

**BOWLES METROPOLITAN DISTRICT**  
**SPECIAL BOARD MEETING AGENDA**

**Board of Directors:**

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Thomas Dougherty, President	Term Expires May 2023
Donald W. Korte, Treasurer	Term Expires May 2022
Leigh C. Chaffee, Assistant Secretary	Term Expires May 2023
Timothy LaPan, Assistant Secretary	Term Expires May 2023
Vacant, Assistant Secretary	Term Expires May 2022

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**Date: Tuesday, October 13, 2020**

**Time: 4:30 p.m.**

**Place: The Village Center – 7255 W. Grant Ranch Blvd., Littleton, CO 80123**

**DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONA VIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BOTH IN PERSON WITH A 10 PERSON CAPACITY (ABIDING SOCIAL DISTANCING GUIDELINES) AND VIA CONFERENCE CALL IF YOU WOULD LIKE TO ATTEND THIS MEETING PLEASE CLICK THE LINK BELOW:**

Join Microsoft Teams Meeting

**+1 720-547-5281** United States, Denver (Toll)

Conference ID: **537 962 160#**

[https://teams.microsoft.com/l/meetup-](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGJhZjMxYzctMjMyMS00OTA5LTg4ZTUtYmFmODA2MTIzNDNj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2216b1c71c-d483-4feb-8929-2d72ea1cdf59%22%7d)

[join/19%3ameeting\\_OGJhZjMxYzctMjMyMS00OTA5LTg4ZTUtYmFmODA2MTIzNDNj%40thread.v2](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGJhZjMxYzctMjMyMS00OTA5LTg4ZTUtYmFmODA2MTIzNDNj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2216b1c71c-d483-4feb-8929-2d72ea1cdf59%22%7d)

[/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGJhZjMxYzctMjMyMS00OTA5LTg4ZTUtYmFmODA2MTIzNDNj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2216b1c71c-d483-4feb-8929-2d72ea1cdf59%22%7d)

[6a247aa3ade0%22%2c%22Oid%22%3a%2216b1c71c-d483-4feb-8929-2d72ea1cdf59%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGJhZjMxYzctMjMyMS00OTA5LTg4ZTUtYmFmODA2MTIzNDNj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2216b1c71c-d483-4feb-8929-2d72ea1cdf59%22%7d)

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1. Administrative & Financial Matters
    - A. Call to Order / Disclosure of Conflicts of Interest / Declaration of Quorum
    - B. Approval of Agenda
    - C. Review and Approve August 25, 2020 Special Community Meeting and September 8, 2020 Special Board Meeting Minutes (enclosed)
    - D. Review and Approve Current Claims and Ratify Previous Claims (enclosed)
    - E. Review and Approve August 31, 2020 Financial Statements (enclosed)
    - F. Acknowledge Receipt of 2021 Draft Budget (enclosed)
    - G. Other
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2. Community Matters
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3. Operational Updates and Action Items

- A. **Designscapes**
    1. General Update
    2. Work Orders
      - a. 2020 Work Order Summary (to be provided by Designscapes)
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- B. **Davey Tree**
    1. 2020 Tree Pruning Work Update
    2. Other
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4. Management Matters

A. Update on Blue Heron Park Dredging project

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B. Review October 1 , 2020 Irrigation Meter Reading (Handout)

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C. Discuss District Noxious Weed Abatement in the District

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D. Discussion of District Trees with the HOA

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E. Review of Bond Refinancing Discussions

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F. Review Ongoing District Fence Projects

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G. Discuss Shade Sails Service Proposal

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H. Discuss using Bill.com for Invoice Approval

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5. Legal Matters

A. Other

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6. Director Matters

A. Discuss Vacant Board Seat

B. Confirm Quorum for Next Board Meeting/2021 Budget Public Hearing – November 10, 2020 at 4:30 p.m.

C. Other

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7. Adjournment

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**NEXT SCHEDULED BOARD MEETING**  
**Tuesday, November 10, 2020 at 4:30 p.m.**  
**The Village Center**  
**7255 Grant Ranch Boulevard**  
**Littleton, CO 80123**

**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD AUGUST 25, 2020**

A special meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, August 25, 2020 at 4:30 p.m. This meeting was held in person and via Conference Call. The meeting was held at The Village Center – 7255 W. Grant Blvd., Littleton, CO 80123 and via Microsoft Teams. The meeting was open to the public.

In attendance were Directors:

Thomas Dougherty  
Don Korte  
Leigh Chaffee  
Timothy LaPan

Also in attendance were:

Paul LeFever; Grant Ranch Master HOA  
Andrew Williams and Nicholas Carlson; CliftonLarsonAllen LLP  
Paula Williams; McGeady Becher, P.C.

