year-end with the understanding that ADP directly handles filing the payroll tax returns and payments:

- Form 941 – Employers Quarterly Tax Return
- State Employers Quarterly Withholding Return
- State Employers Quarterly Unemployment Return (SUTA)
- Form 940 – Employers Annual Federal Unemployment Tax Return
- All copies of required forms W-2 and W-3 – Transmittal of Tax and Wage Statements (annual)
- All necessary state forms (annual)

**Our responsibility to you and limitations of the payroll services**

We will prepare your federal and state (when applicable) payroll forms and tax returns.

We will not audit or otherwise verify the accuracy or completeness of the information we receive from you for the preparation of the payroll and related returns, and our engagement cannot be relied upon to uncover errors or irregularities in the underlying information. However, we will inform the appropriate level of management of any material errors and of any evidence or information that comes to our attention during the performance of our payroll preparation services that fraud may have occurred. In addition, we will inform you of any evidence or information that comes to our attention during the performance of our payroll preparation services regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement. You agree that we shall not be responsible for any misstatements in the entity's payroll that we may not identify as a result of misrepresentations made to us by you.

If applicable, our payroll preparation services will include electronically transmitting management-approved information to taxing authorities and your financial institution to facilitate the electronic transfer of funds.

If applicable, our payroll preparation services will include transmitting management-approved federal Form W-2, federal Form 1099, and payroll data forms to federal and state taxing authorities on your behalf.

CLA's relationship with you shall be solely that of an independent contractor and nothing in the MSA or a SOW shall be construed to create or imply any relationship of employment, agency, partnership, or any relationship other than an independent contractor.

**Your responsibilities**

It is your responsibility to provide us with all of the information needed to prepare complete and accurate payrolls and to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to a particular payroll or withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Additionally, it is your responsibility to provide us with all of the information needed to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to particular withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Specifically, your responsibilities include:

- Accuracy of information used in the preparation of the payrolls and payroll tax returns.
- Review and approval of paychecks or paystubs prior to issuance, and payroll registers for each pay period prior to submission of payroll information to ADP.
- Evaluation of information used in the preparation and filing of all government forms for accuracy.

- Before submission of payroll information to ADP, review and approval of each electronic funds transfer to be initiated on your behalf for employee net pay amounts, payroll tax, withholding liabilities, and related benefit amounts.
- One-time authorization to your financial institution for it to make transfers and direct deposits in accordance with future instructions from ADP.
- One-time authorization for ADP to submit tax filings and complete electronic fund transfers on your behalf.
- Sign or approve ADP issuance of all physical and/or electronic payroll checks.

If applicable, we will advise you with regard to tax positions taken in the preparation of the payroll forms and tax returns, but the responsibility for the payroll forms and tax returns remains with you.

Even if you have authorized CLA to file your employment tax returns and make your business and/or employment tax payments for you, please be aware that you are responsible for the timely filing of employment tax returns and the timely payment of business and/or employment taxes. Therefore, the Internal Revenue Service recommends that you enroll in the U.S. Department of the Treasury Electronic Federal Tax Payment System (EFTPS) to monitor your account and ensure that timely tax payments are being made for you. You may enroll in the EFTPS online at [www.eftps.gov](http://www.eftps.gov), or call 800-555-4477 for an enrollment form. Individual states have similar programs that allow you to monitor your account. A list of links by state is provided online at <http://www.americanpayroll.org/weblink/statelocal-wider/>.

## **Fees and terms**

***The billing rates (guaranteed through one year from 1st payroll live date) for these services are as follows:***

<b>Services performed by</b>	<b>Rate per hour</b>
Payroll Analyst I	\$90-\$95
Payroll Analyst II	\$100-\$110
Senior Payroll Analyst	\$125-\$130

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.

This agreement will automatically renew for one year from the rate guarantee expiration date unless it is cancelled in writing at least 30 days prior to the expiration date or is changed by the mutual signing of a new SOW. The terms of the applicable MSA shall continue to govern this SOW if the SOW is automatically renewed.

We do not anticipate encountering the need to perform additional services beyond those described in this letter. Below are examples of services considered to be outside the scope of our engagement. We will bill you for additional services you would like us to provide at an hourly fee at periodic dates after the additional service has been performed.

- Reprocessing for corrected information provided to us subsequent to original payroll
- Preparation of non-standard reports
- Calculation of fringe benefit additions
- Processing retirement plan contribution payments
- Preparation of retirement plan and other census information
- Responding to workers compensation insurance audits
- Responding to employment verification requests
- Preparation of additional state tax registrations
- Preparation of amended payroll tax returns
- Responding to tax notices

#### **Tax examinations**

All government forms and returns are subject to potential examination by the IRS and state taxing authorities. In the event of an examination, we will be available, at your request, to assist or represent you subject to a separate SOW. Services in connection with tax examinations are not included in our fee for preparation of your payroll returns. Our fee for such services will be billed to you separately, along with any direct costs pursuant to a separate SOW.

#### **Record retention**

You are responsible for retaining all documents, records, payroll journals, canceled checks, receipts, or other evidence in support of information and amounts reported in your payroll records and on your quarterly and calendar year-end payroll forms and tax returns. These items may be necessary in the event the taxing authority examines or challenges your returns. These records should be kept for at least seven years. Your copy of the payroll forms and tax returns should be retained indefinitely.

In preparing the payrolls, payroll forms, and tax returns, we rely on your representation that you understand and have complied with these documentation requirements. You are responsible for the proper recording of transactions in the books of accounts, for the safeguarding of assets, and for the substantial accuracy of your financial records.

All of the records that you provide to us to prepare your payrolls and related forms and tax returns will be returned to you after our use. Our working papers, including any copies of your records that we chose to make, are our property and will be retained by us in accordance with our established records retention policy. This policy states, in general, that we will retain our working papers for a period of seven years. After this period expires, our working papers and files will be destroyed. Furthermore, physical deterioration or catastrophic events may shorten the time our records are available. The working papers and files of our firm are not a substitute for the records of you.

### **Tax consulting services**

This SOW also covers tax consulting services that may arise for which the entity seeks our consultation and advice, both written and oral, that are not the subject of a separate SOW. These additional services are not included in our fees for the preparation of the payroll and related federal and state forms and tax returns.

We will base our tax analysis and conclusions on the facts you provide to us, and will not independently verify those facts. We will review the applicable tax authority rules, all of which are subject to change. At your request, we will provide a memorandum of our conclusions. Written advice provided by us is for the entity's information and use only and is not to be provided to any third party without our express written consent.

Unless we are separately engaged to do so, we will not continuously monitor and update our advice for subsequent changes or modifications to the tax regulations, or to the related judicial and administrative interpretations.

### **Legal compliance**

The entity agrees to assume sole responsibility for full compliance with all applicable federal and state laws, rules or regulations, and reporting obligations that apply to the entity or the entity's business, including the accuracy and lawfulness of any reports the entity submits to any government regulator, authority, or agency. The entity also agrees to be solely responsible for providing legally sufficient substantiation, evidence, or support for any reports or information supplied by the entity to any governmental or regulatory body, or for any insurance reimbursement in the event that the entity is requested to do so by any lawful authority. CLA, its successors, affiliates, officers, and employees do not assume or undertake any duty to perform or to be responsible in any way for any such duties, requirements, or obligations.

### **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**

Jason Carroll  
Managing Principal of Office  
303-265-7835  
jason.carroll@CLAconnect.com

**Response**

This SOW correctly sets forth the understanding of Central Platte Valley Metro District and is accepted by:

**CLA**  
CliftonLarsonAllen LLP



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Jason Carroll, Managing Principal of Office

**SIGNED** 10/19/2023, 10:28:30 AM MDT

**Client**  
Central Platte Valley Metro District

SIGN:

---

Jason Dorfman, President

DATE:



# Special Districts Preparation Statement of Work

This agreement constitutes a Statement of Work (“SOW”) to the Master Service Agreement (“MSA”) made by and between CliftonLarsonAllen LLP (“CLA,” “we,” “us,” and “our”) and The Central Platte Valley Metropolitan District (CPVMD) “you,” “your,” “board of directors” or “the district”) or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform in connection with that agreement.

## Scope of professional services

Jason Carroll 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.

The following definitions may assist in understanding this SOW:

- Attest services involve the examination and evaluation of financial information, systems, process or controls by an independent CPA in order to provide an objective assessment. CLA is not independent with respect to the CPVMD and no attest services are provided by this engagement.
- Non attest services include activities such as financial statement preparations and account reconciliations.
- A Compilation is preparing financial statement of an entity based on information provided by the entity’s management.

## 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 development fee records
  - Process accounts payable including the preparation and issuance of checks for approval by the board of directors
  - Prepare billings, record billings, enter cash receipts, and track revenues
  - Reconcile accounts regularly and prepare journal entries
  - Prepare depreciation schedules
  - Prepare monthly 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
  - Prepare and file the annual budget as required by statute

- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget
- 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
- 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 monthly 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. 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 engagements are to:

- a. Prepare monthly 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 accounting rules, standards, and procedures)
- b. As requested, apply accounting and financial reporting expertise to assist you in the presentation of your monthly 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.
- g. Prepare and timely file the Certification of Tax Levies with the City and County of Denver.

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 monthly 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**

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 assurance statements**

The monthly 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 (Governmental Accounting Standard Board statements and pronouncements) and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP including the omission of substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund

balances – governmental funds. District audits are prepared in accordance with GAAP under GASB guidelines.

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, 2024:***

<b>Services performed by</b>	<b>Rate per hour</b>
Principal	\$300-\$500
Consulting CFO	\$280-\$385
Consulting Controller	\$220-\$330
Assistant Controller	\$190-\$250
Senior	\$140-\$190
Staff	\$120-\$165
Administrative Support	\$110-\$150

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**  
Jason Carroll  
Managing principal of Office  
303-265-7835  
Jason.Carroll@claconnect.com

**Response**

This SOW correctly sets forth the understanding of the Central Platte Valley Metropolitan District (CPVMD) and is accepted by:

**CLA**

**Client**



## **Renewal Documents and Invoice 1/1/2024 to EOD 12/31/2024**

Acceptance of this coverage is evidenced only by payment of the enclosed invoice by January 1, 2024.

The following renewal documents are attached where applicable:

1. Invoice: Payment is due upon receipt. Please return a copy of the invoice with your payment to ensure that it is applied correctly. We have attached a Coverage Contribution instructions sheet which provides details about your payment.
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](https://csdpool.org/documents) by January 1, 2024.
6. Schedules: Lists of exposures and values.
7. Certificates of coverage: Originals are mailed directly to the Certificate Holders.
8. Automobile identification cards: Hard copies will be mailed.





## Property and Liability Coverage Invoice

**Named Member:**

Central Platte Valley Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**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
24PL-60824-2506	60824	1/1/2024	EOD 12/31/2024	11/1/2023

Coverage	Contribution
General Liability	\$2,061.00
Property	\$55,431.00
Crime	\$178.00
Non-Owned Auto Liability	\$132.00
Hired Auto Physical Damage	\$65.00
Equipment Breakdown	\$2,784.00
No-Fault Water Intrusion & Sewer Backup	\$167.00
Public Officials Liability	\$1,163.00
Excess	\$2,000.00
Pollution	\$0.00

<b>Total Contribution</b>	<b>\$63,981.00</b>
---------------------------	--------------------

Estimated Annualized Contribution (for budgeting purposes only) \$63,981.00

**Please note: where included above, Hired Auto Physical Damage and Non-Owned Auto Liability are mandatory coverages and may not be removed. No-Fault Water Intrusion & Sewer Backup coverage may only be removed with completion of the No-Fault Opt Out Endorsement.**

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

12.53% Continuity Credit Discount

8% Multi Program Discount for WC Program Participation

### Payment Due Upon Receipt

**The total contribution includes a 10% Commission, which calculates to \$6,398.10, 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.

**Remit checks 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

The annual 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](http://www.e-billexpress.com/ebpp/CSDPool)). For detailed instructions, please click [here](#) or go to [csdpool.org/documents](http://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:

[Our office is moving December 1, 2023, so we have two addresses for a short time:](#)

[Use our current address until November 30, 2023:](#)

Colorado Special Districts Property and Liability Pool  
 c/o McGriff Insurance Services, LLC  
 1800 SW 1<sup>st</sup> Ave, Suite 400  
 Portland, OR 97201

[Starting December 1, 2023, use the following address:](#)

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 the 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 61<sup>st</sup> 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](http://sdaco.org) for member information.

Please contact us at [billing@csdpool.org](mailto:billing@csdpool.org) or 800-318-8870 ext. 3 for billing questions.

