DANCING WILLOWS METROPOLITAN DISTRICT
REGULAR MEETING AGENDA

BOARD OF DIRECTORS	OFFICE	TERM EXPIRES
Robert Faiks	President	May 2022
Douglas Cox	Vice President	May 2023
Ron Petroff	Secretary	May 2023
Bob Wessels	Treasurer	May 2022
Lee Jennings	Director	May 2022

PLEASE NOTE DATE AND TIME

DATE: **Thursday, December 10, 2020**
TIME: **6:30 p.m.**
PLACE: **Virtual Board Meeting**

https://zoom.us/j/93863787580
Webinar ID: **938 6378 7580**
Phone: 1 669 900 9128

1) **ADMINISTRATIVE ITEMS:**

a. Call to Order
b. Present Disclosures of Potential Conflicts of Interest
c. Approval or Amendment to the Agenda
d. Review and Approve the Minutes of the June 16, 2020 Meeting, September 10, 2020 Meeting, and November 30, 2020 Meeting (enclosure)

2) **PUBLIC COMMENT: (3-minute time limit per speaker)**

3) **HOA REPORTS:**

a. Patio Homes
b. Townhomes
c. Condominiums

4) **MANAGEMENT CONTRACT REVIEW:**

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5) **FINANCIAL ITEMS:**

a. Ratification/Approval of Payment of Claims (enclosure)
b. Approve Financial Statements and Cash Position (enclosure)
c. 2021 Audit Engagement (enclosure)

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6) **MANAGER'S REPORT:**

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7) **COMMITTEE REPORTS:**

a. Communications Committee
b. Landscaping Committee
c. Street Committee
d. Clubhouse Committee
e. Financial Committee
f. Monuments Committee
g. Snow Contract/Removal Committee

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8) **ADOPTION OF 2021 BUDGET:**

a. Consider Approval of the 2021 Budget, Certification of Mill Levies, and 2021 Expenditure Appropriations (enclosure)

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9) **DIRECTOR'S ITEMS:**

a. Consider Approval of Pool Maintenance Contract (enclosure)
b. Consider Approval to Incur Snow Removal Costs for HOA and Homeowner's Property for 2021
c. Consider Approval of Brown Brothers 2021 Road Improvement Proposal (enclosure)

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10) **ADJOURNMENT:**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD TUESDAY, JUNE 16, 2020

A telephonic/digital special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on June 16, 2020, at 6:30 PM

ATTENDANCE

The special meeting of the Board of Directors of the Dancing Willows Metropolitan District was called and held, as shown, in accordance with Colorado law. The following Directors were present:

In attendance were Directors:
Robert Faiks, President
Doug Cox, Vice President
Ron Petroff, Secretary
Bob Wessels, Treasurer
Lee Jennings, Director

Other participants identified in attendance:
Marcos Pacheco and Sue Blair, CRS of Colorado
Hallie Holland
Nancy Carson
Bob Carson
Gloria & Jon Steinmetz
Barb Dreyer
Bill Anderson
Bob Knickerbocker
Bob McCarrick
Chuck Danford
C McGinley
David Marker
Heather Costes
Jack Brown
Jen Po
Jim Fiore
Jo Wessels
John Sweetser
Karen Kaseman
Kathie Sobas
Kay Jackson
LaRayne Welman
Linda Davis
Linda Pocsik
Linda Rohlman
Lori Gray
M Mary Coyle
Marcia Garcia
Margie

Marilyn Watson
Mary Okamatsu
Maryellen Celtrick
Michael Nadrich
Michelle De Waele
Mike Tycksen
Nadette Sena
Renee Faiks
Roger Frank
Ron Wheat
Sandy Guidry
Stephanie and Dave Agosta
Susan Root
Will Guillermo Ayres
William Bristol

CALL TO ORDER
DISCLOSURE OF CONFLICTS OF INTEREST

The meeting was called to order by Director Faiks at 6:43 PM. There were no potential conflicts of interest that were disclosed.

AGENDA APPROVAL

Director Petroff moved to approve the agenda as presented. Upon second by Director Cox, vote was taken, and motion carried unanimously.

MONUMENTS

Director Faiks spoke about how an agreement was reached to have the Metro District take over and maintain the monuments that currently belong to the Condo HOA. Director Jennings noted that the District already maintains other aspects of the monuments. Hallie Holland spoke and noted that the Condos have requested this. Director Jennings asked if the condos would maintain the property ownership if the District took over the maintenance. Ms. Blair noted that CRS will draft an agreement for the Metro District to enter into a maintenance agreement with the Condo HOA. There were questions from the public and the Board responded to each question. Upon Motion made by Director Jennings and seconded, Director Faiks abstained from the vote, motion carried to uphold the decision of the District taking over the maintenance of the Condo monuments.

ROAD WORK

Director Petroff introduced a revised proposal for road work that equals an amount much lower than the proposal that was approved at the last regular meeting. Director Jennings noted that due to the revised proposal not being presented to the Board prior to the meeting, no vote can be taken. The public was provided the opportunity to ask questions or make comments on the matter; the Board responded to each individual. There was extensive conversation surrounding the

topic. The Board asked Ms. Blair what the requirements are to rescind a motion that had previously been voted on and approved. Ms. Blair explained how to rescind a motion. Director Petroff also introduced a new resolution to the Board that dealt with these issues. Because Director Wessels had not yet been able to review the resolution, he asked that a vote be tabled until the next meeting.

1. Director Petroff introduced a motion to adopt the resolution as presented but the topic will be tabled until the next meeting of the Board.
2. Director Cox motioned to rescind the approval of the Brown Brothers proposals that were approved at the June 11, 2020 regular meeting. Upon second by Director Petroff, vote was taken, and the motion carried by majority vote; Directors Wessels and Jennings voted no.
3. A motion to accept the new Brown Brothers proposal with an amount not-to-exceed $51,800 was introduced by Director Petroff. At this point in time, the Board will table this discussion until all members have an opportunity to review the proposal. An email vote will be taken by the board and the decision will be ratified at the next meeting of the Board.
4. Resident, Mike Tycksen asked the board to comment if they agreed there is a general garage access issue in the community. Director Faiks said yes for some homes. Director Jennings said we have problems with the streets and the adjacent broken concrete and access, and it needs to be repaired slowly and steadily so that we don't have a large bill at once. Director Cox said yes at some homes. Director Wessels said yes and noted the survey he sent out to the community that indicated 177 homeowners claim to have issues. Director Petroff said yes, he sees some issues.
5. A question was directed at Director Jennings regarding why garage access was included in the work on Long Circle. Director Jennings noted it is because of drainage issues.

SWIMMING POOL OPENING

Director Faiks asked if any Board members had any comments related to the opening of the swimming pool. He noted that the pool will be opened on Thursday, June 18th, assuming proper safety requirements can be met. An e-mail will be circulated on June 17th outlining the details and rules of the pool while under the current health department restrictions. Questions from the community were taken and answered. The pool will

be limited to 30 people max, residents and family only at this point. There will be an online/phone call reservation system. The Board asked for volunteers to physically monitor pool and noted that these monitors are not lifeguards. The monitors will be asked to help sanitize the pool area throughout the day. Children are required to be accompanied by an adult.

ADDITIONAL COMMENT WERE TAKEN

The Board discussed their management contract with CRS that is set to expire at the end of July. Director Jennings motioned to extend the CRS contract through December 2020, assuming the same pricing model, until the Management Contract Committee has the opportunity to analyze the District's plan moving forward. Upon second by Director Cox, vote was taken, and motion carried unanimously.

Director Wessels asked the Board to begin thinking about the impacts of the Gallagher Amendment on the District's revenue streams. He suggested that CRS be prepared to give the Board a presentation on the effects on the Metro District at the next regular meeting.

Director Faiks thanked Lori Gaylk for her help with putting together the reservation system for the pool.

Director Wessels brought up the suggestion cards that used to be available during the "in-person" meetings. He suggested that a link could be provided through Dancing Willows United for suggestions/issues for upcoming meetings. This is something he will continue to work on with the Communications Committee. Director Faiks reminded residents that the Board of Directors e-mail addresses are available on the District website.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned.