Residents in attendance (in person):

Kelly Meilstrup, Adam Allgaier, Maria Salazar, Shawnti Vigil, Lori Borelli, Karen LeFever, Mike Pulliy, Isaac Pulliy, Steph Pulliy, Dianne Rundell, Bob Bizal, April Sweet, Alan Sweet, Lauri Sweet, Anne Marie Chapin, Jen Schell, Troy Talbert, Shane Stone

Residents in attendance (online):

El Ritt, MK, Tracy Bolger, Krist Kurtzman Pena, Joyce Jay, Justin B, Paul LeFever, Michael O’Donnell, Irene, Lindsay Holliday, Tim Mooney, Bill Wagner

Administrative

Matters

Call to Order / Disclosure of Conflicts of Interest/Declaration of Quorum

Director Dougherty called the meeting to order at 4:32 p.m. and declared a quorum present.

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Secretary of State. The Members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting in accordance with Statute. No additional disclosures were made.

It was noted that the meeting is being held via Conference Call due to concerns of spreading the COVID-19 and that notices for this meeting were posted pursuant to statute.

Approval of Agenda

Following review and discussion, Director Korte moved and Director Dougherty seconded approval of the agenda as presented. The motion passed unanimously.

Other – None.

RECORD OF PROCEEDINGS

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Community  
Matters

Discuss Basketball Hoops

Director Chaffee provided an overview of the issues the District and Community are experiencing with the basketball hoops in Sunset Park. Director Chaffee noted that complete removal of the basketball courts was not an option being considered and will not be entertained. He further noted that the District has consulted with the Jefferson County Sheriff's Office and the District's Legal Counsel regarding the signs that were installed. It was also noted that the organized teams using the court for practice sessions have been contacted and were informed of the park rules.

Public Comment – As a courtesy to others, comments shall be limited to three minutes per person  
Homeowners discussed the use of the basketball hoops in Sunset Park.

Residents raised several concerns during the Public Comment period. Each resident was given three minutes to speak about their concerns regarding the basketball courts. These concerns included: loud noises, violation of park hours, violation of park rules by organized sports teams, harassment from residents and police, and racial profiling. Many of the residents expressed a desire to keep the courts open, while some residents asked for measures to be taken in order to lessen the usage of the District's basketball courts. Suggestions to lessen the usage included: removing the two basketball hoops closest to the residents' homes, placing an immovable barrier in the middle of the courts to prevent full-court play, additional signage and rules limiting games to 20 minutes, and requiring a rotation of players using the courts, once a game has finished.

After the community Discussion, Director Chaffee informed the attendees that their voices have been heard and that the Board would take into consideration the ideas and suggested solutions into consideration before implementing any actions. The Board instructed Mr. Williams to get an additional trash can out to the Basketball courts.

Director  
Matters

A. Confirm Quorum for Next Board Meeting – September 8, 2020 at 4:30 p.m.

The Board confirmed a quorum for the next Board meeting, scheduled for September 8, 2020 at 4:30 p.m.

B. Other – None.

Adjournment

As there was no further business, the Board adjourned the meeting at 5:45 p.m.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BOWLES METROPOLITAN DISTRICT  
HELD SEPTEMBER 8, 2020**

A special meeting of the Board of Directors of Bowles Metropolitan District (“Board” or “BMD”) was held Tuesday, September 8, 2020, at 4:30 p.m. This meeting was held in person and via Conference Call. The meeting was held at The Village Center – 7255 W. Grant Blvd., Littleton, CO 80123 and via Microsoft Teams. The meeting was open to the public.

In attendance were Directors:

Don Korte  
Leigh Chaffee  
Timothy LaPan

Director Dougherty was absent and excused.

Also in attendance were:

Paul LeFever; Grant Ranch Master HOA  
Andrew Williams; CliftonLarsonAllen LLP  
Rob Massengale, Justin Ketner, Johnny Jimenez; Designscapes  
Taylor Goertz; IMEG Corp.  
Residents: Karen LeFever, Allen Sweet and John Whitehall

Administrative  
Matters

Call to Order / Disclosure of Conflicts of Interest/Declaration of Quorum

Director Chaffee called the meeting to order at 4:30 p.m. and declared a quorum present.

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Secretary of State. The Members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board Members prior to this meeting in accordance with Statute. No additional disclosures were made.

It was noted that the meeting is being held via Conference Call due to concerns of spreading the Corona Virus (COVID-19) and that notices for this meeting were posted pursuant to statute.

Approval of Agenda

Following review and discussion, Director Korte moved and Director LaPan seconded approval of the agenda as presented. The motion passed unanimously.

August 11, 2020 Special Board Meeting Minutes

Following review and discussion, Director Chaffee moved and Director Korte seconded approval of the August 11, 2020 Special Board Meeting Minutes as presented. The motion passed unanimously.