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

**Central Platte Valley Metropolitan District**

Year	Contribution
2024	\$63,981.00
2023	\$62,023.00
Difference	\$1,958.00
% Difference	3.16%

General Liability	Contribution	TOE
Yr. 2024	\$2,061.00	\$404,919.00
Yr. 2023	\$1,508.00	\$290,569.00
Difference	\$553.00	NaN
% Difference	36.67%	0.00%
Loss Ratio	313.56%	

Equipment Breakdown	Contribution
Yr. 2024	\$2,784.00
Yr. 2023	\$3,036.00
Difference	-\$252.00
% Difference	-8.30%
Loss Ratio	0.00%

Auto Liability	Contribution	Auto Count
Yr. 2024	\$132.00	0
Yr. 2023	\$132.00	0
Difference		0
% Difference	NaN	0.00%
Loss Ratio	0.00%	

Crime	Contribution
Yr. 2024	\$178.00
Yr. 2023	\$176.00
Difference	\$2.00
% Difference	1.14%
Loss Ratio	0.00%

Auto Physical Damage	Contribution	TIV
Yr. 2024	\$65.00	\$0.00
Yr. 2023	\$65.00	\$0.00
Difference		\$0.00
% Difference	NaN	0.00%
Loss Ratio	0.00%	

Public Officials Liability	Contribution	EE Count
Yr. 2024	\$1,163.00	0
Yr. 2023	\$1,163.00	0
Difference	\$0.00	0
% Difference	0.00%	0.00%
Loss Ratio	0.00%	

Property/Inland Marine	Contribution	TIV
Yr. 2024	\$55,431.00	\$31,802,221.00
Yr. 2023	\$53,821.00	\$31,178,644.00
Difference	\$1,610.00	\$623,577.00
% Difference	2.99%	2.00%
Loss Ratio	6.33%	

Excess Liability	Contribution
Yr. 2024	\$2,000.00
Yr. 2023	\$2,000.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Earthquake	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Flood	Contribution
Yr. 2024	\$0.00
Yr. 2023	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

No Fault	Contribution
Yr. 2024	\$167.00
Yr. 2023	\$122.00
Difference	\$45.00
% Difference	36.89%
Loss Ratio	0.00%



### Deductible Options

#### Central Platte Valley Metropolitan District

Based on Coverage 24PL-60824-2506 data as of 11/1/2023

Auto Liability	
	\$63,981.00

General Liability	
\$0.00	\$2,061.00
\$500.00	\$1,608.00
\$1,000.00	\$1,500.00
\$2,500.00	\$1,393.00
\$5,000.00	\$1,286.00
\$7,500.00	\$1,245.00
\$10,000.00	\$1,179.00

Auto Physical Damage	
Comprehensive and Collision Deductibles	
Both	\$63,981.00

Property	
Property and Inland Marine Deductibles (IM Max	
Both \$250.00	\$60,572.00
Both \$500.00	\$55,431.00
Both \$1,000.00	\$54,948.00
Both \$2,500.00	\$54,525.00
Both \$5,000.00	\$54,216.00
Property \$7,500.00	\$53,910.00
Property \$10,000.00	\$53,531.00
Property \$25,000.00	\$52,203.00
Property \$50,000.00	\$50,863.00
Property \$100,000.00	\$49,296.00
\$5,000)	

No-Fault	
\$500.00	\$167.00
\$1,000.00	\$117.00
\$2,500.00	\$108.00
\$5,000.00	\$83.00
\$7,500.00	\$75.00

Public Officials Liability	
<b>EPLI \$100,000 &amp;:</b>	
POL \$1,000.00	\$1,163.00
POL \$2,500.00	\$1,163.00
POL \$5,000.00	\$1,163.00
POL \$7,500.00	\$1,163.00
POL \$10,000.00	\$1,163.00
<b>POL \$1,000 &amp;:</b>	
EPLI \$5,000.00	\$2,428.00
EPLI \$7,500.00	\$2,167.00
EPLI \$10,000.00	\$1,905.00
EPLI \$25,000.00	\$1,383.00
EPLI \$50,000.00	\$1,163.00
EPLI \$100,000.00	\$1,163.00

Equipment Breakdown	
\$1,000.00	\$2,784.00
\$2,500.00	\$2,728.00
\$5,000.00	\$2,478.00
\$7,500.00	\$2,422.00
\$10,000.00	\$2,338.00



## 2024 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:** Central Platte Valley Metropolitan District

**Certificate Number:** 24PL-60824-2506

<u>Excess Limit</u>	<u>Annual Excess Contribution</u>	<u>Change in Contribution</u>
\$1,000,000	\$486	-\$1,514
\$2,000,000	\$705	-\$1,295
\$3,000,000	\$810	-\$1,190
\$4,000,000	\$1,020	-\$980
\$5,000,000	\$1,250	-\$750
\$6,000,000	\$1,500	-\$500
\$7,000,000	\$1,750	-\$250
\$8,000,000*	\$2,000	\$0

\* This is your current excess limit.

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

11/1/2023



**Public Entity Liability and Auto Physical Damage Certificate Holder Declaration**

**Master Coverage Document Number:** CSD Pool CTC 01 01 24 and CSD Pool PEL 01 01 24

**Certificate Number:** 24PL-60824-2506

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District  
 c/o CliftonLarsonAllen LLP  
 8390 E. Crescent Parkway, Suite 300  
 Greenwood Village, CO 80111

**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
<b>Public Entity Liability Coverage including:</b>	\$2,000,000	None		
General Liability	Included	None	None	\$2,061
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	\$3,500	\$7,000	None	Included
No-Fault Water Intrusion & Sewer Backup	\$200,000 limited to \$10,000 Any One Premises	***\$1,000,000	\$500	\$167
Cyber	\$200,000	**\$200,000	\$1,000	Included
Fiduciary Liability	\$200,000	**\$200,000	\$1,000	Included
Excess Liability - Coverage agreements	\$8,000,000	None	None	\$2,000
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
<b>Auto Physical Damage</b>	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** \$5,588

\*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.

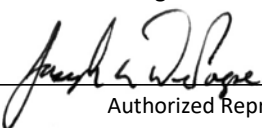
\*\*\*No-Fault Water Intrusion & Sewer Backup has \$1,000,000 All Member Annual Aggregate Limit.

Prior Acts coverage applies to previous Claims Made Policies

**Additional Endorsements applicable to Member:**

Additional Covered Member - Designated Person or Organization Automatic Status when Required under a written contract or agreement with the 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



## LIABILITY ENDORSEMENT

<b>Named Member</b> Central Platte Valley Metropolitan District	<b>Endorsement</b> CSD Pool Additional Covered Member – Designated Person or Organization 01 01 22
<b>Certificate Number</b> 24PL-60824-2506	<b>Effective Date of Endorsement</b> 1/1/2024
<b>Issued By</b> Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

### PUBLIC ENTITY LIABILITY COVERAGE DOCUMENT

#### ADDITIONAL COVERED MEMBER – DESIGNATED PERSON OR ORGANIZATION AUTOMATIC STATUS WHEN REQUIRED UNDER A WRITTEN CONTRACT OR AGREEMENT WITH THE MEMBER

#### PLEASE READ CAREFULLY

#### Automatic Status of Additional Covered Member, Person(s), or Organization(s)

Note: Additional Covered Member Status may only be provided to a person or organization who the **Member** has agreed to include as an Additional Covered Member under a written contract or agreement, provided such contract was executed prior to the date of loss.

**Section I – Coverage Agreements** is amended to include as Additional Covered Member any person or organization when the **Member** and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an Additional Covered Member on the **Member's** policy. Such person or organization is an Additional Covered Member with respect to liability for those sums which the **Member** shall be legally obligated to pay as damages for "bodily injury", "personal injury", "property damage", or a "wrongful act(s) caused, in whole or in part, by the **Member's** acts or omissions, or the acts or omissions of those acting on its behalf.

- A. In the performance of ongoing operations performed by the **Member**.
- B. A person's or organization's status as an Additional Covered Member under this Endorsement ends when their written contract or agreement with the **Member** ends.
- C. With respect to the coverage afforded to the Additional Covered Members, this coverage does not apply to any "occurrence" which takes place after the written contract or agreement expires.





### Property Certificate Holder Declaration

**Master Coverage Document Number:** CSD Pool CTC 01 01 24 and CSD Pool Property 01 01 24

**Certificate Number:** 24PL-60824-2506

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Broker of Record:**

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

**Limit of Coverage per Occurrence:**

\$31,802,221 Reported Buildings, Business Personal Property, Other Scheduled Items, Outdoor Property and EDP per Schedule.

\$250,000 Business Income including Extra Expense/Rental Income sublimit unless a higher amount is specified on Schedule.  
\$ Inland Marine Scheduled items.

\$0 Excess of \$2,000,000 Earthquake Limit per occurrence and annual aggregate per Property Schedule.

\$0 Excess of \$2,000,000 Flood Limit per occurrence and annual aggregate per Property Schedule.  
Flood Zone A and Flood Zone V are subject to an all member combined limit of \$60,000,000 per occurrence and annual aggregate.

**Locations Covered:**

Per Schedules on file. Property in Course of Construction must be shown on the Schedule to be covered.

**Report of Values:**

Annual Statement of Values must be submitted and additions/deletions are to be reported as they occur.

**Perils Covered:**

Risk of Direct Physical Loss subject to the terms, conditions, and exclusions in the Master Property Coverage Document.

**Deductibles:**

\$500 Per Occurrence, except where noted on Member's Schedules

Earthquake - 2% Per Occurrence of the value of the covered damaged property at the time of loss, subject to a \$5,000 minimum and \$50,000 maximum.

Flood - 2% Per Occurrence of the value of the covered damaged property at the time of loss, subject to a \$5,000 minimum and \$50,000 maximum.

**Contribution:**

\$55,431

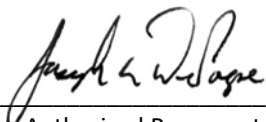
**Additional Endorsements applicable to Member:**

Cosmetic Damage Exclusion

Wind and Hail Deductible 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 Property 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



## PROPERTY ENDORSEMENT

<b>Named Member:</b> Central Platte Valley Metropolitan District	<b>Endorsement:</b> CSD Pool Wind Hail Deductible 01 01 23
<b>Certificate Number:</b> 24PL-60824-2506	<b>Effective Date of Endorsement:</b> 1/1/2024
<b>Issued By:</b> Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

**PROPERTY COVERAGE DOCUMENT**

**WIND AND HAIL DEDUCTIBLE**

**PLEASE READ IT CAREFULLY**

The following is added to Section 2. **DEDUCTIBLE:**

**E. Wind and/or Hail damage to a building or structure identified in the **Member District** property schedule as **Real Property** or **Outdoor Property**:**

In respect to Member District's whose total scheduled property values are below \$25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a \$5,000 minimum and \$50,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

In respect to Member District's whose total scheduled property values are over \$25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a \$5,000 minimum and \$75,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

**ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.**



## PROPERTY ENDORSEMENT

<b>Named Member:</b> Central Platte Valley Metropolitan District	<b>Endorsement:</b> CSD Pool Cosmetic Damage Exclusion 01 01 23
<b>Certificate Number:</b> 24PL-60824-2506	<b>Effective Date of Endorsement:</b> 1/1/2024
<b>Issued By:</b> Colorado Special Districts Property and Liability Pool	

This endorsement modifies the coverage provided under the following:

**PROPERTY COVERAGE DOCUMENT**  
**COSMETIC DAMAGE EXCLUSION**  
**PLEASE READ IT CAREFULLY**

The following is added to Section 7 PERILS EXCLUDED:

**V. Against Cosmetic Damage to Roof Surfacing** caused by or resulting from wind and/or hail to a building or structure identified in the **Member District** property schedule as **Real Property** or **Outdoor Property**.

For purposes of this endorsement, the following is added to SECTION 32 ADDITIONAL DEFINITIONS:

**Roof Surfacing** means the shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof and includes all materials used in securing the roof surface and all materials applied to or under the roof surface for moisture protection, as well as roof flashing, vent covers and gutters.

**Cosmetic Damage** means that the wind and/or hail caused marring, pitting or other superficial damage that altered the appearance of the roof surfacing, but such damage does not prevent the roof from continuing to function as a barrier to entrance of the elements to the same extent as it did before the cosmetic damage occurred.

However, this exclusion shall not apply to **Cosmetic Damage** to the front entry, areas of **Roof Surfacing** visibly apparent to a pedestrian from the street or sidewalk composing less than 25% of the roof area of a **Member District's** scheduled building or structure identified as **Real Property** or **Outdoor Property**. The **Pool** will pay for **Cosmetic Damage** to such areas, limited to less than 25% of the roof area of the scheduled building or structure, subject to all other terms, conditions and exclusions of the Property Coverage Form.

**ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.**



## Equipment Breakdown Declarations

**Master Coverage Document Number:** CSD Pool EB 01 01 21

**Certificate Number:** 24PL-60824-2506

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Broker of Record:**

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

**Covered Equipment:**

Equipment that (1) generates, transmits or utilizes energy, including electronic communications and data processing equipment; or (2) which during normal usage, operates under vacuum or pressure, other than the weight of its contents.

**Locations:**

Property must be at a location described in the Named Member's current Schedule of Property on file with the CSD Pool and must be owned, leased, or operated under the control of the Member District.

**Equipment Breakdown Limit:** \$24,043,326 Scheduled Property

**Sub Limits:**

Newly Acquired Locations (90 Days Reporting)	\$2,500,000
Business Income / Extra Expense	\$1,000,000
Expediting Expenses	\$1,000,000
Rental Income	\$1,000,000
Demolition & Increased Cost of Construction	\$1,000,000
Off-Premises Equipment Breakdown	\$500,000
Service Interruption	\$250,000
Hazardous Substances	\$250,000
Perishable Goods	\$250,000
Data Restoration	\$250,000
Green Property Upgrade	\$100,000
Public Relations Coverage	\$5,000

**Deductible:** \$1,000 per Occurrence

**Contribution:** \$2,784

This Equipment Breakdown Declarations is made and is mutually accepted by the CSD Pool and the Member District subject to all terms which are made a part of the Equipment Breakdown Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Equipment Breakdown Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Joseph W. Page", is written over a horizontal line.

Authorized Representative

**Crime Certificate Holder Declaration**

**Master Coverage Document Number:** J05931794  
**Certificate Number:** 24PL-60824-2506

**Insurer:** Federal Insurance Company (Chubb)  
**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District  
 c/o CliftonLarsonAllen LLP  
 8390 E. Crescent Parkway, Suite 300  
 Greenwood Village, CO 80111

**Broker of Record:**

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

**Covered Designated Agent(s):**

**Coverages and Limits:**

<b>Employee Theft:</b>	\$10,000
<ul style="list-style-type: none"> <li>· Limit is maximum for each loss</li> <li>· Employee includes executives, full-time, part-time, seasonal, leased and temporary employee(s), interns or non-compensated volunteer.</li> <li>· Includes funds from a sponsored benefit plan.</li> </ul>	
<b>Public Official Faithful Performance of Duty:</b>	\$10,000
<b>Client Theft:</b>	\$10,000
<b>Forgery or Alteration:</b>	\$10,000
<b>On Premises:</b>	\$10,000
<b>In Transit:</b>	\$10,000
<b>Computer System Fraud:</b>	\$10,000
<b>Funds Transfer Fraud:</b>	\$10,000
<b>Debit, Credit or Charge Card Fraud:</b>	\$10,000
<b>Money Orders and Counterfeit Paper Currency Fraud:</b>	\$10,000
<b>Social Engineering Fraud:</b>	\$10,000

**Deductible(s):**

<b>All Crime except Social Engineer Fraud:</b>	\$250
<b>Social Engineering Fraud:</b>	20% of Social Engineering Fraud Limit

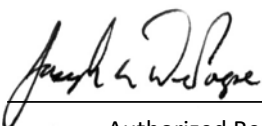
**Contribution:**

\$178

**Policy Forms:**

PF-52815 (04/20)	The Chubb Primary <sup>SM</sup> Commercial Crime Insurance
PF-52853 (04/20)	Governmental Entity (Colorado Special Districts Pool) Endorsement
PF-53127 (04/20)	Colorado Amendatory Endorsement
PF-52851 (04/20)	Add Corporate Credit Card Coverage

**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:** 24PL-60824-2506

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**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:**

<b>\$5,000</b>	Lost Wages and Child/Elder Care
<b>\$1,000</b>	Mental Health Counseling
<b>\$1,000</b>	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:

A handwritten signature in black ink, appearing to read "Joseph L. W. Page", written over a horizontal line.