Respectfully submitted,

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Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF DANCING WILLOWS METROPOLITAN DISTRICT HELD THURSDAY, SEPTEMBER 10, 2020

A telephonic/digital regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on September 10, 2020, at 6:30 PM

ATTENDANCE

The regular meeting of the Board of Directors of the Dancing Willows Metropolitan District was called and held, as shown, in accordance with Colorado law. The following Directors were present:

In attendance were Directors:
Robert Faiks, President
Doug Cox, Vice President
Ron Petroff, Secretary
Bob Wessels, Treasurer
Lee Jennings, Director

Other participants identified in attendance:
Marcos Pacheco, CRS of Colorado
Jim Wilson
Carol Flynn
Karen Kaseman
Linda Davis
Gloria & Jon Steinmetz
Hallie Holland
William Bristol
Bob Carson
Marcia Garcia
Lori Gray
Mike Tycksen
Nancy Carson
Larry

CALL TO ORDER
DISCLOSURE OF CONFLICTS OF INTEREST

The meeting was called to order by Director Faiks at 6:33 PM. There were no potential conflicts of interest that were disclosed.

AGENDA APPROVAL

Director Faiks requested the agenda be amended to move the HOA reports to immediately follow the Manager's Report. Director Wessels also asked that an agenda item be added under Director's Items to ratify votes that were taken via email. Director Faiks moved to approve the agenda as amended. Upon second by Director Wessels, vote was taken, and motion carried unanimously.

PUBLIC COMMENT

Linda Davis – Thanked the Board, Pool Committee and

Monitors for the pool season and also for completing the monument repairs. She would like to discuss parking and having the Metro District be able to monitor, tow and ticket vehicles with expired plates, or vehicles in a non-working-state of disrepair. Director Faiks requested the parking be addressed under the Street Committee report.

Mike Tycksen – Commented on roads and swales and thanked Bob Wessels and Lee Jennings for doing the survey for the residents to be able to participate and provide feedback about the road maintenance.

Lori Gray – Is the missing cover on the water manhole on Gould being addressed? Board is not aware of what type of work is going on. Director Jennings will follow up.

FINANCIAL

Ratification/Approval of Payment of Claims – Ratification of check nos. 2599-2637, totaling $29,452.26. Director Faiks moved to ratify claims, upon second by Director Jennings, vote was taken, and motion carried unanimously.

Director Wessels suggested that moving forward, all checks along with all backup be provided to the Directors ahead of the meeting. The purpose of doing this is so that all Directors have the chance to review each invoice that is being paid prior to a vote to ratify payments.

Approval of current pool payroll checks nos. 2638 – 2640 totaling $1,542.26 and current payables check nos. 2641 – 2648, totaling $65,713.55. And the auto-pays to Century Link and Comcast. Director Jennings moved to approve current claims, upon second by Director Petroff, vote was taken, and motion carried unanimously.

Financial Statements for Period Ending August 31, 2020 and Cash Position dated September 4, 2020 – Mr. Pacheco reviewed the financial statements with the Board. Mr. Pacheco wanted to note that the District will be opening a Colo. Trust account for the CARES Act Funding, so the amounts going in and out can be readily identified by the Auditor.

Director Faiks asked questions and Mr. Pacheco will research answers. Director Wessels asked that the District website be updated with all financial statements. Director Faiks moved to approve the Financial Statements and Cash Position. Upon second by Director Jennings, vote was taken, and motion

carried unanimously.

MANAGER'S REPORT

Minutes of the June 11, 2020 Regular Meeting and June 16, 2020 Special Meeting:

June 11th Minutes – The Board reviewed the June 11, 2020 meeting minutes. After discussion, Director Faiks moved to approve the June 11, 2020 Regular Meeting minutes. Upon second by Director Cox, vote was taken, and motion carried unanimously.

June 16th Minutes – The Board reviewed the June 16, 2020 meeting minutes. Director Wessels would like to revise the content of the Road Work notes. Director Wessels will provide input on the verbiage to be included. Director Wessels requested that a vote to approve these minutes be tabled until the next regular meeting.

Mike Tycksen commented that while he serves on the Street Committee, he was not in favor of the work performed. He feels the proper steps were not taken by the Committee or the Board. Discussion ensued amongst the Board.

Manager's Report – Mr. Pacheco reported that CRS applied for CARES Act funding on behalf of the District. The District has been allocated $30,000 to be used for reimbursement of eligible expenses related to the Covid-19 pandemic.

Preliminary Budget for 2021 – Mr. Pacheco noted that a draft of the preliminary budget will be provided to the Board, pursuant to Statue. Mr. Pacheco requested the Board take a look at their schedules to set up a work session in order to provide input for the 2021 budget. Director Wessels noted that he will cover the 2021 budget process in his report.

HOA REPORTS

Patio Homes – Director Wessels attended the Patio Homes meeting. The HOA needs to do some landscaping maintenance. He also noted that there are two openings on the HOA board. He encouraged interested individuals to reach out to the HOA.

Townhomes – Mike Tycksen reported that the Townhomes are currently working on repainting both buildings and fences. Additionally, there are trees that are being planted. He noted that the HOA is very pleased with the quality of the maintenance that has taken place.

Condominiums – Hallie Holland stated their largest expense has been the replacement of dead trees. She commented on the vehicle parking as it is an ongoing issue with residents. She noted there are some vehicles parked on District property that have become an issue and asked the Board to investigate.

COMMITTEE REPORTS

Communications Committee – Director Wessels noted that in the last Dancing Willows United, an issue was identified with the gas meters. This issue specifically applies to the townhomes and patio homes. The condos have a different style of gas meter. The Utility Commission has been contacted to investigate and address the issue. Director Wessels requested that any residents who believe they see this issue send photos to be added to the report. Finally, he reported that there will be a 'virtual suggestion card' available through Dancing Willows United.

Pool Committee – Director Faiks feels it was a successful season and thanked all those who helped. The registration system was not as successful as anticipated, but the Pool Monitors were able to maintain a registration log that was successful. He noted that if Covid-19 is still an issue next season, we will revisit the pool operating policies. He then reported on the bubbler pump that broke earlier in the season. The Board decided at the time to contract with the Pool Doctor in order to repair the pump. The total cost of the repair was $1,478.82. Director Cox motioned to ratify this expense, upon second by Director Petroff, vote was taken, and motion carried unanimously.

Director Faiks continued and noted that he cleaned out the storage closet and found both pool and clubhouse supplies. There were no nighttime intrusions into the pool this Summer. There is a tripping hazard in the area that Lift Tech had repaired last year. This work is under warranty and will be addressed. There is also a growing gap in between two concrete slabs that needs to be filled. Repairs are being investigated. The coping stones around the pool are at the point that replacement is needed. Bids are being obtained and will be presented to the Board at a future meeting. The boiler for the pool is due for a tune-up. Director Faiks will ensure the tune-up is included in the current pool management contract. Finally, the contract with Perfect Pools expires at the end of this Summer. Perfect Pools provided a proposed contract renewal however, Director Faiks thinks we can wait on the pool contract renewal.

Landscaping Committee – Director Jennings reported that the Committee has $4,536.94 remaining in their budget, however there are issues with the loss of several trees. The Committee received a bid from Save-A-Tree to remove the identified dead trees for $1,760.00 with an additional cost of $1,050.00 to grind the stumps. Director Jennings recommends the Board approve this work. If the District uses Save-A-Trees next year, they will give the District a 10% discount, assuming all work is completed by the end of February. This will leave $1,726.00 in the budget which will be needed for edging and other issues. Costs for the replacement of trees will be provided next year. After discussion, Director Jennings moved to approve the bid with Save-A-Tree, upon second by Director Cox, vote was taken, and motion carried unanimously.

Street Committee – Director Jennings reported that the street and sidewalk repairs have been completed. There are a couple issues that need to be addressed, but overall, the feedback on the completed work has been positive. Brown Brothers will be made aware of any outstanding issues and they will be addressed.

Mike Tycksen commented that he believes some of the issues are due to water seeping into the sub-base through cracks. He suggested that Brown Brothers perform a site-visit and remedy issues that are not consistent with standard road work.