Current Claims and Ratify Previous Claims

Mr. Williams reviewed the current claims with the Board. Following review and discussion, Director Chaffee moved and Director Korte seconded approval of the current claims and ratification of previous claims. The motion passed unanimously.

RECORD OF PROCEEDINGS

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July 31, 2020 Financial Statements

Mr. Williams reviewed the July 31, 2020 Financial Statements with the Board. Following review and discussion, Director Korte moved and Director LaPan seconded approval of the July 31, 2020 Financial Statements. The motion passed unanimously.

Other – None.

Community  
Matters

Resident Karen LeFever discussed a memo to Management and the Board from her husband Paul LeFever and herself.

Residents discussed the basketball courts and asked the District to consider hiring a security guard to enforce the park rules and noted the bathrooms in the park need additional attention.

Mr. LeFever addressed the Board about the trees in the District, noting that the HOA is requesting that Mr. Williams review the cost of trimming and fertilization. The Board directed Mr. Williams to work to Mr. LeFever to gather information for cost and services from Davey Tree.

Operations  
Updates and  
Action Items

A. Designscapes

1. General Update

Mr. Massengale provided an update on the ongoing work in the District, noting that the sun sail shades in Lolly Park were taken down due to the weather. The sun sail shades will be put back up when the weather clears. The Board directed Mr. Williams to research the amount of snow the sails can tolerate without accruing damage.

2. Work Orders

a. 2020 Work Order Summary (to be provided by Designscapes)

Mr. Massengale reviewed the work order summary with the Board.

B. Davey Tree

1. 2020 Tree Pruning Work Update

Mr. Williams notified the Board that he will work with Mr. Fox to create a plan for 2021, reevaluating total cost of tree treatments due the that amount of dead and dying trees.

Management  
Matters

A. Blue Heron Park Dredging Project

Mr. Goertz updated the Board on the project, noting that he will send an RFP to known contractors to solicit bids for the October Board meeting. Mr. Williams noted that the Blue Heron Park Dredging Project does not meet the public bidding requirements as it is a maintenance item and not a Capital Project.

B. September 1, 2020 Irrigation Meter Reading (Handout)

Mr. Williams discussed the District's total water usage, noting that the District has used nearly 2/3's of its allotted shares of water. He added that cooler temperatures and shorter days will further decrease the water usage, noting that District is not expected to exceed its allotter shares.

RECORD OF PROCEEDINGS

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Mr. Ketner noted that Designsapes will decrease water usage throughout the District as the season changes.

C. August 25, 2020 Meeting Regarding the Basketball Courts

Mr. Williams discussed the August 25, 2020 Meeting regarding the basketball courts with the Board. The Board directed Mr. Williams to purchase an additional trash can to be installed at the basketball courts. The Board further instructed Mr. Williams to reach out to United Site Services of Colorado, Inc. to replace the portable restrooms and address the ongoing issues with the restroom cleanliness.

Director Chaffee discussed the August 25, 2020 Community Meeting and how to reduce the basketball court usage, noting that if the sprinklers were programmed to begin watering in that area at 9:00 p.m. that it could assist in vacating the courts past the permitted time. Director Chaffee asked staff to look into bollards and chain to assist in prohibiting full-court play.

The Board instructed Mr. Williams to research hiring a security guard from 4:00 p.m. to 8:00 p.m. to patrol the basketball courts.

D. 2021 Budget Discussion with the Board

Mr. LeFever addressed the Board, noting that there are shared-costs for tree maintenance and any increase in those costs will not result in an adjustment to HOA dues. Mr. LeFever added that additional review of the Maintenance Agreement between the District and the HOA would be beneficial, noting that the HOA would like to have additional input on shared maintenance responsibilities and costs as well as tree replacement.

Mr. LeFever declared that the HOA would like the District to review the winter watering, adding that they believe the District would have lost less trees had they increased the winter watering. The HOA would like to look into a phased approach for tree health, adding that they will be attending the District's October Board Meeting.

Legal  
Matters

A. Update on Water Rights Objection Case No. 19CW3256 with Raccoon Creek Golf Course

Mr. Williams provided the Board with an update regarding the ongoing Water Rights Objection Case No. 19CW3256 with Raccoon Creek Golf Course, noting that it is now entering into the next phase of the case.

Director  
Matters

A. Confirm Quorum for Next Board Meeting – October 13, 2020 at 4:30 p.m.

The Board confirmed a quorum for the next Board meeting, scheduled for October 13, 2020 at 4:30 p.m.