Authorized Representative



## Environmental Legal Liability Certificate Holder Declaration

**Master Policy Number:** ER00A9V24

**Certificate Number:** 24PL-60824-2506

**Named Member:**

Central Platte Valley Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Insurer:** Aspen Specialty Insurance Company

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Broker of Record:**

Highstreet 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

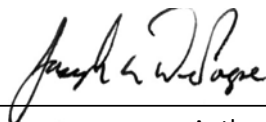
**Policy Forms:**

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



## Terrorism, Sabotage and Malicious Attack Certificate Holder Declaration

**Master Coverage Policy Number:**

TER P 004 CW (06/11) physical loss or damage  
33HIS00151 Terrorism Combined Liability  
TER P0027CW (05/17) Malicious Attack  
10/17 Malicious Attack combined liability

**Insurer:**

Lloyds, Hiscox Syndicate 33

**Certificate Number:** 24PL-60824-2506

**Coverage Period:** 1/1/2024 to EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111

**Broker of Record:**

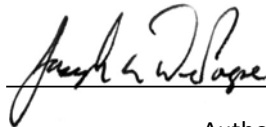
Highstreet TCW Risk Management  
384 Inverness Parkway  
Suite 170  
Englewood, CO 80112

Coverage for All CSD Pool Members combined	Per Occurrence Limit	Annual Aggregate Limit	Deductible
<b>All Coverages Combined</b>	n/a	<b>\$105,000,000</b>	n/a
Terrorism and Sabotage – Physical Loss or Damage	\$100,000,000	\$100,000,000	\$10,000
Terrorism – Combined Liability	\$10,000,000	\$10,000,000	\$10,000
Malicious Attack – Physical Loss or Damage & Combined Liability	\$5,000,000	\$5,000,000	\$5,000
<i>Malicious Attack Sub-limits applicable:</i>			
Prevention or Restriction of Access	\$2,500,000	\$2,500,000	\$5,000
Utilities	\$2,500,000	\$2,500,000	\$5,000
Personal Accident Costs	\$250,000	\$250,000	\$5,000
Crisis Management Costs	\$250,000	\$250,000	\$5,000

**Report all Claims to:** Phone: (800) 318-8870, ext. 1  
Email: [claims@csdpool.org](mailto:claims@csdpool.org)

**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 Terrorism, Sabotage and Malicious Attack 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

**General Liability Schedule  
Metropolitan District**

**Policy Number:** 24PL-60824-2506  
**Named Member:** Central Platte Valley Metropolitan District

**Coverage Period:** 1/1/2024 – EOD 12/31/2024  
**Broker:** Highstreet TCW Risk Management

Code	Description	Unit	Amount	Effective Date	Expiration Date
1	1-Number of Skate Board Parks	Total		1/1/2024	12/31/2024
2	2-Number of Diving Boards	Total		1/1/2024	12/31/2024
3	3-Number of Water Slides	Total		1/1/2024	12/31/2024
4	4-Maximum Bond Issued	Dollars	29,250,000.00	1/1/2024	12/31/2024
5	5-Number of Bonds Issued	Total	2.00	1/1/2024	12/31/2024
20	20-Day Care Operations - Total Annual Payroll	Dollars	0.00	1/1/2024	12/31/2024
30	30-Number of EMT Personnel	Total		1/1/2024	12/31/2024
32	32-Paid Firefighters - Non-EMT	Total		1/1/2024	12/31/2024
37	37-Pipe Line - Under Drain	Miles	0.00	1/1/2024	12/31/2024
39	39-Pipe Line	Miles		1/1/2024	12/31/2024
43	43-Pipe Line - Sewer / Storm Drainage Combined	Miles		1/1/2024	12/31/2024
50	50-Number of Teachers	Total		1/1/2024	12/31/2024
70	70-Number of Golf Courses	Total		1/1/2024	12/31/2024
80	80-Number of Go Cart Tracks	Total	0.00	1/1/2024	12/31/2024
98	98-Additional First Named Members	Total	0.00	1/1/2024	12/31/2024
105	105-Total Operating Expenses - Any other	Dollars	404,919.00	1/1/2024	12/31/2024
130	130-Total Operating Expenses - Park & Recreation	Dollars		1/1/2024	12/31/2024
131	131-Total Operating Expenses - Cemetery	Dollars		1/1/2024	12/31/2024
132	132-Total Operating Expenses - Soil & Water Conservation	Dollars		1/1/2024	12/31/2024

133	133-Total Operating Expenses - Pest Control	Dollars		1/1/2024	12/31/2024
134	134-Total Operating Expenses - Hospital / Health	Dollars		1/1/2024	12/31/2024
135	135-Total Operating Expenses - Drainage	Dollars		1/1/2024	12/31/2024
136	136-Total Operating Expenses - Library	Dollars		1/1/2024	12/31/2024
137	137-Total Operating Expenses - Water Control	Dollars		1/1/2024	12/31/2024
138	138-Total Operating Expenses - Fire / Ambulance	Dollars		1/1/2024	12/31/2024
139	139-Total Operating Expenses - Water	Dollars		1/1/2024	12/31/2024
140	140-Total Operating Expenses - Irrigation	Dollars		1/1/2024	12/31/2024
141	141-Total Operating Expenses - Sanitation	Dollars		1/1/2024	12/31/2024
142	142-Total Operating Expenses - Transit	Dollars		1/1/2024	12/31/2024
143	143-Total Operating Expenses - Improvement	Dollars		1/1/2024	12/31/2024
151	151-Total Operating Expenses - Sanitation MW Discounted	Dollars	0.00	1/1/2024	12/31/2024
215	215-Buildings & Premises Occupied by District	Sq. Ft.		1/1/2024	12/31/2024
250	250-Number of Homes – Covenant Enforcement/Design Review Services under District Authority	Total		1/1/2024	12/31/2024
270	270-Number of Aboveground Storage Tanks (excluding water tanks)	Total	0.00	1/1/2024	12/31/2024
331	331-Number of Paid Firefighters - Full-Time	Total		1/1/2024	12/31/2024
332	332-Number of Paid Firefighters - Part-Time	Total		1/1/2024	12/31/2024
333	333-Number of Volunteer Firefighters	Total		1/1/2024	12/31/2024
334	334-Number of Paid EMT - Full-Time	Total	0.00	1/1/2024	12/31/2024
335	335-Number of Paid EMT - Part-Time	Total	0.00	1/1/2024	12/31/2024
341	341-Time Spent by Club/Recreation/Camp Volunteers	Hours	0.00	1/1/2024	12/31/2024
342	342-Time Spent by Day Care Volunteers	Hours	0.00	1/1/2024	12/31/2024
344	344-Time Spent by Event Organizer Volunteers	Hours	0.00	1/1/2024	12/31/2024
345	345-Time Spent by General Volunteers	Hours	0.00	1/1/2024	12/31/2024

348	348-Number of Board Members	Total	5.00	1/1/2024	12/31/2024
350	350-Number of Permanent Employees - Full-Time	Total	0.00	1/1/2024	12/31/2024
351	351-Number of Permanent Employees - Part-Time	Total	0.00	1/1/2024	12/31/2024
366	366-Total Payroll	Dollars		1/1/2024	12/31/2024
400	400-Number of Boats - Under 26'	Total		1/1/2024	12/31/2024
411	411-Total Water Delivered Annually - Millions of Gallons (MGAL)	MGAL		1/1/2024	12/31/2024
414	414-Playground/parks (Area)	Acres		1/1/2024	12/31/2024
415	415-Number of Grandstands/Stadiums	Total		1/1/2024	12/31/2024
420	420-Vacant Land	Acres		1/1/2024	12/31/2024
450	450-Miles of Road Maintained	Miles	0.00	1/1/2024	12/31/2024
522	522-Number of Ponds, Lakes & Reservoirs	Total		1/1/2024	12/31/2024
550	550-Fire Department Area Served	Sq Miles		1/1/2024	12/31/2024
671	671-Number of Parks	Total		1/1/2024	12/31/2024
710	710-Dams - Class 1 - Low Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2024	12/31/2024
712	712-Dams - Class 1 - Low Hazard - Number of Dams	Count	0.00	1/1/2024	12/31/2024
720	720-Dams - Class 2 - Med Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2024	12/31/2024
722	722-Dams - Class 2 - Med Hazard - Number of Dams	Count	0.00	1/1/2024	12/31/2024
730	730-Dams - Class 3 - High Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2024	12/31/2024
732	732-Dams - Class 3 - High Hazard - Number of Dams	Count	0.00	1/1/2024	12/31/2024
811	811-Number of Spillways	Total		1/1/2024	12/31/2024
900	900-Services Contracted out to Others	Dollars	215,000.00	1/1/2024	12/31/2024
924	924-Revenue from use of Swimming Pools	Dollars		1/1/2024	12/31/2024
925	925-Number of Swimming Pools	Total		1/1/2024	12/31/2024
945	945-Number of Sewage Taps	Total		1/1/2024	12/31/2024

946	946-Number of Water Mains or Connections	Total		1/1/2024	12/31/2024
947	947-Sewer and/or Sanitation Line Maintenance (budget)	Dollars		1/1/2024	12/31/2024
948	948-Water Line Maintenance (budget)	Dollars		1/1/2024	12/31/2024
997	997-Number of district sponsored Events/Fundraisers - No Alcohol Served	Total		1/1/2024	12/31/2024
998	998-Number of District sponsored Events/Fundraisers – With Alcohol Served	Total		1/1/2024	12/31/2024
999	999-Prior Acts Coverage Under a Previous "Claims Made" Policy	Premium	1,400.00	1/1/2024	12/31/2024

**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.**

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	001-001	<b>Unique#</b>	PROP-00110636	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 5	\$	\$
2 5' Benches	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>		\$ 0.00			
18th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$3,019.00			

<b>Location / Premise#</b>	001-002	<b>Unique#</b>	PROP-00110644	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 24	\$	\$
8; 6' Benches	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>		\$ 0.00			
18th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$13,082.00			

<b>Location / Premise#</b>	001-003	<b>Unique#</b>	PROP-00110645	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 5	\$	\$
2 Trash Receptacles	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>		\$ 0.00			
18th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$3,019.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	001-004	<b>Unique#</b>	PROP-00110646	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 71	\$	\$
12 Planters	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$39,247.00			

<b>Location / Premise#</b>	001-005	<b>Unique#</b>	PROP-00110647	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 25	\$	\$
2 Newspaper Corrals	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$13,836.00			

<b>Location / Premise#</b>	001-006	<b>Unique#</b>	PROP-00110648	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 5	\$	\$
8 Bike Racks	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$3,019.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	001-007	<b>Unique#</b>	PROP-00110649	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 5	\$	\$
Red Stone Edging	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. between Little Raven & The CML	<b>Sq. Feet:</b>	336	<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$2,956.00			

<b>Location / Premise#</b>	001-008	<b>Unique#</b>	PROP-00110650	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$170	\$	\$
15 Pedestrian Lights	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$94,342.00			

<b>Location / Premise#</b>	001-009	<b>Unique#</b>	PROP-00110651	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 29	\$	\$
1 Clock & Backflow Preventer	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$16,353.00			



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	002-001	<b>Unique#</b>	PROP-00110637	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 35	\$	\$
12 Benches - 6 '	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
19th St. between Little Raven & The CML	<b>Sq. Feet:</b>			<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00		
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00		
								<b>Otherwise Classified:</b>	\$19,624.00		

<b>Location / Premise#</b>	002-002	<b>Unique#</b>	PROP-00110652	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 8	\$	\$
3 Trash Receptacles	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
19th St. between Little Raven & The CML	<b>Sq. Feet:</b>			<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00		
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00		
								<b>Otherwise Classified:</b>	\$4,529.00		

<b>Location / Premise#</b>	002-003	<b>Unique#</b>	PROP-00110653	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 47	\$	\$
8 Planters	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
19th St. between Little Raven & The CML	<b>Sq. Feet:</b>			<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00		
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00		
								<b>Otherwise Classified:</b>	\$26,164.00		

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	002-004	<b>Unique#</b>	PROP-00110654	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 12	\$	\$
1 Newspaper Corral	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$6,920.00			

<b>Location / Premise#</b>	002-005	<b>Unique#</b>	PROP-00110655	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 1	\$	\$
2 Bike Racks	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$ 755.00			

<b>Location / Premise#</b>	002-006	<b>Unique#</b>	PROP-00110656	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 5	\$	\$
Red Stone Edging	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. between Little Raven & The CML	<b>Sq. Feet:</b>	303	<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$2,668.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	002-007	<b>Unique#</b>	PROP-00110657	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 29	\$	\$
1 Clock and Backflow Preventer	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$16,353.00			

<b>Location / Premise#</b>	002-008	<b>Unique#</b>	PROP-00110658	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$136	\$	\$
12 Pedestrian Lights	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$75,473.00			

<b>Location / Premise#</b>	002-009	<b>Unique#</b>	PROP-00110659	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 21	\$	\$
Fence & Corral	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$11,811.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	003-001	<b>Unique#</b>	PROP-00110638	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 29	\$	\$
10 6' Benches	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
Little Raven between 15th & 20th	<b>Sq. Feet:</b>			<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00		
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00		
								<b>Otherwise Classified:</b>	\$16,353.00		

<b>Location / Premise#</b>	003-002	<b>Unique#</b>	PROP-00110660	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 18	\$	\$
5 Trash Receptacles	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
Little Raven between 15th & 20th	<b>Sq. Feet:</b>			<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone A			<b>Business Inc:</b>	\$ 0.00		
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00		
								<b>Otherwise Classified:</b>	\$7,547.00		

<b>Location / Premise#</b>	003-003	<b>Unique#</b>	PROP-00110661	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 25	\$	\$
2 Newspaper Corrals	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
Little Raven between 15th & 20th	<b>Sq. Feet:</b>			<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00		
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00		
								<b>Otherwise Classified:</b>	\$13,836.00		