Karen Kaseman noted that she believes there is drainage from the landscaping that has been deteriorating the streets. She asked that Keesen be made aware of her concern and request that they move the drainage spout.

Moving of Speed Limit Signs. Director Jennings recommended that the community decide where the speed limit signs will be moved. Once decided, they can be moved and the Board will oversee this work.

Parking – Director Faiks reported that due to Covid-19 and many people not leaving their homes, the District needs to be sensitive to the fact that some vehicles may not move regularly. Also, there may be expired registration, however we need to also be sensitive to this issue as some residents may be delayed in receiving updated registration because it is being done online rather than in person.

Linda Davis commented that there is an abandoned vehicle that has been parked, without moving, for over a week.

Clubhouse Committee – Director Cox stated that Nancy Carson has been continuing her efforts of monitoring and managing the reservations of the clubhouse. Covid-19 has limited the clubhouse usage but, there have been private events that took place and there are four more events scheduled for this year. There are a few light bulbs that need to be replaced in addition to replacing the furnace filter. Finally, Director Faiks placed a bulletin board on the clubhouse.

Financial Committee – Director Wessels addressed two topics:

1. He reported that a State-wide issue will be on the November ballot. He reviewed how the Gallagher amendment effects the District finances. He encouraged residents to research the issue and noted that the Special District Association has related information on their website. Director Wessels can provide a link.

2. 2021 budget and allocations – Director Wessels noted that the Committee is working diligently to gather all information needed in order to prepare the 2021 budget. They will be meeting regularly to ensure all items are properly captured. He intends to distribute the 20-Year Plan to all Committees and ask that they input any expenses in their related fields. Additionally, the Committee will hold a work session for the purpose of gathering information and finalizing the 2021 budget. Information on this meeting will be provided by Director Wessels.

Monuments Committee – Director Jennings reported that the majority of the work on the monuments has been completed. The Stucco work was delayed due to weather, but it will take place when weather permits. He noted that the faux stone that was removed is lying next to the monuments and is available to anyone that would like to haul it away.

Maintenance Agreement for Condo Monuments – Mr. Pacheco reviewed the maintenance agreement. This is a one-year agreement to allow for needed changes in 2021. Director Jennings moved to approve the agreement, upon second by Director Petroff, vote was taken, and motion carried

unanimously.

Snow Contract/removal Committee – Director Jennings, along with Committee members, have met with Keesen. The proposal is to contract with Keesen for snow removal at a 10% increase with an option for two years at the same price. Director Jennings recommended that the snow removal budget stay the same for 2021 and also that the Board approve the Keesen proposal. Director Jennings moved that the agreement be approved, upon second by Director Petroff, vote was taken, motion carried unanimously.

Management Contract Review Committee – Director Wessels, stated the committee has reviewed the current CRS contract and is working to collect proposals for District Management. The RFP is being created and will be available in October. Director Faiks noted that CRS offers a full-service management style, where other companies may not provide all of the same services.

DIRECTOR'S ITEMS

Mr. Pacheco reported that there were three emailed votes that needed to be ratified:

1. Brown Brothers Reduced/Revised Scope Contract:
   Director Petroff moved to ratify the Brown Brothers contract in the amount of $50,868. Upon second by Director Faiks, a vote was taken. Director Cox voted yes. Directors Wessels and Jennings both voted no. The motion to ratify passed by a majority vote.

2. Hall Ryan Monument Contract:
   Director Jennings moved to ratify the Hall Ryan Construction contract in the amount of $11,082.50. Upon second by Director Petroff, a vote was taken. Directors Wessels and Cox both voted yes. Director Faiks abstained. The motion to ratify passed by a majority vote.

3. Gutter and Curb Resolution 2020-GA:
   After discussion, Director Faiks moved to ratify the Gutter and Curb Resolution 2020-GA. Upon second Director Cox, a vote was taken. Director Faiks voted yes. Directors Wessels and Jennings voted no. The motion to ratify passed by majority vote.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made, seconded and unanimously carried, the Meeting was adjourned at 8:54 p.m.

Respectfully submitted,

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Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF
DANCING WILLOWS METROPOLITAN DISTRICT
HELD
MONDAY, NOVEMBER 30, 2020

A telephonic/digital Special meeting of the Board of Directors of the Dancing Willows Metropolitan District was held on November 30, 2020, at 6:30 PM

ATTENDANCE

The special meeting of the Board of Directors of the Dancing Willows Metropolitan District was called and held, as shown, in accordance with Colorado law. The following Directors were present:

In attendance were Directors:
Robert Faiks, President
Doug Cox, Vice President
Ron Petroff, Secretary
Bob Wessels, Treasurer
Lee Jennings, Director

Other participants identified in attendance:
Marcos Pacheco & Sue Blair, CRS of Colorado
Bim Gupta
Carol Flynn
Kay Jackson
Cary and Jennifer Lewis
Jo Wessels
Patrick O'Keefe
Nancy Carson
Bill Anderson
Joelle Witmer
Linda Pocsik
William Bristol
Jim Wilson
Ron and Terri

CALL TO ORDER
DISCLOSURE OF
CONFLICTS OF INTEREST

The meeting was called to order by Director Faiks at 6:33 PM. There were no potential conflicts of interest that were disclosed.

AGENDA APPROVAL

Director Jennings moved that the Board approve the Agenda as presented. Upon second by Director Petroff, vote was taken, and motion carried unanimously.

PUBLIC COMMENT

There were none.

FINANCIAL

Public Hearing – Adoption of the 2021 Budget: Mr. Pacheco reported that the proper publication had been made to allow the Board to conduct the public hearing to adopt the 2021 Budget. Director Jennings moved to open the public hearing at 6:36 p.m. Upon second by Director Cox, a vote was taken, and the motion

carried unanimously.

Director Wessels, along with Mr. Bristol, presented the 2021 draft budget as prepared by the Finance Committee. The Board reviewed the budget and asked questions of the Committee. The public also provided input on the proposed 2021 budget.

Director Wessels moved to close the public hear at 8:28 p.m. Upon second by Director Jennings, a vote was taken, and the motion carried unanimously.

MANAGER'S REPORT

There were none.

HOA REPORTS

There were none.

COMMITTEE REPORTS

There were none.

DIRECTOR'S ITEMS

Management Contract Review – At 8:30 p.m., Director Faiks dismissed CRS representatives from the meeting to discuss the report of the Management Search Committee (Bob Wessels, Robert Faiks, Jim Wilson Gloria Steinmetz, Bim Gupta). Committee Chair Bob Wessels summarized the activities of the Committee over the last weeks and indicated the 6 finalist proposals were considered. Two final candidates were chosen from this group (CRS and Fromm). Directors Wessels and Faiks described their impressions of the final candidates as did Bim Grupta. The written impressions of Jim Wilson and Gloria Steinmetz were summarized. The major difference in the proposals was price, with the CRS proposal of $48,000/year for the 2-year contract and Fromm's proposal of $1,500 to a maximum of $3,00/month for the 2-year contract. Other considerations were discussed. Director Cox and Petroff expressed an interest in interviewing a representative from Fromm and will pursue that. The final vote will be held at the December 2020 meeting.