B. Other – None.

Adjournment

As there was no further business, upon a motion duly made by Director Chaffee, seconded by Director Korte, the Board adjourned the meeting at 5:45 p.m.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

Account	PO/Cont	Check #	Invoice	Date	Date Paid	Description	Amount
01-000-06450	0	1786	796463	04/08/2020	10/09/2020	March services Town of Mo	415.13
01-000-06450	0	1786	797443	04/14/2020	10/09/2020	March services Grant Prop	110.19
01-000-06450	0	1786	800534	05/12/2020	10/09/2020	April services Grant Prop	202.95
01-000-06450	0	1786	800535	05/12/2020	10/09/2020	April services Town of Mo	44.08
**** TOTAL ****							772.35
Brownstein Hyatt & Farber							
01-000-06450	0	1787	388W08	08/31/2020	10/09/2020	August legal	1,608.50
**** TOTAL ****							1,608.50
McGeady Becher P.C.							
01-000-06590	0	1788	702852873	10/01/2020	10/09/2020	53-1889394-8	22.72
01-000-06590	0	1788	702855041	10/10/2020	10/09/2020	53-1965863-8	100.00
**** TOTAL ****							122.72
Xcel Energy							
01-000-06250	0	1789	09/13/2020	09/13/2020	10/09/2020	Director fees 09/13/2020	100.00
01-000-02010	0	1789	09/13/2020	09/13/2020	10/09/2020	Director fees 09/13/2020	( 7.65)
**** TOTAL ****							92.35
Leigh C. Chaffee							
01-000-06250	0	1790	09/13/2020	09/13/2020	10/09/2020	Director fees 09/13/2020	100.00
01-000-02010	0	1790	09/13/2020	09/13/2020	10/09/2020	Director fees 09/13/2020	( 7.65)
**** TOTAL ****							92.35
Donald W. Korte							
01-000-01425	0	1791	3897	09/09/2020	10/09/2020	2020 workers comp	450.00
**** TOTAL ****							450.00
Colorado Special District Property							
01-000-06100	0	1792	27125	08/31/2020	10/09/2020	August accounting	1,040.00
**** TOTAL ****							1,040.00
Simmons & Wheeler P.C.							
01-000-06250	0	1793	09/13/2020	09/13/2020	10/09/2020	Director fees 09/13/2020	100.00
01-000-02010	0	1793	09/13/2020	09/13/2020	10/09/2020	Director fees 09/13/2020	( 7.65)
**** TOTAL ****							92.35
Timothy LaPan							
01-000-07925	0	1794	112	10/05/2020	10/09/2020	Stormwater runoff	806.23
**** TOTAL ****							806.23
JOATA Solutions							
03-000-07100	0	1795	BM13	09/11/2020	10/09/2020	09/01/2020-08/31/2121	300.00
**** TOTAL ****							300.00
UMB Bank, N.A.							
01-000-06500	0	1796	3039481469	09/16/2020	10/09/2020	303-948-1469 426B	75.98
01-000-06500	0	1796	7202836976	09/01/2020	10/09/2020	720-283-6976 479B	206.52
**** TOTAL ****							282.50
CenturyLink							
01-000-06300	0	1797	2610340	09/10/2020	10/09/2020	August services	11,221.31
**** TOTAL ****							11,221.31
Clifton, Larson, Allen LLP							
01-000-07900	0	1798	2028087	09/15/2020	10/09/2020	08/08-09/04 services	5,744.80
**** TOTAL ****							5,744.80
Deere & Ault							
01-000-06565	0	1799	4701	08/27/2020	10/09/2020	Graffiti	215.00
**** TOTAL ****							215.00
Lightning Mobile Services							