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	003-004	<b>Unique#</b>	PROP-00110662	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 3	\$	\$
5 Bike Racks	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
Little Raven between 15th & 20th	<b>Sq. Feet:</b>			<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone X		<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No			<b>Otherwise Classified:</b>	\$1,887.00			

<b>Location / Premise#</b>	003-005	<b>Unique#</b>	PROP-00110663	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 59	\$	\$
2 Clock and Backflow Preventers	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
Little Raven between 15th & 20th	<b>Sq. Feet:</b>			<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone X		<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No			<b>Otherwise Classified:</b>	\$32,705.00			

<b>Location / Premise#</b>	003-006	<b>Unique#</b>	PROP-00110664	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$332	\$	\$
21 Pedestrian Lights	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
Little Raven between 15th & 20th	<b>Sq. Feet:</b>			<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone X		<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No			<b>Otherwise Classified:</b>	\$184,909.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	004-001	<b>Unique#</b>	PROP-00110639	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 55	\$	\$
24; 4' Benches	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Bassett St.	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00			
							<b>Otherwise Classified:</b>	\$30,441.00			

<b>Location / Premise#</b>	004-002	<b>Unique#</b>	PROP-00110665	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 22	\$	\$
8 Trash Receptacles	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Bassett St.	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00			
							<b>Otherwise Classified:</b>	\$12,076.00			

<b>Location / Premise#</b>	004-003	<b>Unique#</b>	PROP-00110666	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 35	\$	\$
6 Planters	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Bassett St.	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00			
							<b>Otherwise Classified:</b>	\$19,624.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	004-004	<b>Unique#</b>	PROP-00110667	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 25	\$	\$
2 Newspaper Corrals	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Bassett St.	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$13,836.00			

<b>Location / Premise#</b>	004-005	<b>Unique#</b>	PROP-00110668	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 5	\$	\$
7 Bike Racks	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Bassett St.	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$2,641.00			

<b>Location / Premise#</b>	004-006	<b>Unique#</b>	PROP-00110669	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 10	\$	\$
Red Stone Edging	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Bassett St.	<b>Sq. Feet:</b>	640	<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$5,636.00			



**Property Schedule**

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	004-007	<b>Unique#</b>	PROP-00110670	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$237	\$	\$
21 Pedestrian Lights	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Bassett St.	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$132,078.00			

<b>Location / Premise#</b>	005-001	<b>Unique#</b>	PROP-00110640	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 25	\$	\$
4 Wooden Benches	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$14,089.00			

<b>Location / Premise#</b>	005-002	<b>Unique#</b>	PROP-00110671	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 16	\$	\$
6 Trash Receptacles	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$9,057.00			





Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	005-003	<b>Unique#</b>	PROP-00110672	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 4	\$	\$
6 Bike Racks	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$2,264.00			

<b>Location / Premise#</b>	005-004	<b>Unique#</b>	PROP-00110673	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$3,341	\$	\$
Granite Sidewalks - 21,728 Feet	<b>Year Built:</b>	2002	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between Little Raven & The CML	<b>Sq. Feet:</b>	21863	<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>	0.00	<b>Flood Zone:</b>	Zone CX			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$1,858,614.00			

<b>Location / Premise#</b>	005-005	<b>Unique#</b>	PROP-00110674	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 53	\$	\$
13 Stone Bollards	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$29,434.00			



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	005-006	<b>Unique#</b>	PROP-00110675	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$1,413	\$	\$
1 Fountain	<b>Year Built:</b>	2002	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between Little Raven & The CML	<b>Sq. Feet:</b>	464	<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>	1.00	<b>Flood Zone:</b>	Zone CX			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$786,055.00			

<b>Location / Premise#</b>	005-007	<b>Unique#</b>	PROP-00110676	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$265	\$	\$
13 Pedestrian Lights	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between Little Raven & The CML	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone CX			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$147,173.00			

<b>Location / Premise#</b>	005-008	<b>Unique#</b>	PROP-00110677	Noncombustible	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$24,678	\$	\$
Mall and Millenium Bridge	<b>Year Built:</b>	2002	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between Little Raven & The CML	<b>Sq. Feet:</b>	10258	<b>County:</b>	Denver	Ded:	\$10,000.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>	4.00	<b>Flood Zone:</b>	Zone CX			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$14,630,952.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	005-009	<b>Unique#</b>	PROP-00110698	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$2,305	\$	\$
Granite Steps @ Mall & West Millenium Bridge		<b>Year Built:</b>	2002	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
16th St between Little Raven & The CML		<b>Sq. Feet:</b>	3124	<b>County:</b>	Denve r	<b>Ded:</b>	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202		<b># Stories</b>	3.00	<b>Flood Zone:</b>	Zone CX		<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No		<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No			<b>Otherwise Classified:</b>	\$1,282,109.00			

<b>Location / Premise#</b>	005-010	<b>Unique#</b>	PROP-00110688	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 88	\$	\$
17 Artistic Planters		<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
16th Street - Little Raven to Wewatta		<b>Sq. Feet:</b>		<b>County:</b>	Denve r	<b>Ded:</b>	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202		<b># Stories</b>		<b>Flood Zone:</b>	Zone X		<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No		<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No			<b>Otherwise Classified:</b>	\$49,059.00			

<b>Location / Premise#</b>	006-001	<b>Unique#</b>	PROP-00110641	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 51	\$	\$
10; 8' Benches		<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
16th St. between The CML & Wewatta		<b>Sq. Feet:</b>		<b>County:</b>	Denve r	<b>Ded:</b>	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202		<b># Stories</b>		<b>Flood Zone:</b>	Zone X		<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No		<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No			<b>Otherwise Classified:</b>	\$28,175.00			



**Property Schedule**

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	006-002	<b>Unique#</b>	PROP-00110678	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 22	\$	\$
8 Trash Receptacles	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between The CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$12,076.00			

<b>Location / Premise#</b>	006-003	<b>Unique#</b>	PROP-00110679	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 10	\$	\$
15 Bike Racks	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between The CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$5,661.00			

<b>Location / Premise#</b>	006-004	<b>Unique#</b>	PROP-00110680	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$2,946	\$	\$
Granite Sidewalks	<b>Year Built:</b>	2002	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between The CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$1,638,811.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	006-005	<b>Unique#</b>	PROP-00110681	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 28	\$	\$
7 Bollards	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between The CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$15,850.00			

<b>Location / Premise#</b>	006-006	<b>Unique#</b>	PROP-00110682	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$637	\$	\$
30 Pedestrian Lights	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between The CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$354,339.00			

<b>Location / Premise#</b>	006-007	<b>Unique#</b>	PROP-00110683	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 4	\$	\$
3 Bollards	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
16th St. between The CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$2,453.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	008-001	<b>Unique#</b>	PROP-00110643	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$1,216	\$	\$
Granite Sidewalks	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>		\$ 0.00			
Delgany Street Plaza	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$676,160.00			

<b>Location / Premise#</b>	008-002	<b>Unique#</b>	PROP-00110687	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$215	\$	\$
12 Pedestrian Lights	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>		\$ 0.00			
Delgany St.	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$119,499.00			

<b>Location / Premise#</b>	008-003	<b>Unique#</b>	PROP-00110690	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 21	\$	\$
5; 6' benches	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>		\$ 0.00			
Delgany Street - Wewatta to Creek	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$11,812.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	008-004	<b>Unique#</b>	PROP-00110691	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 11	\$	\$
4 Trash Receptacles	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Delgany Street	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$6,037.00			

<b>Location / Premise#</b>	008-005	<b>Unique#</b>	PROP-00110692	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 47	\$	\$
8 Standard Planters	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Delgany Street	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$26,164.00			

<b>Location / Premise#</b>	008-006	<b>Unique#</b>	PROP-00110693	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 36	\$	\$
1 Transformer Enclosure	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Delgany Street	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$20,126.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	008-007	<b>Unique#</b>	PROP-00110694	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 6	\$	\$
9 Bike Racks	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
Delgany Street	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$3,396.00			

<b>Location / Premise#</b>	009-001	<b>Unique#</b>	PROP-00110695	Noncombustible	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 49	\$	\$
2 clock and backflow preventers	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
WEWAHA -15 -20th	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$27,045.00			

<b>Location / Premise#</b>	009-002	<b>Unique#</b>	PROP-00110696	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$531	\$	\$
30 Pedestrian Lights, Double Luminaries	<b>Year Built:</b>		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
WEWAHA 15- 20th	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$295,282.00			





Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	010-001	<b>Unique#</b>	PROP-00110697	Not Assigned	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$113	\$	\$
30 4' Benches	<b>Year Built:</b>			<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
WEWAHA 15- 20th	<b>Sq. Feet:</b>			<b>County:</b>	Denve r	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Denver, CO 80202	<b># Stories</b>			<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00		
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00		
								<b>Otherwise Classified:</b>	\$62,894.00		

<b>Location / Premise#</b>	011-001	<b>Unique#</b>	PROP-00110699	Noncombustible	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$12,177	\$	\$
Bridge	<b>Year Built:</b>	2010		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
18th Street and Bassett	<b>Sq. Feet:</b>	2418		<b>County:</b>	Arapa hoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Greenwood Village, CO 80202	<b># Stories</b>	4.00		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00		
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00		
								<b>Otherwise Classified:</b>	\$6,773,291.00		

<b>Location / Premise#</b>	011-002	<b>Unique#</b>	PROP-00110635	Frame	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 8	\$	\$
Talking Bollards (2)	<b>Year Built:</b>	2019		<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
18th Street and Bassett	<b>Sq. Feet:</b>	0		<b>County:</b>	Arapa hoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00		
Greenwood Village, CO 80202	<b># Stories</b>	0.00		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00		
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No			<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00		
								<b>Otherwise Classified:</b>	\$4,333.00		



**Property Schedule**

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	012-001	<b>Unique#</b>	PROP-00110600	Frame	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 23	\$	\$
5' Benches - 8	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$12,835.00			

<b>Location / Premise#</b>	012-002	<b>Unique#</b>	PROP-00110601	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 14	\$	\$
Piping & Heads for Irrigation System - 525'	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$17,548.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$ 0.00			

<b>Location / Premise#</b>	012-003	<b>Unique#</b>	PROP-00110602	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 24	\$	\$
Clock & Backflow Preventer	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$13,521.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	012-004	<b>Unique#</b>	PROP-00110603	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 6	\$	\$
Bike Racks - 8	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. btw Cons. Main Line & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00			
							<b>Otherwise Classified:</b>	\$3,210.00			

<b>Location / Premise#</b>	012-005	<b>Unique#</b>	PROP-00110604	Fire Resistive	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$135	\$	\$
Pedestrian Lights - 11	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. btw Cons. Main Line & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Arapahoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
Greenwood Village, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00			
							<b>Otherwise Classified:</b>	\$75,224.00			

<b>Location / Premise#</b>	012-006	<b>Unique#</b>	PROP-00110605	Fire Resistive	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$608	\$	\$
Sandstone Pavers - 4947	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. btw Cons. Main Line & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Arapahoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
Greenwood Village, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00			
							<b>Otherwise Classified:</b>	\$338,301.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	012-007	<b>Unique#</b>	PROP-00110606	Fire Resistive	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$179	\$	\$
Sidewalk - 14583	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. btw Cons. Main Line & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Arapahoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Greenwood Village, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$99,725.00			

<b>Location / Premise#</b>	012-008	<b>Unique#</b>	PROP-00110607	Fire Resistive	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 12	\$	\$
Trash Receptacles - 4	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. btw Cons. Main Line & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Arapahoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Greenwood Village, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$6,565.00			

<b>Location / Premise#</b>	012-009	<b>Unique#</b>	PROP-00110608	Frame	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 81	\$	\$
Trees & Grates - 16	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
18th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$44,922.00			



**Property Schedule**

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	013-001	<b>Unique#</b>	PROP-00110609	Fire Resistive	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 24	\$	\$
5' Benches - 8	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. btw Cons. Main Line & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Arapahoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Greenwood Village, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$13,129.00			

<b>Location / Premise#</b>	013-002	<b>Unique#</b>	PROP-00110610	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 32	\$	\$
Piping & Heads for Irrigation System - 1260'	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$42,075.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$ 0.00			

<b>Location / Premise#</b>	013-003	<b>Unique#</b>	PROP-00110611	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 26	\$	\$
Clock & Backflow Preventer	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
			<b>Business Inc:</b>				\$ 0.00				
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$14,371.00			



**Property Schedule**

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	013-004	<b>Unique#</b>	PROP-00110612	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 6	\$	\$
Bike Racks - 8	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>UG Pipes:</b>	\$ 0.00			
							<b>Otherwise Classified:</b>	\$3,210.00			

<b>Location / Premise#</b>	013-005	<b>Unique#</b>	PROP-00110613	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$108	\$	\$
Pedestrian Lights - 9	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$60,164.00			

<b>Location / Premise#</b>	013-006	<b>Unique#</b>	PROP-00110614	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$234	\$	\$
Sidewalk - 19,500	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$130,353.00			



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	013-007	<b>Unique#</b>	PROP-00110615	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 12	\$	\$
Trash Receptacles - 4	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$6,417.00			

<b>Location / Premise#</b>	013-008	<b>Unique#</b>	PROP-00110616	Frame	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$126	\$	\$
Trees & Grates - 25	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
19th St. btw CML & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$70,189.00			

<b>Location / Premise#</b>	014-001	<b>Unique#</b>	PROP-00110617	Frame	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$162	\$	\$
6' Wooden Benches - 27	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. Gardens: Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$90,245.00			



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	014-002	<b>Unique#</b>	PROP-00110618	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 39	\$	\$
Piping & Heads for Irrigation System - 1500'	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. Gardens: Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$50,136.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$ 0.00			

<b>Location / Premise#</b>	014-003	<b>Unique#</b>	PROP-00110619	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$345	\$	\$
Concrete Pavers - 8960	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. Gardens: Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$191,666.00			

<b>Location / Premise#</b>	014-004	<b>Unique#</b>	PROP-00110620	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 31	\$	\$
Granite Seat Walls - 102	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. Gardens: Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$17,046.00			



Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	014-005	<b>Unique#</b>	PROP-00110621	Fire Resistive	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$236	\$	\$
Pencil Lights - 16	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. Gardens: Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Arapahoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Greenwood Village, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$131,300.00			