ADJOURNMENT

Director Jennings moved that the meeting be adjourned at 9:20 p.m., upon second by Director Wessels, a vote was taken, and the motion carried unanimously

Respectfully submitted,

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Secretary for the Meeting

System: 12/4/2020 2:41:40 PM
User Date: 12/4/2020

Dancing Willows Metropolitan D
VENDOR CHECK REGISTER REPORT
Payables Management

Page: 1
User ID: pschneider

Ranges:	From:	To:		From:	To:
Check Number	First	Last	Check Date	12/10/2020	12/10/2020
Vendor ID	First	Last	Checkbook ID	First	Last
Vendor Name	First	Last			

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02668	WESSELS	Bob Wessels	12/10/2020	1STBANK-CKG	PMCHK00000203	$461.75
02669	THOMAS, BOBBY	Bobby Thomas	12/10/2020	1STBANK-CKG	PMCHK00000203	$92.35
02670	DOUG COX	Douglas Cox	12/10/2020	1STBANK-CKG	PMCHK00000203	$369.40
02671	JENNINGS, R	R. Lee Jennings	12/10/2020	1STBANK-CKG	PMCHK00000203	$461.75
02672	FAIKSROBERT	Robert Faiks	12/10/2020	1STBANK-CKG	PMCHK00000203	$461.75
02673	RON PETROFF	Ron Petroff	12/10/2020	1STBANK-CKG	PMCHK00000203	$369.40
02674	WESSELS	Bob Wessels	12/10/2020	1STBANK-CKG	PMCHK00000204	$15.65
02675	CO COMM MEDIA	Colorado Community Media	12/10/2020	1STBANK-CKG	PMCHK00000204	$25.76
02676	CO SPC DIST P&L	Colorado Special Districts Pro	12/10/2020	1STBANK-CKG	PMCHK00000204	$10,758.00
02677	CRS OF COLORADO	CRS of Colorado, LLC	12/10/2020	1STBANK-CKG	PMCHK00000204	$4,167.00
02678	DOUG COX	Douglas Cox	12/10/2020	1STBANK-CKG	PMCHK00000204	$35.80
02679	KEESEN	Keesen Landscape Management, I	12/10/2020	1STBANK-CKG	PMCHK00000204	$810.00
02680	METRO SECURITY	Metro Security, Inc.	12/10/2020	1STBANK-CKG	PMCHK00000204	$58.00
02681	WILLOWBROOK W&S	Willowbrook Water & Sanitation	12/10/2020	1STBANK-CKG	PMCHK00000204	$361.93

Total Checks: 14

Total Amount of Checks: $18,448.54

Autopay		
Century Link	11.16.20	$49.04
Xcel Energy	11.03.20	$1,255.06
Xcel Energy	12.02.20	$1,317.19
		$2,621.29
		$18,448.54
	Total:	$21,069.83

DANCING WILLOWS METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

November 30, 2020

DANCING WILLOWS METROPOLITAN DISTRICT
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
November 30, 2020
Unaudited

	General	Debt Service	Capital	Long-term Debt	Total Memo Only
ASSETS AND OTHER DEBITS					
Current Assets					
Cash in Checking - 1st Bank	$ 59,206	$ -	$ -	$ -	$ 59,206
Cash in ColoTrust	590,966	148,923	111,951	-	851,840
Prepaid expenses	11,208	-	-	-	11,208
Total Current Assets	661,380	148,923	111,951	-	922,254
Other Debits					
Amount to be provided for debt	-	-	-	3,585,000	3,585,000
TOTAL ASSETS AND OTHER DEBITS	**$ 661,380**	**$ 148,923**	**$ 111,951**	**$ 3,585,000**	**$ 4,507,254**
LIABILITIES AND FUND BALANCES					
Current Liabilities					
Accounts payable	$ 19,045	$ -	$ -	$ -	$ 19,045
Deposits - concrete work	-	-	-	-	-
Total Current Liabilities	19,045	-	-	-	19,045
Long Term Debt					
Bonds payable - Series 2017 Refunding	-	-	-	3,585,000	3,585,000
Accrued bond interest	-	-	-	-	-
Total Long Term Debt	-	-	-	3,585,000	3,585,000
FUND BALANCE					
Tabor emergency reserves	15,590	-	-	-	15,590
Unassigned	302,515	-	-	-	302,515
Debt service - beginning fund balance	-	209,618		-	209,618
Capital - beginning fund balance	-	-	235,877	-	235,877
Current earnings	324,230	(60,695)	(123,926)	-	139,609
Total Fund Balances	642,335	148,923	111,951	-	903,209
TOTAL LIABILITIES AND FUND BALANCES	**$ 661,380**	**$ 148,923**	**$ 111,951**	**$ 3,585,000**	**$ 4,507,254**

DANCING WILLOWS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
For the Eleven Months Ended November 30, 2020
Unaudited

	YTD Actual	2020 Budget	Variance Positive (Negative)	Percent of Budget (92% YTD)
REVENUES				
Property taxes	$ 463,659	$ 465,189	$ (1,530)	100%
Specific ownership taxes	35,714	32,563	3,151	110%
Clubhouse rentals	900	4,000	(3,100)	23%
Interest	4,824	16,000	(11,176)	30%
Conservation Trust Funds	1,205	1,100	105	110%
State of CO - CVRF	12,245	-	12,245	-
Miscellaneous Income	1,644	500	1,144	329%
Total revenues	520,191	519,352	839	100%
EXPENDITURES				
General				
Audit	7,633	4,800	(2,833)	159%
County treasurer fees	6,955	6,978	23	100%
Directors' fees	3,201	2,900	(301)	110%
District management and accounting	45,837	50,000	4,163	92%
District management - special services	627	-	(627)	-
Elections	14,573	9,200	(5,373)	-
Grant Funding	-	11,500	11,500	0%
Insurance	10,053	10,700	647	94%
Legal	651	2,000	1,349	33%
Miscellaneous	1,764	1,000	(764)	176%
Payroll taxes	-	230	230	0%
SDA dues	537	500	(37)	107%
SDA conference attendance	-	1,000	1,000	0%
Utilities	33,086	36,000	2,914	92%
Contingency	-	10,000	10,000	0%
Emergency reserve	-	15,580	15,580	0%
Total general expenditures	124,917	162,388	37,471	77%
Operations and Maintenance				
Clubhouse maintenance	2,820	2,500	(320)	113%
Clubhouse interior painting	-	7,000	7,000	0%
Landscape contract	6,480	6,500	20	100%
Grounds and landscaping maintenance	4,977	8,000	3,023	62%
Trees - watering	-	2,400	2,400	0%
Irrigation repairs	710	3,000	2,290	24%
Fence and monument maintenance	12,032	500	(11,532)	2406%
Street light repair and maintenance	-	1,000	1,000	0%
Street repairs and maintenance	-	5,500	5,500	0%
Pool chemicals, supplies and equipment	2,159	3,500	1,341	62%
Pool contract	6,950	6,950	-	100%
Pool maintenance	1,714	5,000	3,286	34%
Pool monitors	11,483	-	(11,483)	-
Reserve study	-	10,000	10,000	0%
Snow removal	21,719	81,500	59,781	27%
Total O&M expenditures	71,044	143,350	72,306	50%
Total expenditures	195,961	305,738	109,777	64%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	324,230	213,614	110,616	152%
OTHER FINANCING USES				
Transfer to Capital Reserve Fund	-	(150,000)	(150,000)	0%
Total other financing uses	-	(150,000)	(150,000)	0%
NET CHANGE IN FUND BALANCE	324,230	63,614	260,616	
BEGINNING FUND BALANCE	318,105	264,321	53,784	
ENDING FUND BALANCE	$ 642,335	$ 327,935	$ 314,400	

DANCING WILLOWS METROPOLITAN DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
For the Eleven Months Ended November 30, 2020
Unaudited

	YTD Actual	2020 Budget	Variance Positive (Negative)	Percent of Budget (92% YTD)
REVENUES				
Property taxes	$ 113,511	$ 113,884	$ (373)	100%
Specific ownership taxes	-	-	-	-
Interest	1,397	-	1,397	-
Total revenues	114,908	113,884	1,024	101%
EXPENDITURES				
Bond principal	40,000	40,000	-	100%
Bond interest	133,500	133,500	-	100%
County treasurer fees	1,703	1,708	5	100%
Paying agent fees	400	400	-	100%
Total expenditures	175,603	175,608	5	100%
NET CHANGE IN FUND BALANCE	(60,695)	(61,724)	1,029	
BEGINNING FUND BALANCE	209,618	283,731	(74,113)	
ENDING FUND BALANCE	$ 148,923	$ 222,007	$ (73,084)	

DANCING WILLOWS METROPOLITAN DISTRICT
CAPITAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
For the Eleven Months Ended November 30, 2020
Unaudited