Account	PO/Cont	Check #	Invoice	Date	Date Paid	Description	Amount
01-000-02010		0	1800	09/13/2020	10/09/2020	Director fees 09/13/2020	100.00
01-000-02010		0	1800	09/13/2020	10/09/2020	Director fees 09/13/2020	( 7.65)
Thomas Dougherty							92.35
01-000-06570		0	1801	103002 09/01/2020	10/09/2020	September maintenance	21,233.33
01-000-06575		0	1801	103381 08/27/2020	10/09/2020	Irrigation repairs 8/27	1,516.28
01-000-06575		0	1801	103388 08/28/2020	10/09/2020	Irrigation repairs 08/28	814.59
01-000-06575		0	1801	103406 08/31/2020	10/09/2020	Irrigation repair 08/31	1,292.47
01-000-06575		0	1801	103702 08/31/2020	10/09/2020	Irrigation repair 08/31	469.39
01-000-06575		0	1801	103733 09/16/2020	10/09/2020	Take down shade sails	287.50
01-000-06575		0	1801	103752 09/10/2020	10/09/2020	Irrigation repair 09/10	773.37
01-000-06575		0	1801	103792 09/10/2020	10/09/2020	Irrigation repair 09/10	1,102.91
01-000-06575		0	1801	103802 09/14/2020	10/09/2020	Irrigation repair 09/14	1,065.54
01-000-06575		0	1801	103817 09/14/2020	10/09/2020	Irrigation repair 09/14	337.61
01-000-06575		0	1801	103819 09/25/2020	10/09/2020	Irrigation repairs 9/25	600.40
01-000-06575		0	1801	104039 09/25/2020	10/09/2020	Irrigation repairs 9/25	615.48
01-000-06570		0	1801	104117 10/01/2020	10/09/2020	October maintenance	21,233.33
Designscapes Colorado							51,342.20
01-000-06575		0	1802	102076 06/30/2020	10/09/2020	Irrigation repairs 6/30	1,506.71
01-000-06575		0	1802	103066 08/07/2020	10/09/2020	Less credit \$1428	65.56
01-000-06575		0	1802	103867 09/16/2020	10/09/2020	Irrigation repair 09/16	1,246.77
01-000-06575		0	1802	103869 09/16/2020	10/09/2020	Irrigation repair 09/16	783.06
01-000-06575		0	1802	103897 09/25/2020	10/09/2020	Irrigation repairs 09/25	998.12
01-000-06575		0	1802	103931 09/30/2020	10/09/2020	Irrigation repair 9/30	1,715.08
Designscapes Colorado							6,315.30
00-000-06577		0	1803	915065274 09/25/2020	10/09/2020	Tree Treatment	853.00
Davey Tree							853.00
01-000-06605		0	1804	114-108283 08/12/2020	10/09/2020	Portable restrooms	442.04
01-000-06605		0	1804	1141096085 09/18/2020	10/09/2020	Portable restrooms	442.04
United Site Services							884.08
01-000-06556		0	1805	33443 08/31/2020	10/09/2020	August resident use	583.17
01-000-06556		0	1805	33478 09/30/2020	10/09/2020	September resident use	285.92
Foothills Park & Recreation							869.09
01-000-07900		0	1806	26933.00-2 09/28/2020	10/09/2020	08/24-09/27 services	3,420.00
IMEG							3,420.00
**** TOTAL ****							86,616.48
*** GRAND TOTAL ***							

Bowles Metropolitan District  
Financial Statements

August 31, 2020

ACCOUNTANT'S COMPILATION REPORT

Board of Directors  
Bowles Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Bowles Metropolitan District, as of and for the period ended August 31, 2020, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the eight months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Bowles Metropolitan District because we performed certain accounting services that impaired our independence.

*Simmons & Wheeler P.C.*

October 8, 2020  
Englewood, Colorado

Bowles Metropolitan District  
 Combined Balance Sheet  
 August 31, 2020

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
<b>Assets</b>					
<b>Current assets</b>					
Cash in Checking	\$ 13,678	\$ -	\$ -	\$ -	\$ 13,678
Cash in COLOTRUST	1,804,360	824,344	1,373,536	-	4,002,240
Cash COLOTRUST - Conserv Trust	-	-	-	-	-
Cash in Savings	-	-	-	-	-
Accounts receivable - taxes	18,411	-	3,959	-	22,370
Prepaid expenses	-	-	-	-	-
Due from Other Funds	-	-	-	-	-
	<u>1,836,449</u>	<u>824,344</u>	<u>1,377,495</u>	<u>-</u>	<u>4,038,288</u>
<b>Other assets</b>					
Improvements	-	-	-	8,034,600	8,034,600
Amount available in debt service fund	-	-	-	1,377,495	1,377,495
Amount to be provided for retirement of debt	-	-	-	17,317,505	17,317,505
	<u>-</u>	<u>-</u>	<u>-</u>	<u>26,729,600</u>	<u>26,729,600</u>
	<u>\$ 1,836,449</u>	<u>\$ 824,344</u>	<u>\$ 1,377,495</u>	<u>\$ 26,729,600</u>	<u>\$ 30,767,888</u>
<b>Liabilities and Equity</b>					
<b>Current liabilities</b>					
Accounts payable	\$ 57,618	\$ -	\$ -	\$ -	\$ 57,618
Due to Other Funds	-	-	-	-	-
	<u>57,618</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>57,618</u>
GO Bond Payable	-	-	-	18,695,000	18,695,000
Total liabilities	<u>57,618</u>	<u>-</u>	<u>-</u>	<u>18,695,000</u>	<u>18,752,618</u>
<b>Fund Equity</b>					
Investment in improvements	-	-	-	8,034,600	8,034,600
Fund balance	1,778,831	824,344	1,377,495	-	3,980,670
	<u>1,778,831</u>	<u>824,344</u>	<u>1,377,495</u>	<u>8,034,600</u>	<u>12,015,270</u>
	<u>\$ 1,836,449</u>	<u>\$ 824,344</u>	<u>\$ 1,377,495</u>	<u>\$ 26,729,600</u>	<u>\$ 30,767,888</u>