<b>Location / Premise#</b>	014-006	<b>Unique#</b>	PROP-00110622	Fire Resistive	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 76	\$	\$
Sandstone Pavers - 616	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. Gardens: Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Arapahoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Greenwood Village, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$42,125.00			

<b>Location / Premise#</b>	014-007	<b>Unique#</b>	PROP-00110633	Frame	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$553	\$	\$
Trees - 6" Caliper - 45	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. Gardens: Chestnut Pl & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Arapahoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Greenwood Village, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$307,734.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	014-008	<b>Unique#</b>	PROP-00110634	Frame	3	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 98	\$	\$
Garden Vegetation (no Trees)	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. Gardens: Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Arapahoe	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Greenwood Village, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$54,708.00			

<b>Location / Premise#</b>	016-001	<b>Unique#</b>	PROP-00110627	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 7	\$	\$
Piping & Heads for Irrigation System - 257'	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. btw Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$8,589.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$ 0.00			

<b>Location / Premise#</b>	016-002	<b>Unique#</b>	PROP-00110628	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 26	\$	\$
Clock & Backflow Preventer	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. btw Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$14,373.00			

Property Schedule

Coverage Period: 1/1/2024-EOD 12/31/2024

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	016-003	<b>Unique#</b>	PROP-00110629	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$302	\$	\$
Concrete Pavers - 7865	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. btw Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$168,242.00			

<b>Location / Premise#</b>	016-004	<b>Unique#</b>	PROP-00110630	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 43	\$	\$
Pencil Lights - 3	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. btw Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> Yes	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$24,065.00			

<b>Location / Premise#</b>	016-005	<b>Unique#</b>	PROP-00110631	Fire Resistive	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 6	\$	\$
Trash Receptacles - 2	<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00				
17th St. btw Chestnut Pl. & Wewatta	<b>Sq. Feet:</b>		<b>County:</b>	Denver	Ded:	\$ 500.00	<b>EDP:</b>	\$ 0.00			
							<b>Business Inc:</b>	\$ 0.00			
Denver, CO 80202	<b># Stories</b>		<b>Flood Zone:</b>	Zone X			<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No	<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No				<b>Otherwise Classified:</b>	\$3,210.00			

**Property Schedule**

**Coverage Period: 1/1/2024-EOD 12/31/2024**

**Named Member:**

Central Platte Valley Metropolitan District

**Broker:**

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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<b>Location / Premise#</b>	016-006	<b>Unique#</b>	PROP-00110632	Frame	1	Replacement	<b>Buildings:</b>	\$ 0.00	\$ 50	\$	\$
Trees & Grates - 10		<b>Year Built:</b>	2017	<b>Term:</b>	1/1/2024 to 12/31/2024		<b>Contents:</b>	\$ 0.00			
17th St. btw Chestnut Pl. & Wewatta		<b>Sq. Feet:</b>		<b>County:</b>	Denve r	Ded: \$ 500.00	<b>EDP:</b>	\$ 0.00			
				<b>Business Inc:</b>				\$ 0.00			
Denver, CO 80202		<b># Stories</b>		<b>Flood Zone:</b>	Zone X		<b>UG Pipes:</b>	\$ 0.00			
<b>NOC Equipment Breakdown Applies:</b> No		<b>Excess Quake Applies:</b> No		<b>Excess Flood Applies:</b> No			<b>Otherwise Classified:</b>	\$28,074.00			

Totals:	<b>Buildings:</b>	\$0.00	\$55,428.00	\$0.00	\$0.00
	<b>Contents:</b>	\$0.00			
	<b>EDP:</b>	\$0.00			
	<b>Business Inc:</b>	\$0.00			
	<b>UG Pipes:</b>	\$118,348.00			
	<b>Otherwise Classified:</b>	\$31,683,873.00			

Minimum Property Contribution: \$425



# CERTIFICATE OF COVERAGE

Certificate Number CERT-004152
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<b>ADMINISTRATOR</b> 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.
<b>NAMED MEMBER</b> Central Platte Valley Metropolitan District c/o CliftonLarsonAllen LLP 8390 East Crescent Parkway, Suite 300 Greenwood Village, CO 80111-2814	<b>COMPANIES AFFORDING COVERAGE</b> COMPANY A: Colorado Special Districts Property and Liability Pool COMPANY B: COMPANY C: COMPANY D: COMPANY E:

### 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	24PL-60824-2506	01/01/24	12/31/24	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*	
A	Property <input checked="" type="checkbox"/>	24PL-60824-2506	01/01/24	12/31/24	See below if applicable.	

**Description:**  
 The certificate holder is listed as an additional covered member under General Liability, as required under written contract. Only those liabilities covered by the Pool's coverage document for the Member District shall apply, subject to the provisions and limitations contained in the Colorado Governmental Immunity Act C.R.S. 24-10-101, as amended.

<b>CERTIFICATE HOLDER</b>  UMB Bank, N.A. John.Wahl@umb.com  1670 Broadway Denver, CO 80202	<b>CANCELLATION</b>  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: November 1, 2023
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## 2024 CSD Pool General Coverage Notes

### Drones

We are seeing many Districts either purchase or entertain purchasing Drones. The CSD Pool now offers coverage. To trigger liability coverage, subject to a \$200,000 sublimit, for member owned drones, we will want to add the number of drones to the GL Schedule to account for the liability at no cost. If you would like physical damage for the Drone itself, you must add the drone to the inland marine schedule subject to a maximum limit of \$25,000. Please contact us if you have or are considering purchasing one, so that we may help you secure the appropriate Coverage.

### Property Coverages:

Property Coverage applies only at the locations listed on the policy. Verify that all locations at which you have property are listed in the declarations.

#### **If an item or location is not listed on the policy, there is no coverage**

The limit of insurance is the amount you have listed on your schedule. Verify the limits of insurance for all lines of coverage (Building, Contents - to include tenant improvements if required in contract, Outdoor Property, EDP – Computer, and Business Income) are enough to cover a total loss to that item.

The sublimit for outdoor property includes \$25,000 for Outdoor Property (permanently affixed structures or equipment) that is within 1,000 feet of a scheduled premise. Outdoor property includes exterior signs attached or detached, lighting, fences, flagpoles, pavilions, park/playground entities, paved walkways, driveways or parking lots. The valuation for this property is **actual cash value**. To have replacement cost valuation, the outdoor property must be scheduled on the property policy.

When scheduling property, keep in mind that items such as excavation, dirt work, and landscape mulch are not covered property or expenses. They are excluded under the land and land improvements exclusion.

#### **Consider increasing property values**

Due to the recent spike in labor and material cost to the state of Colorado, we would recommend you consider increasing your property values to account for these increases and to help assure that in the event of a loss, your property is adequately covered.

Computer Coverage is provided with a \$250,000 sublimit for any scheduled location. If you have more than \$250,000 of computer equipment, please let us know so that we can help you address the coverage. If you have less than \$250,000, you should not be scheduling the equipment as it may have a limiting effect on coverage. Sublimit for Member Personal Computer/Computing Equipment - \$1,500 Sublimit with a \$10,000 aggregate.



Equipment Breakdown coverage is automatically included for scheduled buildings and business personal property. Coverage applies to outdoor property (NOC-not otherwise classified) only when specified on the schedule. If your outdoor property has electrical components please check the field "NOC Equipment Breakdown Applies" when updating your 2024 schedule. Please contact us if you need help with your property schedule.

Loss of Income and Extra Expense coverage is provided with a \$250,000 sublimit. If damage to one of your properties could cause you to lose in excess of \$250,000 of revenue or would increase your operating costs by over \$250,000, please let us know so that we can help you address the coverage.

### **Roofs and Hail**

The Pool policy carries a 2% deductible for property losses caused by hail. Your deductible will be 2% of the value of the damaged property with a \$5,000 minimum and \$50,000 maximum deductible. For any real property over \$25,000,000 – deductible is \$75,000.

The Pool is offering a deductible buy down option to a flat \$5,000 hail deductible. For pricing, please let us know (last year it was about a 30% surcharge to building and not otherwise classified property premiums).

The Pool policy has a cosmetic damage waiver. The endorsement waives coverage for claims involving wind and hail damage to a roof that suffers only cosmetic damage. Cosmetic damage refers to scuffs and dents that do not affect the structural integrity of your roof and are not visible to patrons of your facility.

If the age of your District's roof exceeds the manufacturer's expected usage warranty, the Pool will assess the value of the roof on Actual Cash Value. Actual Cash Value is the cost to replace the roof less depreciation.

The Pool is adding a building vacancy provision to the property policy. The provision states losses to buildings that are vacant for more than 60 days will be valued at Actual Cash Value unless reasonable steps are taken to maintain heat in the building or the building was winterized prior to becoming vacant.

The Excess/Umbrella Liability policy does not provide coverage for damage to property owned by the District.

Flood coverage and additional flood coverage is available. Consider the Stafford Act when considering higher flood limits and whether or not to cover specific property. If you sustained flood damage, paid for by FEMA, the Act may prevent future FEMA payments should you incur damage to uninsured property for a second time.

There is a lot of development and construction in Colorado. Property in the course of construction is not automatically covered. If you have this exposure, please let us know so that we can help you obtain the appropriate coverage.

### **Inland Marine/Auto Coverages:**

Any vehicle or piece of equipment that is licensed for use on the road needs to be scheduled on the Auto policy – in lieu of the Inland Marine policy. Please verify that all pieces of equipment such as Snowplows, ATVs, UTVs, etc. are itemized on the appropriate auto or inland marine schedule.



### **Auto Physical Damage Deductibles:**

For Comprehensive and/or Collision claims, involving losses to more than 5 vehicles in a single occurrence, the deductible for the loss will be limited to the deductibles on the 5 vehicles with the largest deductibles.

### **Crime and Employee Dishonesty Coverage:**

We find that many districts have elected to carry minimal limits (\$5,000 or \$10,000) of Employee Dishonesty Coverage. We are seeing a sharp increase in claims in this area and often these limits turn out to be too low. **We highly recommend an increase in limits to a minimum of \$100,000.**

For those with budgets in excess of \$1,000,000 we can provide you with a tool to help determine appropriate limits. Please contact us if you would like to review your Limit.

Third Party Accounting and Bookkeeping Services. Many Districts do not have employees, but instead employ a third party / independent contractor to handle their financials. As the service does not qualify as an employee, the POOLs Employee Dishonesty coverage will not cover the loss. The District needs to be sure the third party / independent contractor has their own Crime coverage in place, with Third-Party coverage for the District's protection. NOTE: There is no coverage for the entity owner, only for employees of the third party / independent contractor.

If you are dealing with a one-person operation, a 'Designated Agent Addendum' is available through the POOL that can be added to the existing Crime policy, to provide protection from loss by the third party / independent contractor. The additional contribution to add the Designated Agent Addendum to the Crime policy starts at \$350 minimum. In order for the POOL to consider eligibility and provide a formal quote, they require a Designated Agent Questionnaire.

Fraudulent Impersonation Coverage sometimes referred to as Social Engineering pays for the voluntary parting of money and securities caused by fraudulent instruction. The limit for this coverage is the same as the employee dishonesty limit up to \$250,000. The deductible for this coverage is substantial at 20% of the Fraudulent Impersonation Limit.





### **Liability Coverages:**

The Liability policy has a sublimit for Securities Claims. The annual limit is \$1,250,000 and that limit is reduced by the cost of defense.

**Excess Liability** – this coverage increases the limit of insurance available in any one occurrence for Liability Claims, Public Officials Liability Claims, Employment Practices Liability Claims, and Auto Liability Claims.

**Employment Practices Liability** - –Similar to Crime Coverage, we are seeing an increase in claim activity from Employment Related Practices claims. The CSD Pool deductible is 50% of both loss and defense costs up to the point your portion reaches the deductible on your declarations page – Per Occurrence. The standard deductible is 50% up to \$100,000. We recommend consideration of lower deductible options.

**No Fault Water and Sewer Back Up** – Coverage includes a per residence/commercial occupancy limit of \$10,000 with a \$200,000 per occurrence aggregate limit. An all Member Pool coverage aggregate of \$1,000,000 also applies.

The CSD Pool has also contracted with ServPro to help homeowners address backups to their homes. ServPro is offering preferred pricing and expedited response services to CSD Pool customers. For information on this program, please contact us.

**Pollution Liability – Water and Sewer Lines.** If you want coverage for the release of pollutants from water or sewer lines, the lines must be scheduled on the property policy. **This would hold true for issues associated with lines that are located on your scheduled premises – they must be specifically schedule for coverage to apply.** We have very few lines scheduled, so it is very likely pollution coverage for your district would not apply to pollutant escape from your lines. We want you to be aware of this situation and are happy to get quotes for you to provide the coverage.

**Above Ground Tanks** – With the exception of water tanks, in order for **General Liability** coverage to apply to loss associated with a tank, the tanks must be noted on the liability schedule. If you have tanks (other than water), please make sure the appropriate number of tanks is listed on your General Liability schedule. For **Pollution Liability** (i.e. seepage of fuel from an above ground tank) to apply, the tanks must also be schedule on your property policy. Underground tanks are not covered and must be specifically underwritten separately, contact us for an application.

**\*\*Volunteer Accident Coverage** - If you list volunteers on your GL schedule, they will be provided accident coverage. The coverage is Excess of Health Insurance with a \$25,000 Limit and the cost is based on hours. Be sure to include it in your General Liability schedule. It also includes an AD&D component with limits from \$12,500-\$50,000 depending on the injury (2020 info, pending update).



**Cyber Liability** – A \$200,000 limit of liability (subject to a \$1,000,000 All Member maximum) is included in your policy. This is an automatic coverage designed to support smaller district and provide coverage for small losses for other Districts. We have numerous Districts and clients that have experienced cyber losses, such as hacking and ransomware, and we have seen claims nearing \$1,000,000. **We highly recommend considering higher limits. Please contact us to discuss.**

**Sanitation Maintenance Warranty** – For Districts with sanitation operations The Pool offers a discount on the general liability contribution associated with the sanitation operations. There is a requirement that you meet certain criteria at the time of loss with this program. Contact us to discuss the discount and program criteria.

**Homeowners Association Functions** – the CSD Pool requires that you identify the number of homes in your District for which the District is performing architectural control, design review, and/or covenant enforcement. There will be a charge for these operations.