	YTD Actual	2020 Budget	Variance Positive (Negative)	Percent of Budget (92% YTD)
REVENUES				
Total revenues	$ -	$ -	$ -	$ -
EXPENDITURES				
Clubhouse - furniture replacement	-	7,000	7,000	0%
Clubhouse - window coverings	-	5,000	5,000	0%
Street paving/sealing/sidewalk/gutter maintenance	123,926	120,000	(3,926)	103%
Total expenditures	123,926	132,000	8,074	94%
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(123,926)	(132,000)	8,074	-
OTHER FINANCING SOURCES				
Transfer from General Fund	-	150,000	(150,000)	-
Total other financing sources	-	150,000	(150,000)	-
NET CHANGE IN FUND BALANCE	(123,926)	18,000	(141,926)	
BEGINNING FUND BALANCE	235,877	111,951	123,926	
ENDING FUND BALANCE	$ 111,951	$ 129,951	$ (18,000)	

DANCING WILLOWS METROPOLITAN DISTRICT
CASH POSITION STATEMENT
For the Eleven Months Ended November 30, 2020
Adjusted as of December 3, 2020

Account Activity Item Description	CHECKING 1st Bank	INVESTMENT COLOTRUST* General	INVESTMENT COLOTRUST* Bond Reserve	TOTAL ALL ACCOUNTS
BEGINNING BALANCE PER BANK	$ 19,959	$ 593,197	$ 181,549	$ 794,705
YTD credits - Total deposits, wires and transfers	336,546	680,228	1,215	1,017,989
YTD debits - Total vouchers, wires and transfers	(296,444)	(430,849)	(173,500)	(900,793)
YTD balance	60,061	842,576	9,264	911,901
Less outstanding checks	(855)	-	-	(855)
Adjusted balance	59,206	842,576	9,264	911,046
Current activity				
Transfers	-	-	-	-
Deposits - property tax and interest	-	5	-	5
Payables, auto pay	-	-	-	-
Adjusted balance	**59,206**	**842,581**	**9,264**	**911,051**
Less restricted cash - debt service	**-**	**-**	**(9,264)**	**(9,264)**
Adjusted unrestricted cash balance	**$ 59,206**	**$ 842,581**	**$ -**	**$ 901,787**

***Colotrust Average Monthly Yield = .1367%**

General Obligation Refunding Bonds, Series 2017:

	Principal	Interest	TOTAL	
Due 06/01/2020		66,750.00	66,750.00	PAID
Due 12/01/2020	40,000.00	66,750.00	106,750.00	PAID
	40,000.00	133,500.00	173,500.00	

Haynie & Company
Certified Public Accountants
& Management Consultants

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Littleton, CO 80120
303-734-4800
303-795-3356
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November 2, 2020

Dancing Willows Metropolitan District
c/o Community Resource Services of Colorado
7995 S. Prentice Avenue, Suite 103E,
Greenwood Village, CO 80111

We are pleased to confirm our understanding of the services we are to provide for Dancing Willows Metropolitan District (District) for the year ended December 31, 2020.

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of Dancing Willows Metropolitan District as of and for the year ended December 31, 2020.

Management has elected to omit the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have also been engaged to report on supplementary information other than RSI that accompanies Dancing Willows Metropolitan District's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

1) Statement of Revenue, Expenditures and Changes in Fund Balance—Budget and Actual—Debt Service Fund
2) Statement of Revenue, Expenditures and Changes in Fund Balance—Budget and Actual—Capital Projects Fund

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

3) Schedule of Debt Service Requirements to Maturity
4) Summary of Assessed Valuation, Mill Levy and Property Taxes Collected

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

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

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

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

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

Audit Procedures—Internal Control

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

with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

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

Responsibilities of Management for the Financial Statements

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

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

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

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

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

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior

management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

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

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

Our fee for these services will not exceed $4,800. Our invoices for these fees will be rendered each month as work progresses and are payable upon presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and will not be resumed until your account is paid in full. Accounts in excess of 30 days will accrue finance charges at 1.5% per month. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Nick Warnick is the engagement partner and is responsible for supervising the engagement and signing the report. We expect to begin our audit in May 2021 and to issue our report no later than July 31, 2021.

Reporting

We will issue a written report upon completion of our audit of Dancing Willows Metropolitan District's financial statements. Our report will be addressed to the Board of Directors of Dancing Willows Metropolitan District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

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

Sincerely,

Haynie & Company

Accepted and agreed to:
Dancing Willows Metropolitan District

_____
Officer signature

_____ _____
Title Date

The Dancing Willows Finance Committee (DWFC) met for the last several months and has developed the attached 11 page budget product. We first solicited from the Dancing Willows Committees (Pool, Clubhouse, Roads, ...) inputs on each committee's forecasted needs for the next 20 years. Theses data sets were compiled on pages 10 and 11 to build the initial "Plant, Property and Equipment (PP&E) 20 year" plan resulting in an estimated $182,759 contribution to the reserve plan in 2021. The committee ran several "what if " exercises for different timing and scope for the PP&E expenditures before settling on this PRELIMINARY DRAFT. The spread sheet is live so that additional "what if" scenarios can be explored at the November 30 meeting. Please bring your suggestions even if they differ from your initial input.

Next the 20 year cash flow was developed on pages 7 & 8. These spreadsheets escalate for the next 20 years at a 3% inflation rate the anticipated Administration and Operations expenditures and utilize the PP&E contribution of $182,759 from page 10 in 2021, resulting in the anticipated $463,456 total expenditures for 2021. Again additional "what if" scenarios can be run on these data sets for the 20 year cash flow analysis in real time in the meeting. Additional bond amortization schedule data can be found on page 7 and 8 for each year. Page 9 is FYI data for the $ impact of different mill level (increases or decreases) as a function of Fair Market Value of homes in Dancing Willows.

Next, pages 5 & 6 develop the 20 year Cash Flow Forecast focusing on Sources of Funding and forecast future values for contributions to the Debt Service Fund and the General Fund for the (example) 65 Mill levy 2021. These assumptions can be varied (live at the meeting) to what if other various scenarios. The DWFC expressed a desire (preference) for keeping adequate reserves in both the PP&E and Debt Service Fund. We were also mindful of the $500,000 cap on General and Operation & Maintenance in the out years starting in 2024 in our base scenario.

Page 4 details the Property Tax Summary information for the last couple of years as well as a history of recent mill levy levels and a draft amount for 2021 consistent with page 5.

Pages 1, 2 and 3 were updated with the actuals thru month end October 2021 (Thanks to Nancy at CRS) and utilize preliminary 2021 budget numbers consistent with the above pages.

DANCING WILLOWS METROPOLITAN DISTRICT
GENERAL FUND
2021 PRELIMINARY BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED AMOUNTS
FOR THE YEARS ENDED DECEMBER 31,

	2019 Actual	2020 Budget	YTD Actuals 10/30/2020	2020 Estimated	2021 Preliminary
REVENUES					
Property taxes	$ 479,112	$ 465,189	$ 455,974	$ 465,189	$ 447,536
Specific ownership taxes	49,100	32,563	20,110	32,563	31,328
Interest	18,897	16,000	400	686	700
Clubhouse rentals	4,475	4,000	4,362	7,478	4,000
Conservation trust funds	1,796	1,100	777	1,554	1,500
Miscellaneous	358	500	328	328	500
Total revenues	**553,738**	**519,352**	**481,951**	**507,797**	**485,564**
EXPENDITURES					
General					
Audit	4,600	4,800	4,933	4,933	7,000
County treasurer fees	7,274	6,978	6,840	6,978	6,713
Directors' fees	2,900	2,900	923	2,900	2,900
District management and accounting	51,156	50,000	29,169	50,000	50,000
District management and accounting - special	-	-	627	627	-
Elections	-	9,200	14,574	14,574	-
Grant funding	-	11,500	-	-	
Insurance and dues	10,683	10,700	10,053	10,053	10,700
Legal	40	2,000	507	869	2,000
Miscellaneous	560	1,000	1,560	2,000	2,000
Payroll taxes	222	230	444	761	872
SDA dues	545	500	537	537	550
SDA conference attendance	-	1,000	-	-	1,000
Contingency	-	10,000	-	-	10,000
Emergency reserve	-	15,580	-	-	14,566
Total general expenditures	**77,980**	**126,388**	**70,167**	**94,232**	**108,301**
Operations and Maintenance					
Utilities	37,152	36,000	19,073	32,697	36,000
Clubhouse maintenance - general	15,288	2,500	1,498	2,500	3,000
Landscape contract	6,943	6,500	3,240	6,500	7,500
Grounds and landscaping maintenance	8,171	8,000	3,479	8,000	8,000
Trees - watering	-	2,400	-	2,400	2,400
Irrigation repairs	185	3,000	258	442	3,000
Fence and monument repairs	-	500	-	-	-
Street light repair and maintenance	-	1,000	-	-	-
Street sweeping	-	5,500	-	-	1,000
Pool chemicals and supplies	-	3,500	-	-	3,500
Pool contract	5,750	6,950	4,700	6,950	7,500
Pool maintenance	6,217	5,000	113	1,700	3,000
Pool monitor salaries	-	-	4,181	8,000	8,500
Reserve study	-	10,000	-	-	10,000
Snow removal	60,428	81,500	21,719	81,500	89,000
Total O&M expenditures	**140,134**	**172,350**	**58,261**	**150,689**	**182,400**
TOTAL EXPENDITURES	**218,114**	**298,738**	**128,428**	**244,921**	**290,701**
EXCESS OF REVENUES OVER EXPENDITURES	335,624	220,614	353,523	262,876	194,863
OTHER FINANCING USES					
Transfer to Capital Projects Fund	(300,000)	(150,000)	-	(475,000)	(180,979)
Total other financing uses	**(300,000)**	**(150,000)**	**-**	**(475,000)**	**(180,979)**
NET CHANGE IN FUND BALANCE	**35,624**	**$ 70,614**	**353,523**	**(212,124)**	**13,884**
BEGINNING FUND BALANCE	**282,480**	**317,847**	**318,104**	**282,481**	**70,357**
ENDING FUND BALANCE	**$ 318,104**	**$ 388,461**	**$ 671,627**	**$ 70,357**	**$ 84,241**