Bowles Metropolitan District  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For Eight months Ended August 31, 2020  
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	Actual	Variance Favorable (Unfavorable)	<u>---Prior YTD---</u>
<b>Revenues</b>				
Property taxes-Jeffco	\$ 617,945	\$ 615,686	\$ (2,259)	\$ 573,178
Property taxes-Denver	631,708	629,926	(1,782)	557,292
Specific ownership taxes-Jeffco	98,832	68,487	(30,345)	74,776
Specific ownership taxes-Denver	99,719	48,442	(51,277)	66,479
Conservation Trust fund	20,000	12,407	(7,593)	16,224
HOA Contribution /Water/Landscape	30,000	30,000	-	30,000
Sub HOA Contribution/Irrigation	4,000	2,789	(1,211)	1,706
Miscellaneous Income	2,000	3,029	1,029	455
Interest income	45,000	19,005	(25,995)	42,190
	<u>1,549,204</u>	<u>1,429,771</u>	<u>(119,433)</u>	<u>1,362,300</u>
<b>Expenditures</b>				
Accounting	11,500	8,203	3,297	6,742
Audit	7,000	6,000	1,000	6,600
Directors Fees	6,000	4,800	1,200	3,700
Election expense	-	-	-	-
Insurance	9,500	8,580	920	8,168
Legal	10,000	10,075	(75)	6,969
Management	85,000	58,334	26,666	62,751
Office supplies/misc expense	7,000	12,276	(5,276)	5,679
SDA Dues/Conferences	1,500	-	1,500	-
Payroll Taxes	600	337	263	283
Snow Removal	20,000	3,567	16,433	3,288
General tree maint/replacement	75,000	92,353	(17,353)	63,607
General landscape maintenance	385,000	169,867	215,133	251,898
Landscape maintenance -other	50,000	1,860	48,140	-
Foothills Recreation IGA	10,000	2,729	7,271	9,267
Repairs/maintenance/other	60,000	71,126	(11,126)	-
Portable restrooms	10,000	6,881	3,119	5,740
Special events	13,000	-	13,000	9,750
Treasurer's fees	18,749	15,538	3,211	14,174
Telephone	3,000	1,940	1,060	2,058
Utilities	24,000	5,377	18,623	6,737
Monument Signs	-	-	-	-
Storm Water Monitoring	32,000	-	32,000	-
Storm Drainage Services	20,000	7,955	12,045	14,159
Water operations	3,000	342	2,658	1,150
Water pump service (operations)	10,000	24,553	(14,553)	-
Water annual assessment	55,000	36,068	18,932	47,560
Engineering / water samples	12,000	-	12,000	-
Contingency	819,658	-	819,658	-
Operating transfers out	450,000	-	450,000	-
Emergency reserve (3%)	28,165	-	28,165	-
	<u>2,236,672</u>	<u>548,761</u>	<u>1,687,911</u>	<u>530,280</u>
Excess (deficiency) of revenues over expenditures	(687,468)	881,010	1,568,478	
Fund balance - beginning	<u>687,468</u>	<u>897,821</u>	<u>210,353</u>	
Fund balance - ending	\$ <u>-</u>	\$ <u>1,778,831</u>	\$ <u>1,778,831</u>	

Bowles Metropolitan District  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For Eight months Ended August 31, 2020  
Capital Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>---Prior YTD---</u>
<b>Revenues</b>				
Other Income	\$ -	\$ -	\$ -	\$ -
Transfer from debt service fund	-	-	-	-
Transfer from general fund	400,000	-	(400,000)	-
	<u>400,000</u>	<u>-</u>	<u>(400,000)</u>	<u>-</u>
<b>Expenditures</b>				
Water Shares	-	-	-	-
Legal	-	-	-	-
District Management	-	-	-	-
Capital Expense-Parks & Trails	125,000	36,320	88,680	25,090
Capital Expense-Landscape improvements	75,000	38,861	36,139	12,500
Capital Expense-Trees	50,000	-	50,000	-
Capital Expense-Stormwater	75,000	3,420	71,580	-
Capital Expense-Fence	150,000	28,435	121,565	64,046
Isthmus Park Design	105,000	-	105,000	-
Sunset Park	55,000	-	55,000	-
Blue Heron	75,000	-	75,000	-
Lolly Park	60,000	31,408	28,592	-
Capital expense-irrigation improvements	100,000	-	100,000	-
Contingency	55,000	-	55,000	-
	<u>925,000</u>	<u>138,444</u>	<u>786,556</u>	<u>101,636</u>
Excess (deficiency) of revenues over expenditures	(525,000)	(138,444)	386,556	
Fund balance - beginning	<u>903,279</u>	<u>962,788</u>	<u>59,509</u>	
Fund balance (deficit) - ending	\$ <u><u>378,279</u></u>	\$ <u><u>824,344</u></u>	\$ <u><u>446,065</u></u>	