### **Claims:**

If you experience a property loss, please promptly report the claim to TCW Risk Management prior to beginning any work. If you repair your property without giving the adjuster the opportunity to assess the loss, they have the right to reject your claim. However, if there is a risk of additional damage occurring, it is imperative that you take necessary steps to prevent further loss. Please take photos and document well. Should you have questions, please call us.

If there is the potential of a liability claim, you must notify TCW of the circumstances surrounding the claim as soon as possible. If a formal written or verbal demand for damage is received, please forward it to TCW immediately.



### **Workers' Compensation Coverages:**

**Volunteers.** The state statute prescribes coverage for certain type of volunteers, for Special Districts the only volunteer group we typically see covered by statute are Fire/EMS service providers. Those truly providing Fire and EMS services, not peripheral type services like you might see from an auxiliary (traffic assistance, food service, etc.).

If your volunteer group is not providing Fire or EMS services, they are very likely not covered. The assumed minimum payroll for volunteer firefighters is \$2,500 per volunteer firefighter.

There has been significant discussion in how volunteer firefighter's lost wages are calculated in the event of an injury. If the volunteer does NOT receive a stipend, they would receive the State's weekly maximum wage (currently \$1023). In the event you stipend your volunteers, the CSD Pool currently basis their lost wage payment on that stipend. So, if your volunteer is stipend \$100 a month, they would receive 66% of \$25 (\$100 a month divided by 4 weeks) as their weekly wage replacement. Should the volunteer be unable to perform their other regular work, the wage replacement would be increased, up to the State's weekly maximum, to reflect lost wages from their other employment.

**Out of State Operations.** If any of your employees are working out of state or traveling to or through other states as part of their job – particularly to WY, WA, OH and ND – please call us to discuss additional steps necessary to make sure you are appropriately covered.

### **Workers' Compensation – Board Member Only Coverages:**

**\*\*Board Member Only Coverage.** The annual minimum contribution for Board Member Only coverage will stay at \$450.

**Board Members.** C.R.S. Section 8-40-202 (l)(B) requires coverage on board members unless an annual filing is made with the Division of Insurance 45 days ahead of the coverage term.

If a board member is injured, their wage replacement would be based on the compensation they receive for their board duties (typically \$100 a month). If they do not receive compensation for board duties, unlike a volunteer firefighter (who receive the State's weekly maximum) they would not receive any wage replacement. Should the board member be unable to perform their other regular work, the wage replacement would be increased, up to the State's weekly maximum, to reflect lost wages from their other employment.

Board Member Only coverage is designed to cover work-related injuries and illness for board members while in the course and scope of their duties as board members, which are administrative functions. Other job assignments outside of their normal administrative duties, such as occasionally working at a water or sewer plant, helping with landscape maintenance, meter reading, plowing snow, and so forth, are not considered to be duties to be performed by board members and may lead to denial of claims due to misrepresentation of a material exposure to loss. Any job functions not in the normal board member administrative scope must be reported to our agency for appropriate classification. An additional contribution will then be assessed based on assumed comparative wages to compensate for the inherent exposure of other duties being performed. Not reporting accurately may also affect prior years as the NCCI administrative rules allow for audits to be conducted and reconciled for corrected contribution payments for the prior three (3) years.



Attached are the district's **2024 Workers' Compensation Board Member Only (BMO)** renewal documents, which includes the renewal invoice, payment instructions, declarations page, and certificates if applicable.

The minimum stipend per board member continues to be \$1,200 a year for each board member (i.e.: the minimum total stipend for five (5) board members is \$6,000). The annual minimum contribution remains the same at \$450.

**There are a couple of important dates to mark on your calendar:**

- By **October 20, 2023**, let us know if you would like to make any changes to the renewal coverage.
- By **January 1, 2024**, renewal payment is due.
- By **January 30, 2024**, WC coverage is subject to cancellation for non-payment. If the CSD Pool does not receive payment by January 30, 2024, Workers Compensation coverage will cancel for non-payment.

As a reminder, BMO coverage is designed only for work-related injuries and illness for board members while in the course and scope of their duties as board members, which are strictly administrative functions. If any of the following scenarios apply to your district, you must report it to us for proper classification:

- Non-administrative functions performed by any board member, such as occasionally working at a water/sewer, or other plant operations, helping with landscaping or maintenance, meter reading, plowing snow, and so forth.
- Entering into a contract with a party, whether verbally or written, to perform work for your district, when the party does not provide proof of his/her own workers' compensation insurance coverage.
- Hiring district employee(s).

Not reporting accurately may also affect prior years' coverages as the NCCI administrative rules allow for Audits to be conducted and reconciled for corrected contribution payments for the prior three (3) years.

It is important to note that board members are considered employees under the current Colorado Revised Statute while in the course and scope of their board member administrative duties; therefore, coverage is required unless the district opts out by filing a statement with the Colorado Division of Workers' Compensation no less than 45 days before the start of the coverage year along with an annual resolution adopted and signed by each board member. If the district decides to opt out, please send us a copy of the statement and resolution so that we can properly update our file and non-renew the district's coverage. **Please also note that opting out or canceling BMO coverage will lead to the loss of the 8% Multi Program Discount associated with the district's Property & Liability coverage.**

Finally, the district may qualify for the CSD Pool's SDA Conference Scholarship Program. The CSD Pool sponsors board members who have never attended a Special District Association of Colorado (SDA) Annual Conference in September.

Thank you for renewing your Workers' Compensation Board Member Only coverage with us. If you have any questions regarding your renewal, please do not hesitate to contact us.

**TCW Risk Management Renewal Team**

On behalf of Nikki Rickord & Sebastian Arulraj

303.872.1930 • [tcwinfo@tcwrm.com](mailto:tcwinfo@tcwrm.com)



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## Workers' Compensation Coverage Invoice

**District:** Central Platte Valley Metropolitan District  
c/o CliftonLarsonAllen LLP  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111-2814

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

Coverage No.		Entity ID		Effective Date		Expiration Date		Invoice Date	
24WC-60824-0451		60824		1/1/2024		EOD 12/31/2024		8/14/2023	
Class Code	Description	No. of Employees		No. of Volunteers	2024 Rate	2024 Estimated Employee Payroll	2024 Estimated Volunteer Payroll	Estimated Manual Contribution	
		FT	PT						
8811	Board Member Coverage	0	0	9	0.75	\$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
<b>Total Estimated Contribution:</b>	<b>=</b>	<b>\$450.00</b>
<b>Total Amount Due:</b>		<b>\$450.00</b>

**Estimated payroll is subject to yearend audit.  
Commission \$27.00 (9% first year and 6% thereafter) is 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





## 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](http://www.e-billexpress.com/ebpp/CSDPool)). For detailed instructions, please click [here](#) or go to [csdpool.org/documents](http://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  
1800 SW 1<sup>st</sup> Ave, Suite 400  
Portland, OR 97201

**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 60<sup>th</sup> 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](http://sdaco.org) for member information.

Please contact us at [billing@csdpool.org](mailto:billing@csdpool.org) or 800-318-8870 ext. 3 for billing questions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2024**



**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**SUMMARY**  
**2023 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/1/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/23	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 13,128,447	\$ 7,765,652	\$ 7,807,126	\$ 7,807,126	\$ 9,441,242
REVENUE					
Property taxes - net	2,765,571	2,853,888	2,777,731	2,853,888	2,941,562
Specific ownership tax	429,467	419,630	194,275	390,000	407,000
TIF taxes	5,276,292	5,538,766	5,510,410	5,538,766	5,198,483
Net investment income	126,452	174,000	184,638	290,000	268,500
Loan Proceeds - 2022A & 2022B	52,805,000	-	-	-	-
Other revenue	1,606	-	4,546	4,546	-
Total revenue	<u>61,404,388</u>	<u>8,986,284</u>	<u>8,671,600</u>	<u>9,077,200</u>	<u>8,815,545</u>
TRANSFERS IN	125,000	1,000,000	-	-	2,300,000
Total funds available	<u>74,657,835</u>	<u>17,751,936</u>	<u>16,478,726</u>	<u>16,884,326</u>	<u>20,556,787</u>
EXPENDITURES					
General					
Accounting	58,669	65,000	44,839	88,000	90,000
Audit	7,000	7,000	-	7,000	7,200
County Treasurer's fees	27,619	28,540	27,776	28,540	29,410
Director fees	4,600	6,000	2,400	4,200	6,000
Dues and licenses	4,238	4,500	4,237	4,500	4,500
Election costs	2,264	5,000	4,832	5,000	-
Engineering	1,700	10,000	-	-	-
Insurance and bonds	50,276	55,000	64,087	64,087	100,000
Legal	51,748	55,000	24,846	55,000	60,500
Management	75,330	75,000	66,555	133,000	125,000
Miscellaneous	4,481	1,000	199	1,000	1,000
Payroll taxes	352	459	146	321	459
Repairs and maintenance	-	-	-	-	-
Web site maintenance	180	2,500	-	-	-
Debt Service					
Bond principal	1,425,000	1,685,000	-	1,685,000	2,125,000
Bond interest	2,662,556	2,452,549	1,283,292	2,452,549	2,020,876
Cost of issuance	458,193	-	-	-	-
Cost of debt refunding	-	-	-	-	-
Miscellaneous	5,868	5,000	40	1,000	5,000
Transfer to refunding escrow	59,579,857	-	-	-	-
Trustee/paying agent fees	4,500	-	-	-	-
Capital outlay	155,278	615,000	62,538	409,083	4,340,000
Contingency	-	32,452	-	24,803	85,028
Total expenditures	<u>64,579,709</u>	<u>5,105,000</u>	<u>1,585,787</u>	<u>4,963,083</u>	<u>8,999,973</u>
TRANSFERS OUT					
Payment to CPV Coordination District	2,146,000	3,530,000	1,582,354	2,480,000	3,200,000
Interfund transfer	125,000	1,000,000	-	-	2,300,000
	<u>2,271,000</u>	<u>4,530,000</u>	<u>1,582,354</u>	<u>2,480,000</u>	<u>5,500,000</u>
Total expenditures and transfers out requiring appropriation	<u>66,850,709</u>	<u>9,635,000</u>	<u>3,168,141</u>	<u>7,443,083</u>	<u>14,499,973</u>
ENDING FUND BALANCES	<u>\$ 7,807,126</u>	<u>\$ 8,116,936</u>	<u>\$ 13,310,585</u>	<u>\$ 9,441,242</u>	<u>\$ 6,056,814</u>

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**PROPERTY TAX SUMMARY INFORMATION**  
**For the Years Ended and Ending December 31,**

12/1/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/23	ESTIMATED 2023	BUDGET 2024
<b>ASSESSED VALUATION - DENVER COUNTY</b>	\$ 381,479,920	\$ 368,636,510	\$ 368,636,510	\$ 368,636,510	\$ 390,412,530
<b>OPERATING PORTION OF DISTRICT</b>					
Commercial/Industrial	\$ 337,204,010	\$ 325,032,580	\$ 325,032,580	\$ 325,032,580	\$ 340,875,750
Vacant land	2,782,760	2,782,760	2,782,760	2,782,760	2,677,210
State assessed	2,243,100	2,354,400	2,354,400	2,354,400	2,348,810
Personal property	22,916,850	22,907,430	22,907,430	22,907,430	23,957,260
Residential - Multi-Family	16,333,200	15,559,340	15,559,340	15,559,340	20,553,500
Less: TIF Increment	(279,114,573)	(266,414,908)	(266,414,908)	(266,414,908)	(276,368,042)
	102,365,347	102,221,602	102,221,602	102,221,602	114,044,488
Adjustments to final AV	-	-	-	-	-
Certified Assessed Value	\$ 102,365,347	\$ 102,221,602	\$ 102,221,602	\$ 102,221,602	\$ 114,044,488
<b>MILL LEVY</b>					
General	8.000	9.000	9.000	9.000	9.000
Debt Service - 2013A bonds/2022A loan	8.000	8.000	8.000	8.000	7.000
Debt Service - 2014B bonds/2022B loan	4.000	4.000	4.000	4.000	3.000
Total mill levy	20.000	21.000	21.000	21.000	19.000
<b>PROPERTY TAXES</b>					
<b>OPERATING PORTION OF DISTRICT</b>					
General	\$ 818,923	\$ 919,994	\$ 919,994	\$ 919,994	\$ 1,026,400
Debt Service - 2013A bonds/2022A loan	818,923	817,773	817,773	817,773	798,311
Debt Service - 2014B bonds/2022B loan	409,461	408,886	408,886	408,886	342,133
Levied property taxes	2,047,307	2,146,654	2,146,654	2,146,654	2,166,845
Adjustments for actuals	(19,446)	-	(71,228)	-	-
Budgeted property taxes	\$ 2,027,861	\$ 2,146,654	\$ 2,075,426	\$ 2,146,654	\$ 2,166,845
<b>ASSESSED VALUATION - DENVER COUNTY</b>					
<b>DEBT SERVICE ONLY EXCLUDED PROPERTY</b>					
Residential - Single Family	\$ 77,772,530	\$ 74,970,930	\$ 74,970,930	\$ 74,970,930	\$ 91,546,020
Commercial/Industrial	12,303,370	11,734,340	11,734,340	11,734,340	16,871,620
Vacant land	60	60	60	60	60
Personal property	1,024,630	749,720	749,720	749,720	1,303,410
State assessed	1,335,300	949,200	949,200	949,200	952,700
	92,435,890	88,404,250	88,404,250	88,404,250	110,673,810
Adjustments to final AV	-	-	-	-	-
Certified Assessed Value	\$ 92,435,890	\$ 88,404,250	\$ 88,404,250	\$ 88,404,250	\$ 110,673,810
<b>MILL LEVY</b>					
Debt Service - 2013A bonds/2022A loan	8.000	8.000	8.000	8.000	7.000
Total mill levy	8.000	8.000	8.000	8.000	7.000
<b>PROPERTY TAXES</b>					
<b>DEBT SERVICE ONLY EXCLUDED PROPERTY</b>					
Debt Service - 2013A bonds/2022A loan	739,487	707,234	707,234	707,234	774,717
Levied property taxes	739,487	707,234	707,234	707,234	774,717
Adjustments for rebates/delinquencies	(1,777)	-	(4,929)	-	-
Budgeted property taxes	\$ 737,710	\$ 707,234	\$ 702,305	\$ 707,234	\$ 774,717
<b>BUDGETED PROPERTY TAXES</b>					
General	\$ 811,145	\$ 919,994	\$ 889,468	\$ 919,994	\$ 1,026,400
Debt Service - Operating District	1,216,716	1,226,659	1,185,958	1,226,659	1,140,445
Debt Service - Excluded Area	737,710	707,234	702,305	707,234	774,717
	\$ 2,765,571	\$ 2,853,888	\$ 2,777,731	\$ 2,853,888	\$ 2,941,562