DANCING WILLOWS METROPOLITAN DISTRICT
DEBT SERVICE FUND
2021 PRELIMINARY BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED AMOUNTS
FOR THE YEARS ENDED DECEMBER 31,

	2019 Actual	Adopted Budget	YTD Actuals 10/30/2020	2020 Estimated	2021 Preliminary
REVENUES					
Property taxes	$ 97,139	$ 113,884	$ 111,627	$ 113,884	$ 180,754
Specific ownership taxes	-	-		-	-
Interest	984	-	1,142	1,142	1,000
Total revenues	**98,123**	**113,884**	**112,769**	**115,026**	**181,754**
EXPENDITURES					
Bond principal	40,000	40,000		40,000	45,000
Bond interest	134,700	133,500	66,750	133,500	132,300
County treasurer fees	1,377	1,708	1,674	1,376	2,711
Paying agent fees	400	400	400	400	400
Total expenditures	**176,477**	**175,608**	**68,824**	**175,276**	**180,411**
NET CHANGE IN FUND BALANCE	**(78,354)**	**(61,724)**	**43,945**	**(60,250)**	**1,343**
BEGINNING FUND BALANCE	**287,971**	**209,618**	**209,617**	**209,617**	**149,367**
ENDING FUND BALANCE	**$ 209,617**	**$ 147,894**	**$ 253,562**	**$ 149,367**	**$ 150,710**

DANCING WILLOWS METROPOLITAN DISTRICT
PROPERTY, PLANT & EQUIPMENT
2021 PRELIMINARY BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED AMOUNTS
FOR THE YEARS ENDED DECEMBER 31,

	2019 Actual	2020 Budget	YTD Actuals 10/30/2020	2020 Estimated	2021 Preliminary	
REVENUES						
Total revenues	$ -	-	-	$ -	$ -	
EXPENDITURES						
Bowles fence-Trex stockade					57,289	
Clubhouse - furniture replacement	1,990	7,000	-	-	7,000	
Refrigerator					2,000	
Street paving/sealing/sidewalk/gutter maintenance	85,514	120,000	124,676	130,000	142,048	
Clubhouse - window coverings	-	5,000	-	-	-	
Concrete removal and replacement	49,115	-		-	21,855	
Re-plaster hot tub	8,000	-	-	-	-	
Retaining wall	4,605	-	-	-	-	
Swale design	14,899	-	-	-	-	
Total expenditures	149,224	132,000	124,676	130,000	**230,192**	
OTHER FINANCING SOURCES						
Transfer from General Fund	300,000	150,000	-	475,000	180,979	
Total other financing sources	**300,000**	**150,000**	**-**	**475,000**	**180,979**	(1)
NET CHANGE IN FUND BALANCE	150,776	18,000	(124,676)	345,000	(49,213)	
BEGINNING FUND BALANCE	100,000	235,877	250,776	250,776	595,776	
ENDING FUND BALANCE	**$ 250,776**	**253,877**	**126,100**	**$ 595,776**	**$ 546,563**	

(1) Funding determined pursuant to a 20-yr plan.

DANCING WILLOWS METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
JEFFERSON COUNTY

	2017	2018	2019	2020	2021
Certified Assessed Value	$ 7,649,120	$ 8,218,129	$ 8,232,146	$ 9,651,224	$ 9,666,015
MILL LEVY					
General Fund	35.000	35.000	58.200	58.200	46.300
Temporary Mill Levy Reduction				(10.00)	-
Debt Service Fund	40.000	40.000	11.800	11.800	18.700
Total Mill Levy	75.000	75.000	70.000	60.000	65.000
PROPERTY TAXES					
General Fund	267,719	287,635	479,111	561,701	447,885
Mill Levy Reduction				(96,512)	
Debt Service Fund	305,965	328,725	97,139	113,884	180,754
	$ 573,684	$ 616,360	$ 576,250	$ 579,074	$ 628,639

Dancing Willows Metropolitan District
20-Year Cash Flow Forecast (2021)

	2021 1	2022 2	2023 3	2024 4	2025 5	2026 6	2027 7	2028 8	2029 9	2030 10	2031 11
Source of Funding											
Actual Property Value	135,189,021	143,422,032	143,422,032	152,156,434	152,156,434	161,422,761	161,422,761	171,253,407	171,253,407	181,682,740	181,682,740
Assessmentt Ratio	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%
Assessed Valuation	9,666,015	10,254,675	10,254,675	10,879,185	10,879,185	11,541,727	11,541,727	12,244,619	12,244,619	12,990,316	12,990,316
Mill Levy											
Admin, Operations Maintenance	46.3	46.5	46.7	46.0	46.0	43.3	43.3	40.8	40.8	38.5	38.5
Debt Service Fund	18.7	18.5	18.3	18.0	18.2	17.3	17.5	17.1	17.2	16.7	16.8
Total Levy	65.0	65.0	65.0	63.9	64.2	60.7	60.8	57.9	58.0	55.2	55.2
Property Taxes											
Admin, Operations Maintenance	447,885	477,354	479,016	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Debt Service Fund	180,406	189,200	187,537	195,469	197,919	200,166	202,211	209,129	210,565	216,875	217,703
Total	628,291	666,554	666,554	695,469	697,919	700,166	702,211	709,129	710,565	716,875	717,703
Debt Service Fund											
Beginning Balance	148,932	149,932	152,921	155,949	159,038	162,188	165,400	168,676	172,017	175,424	178,898
Revenue											
Property Taxes	180,406	189,200	187,537	195,469	197,919	200,166	202,211	209,129	210,565	216,875	217,703
Additional debt service		-	-	-	-	-	-	-	-	-	-
Interest Income	1,000	2,989	3,029	3,089	3,150	3,212	3,276	3,341	3,407	3,474	3,543
Total	181,406	192,189	190,566	198,558	201,069	203,378	205,487	212,470	213,972	220,349	221,246
Expenditures											
Bond Principal	45,000	55,000	55,000	65,000	70,000	75,000	80,000	90,000	95,000	105,000	110,000
Bond Interest	132,300	130,950	129,300	127,100	124,500	121,700	118,700	115,500	111,900	108,100	103,900
Paying Agent Fees	400	412	424	437	450	464	478	492	507	522	538
Treasurer's Fees	2,706	2,838	2,813	2,932	2,969	3,002	3,033	3,137	3,158	3,253	3,266
Total Expenditures	180,406	189,200	187,537	195,469	197,919	200,166	202,211	209,129	210,565	216,875	217,703
Ending Balance	149,932	152,921	155,949	159,038	162,188	165,400	168,676	172,017	175,424	178,898	182,441
General Fund											
Revenue											
Property Taxes	447,885	477,354	479,016	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Specific Ownership Tax	31,363	47,735	47,902	51,168	50,923	55,005	54,800	58,677	58,534	62,750	62,667
Clubhouse Rentals	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219	5,376
Conservation Trust/Other	2,000										
Total Revenue	485,248	529,209	531,162	555,539	555,425	559,642	559,576	563,597	563,601	567,969	568,042
Expenditures											
Administration	108,297	126,579	114,261	134,191	121,096	141,906	128,014	150,092	135,354	158,775	143,140
Operations	172,400	168,817	173,882	179,098	184,471	190,005	195,705	201,576	207,624	213,852	220,268
PP&E Fund Contributions	182,759	188,241	193,888	199,705	205,696	186,867	192,473	198,247	204,195	210,321	216,630
Additional Debt Service	-	-	-	-	-	-	-	-	-	-	-
Total Expenditures	463,456	483,637	482,031	512,994	511,264	518,779	516,193	549,915	547,172	582,948	580,038
Fund Balance											
Carry Forward	59,257	82,592	130,483	183,025	230,065	279,773	327,241	378,301	400,455	425,874	420,099
Cash Flow	21,792	45,572	49,131	42,545	44,161	40,863	43,384	13,681	16,428	(14,980)	(11,996)
Interest Income	1,543	2,318	3,411	4,495	5,547	6,605	7,677	8,473	8,991	9,204	9,110
Ending Balance	82,592	130,483	183,025	230,065	279,773	327,241	378,301	400,455	425,874	420,099	417,214
Total Cash											
Debt Service Fund	145,290	145,290	145,290	145,290	145,290	145,290	145,290	145,290	145,290	145,290	145,290
General Fund	82,592	130,483	183,025	230,065	279,773	327,241	378,301	400,455	425,874	420,099	417,214
PP&E Fund	537,960	477,110	330,718	286,035	256,998	339,665	379,595	463,119	563,713	663,965	732,551
803,965	765,842	752,883	659,033	661,390	682,061	812,196	903,186	1,008,864	1,134,877	1,229,354	1,295,055