Bowles Metropolitan District  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For Eight months Ended August 31, 2020  
Debt Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>	<u>---Prior YTD---</u>
<b>Revenues</b>				
Property taxes-Jeffco	\$ 814,220	811,243	\$ (2,977)	\$ 755,233
Property taxes-Denver	832,354	830,006	(2,348)	734,302
Transfer from General Fund	50,000	-	(50,000)	-
Interest income	1,500	416	(1,084)	335
	<u>1,698,074</u>	<u>1,641,665</u>	<u>(56,409)</u>	<u>1,489,870</u>
<b>Expenditures</b>				
2013 Bonds-Principal	825,000	-	825,000	-
2013 Bonds-Interest	821,663	410,831	410,832	422,606
Treasurer fees	24,710	20,473	4,237	18,675
Trustee/paying agent fees	3,000	-	3,000	-
	<u>1,674,373</u>	<u>431,304</u>	<u>1,243,069</u>	<u>441,281</u>
Excess (deficiency) of revenues over expenditures	23,701	1,210,361	1,186,660	
Fund balance - beginning	<u>164,349</u>	<u>167,134</u>	<u>2,785</u>	
Fund balance (deficit) - ending	\$ <u><u>188,050</u></u>	\$ <u><u>1,377,495</u></u>	\$ <u><u>1,189,445</u></u>	

Bowles Metropolitan District  
Proposed Budget  
General Fund  
For the Year ended December 31, 2021

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>7/31/2020</u>	Estimate <u>2020</u>	Proposed Budget <u>2021</u>
Beginning fund balance	\$ 723,846	\$ 687,468	\$ 897,821	\$ 897,821	\$ 1,157,817
Revenues:					
Property taxes - Jeffco	574,017	617,945	615,386	617,945	619,109
Specific ownership taxes - Jeffco	113,120	98,832	59,923	98,832	99,027
Property taxes - Denver	559,650	631,708	627,213	631,708	631,919
Specific ownership taxes - Denver	96,183	99,719	41,599	99,719	99,755
HOA Contribution/Water/Landscape	30,000	30,000	30,000	30,000	30,000
Sub-HOA Contribution/Irrigation	14,032	4,000	458	-	4,000
Miscellaneous income	23,826	2,000	3,029	3,500	2,000
Conservation trust fund	28,503	20,000	12,407	20,000	20,000
Interest income	62,437	45,000	17,950	19,000	45,000
Total revenues	<u>1,501,768</u>	<u>1,549,204</u>	<u>1,407,965</u>	<u>1,520,704</u>	<u>1,550,810</u>
Total funds available	<u>2,225,614</u>	<u>2,236,672</u>	<u>2,305,786</u>	<u>2,418,525</u>	<u>2,708,627</u>
Expenditures:					
Audit	6,600	7,000	6,000	6,600	7,000
Accounting	10,707	11,500	6,758	11,500	11,500
Directors fees	6,000	6,000	3,900	6,000	6,000
Election expense	-	-	-	-	-
Insurance/SDA Dues	8,168	9,500	8,580	8,580	9,500
Legal	7,757	10,000	9,616	6,969	10,000
Management	101,169	85,000	51,236	95,000	85,000
Office Supplies/Misc expense	8,381	7,000	12,411	25,000	7,000
SDA Dues/Conference	-	1,500	-	-	1,500
Payroll Taxes	459	600	298	600	600
Snow Removal	7,572	20,000	3,567	7,000	20,000
General tree maint/replacement	79,843	75,000	92,073	100,000	75,000
General landscape maintenance	353,222	385,000	148,633	300,000	385,000
Landscape maintenance - other	-	50,000	1,860	5,000	50,000
Foothills Recreation IGA	13,376	10,000	2,624	10,000	10,000
Repairs/maintenance/other	-	60,000	55,869	75,000	60,000
Portable restrooms	-	10,000	6,423	10,000	10,000
Special events HOA	9,750	13,000	-	13,000	13,000
Treasurer fees	14,208	18,749	15,506	18,749	18,769
Telephone	3,104	3,000	1,659	3,000	3,000
Utilities	25,243	24,000	1,383	20,000	24,000
Storm drainage Services	2,539	20,000	7,955	15,000	20,000
Water operations	1,150	3,000	342	1,150	3,000
Storm water monitoring	14,283	32,000	-	-	32,000
Water pump services	-	10,000	24,553	25,000	10,000
Water annual assessment	47,662	55,000	36,068	47,560	55,000
Engineering - water	6,600	12,000	-	-	12,000
Contingency	-	819,658	-	-	1,741,592
Operating transfers out	600,000	450,000	-	450,000	-
Emergency reserve (3%)	-	28,165	-	-	28,166
Total expenditures	<u>1,327,793</u>	<u>2,236,672</u>	<u>497,314</u>	<u>1,260,708</u>	<u>2,708,627</u>
Ending fund balance	<u>\$ 897,821</u>	<u>\$ -</u>	<u>\$ 1,808,472</u>	<u>\$ 1,157,817</u>	<u>\$ -</u>
Assessed valuation - Jeffco	<u>\$ 31,719,974</u>	<u>34,099,171</u>			<u>\$ 34,163,390</u>
Assessed valuation - Denver	<u>\$ 30,882,390</u>	<u>34,858,620</u>			<u>\$ 34,870,270</u>
Mill Levy	<u>18.122</u>	<u>18.122</u>			<u>18.122</u>