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**PROPERTY TAX SUMMARY INFORMATION**  
**For the Years Ended and Ending December 31,**

12/1/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/23	ESTIMATED 2023	BUDGET 2024
<b>TIF INCREMENT</b>	\$ 279,114,573	\$ 266,414,908	\$ 266,414,908	\$ 266,414,908	\$ 276,368,042
<b>MILL LEVY</b>					
General	8.000	9.000	9.000	9.000	9.000
Debt Service - 2013A bonds/2022A loan	8.000	8.000	8.000	8.000	7.000
Debt Service - 2014B bonds/2022B loan	4.000	4.000	4.000	4.000	3.000
Total mill levy	<u>20.000</u>	<u>21.000</u>	<u>21.000</u>	<u>21.000</u>	<u>19.000</u>
<b>TIF REIMBURSEMENT</b>					
<b>OPERATING PORTION OF DISTRICT</b>					
General	\$ 2,232,917	\$ 2,397,734	\$ 2,397,734	\$ 2,397,734	\$ 2,487,312
Debt Service - 2013A bonds/2022A loan	2,232,917	2,131,319	2,131,319	2,131,319	1,934,576
Debt Service - 2014B bonds/2022B loan	1,116,458	1,065,660	1,065,660	1,065,660	829,104
TIF Reimbursement	5,582,291	5,594,713	5,594,713	5,594,713	5,250,993
Less: Treasurer fees	(55,823)	(55,947)	(55,947)	(55,947)	(52,510)
Adjustments for actuals	(250,177)	-	(28,356)	-	-
Budgeted TIF Reimbursement	<u>\$ 5,276,292</u>	<u>\$ 5,538,766</u>	<u>\$ 5,510,410</u>	<u>\$ 5,538,766</u>	<u>\$ 5,198,483</u>
<b>BUDGETED TIF REIMBURSEMENT</b>					
TIF - General	2,110,517	2,373,757	2,361,604	2,373,757	2,462,439
TIF - Debt Service	3,165,775	3,165,009	3,148,806	3,165,009	2,736,044
	<u>\$ 5,276,292</u>	<u>\$ 5,538,766</u>	<u>\$ 5,510,410</u>	<u>\$ 5,538,766</u>	<u>\$ 5,198,483</u>
<b>COMBINED PAYMENTS</b>					
General - Property taxes levied by District	\$ 811,145	\$ 919,994	\$ 889,468	\$ 919,994	\$ 1,026,400
General - TIF Reimbursement	2,110,517	2,373,757	2,361,604	2,373,757	2,462,439
Total revenue for Operations	<u>2,921,662</u>	<u>3,293,751</u>	<u>3,251,072</u>	<u>3,293,751</u>	<u>3,488,840</u>
Debt Service - 2013A/2022A - Property taxes levied by District	1,552,910	1,529,096	1,496,897	1,529,096	1,538,815
Debt Service - 2013A/2022A - TIF Reimbursement	2,121,069	2,120,556	2,109,700	2,120,556	1,833,149
Total revenue for 2013A bonds/2022A loan	<u>3,673,979</u>	<u>3,649,652</u>	<u>3,606,597</u>	<u>3,649,652</u>	<u>3,371,964</u>
Debt Service - 2014B/2022B - Property taxes levied by District	401,516	404,798	391,366	404,798	376,347
Debt Service - 2014B/2022B - TIF Reimbursement	1,044,706	1,044,453	1,039,106	1,044,453	902,894
Total revenue for 2014B bonds/2022B loan	<u>1,446,222</u>	<u>1,449,251</u>	<u>1,430,472</u>	<u>1,449,251</u>	<u>1,279,241</u>
Total revenue for Debt Service	<u>5,120,201</u>	<u>5,098,902</u>	<u>5,037,069</u>	<u>5,098,902</u>	<u>4,651,205</u>
Total District revenue	<u>\$ 8,041,863</u>	<u>\$ 8,392,654</u>	<u>\$ 8,288,141</u>	<u>\$ 8,392,654</u>	<u>\$ 8,140,045</u>

No assurance provided. See summary of significant assumptions.

PRELIMINARY DRAFT - <sup>3</sup> - SUBJECT TO REVISION

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**2023 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/1/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/23	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 1,659,837	\$ 2,448,743	\$ 2,528,727	\$ 2,528,727	\$ 3,482,524
REVENUE					
Property taxes	811,145	919,994	889,468	919,994	1,026,400
TIF taxes	2,110,517	2,373,757	2,361,604	2,373,757	2,462,439
Specific ownership tax	429,467	419,630	194,275	390,000	407,000
Net investment income	54,102	60,000	85,215	120,000	100,000
Other revenue	1,606	-	4,546	4,546	-
Total revenue	<u>3,406,837</u>	<u>3,773,381</u>	<u>3,535,108</u>	<u>3,808,297</u>	<u>3,995,840</u>
Total funds available	<u>5,066,674</u>	<u>6,222,124</u>	<u>6,063,835</u>	<u>6,337,024</u>	<u>7,478,364</u>
EXPENDITURES					
Accounting	58,669	65,000	44,839	88,000	90,000
Audit	7,000	7,000	-	7,000	7,200
County Treasurer's fees	8,100	9,200	8,893	9,200	10,260
Director fees	4,600	6,000	2,400	4,200	6,000
Dues and licenses	4,238	4,500	4,237	4,500	4,500
Election costs	2,264	5,000	4,832	5,000	-
Engineering	1,700	10,000	-	-	-
Insurance and bonds	50,276	55,000	64,087	64,087	100,000
Legal	51,748	55,000	24,846	55,000	60,500
Management	75,330	75,000	66,555	133,000	125,000
Miscellaneous	4,481	1,000	199	1,000	1,000
Payroll taxes	352	459	146	321	459
Web site maintenance	180	2,500	-	-	-
Contingency	-	14,341	-	3,192	15,081
Total expenditures	<u>268,938</u>	<u>310,000</u>	<u>221,034</u>	<u>374,500</u>	<u>420,000</u>
TRANSFERS OUT					
Payment to CPV Coordination District	2,144,009	3,180,000	1,582,354	2,480,000	2,850,000
Transfer to Capital Projects Fund	125,000	1,000,000	-	-	2,300,000
Total transfers out	<u>2,269,009</u>	<u>4,180,000</u>	<u>1,582,354</u>	<u>2,480,000</u>	<u>5,150,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,537,947</u>	<u>4,490,000</u>	<u>1,803,388</u>	<u>2,854,500</u>	<u>5,570,000</u>
ENDING FUND BALANCE	<u>\$ 2,528,727</u>	<u>\$ 1,732,124</u>	<u>\$ 4,260,447</u>	<u>\$ 3,482,524</u>	<u>\$ 1,908,364</u>
EMERGENCY RESERVE	\$ 103,000	\$ 113,200	\$ 106,100	\$ 114,200	\$ 119,900
RESERVE FOR FUTURE REBATES	464,000	502,000	502,000	502,000	523,000
AVAILABLE FOR OPERATIONS	<u>1,961,727</u>	<u>1,116,924</u>	<u>3,652,347</u>	<u>2,866,324</u>	<u>1,265,464</u>
	<u>\$ 2,528,727</u>	<u>\$ 1,732,124</u>	<u>\$ 4,260,447</u>	<u>\$ 3,482,524</u>	<u>\$ 1,908,364</u>

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**DEBT SERVICE FUND**  
**2023 BUDGET**

For the Years Ended and Ending December 31,

12/1/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/23	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 8,322,323	\$ 2,106,622	\$ 2,125,884	\$ 2,125,884	\$ 3,129,786
REVENUE					
Property taxes	1,954,426	1,933,893	1,888,263	1,933,893	1,915,162
TIF taxes	3,165,775	3,165,009	3,148,806	3,165,009	2,736,044
Loan Proceeds - 2022A	36,965,000	-	-	-	-
Loan Proceeds - 2022B	15,840,000	-	-	-	-
Net investment income	33,853	50,000	27,857	70,000	100,000
Total revenue	<u>57,959,054</u>	<u>5,148,902</u>	<u>5,064,926</u>	<u>5,168,902</u>	<u>4,751,205</u>
Total funds available	<u>66,281,377</u>	<u>7,255,524</u>	<u>7,190,810</u>	<u>7,294,786</u>	<u>7,880,991</u>
EXPENDITURES					
Loan principal					
2022A loan	1,100,000	1,310,000	-	1,310,000	1,625,000
2022B loan	325,000	375,000	-	375,000	500,000
Bond / Loan interest					
2013A bonds	982,255	-	-	-	-
2014B bonds	464,071	-	-	-	-
2022A loan	843,726	1,696,494	887,659	1,696,494	1,392,566
2022B loan	372,504	756,055	395,633	756,055	628,310
Cost of issuance	458,193	-	-	-	-
Cost of debt refunding	-	-	-	-	-
Transfer to refunding escrow - 2013A bonds	39,311,274	-	-	-	-
Transfer to refunding escrow - 2013B bonds	20,268,583	-	-	-	-
County Treasurer's fees	19,519	19,340	18,883	19,340	19,150
Miscellaneous	5,868	5,000	40	1,000	5,000
Trustee/paying agent fees	4,500	-	-	-	-
Contingency	-	3,111	-	7,111	2,724
Total expenditures	<u>64,155,493</u>	<u>4,165,000</u>	<u>1,302,215</u>	<u>4,165,000</u>	<u>4,172,750</u>
Total expenditures and transfers out requiring appropriation	<u>64,155,493</u>	<u>4,165,000</u>	<u>1,302,215</u>	<u>4,165,000</u>	<u>4,172,750</u>
ENDING FUND BALANCE	<u>\$ 2,125,884</u>	<u>\$ 3,090,524</u>	<u>\$ 5,888,595</u>	<u>\$ 3,129,786</u>	<u>\$ 3,708,241</u>
Restricted for 2013A Bonds/ 2022A Loan	\$ 1,463,501	\$ 2,117,705	\$ 4,063,130	\$ 2,145,752	\$ 2,846,467
Restricted for 2014B Bonds/ 2022B Loan	662,383	972,819	1,825,465	984,034	861,774
	<u>2,125,884</u>	<u>3,090,524</u>	<u>5,888,595</u>	<u>3,129,786</u>	<u>3,708,241</u>
Reserve for Future Rebates	(696,000)	(669,000)	(669,000)	(669,000)	(669,000)
Balance of Restricted Debt Service Funds	<u>\$ 1,429,884</u>	<u>\$ 2,421,524</u>	<u>\$ 5,219,595</u>	<u>\$ 2,460,786</u>	<u>\$ 3,039,241</u>

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**CAPITAL PROJECTS FUND**  
**2023 BUDGET**  
**WITH 2019 ACTUAL AND 2020 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/1/23

	ACTUAL 2022	BUDGET 2023	ACTUAL 6/30/23	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 3,146,287	\$ 3,210,287	\$ 3,152,515	\$ 3,152,515	\$ 2,828,932
REVENUE					
Net investment income	38,497	64,000	71,566	100,000	68,500
Total revenue	<u>38,497</u>	<u>64,000</u>	<u>71,566</u>	<u>100,000</u>	<u>68,500</u>
TRANSFERS IN					
General Fund	125,000	1,000,000	-	-	2,300,000
Total transfers in	<u>125,000</u>	<u>1,000,000</u>	<u>-</u>	<u>-</u>	<u>2,300,000</u>
Total funds available	<u>3,309,784</u>	<u>4,274,287</u>	<u>3,224,081</u>	<u>3,252,515</u>	<u>5,197,432</u>
EXPENDITURES					
Capital outlay					
Elevators	-	175,000	-	46,545	-
Millennium Bridge - Elevator Rehabilitation	62,538	-	-	-	-
Millennium Bridge - Painting and Recoating	-	-	-	-	2,200,000
Millennium Bridge - Elevator	-	-	-	-	37,500
Union Bridge - Painting and Recoating	-	-	-	-	500,000
Union Gateway Bridge - Elevator	69,788	-	-	-	37,500
17th Street Gardens Fencing/Renovation	-	120,000	-	-	1,300,000
Union Gateway Bridge - Flooring	-	-	31,269	31,269	-
18th Street Bridge Flooring	-	20,000	31,269	31,269	-
Engineering / Assset Management	2,822	50,000	-	50,000	200,000
Holiday lighting - design and construction	9,468	250,000	-	250,000	-
Security cameras	10,662	-	-	-	-
Security updates	-	-	-	-	20,000
Street Furnishings	-	-	-	-	25,000
Tree Grates	-	-	-	-	20,000
Contingency	-	15,000	-	14,500	67,223
Total expenditures	<u>155,278</u>	<u>630,000</u>	<u>62,538</u>	<u>423,583</u>	<u>4,407,223</u>
TRANSFERS OUT					
Payment to CPV Coordination District	1,991	350,000	-	-	350,000
Total transfers out	<u>1,991</u>	<u>350,000</u>	<u>-</u>	<u>-</u>	<u>350,000</u>
Total expenditures and transfers out requiring appropriation	<u>157,269</u>	<u>980,000</u>	<u>62,538</u>	<u>423,583</u>	<u>4,757,223</u>
ENDING FUND BALANCE (1)	<u>\$ 3,152,515</u>	<u>\$ 3,294,287</u>	<u>\$ 3,161,543</u>	<u>\$ 2,828,932</u>	<u>\$ 440,209</u>
RESERVED FOR CAPITAL REPLACEMENT	\$ 1,760,228	2,249,653	2,249,653	2,249,653	-
RESERVED FOR OTHER CAPITAL PROJECTS	1,392,287	1,044,634	911,890	579,279	440,209
	<u>\$ 3,152,515</u>	<u>\$ 3,294,287</u>	<u>\$ 3,161,543</u>	<u>\$ 2,828,932</u>	<u>\$ 440,209</u>

No assurance provided. See summary of significant assumptions.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was formed on June 2, 1998, with its formation election held on May 5, 1998. The election approved an increase in taxes of \$660,000 annually for general operations and maintenance; general obligation indebtedness of \$41,920,000 for streets, \$1,830,000 for safety controls, \$11,100,000 for water facilities, \$500,000 for sewer facilities, \$1,400,000 for parks, and \$250,000 for general operating costs, special obligation revenue bonds payable solely from appropriations and payments from the City and County of Denver of \$9,225,000 for streets, \$225,000 for safety controls, and \$2,550,000 for parks, and provided that the District could retain revenue in excess of fiscal year spending. In subsequent elections held in 2000, 2004, and 2005 District electors renewed the District's debt authorization for a total cumulative amount of \$197,000,000.