SOT as % of GF Property Tax	10%
Treasurer's Fees % of PT	1.50%
APV escalation starting 2022	3.0%
Cost escalation	3.0%
Treasury return	2.0%

GF Max	500,000	515,000	530,450	546,364	562,754	579,637	597,026	614,937	633,385	652,387

Dancing Willows Metropolitan District 20-Year Cash Flow Forecast (2021)									
	2032 12	2033 13	2034 14	2035 15	2036 16	2037 17	2038 18	2039 19	2040 20
Source of Funding									
Actual Property Value	192,747,218	192,747,218	204,485,524	204,485,524	216,938,692	216,938,692	230,150,259	230,150,259	244,166,410
Assessmentt Ratio	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%
Assessed Valuation	13,781,426	13,781,426	14,620,715	14,620,715	15,511,117	15,511,117	16,455,744	16,455,744	17,457,898
Mill Levy									
Admin, Operations Maintenance	36.3	36.3	34.2	34.2	32.2	32.2	30.4	30.4	28.6
Debt Service Fund	16.2	15.9	15.3	15.6	15.4	15.0	14.6	14.6	14.0
Total Levy	52.5	52.1	49.5	49.8	47.6	47.2	45.0	45.0	42.6
Property Taxes									
Admin, Operations Maintenance	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Debt Service Fund	223,405	218,549	223,845	228,736	238,298	232,022	240,976	239,816	243,549
Total	723,405	718,549	723,845	728,736	738,298	732,022	740,976	739,816	743,549
Debt Service Fund									
Beginning Balance	182,441	186,055	189,740	193,497	197,330	201,238	205,224	209,288	213,434
Revenue									
Property Taxes	223,405	218,549	223,845	228,736	238,298	232,022	240,976	239,816	243,549
Additional debt service	-	-	-	-	-	-	-	-	-
Interest Income	3,613	3,685	3,758	3,832	3,908	3,986	4,065	4,145	4,227
Total	227,018	222,233	227,603	232,568	242,206	236,008	245,040	243,961	247,776
Expenditures									
Bond Principal	120,000	120,000	130,000	140,000	155,000	155,000	170,000	175,000	185,000
Bond Interest	99,500	94,700	89,900	84,700	79,100	72,900	66,700	60,538	54,194
Paying Agent Fees	554	570	587	605	623	642	661	681	701
Treasurer's Fees	3,351	3,278	3,358	3,431	3,574	3,480	3,615	3,597	3,653
Total Expenditures	223,405	218,549	223,845	228,736	238,298	232,022	240,976	239,816	243,549
Ending Balance	186,055	189,740	193,497	197,330	201,238	205,224	209,288	213,434	217,661
General Fund									
Revenue									
Property Taxes	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Specific Ownership Tax	67,239	67,724	72,650	72,161	76,992	77,620	82,865	82,981	89,121
Clubhouse Rentals	5,537	5,703	5,874	6,050	6,232	6,419	6,611	6,810	7,014
Conservation Trust/Other									
Total Revenue	572,776	573,427	578,524	578,211	583,224	584,039	589,476	589,790	596,135
Expenditures									
Administration	167,988	151,400	177,762	160,164	188,131	169,461	199,131	179,325	210,802
Operations	226,876	233,682	240,693	247,913	255,351	263,011	270,902	279,029	287,400
PP&E Fund Contributions	223,129	229,823	236,718	243,819	251,134	258,668	266,428	274,421	282,653
Additional Debt Service	-	-	-	-	-	-	-	-	-
Total Expenditures	617,993	614,906	655,172	651,897	694,616	691,140	736,461	732,774	780,855
Fund Balance									
Carry Forward	417,214	380,677	347,118	277,263	208,867	100,846	(6,256)	(153,241)	(296,225)
Cash Flow	(45,218)	(41,478)	(76,648)	(73,685)	(111,391)	(107,102)	(146,985)	(142,984)	(184,719)
Interest Income	8,681	7,919	6,793	5,289	3,370	-	-	-	-
Ending Balance	380,677	347,118	277,263	208,867	100,846	(6,256)	(153,241)	(296,225)	(480,944)
Total Cash									
Debt Service Fund	145,290	145,290	145,290	145,290	145,290	145,290	145,290	145,290	145,290
General Fund	380,677	347,118	277,263	208,867	100,846	(6,256)	(153,241)	(296,225)	(480,944)
PP&E Fund	824,904	720,142	787,688	917,874	1,054,310	1,053,225	1,080,473	1,225,743	363,084
803,965	1,350,871	1,212,549	1,210,241	1,272,031	1,300,445	1,192,259	1,072,522	1,074,808	27,430
	671,958	692,117	712,880	734,267	756,295	778,984	802,353	826,424	851,217

Dancing Willows Metropolitan District
20-Year Cash Flow Forecast (2021)

	2021 1	2022 2	2023 3	2024 4	2025 5	2026 6	2027 7	2028 8	2029 9	2030 10	2031 11
Detail of Expenditures											
Administration											
Audit	7,000	7,210	7,426	7,649	7,879	8,115	8,358	8,609	8,867	9,133	9,407
Treasurer's Fees	6,718	7,160	7,185	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Director's Fees	2,900	2,987	3,077	3,169	3,264	3,362	3,463	3,567	3,674	3,784	3,897
Payroll taxes	872	229	235	242	250	257	265	273	281	289	298
District Management and Accounting	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196
Elections		15,462		16,403		17,402		18,462		19,586	
Insurance and dues	10,700	11,021	11,352	11,692	12,043	12,404	12,776	13,160	13,554	13,961	14,380
Legal	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688
Miscellaneous	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610	2,688
SDA Dues	550	567	583	601	619	638	657	676	697	718	739
SDA Conference	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
Contingency	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439
Emergency Reserve	14,557	14,994	15,444	15,907	16,384	16,876	17,382	17,903	18,440	18,994	19,563
Subtotal Administration	108,297	126,579	114,261	134,191	121,096	141,906	128,014	150,092	135,354	158,775	143,140
Operations											
Utilities	36,000	37,080	38,192	39,338	40,518	41,734	42,986	44,275	45,604	46,972	48,381
Clubhouse Maintenance	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032
Landscape contract	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079
Grounds and landscape maintenance	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438	10,751
Trees watering	2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131	3,225
Irrigation repairs	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032
Street maintenance	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344
Pool-Chemicals and supplies	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567	4,704
Pool contract	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786	10,079
Pool maintenance	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032
Pool monitor wages	8,500										
Snow Removal	89,000	91,670	94,420	97,253	100,170	103,175	106,271	109,459	112,743	116,125	119,609
Subtotal Operations	172,400	168,817	173,882	179,098	184,471	190,005	195,705	201,576	207,624	213,852	220,268
PP&E Contribution	182,759	188,241	193,888	199,705	205,696	186,867	192,473	198,247	204,195	210,321	216,630
Total Expenditures	463,456	483,637	482,031	512,994	511,264	518,779	516,193	549,915	547,172	582,948	580,038