Bowles Metropolitan District  
Proposed Budget  
Capital Projects Fund  
For the Year ended December 31, 2021

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>7/31/2020</u>	Estimate <u>2020</u>	Proposed Budget <u>2021</u>
Beginning fund balance	\$ 663,279	\$ 903,279	\$ 962,788	\$ 962,788	\$ 1,261,152
Revenues:					
Transfer from General Fund	450,000	400,000	-	400,000	-
Total revenues	450,000	400,000	-	400,000	-
Total funds available	1,113,279	1,303,279	962,788	1,362,788	1,261,152
Expenditures:					
Legal	-	-	-	-	-
District Management	-	-	-	-	-
Capital expenses	-	-	-	-	-
parks & trails - hardscape	25,090	125,000	36,320	25,090	
landscape improvements	17,700	75,000	38,861	12,500	
trees	43,655	50,000	-	-	
fence	64,046	150,000	28,435	64,046	
irrigation improvements	-	100,000	-	-	
stormwater	-	75,000	3,420	-	
Isthmus Park (formerly design/planning)	-	105,000	-	-	
Sunset Park (formerly playgrounds)	-	55,000	-	-	
Blue Heron Park (new)	-	75,000	-	-	
Lolly Park (new)	-	60,000	31,408	-	
Contingency	-	55,000	-	-	-
Total expenditures	150,491	925,000	138,444	101,636	-
Ending fund balance	\$ 962,788	\$ 378,279	\$ 824,344	\$ 1,261,152	\$ 1,261,152

Bowles Metropolitan District  
Proposed Budget  
Debt Service Fund  
For the Year ended December 31, 2021

	<u>Actual 2019</u>	<u>Adopted Budget 2020</u>	<u>Actual 7/31/2020</u>	<u>Estimate 2020</u>	<u>Proposed Budget 2021</u>
Beginning fund balance	\$ 172,590	\$ 164,349	\$ 167,134	\$ 167,134	\$ 189,835
Revenues:					
Property taxes - Jeffco	756,340	814,220	810,847	814,220	815,753
Property taxes - Denver	736,888	832,354	826,432	832,354	832,632
Transfer from General Fund	150,000	50,000	-	50,000	
Interest income	549	1,500	416	500	1,500
Total revenues	<u>1,643,777</u>	<u>1,698,074</u>	<u>1,637,695</u>	<u>1,697,074</u>	<u>1,649,885</u>
Total funds available	<u>1,816,367</u>	<u>1,862,423</u>	<u>1,804,829</u>	<u>1,864,208</u>	<u>1,839,720</u>
Expenditures:					
Bond principal - series 2013	785,000	825,000	-	825,000	865,000
Bond interest - series 2013	845,213	821,663	410,831	821,663	796,913
Treasurer's fees	18,720	24,710	20,431	24,710	24,737
Trustee / paying agent fees	300	3,000	-	3,000	3,000
Total expenditures	<u>1,649,233</u>	<u>1,674,373</u>	<u>431,262</u>	<u>1,674,373</u>	<u>1,689,650</u>
Ending fund balance	<u>\$ 167,134</u>	<u>\$ 188,050</u>	<u>\$ 1,373,567</u>	<u>\$ 189,835</u>	<u>\$ 150,070</u>
Assessed valuation - Jeffco	<u>\$ 31,719,974</u>	<u>\$ 34,099,171</u>			<u>\$ 34,163,390</u>
Assessed valuation - Denver	<u>\$ 30,882,390</u>	<u>\$ 34,858,620</u>			<u>\$ 34,870,270</u>
Mill Levy	<u>23.878</u>	<u>23.878</u>			<u>23.878</u>
Total Mill Levy	<u>42.000</u>	<u>42.000</u>			<u>42.000</u>