In accordance with its Service Plan, the District was formed to provide for the design, construction, installation, financing, and acquisition of certain street, safety protection, water, sanitation, and park and recreation improvements in its service area in Denver County.

The District issued bonds/debt in 1998, 1999, 2001, 2005, 2006, 2009, 2013 and 2014 for capital outlay, operations, and refunding. The District and the City have negotiated an Infrastructure and Open Space Agreement, which was amended in 2001 and 2010 to provide for the sharing of costs for certain infrastructure.

Subsequent to the issuance of the Series 2001 bonds, approximately 40% of the land area within the District was excluded for operating purposes. This excluded property remains responsible for payment of the debt service on the debt outstanding at the date of exclusion.

On February 19, 2013, an order and decree was filed and granted in the District Court of Denver County organizing the Central Platte Valley Coordination Metropolitan District (Coordination District). The Coordination District was organized to implement a multi-district structure to more effectively accommodate both residential and commercial development within and without the District's and the Coordination District's physical boundaries.

The Coordination District is entity responsible for coordinating the operation and maintenance of all public services and improvements throughout the development. The Coordination District intends to enter into such necessary and appropriate agreements with the District and other governmental and non-governmental entities to provide for the operation and maintenance of all of the improvements and the provision of public services not otherwise dedicated to third party entities.

The Coordination District shall be dependent upon the District and other governmental entities and third parties for the generation and advancement of funds. The Coordination District shall have no power to issue any debt and no authority to impose a mill levy upon any property within or without its boundaries. Rather, the primary source of revenue available to the Coordination District is based upon its ability to enter into inter-governmental agreements with other governmental entities (IGAs). The basic nature of these IGAs would be for a governmental entity with taxing or other revenue-generating authority (such as the District) to transfer revenues to the Coordination District, which would then use the funds to the benefit of the entire development.

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

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided – (continued)**

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

The calculation of the taxes levied is displayed on page 3 of the budget at the adopted mill levy of 19.000 mills for the Operating District and 7.000 mills for the excluded property.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.00% of the property taxes and TIF taxes collected.

**TIF Taxes**

During 2008, the Denver Downtown Development Authority (DDA) was created to help finance the Denver Union Station Project. The Denver Union Station Project is adjacent to the District, and a portion of the District is included within the boundaries of the DDA. The DDA has the statutory authority to use Tax Increment Financing (TIF) for 30 years, or until 2039.



**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

Tax Increment Financing allows the DDA to collect property taxes on the assessed value of real property within the District that is greater than a base amount established for the District, which base amount is the assessed value as of the date of the formation of the DDA in 2009. The District and the DDA have entered into an intergovernmental agreement whereby the DDA will not retain any of the District's TIF increment collected from the increase in AV above the base amount but will return all collected amounts to the District within 30 days of receipt. It is estimated that in 2024 the District will receive approximately \$5,198,483 under this agreement, as the DDA has waived any interest in these TIF taxes.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based upon an average interest rate of approximately 4%.

**Expenditures**

**Administrative and Operational Expenditures**

On October 8, 2013, the District entered into an intergovernmental agreement with Central Platte Valley Coordination Metropolitan District. Per this Agreement the District will transfer \$3,200,000 to the Coordination District, to be used to cover general government, operation and maintenance expenditure, as well as the security and maintenance of areas within the District and the excluded area, including the Union Gateway Bridge, 17<sup>th</sup> Street Gardens, and the Millennium Bridge, fountain, and elevators, per the IGA's mentioned above.

Administrative expenditures budgeted for the District include the services necessary to maintain the District's administrative viability such as accounting and audit, insurance, legal, management, and other expenses directly attributable to the District.

**Debt Service**

Interest and principal payments are provided based upon the debt amortization schedules for the 2022A and 2022B Loans as detailed on pages 5, 10 and 11 of the Budget (discussed under Debt and Leases).

**Capital Outlay**

The 2024 anticipated expenditures are detailed on page 6 of the budget. \$350,000 will be transferred to the Coordination District to fund administrative capital expenses.

**Contingency**

The District has provided for the possibility of additional expenditures for improvements or other contingencies.

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

**\$36,965,000 General Obligation Refunding Loan Series 2022A (2022A Loan), dated June 15, 2022**, with a taxable interest rate of 4.95% converting to non-taxable interest rate of 4.03% on September 5, 2023, payable on June 1 and December 1. Principal payments are due on December 1, beginning December 1, 2022. Proceeds of the 2022A Loan were used to defease (debt legally satisfied) the District's outstanding Series 2013A Bonds (2013 Bonds) and pay the costs in connection with the issuance of the 2022A Loan. The 2013 Bonds are not considered a liability of the District since sufficient funds in the amount of \$39,311,274 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the 2013 Bonds until the call date, at which point the 2013 Bonds will be repaid in their entirety from the remaining funds in the escrow account. The 2013 Bonds will be redeemed on September 5, 2023.

**\$15,840,000 General Obligation Refunding Loan Series 2022B (2022B Loan), dated June 15, 2022**, with a taxable interest rate of 5.10% converting to a non-taxable interest rate of 4.15% on September 5, 2023, payable on June 1 and December 1. Principal payments are due on December 1, beginning December 1, 2022. Proceeds of the 2022B Loan were used to defease (debt legally satisfied) the District' outstanding Series 2014B Bonds (2014 Bonds) and pay costs in connection with the issuance of the 2022B Bonds. The 2014 Bonds are not considered a liability of the District since sufficient funds in the amount of \$20,268,583 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the 2014 Bonds until the call date, at which point the 2014 Bonds will be repaid in their entirety from the remaining funds in the escrow account. The 2014 Bonds will be redeemed on September 5, 2023.

The District has no operating or capital leases.

**Reserves**

**Emergency Reserve**

The District has provided for an emergency reserve equal to at least 3% of the fiscal year spending for 2024, as defined under TABOR.

**Reserve for Future Rebates**

The District has set aside funds for the possibility of property tax rebates/refunds in connection with property valuation protests that had not been adjudicated as of the date of mill levy certification for 2024.

**Reserve for Capital Replacement**

The District has established a reserve for the replacement/enhancement of major structures within the District, including the Millennium Bridge and the Union Gateway Bridge. In 2018, the District commissioned a reserve study for the planned maintenance and repairs of the District's bridges, elevators, landscaping and back of curb improvements through the next 30 years.

**This information is an integral part of the accompanying budget.**

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

	<b>\$36,965,000</b>		<b>\$15,840,000</b>		<b>Total All Bonds</b>
	<b>Series 2022A General Obligation Refunding Loan 4.95% Taxable Converting to 4.03% Non-Taxable on 9/05/23 Dated June 15, 2022 Interest Payable June 1 and December 1 Principal Due December 1</b>		<b>Series 2022B General Obligation Refunding Loan 5.10% Taxable Converting to 4.15% Non-Taxable on 9/05/23 Dated June 15, 2022 Interest Payable June 1 and December 1 Principal Due December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Principal</b>	<b>Interest</b>	
2024	\$ 1,625,000	\$ 1,392,566	\$ 500,000	\$ 628,310	\$ 4,145,876
2025	1,710,000	1,327,079	520,000	607,560	4,164,639
2026	1,800,000	1,258,166	540,000	585,980	4,184,146
2027	1,895,000	1,185,626	570,000	563,570	4,214,196
2028	2,035,000	1,109,258	590,000	539,915	4,274,173
2029	2,120,000	1,027,247	615,000	515,430	4,277,677
2030	2,205,000	941,811	640,000	489,907	4,276,718
2031	2,295,000	852,949	665,000	463,348	4,276,297
2032	2,385,000	760,461	695,000	435,750	4,276,211
2033	2,485,000	664,346	720,000	406,907	4,276,253
2034	2,585,000	564,200	750,000	377,028	4,276,228
2035	2,685,000	460,024	780,000	345,902	4,270,926
2036	2,795,000	351,819	815,000	313,533	4,275,352
2037	2,910,000	239,181	850,000	279,710	4,278,891
2038	3,025,000	121,908	885,000	244,435	4,276,343
2039	-	-	920,000	207,707	1,127,707
2040	-	-	960,000	169,528	1,129,528
2041	-	-	1,000,000	129,687	1,129,687
2042	-	-	1,040,000	88,188	1,128,188
2043	-	-	1,085,000	45,027	1,130,027
	<b>\$ 34,555,000</b>	<b>\$ 12,256,641</b>	<b>\$ 15,140,000</b>	<b>\$ 7,437,422</b>	<b>\$ 69,389,063</b>

No assurance provided. See summary of significant assumptions.

**BUDGET RESOLUTION  
(2024)**

**CERTIFIED COPY OF RESOLUTION**

STATE OF COLORADO )  
 ) ss.  
COUNTY OF DENVER )

At the special meeting of the Board of Directors of Central Platte Valley Metropolitan District City and County of Denver, Colorado, held at 9:00 a.m. on December 5, 2023, 2000 16<sup>th</sup> Street, Denver, CO 80202 and via Webex <https://village.webex.com/join/michael.geiger>; Telephone: 1 415 655 0001; Passcode: 801164611#, there were present:

Jason Dorfman, Derrick Walker, Jason Dorfman, Michael Geiger, and Jordan Kind,

Also present were Dianne Miller, Sonja Steele, and Rhonda Bilek of Miller Law pllc (“District Counsel”); Jason Carroll and Shauna D’Amato, Anna Jones, Sandy Brandenburger, Jenna Trujillo, and Yelena Primachenko, of CliftonLarsonAllen; Sabina Valencia

District Counsel reported that, prior to the meeting, legal counsel had notified each of the directors of the date, time and place of this meeting and the purpose for which it was called. District Counsel further reported that this is a special meeting of the Board of Directors of the District and that the notice of the meeting was posted within the boundaries of the District, and to the best of their knowledge, remains posted to the date of this meeting.

Thereupon, Director **DIRECTOR** introduced and moved the adoption of the following Resolution:

### RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT, CITY OF DENVER, COUNTY OF DENVER, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF **JANUARY 2024** AND ENDING ON THE LAST DAY OF **DECEMBER 2024**.

WHEREAS, the Board of Directors (the “Board”) of the Central Platte Valley Metropolitan District (the “District”) has authorized its treasurer and legal counsel to prepare and submit a proposed budget to said governing body no later than October 15, 2023; and

WHEREAS, the proposed 2024 budget has been submitted to the Board for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law and published on November 13, 2023, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 9:00 a.m. on Tuesday, December 5, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT, DENVER, COLORADO, AS FOLLOWS:

Section 1. Summary of 2024 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year **2024**, as more specifically set forth in the budget attached hereto, are accepted, and approved.

Section 2. Adoption of Budget. That the budget as submitted, or as amended, and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2024.

Section 3. 2024 Levy of General Property Taxes. That the foregoing budget indicates that the amount of money necessary to balance the budget for the General Fund for operating expenses is \$\_\_\_\_\_, and that the 2023 valuation for assessment, as certified by the Denver County Assessor, is \$\_\_\_\_\_. That for the purposes of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of \_\_\_\_\_ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 4. 2024 Levy of Debt Retirement Expenses. That the foregoing budget indicates that the amount of money necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$\_\_\_\_\_ and that the 2023 valuation for assessment, as certified by the Denver County Assessor, is \$\_\_\_\_\_. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of \_\_\_\_\_ mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2024.

Section 5. Certification to Board of County Commissioners. That the attorney, accountant, or manager for the District is hereby authorized and directed to certify to the Denver County Board of County Commissioners, no later than January 10, 2024, the mill levies for the District hereinabove determined and set. That said certification shall be substantially in the same form as attached hereto and incorporated herein by this reference.

Section 6. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 7. Budget Certification. That the Budget shall be certified by the Secretary/Treasurer of the District and made a part of the public records of the District.

The foregoing Resolution was seconded by Director **DIRECTOR**.

RESOLUTION APPROVED AND ADOPTED ON DECEMBER 5, 2023.

CENTRAL PLATTE VALLEY **METROPOLITAN DISTRICT**

By: \_\_\_\_\_  
Jason Dorfman, President

ATTEST:

\_\_\_\_\_  
Michael Geiger, Secretary

STATE OF COLORADO  
COUNTY OF DENVER  
CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT

I, Michael Geiger, hereby certify that I am a director and the duly elected and qualified Secretary of the Central Platte Valley Metropolitan District (the “District”), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at held at 9:00 a.m. on December 5, 2023, 2000 16<sup>th</sup> Street, Denver, CO 80202 and via Webex <https://village.webex.com/join/michael.geiger>; Telephone: 1 415 655 0001; Passcode: 801164611# as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name on December 5, 2023

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Michael Geiger, Secretary



**EXHIBIT A**  
**BUDGET DOCUMENT & BUDGET MESSAGE**  
**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**2024 BUDGET**

**CENTRAL PLATTE VALLEY METROPOLITAN DISTRICT**  
**2024 BUDGET**

**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Through its Service Plan, the Central Platte Valley Metropolitan District (the “District”) is authorized to finance certain streets, street lighting, traffic and safety controls, sewer improvements, landscaping, and park and recreation improvements.

Revenue

Property Taxes

The primary source of funds for 2024 is property taxes. The District anticipates imposing a mill levy of \_\_\_\_\_ mills for the budget year 2024 for operations and maintenance expenses, which will yield \$\_\_\_\_\_ in property tax revenue.

Expenditures

Administrative Expenses

Administrative expenses have been primarily for legal services, insurance and accounting costs.

Funds Available

The District’s budget exists from property taxes and specific ownership taxes to cover the District’s operations, including its administrative functions.

Accounting Method

The District prepares its budget on the modified accrual basis of accounting