2017 Bond Amortization	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	3,505,000	3,460,000	3,405,000	3,350,000	3,285,000	3,215,000	3,140,000	3,060,000	2,970,000	2,875,000	2,770,000
Principle (schedule)	(45,000)	(55,000)	(55,000)	(65,000)	(70,000)	(75,000)	(80,000)	(90,000)	(95,000)	(105,000)	(110,000)
Ending Balance	3,460,000	3,405,000	3,350,000	3,285,000	3,215,000	3,140,000	3,060,000	2,970,000	2,875,000	2,770,000	2,660,000
Interest (schedule)	132,300	130,950	129,300	127,100	124,500	121,700	118,700	115,500	111,900	108,100	103,900
Debt Service Fund Balance	149,932	152,921	155,949	159,038	162,188	165,400	168,676	172,017	175,424	178,898	182,441
2008 Bond Ending Balance	3,191,000	3,126,000	3,061,000	2,981,000	2,896,000	2,801,000	2,696,000	2,581,000	2,456,000	2,316,000	2,166,000
Bond 2017-Bond 2008-DSF	119,068	126,079	133,051	144,962	156,812	173,600	195,324	216,983	243,576	275,102	311,559

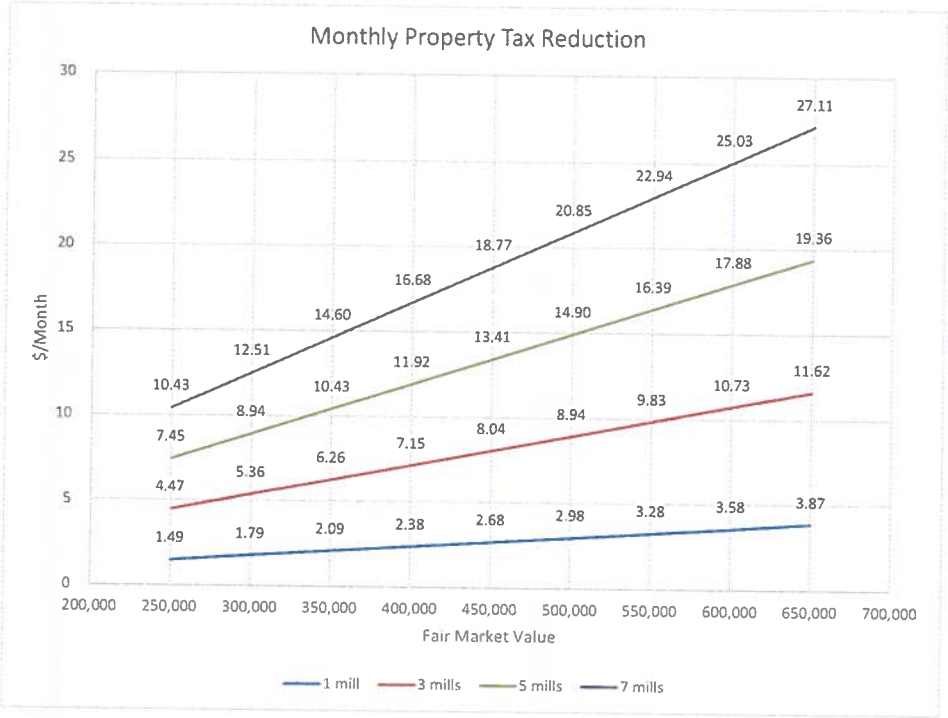
Dancing Willows Metropolitan District 20-Year Cash Flow Forecast (2021)	2032 12	2033 13	2034 14	2035 15	2036 16	2037 17	2038 18	2039 19	2040 20
Detail of Expenditures									
Administration									
Audit	9,690	9,980	10,280	10,588	10,906	11,233	11,570	11,917	12,275
Treasurer's Fees	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Director's Fees	4,014	4,135	4,259	4,387	4,518	4,654	4,793	4,937	5,085
Payroll taxes	307	316	326	336	346	356	367	378	389
District Management and Accounting	69,212	71,288	73,427	75,629	77,898	80,235	82,642	85,122	87,675
Elections	20,779		22,044		23,387		24,811		26,322
Insurance and dues	14,811	15,256	15,713	16,185	16,670	17,170	17,685	18,216	18,763
Legal	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507
Miscellaneous	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507
SDA Dues	761	784	808	832	857	883	909	936	964
SDA Conference	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754
Contingency	13,842	14,258	14,685	15,126	15,580	16,047	16,528	17,024	17,535
Emergency Reserve	20,150	20,755	21,377	22,019	22,679	23,360	24,061	24,782	25,526
Subtotal Administration	167,988	151,400	177,762	160,164	188,131	169,461	199,131	179,325	210,802
Operations									
Utilities	49,832	51,327	52,867	54,453	56,087	57,769	59,503	61,288	63,126
Clubhouse Maintenance	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
Landscape contract	10,382	10,693	11,014	11,344	11,685	12,035	12,396	12,768	13,151
Grounds and landscape maintenance	11,074	11,406	11,748	12,101	12,464	12,838	13,223	13,619	14,028
Trees watering	3,322	3,422	3,524	3,630	3,739	3,851	3,967	4,086	4,208
Irrigation repairs	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
Street maintenance	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754
Pool-Chemicals and supplies	4,845	4,990	5,140	5,294	5,453	5,616	5,785	5,959	6,137
Pool contract	10,382	10,693	11,014	11,344	11,685	12,035	12,396	12,768	13,151
Pool maintenance	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
Pool monitor wages									
Snow Removal	123,197	126,893	130,700	134,620	138,659	142,819	147,103	151,517	156,062
Subtotal Operations	226,876	233,682	240,693	247,913	255,351	263,011	270,902	279,029	287,400
PP&E Contribution	223,129	229,823	236,718	243,819	251,134	258,668	266,428	274,421	282,653
Total Expenditures	617,993	614,906	655,172	651,897	694,616	691,140	736,461	732,774	780,855

2017 Bond Amortization	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning Balance	2,660,000	2,540,000	2,420,000	2,290,000	2,150,000	1,995,000	1,840,000	1,670,000	1,495,000
Principle (schedule)	(120,000)	(120,000)	(130,000)	(140,000)	(155,000)	(155,000)	(170,000)	(175,000)	(185,000)
Ending Balance	2,540,000	2,420,000	2,290,000	2,150,000	1,995,000	1,840,000	1,670,000	1,495,000	1,310,000
Interest (schedule)	99,500	94,700	89,900	84,700	79,100	72,900	66,700	60,538	54,194
Debt Service Fund Balance	186,055	189,740	193,497	197,330	201,238	205,224	209,288	213,434	217,661
2008 Bond Ending Balance	1,996,000	1,821,000	1,626,000	1,416,000	1,181,000	931,000	661,000	371,000	56,000
Bond 2017-Bond 2008-DSF	357,945	409,260	470,503	536,670	612,762	703,776	799,712	910,566	1,036,339

Mill Levy Analysis

Fair Market Value	$/Month - Mill Levy								
	1	3	5	7	9	11	13	15	17
250,000	1.49	4.47	7.45	10.43	13.41	16.39	19.36	22.34	25.32
300,000	1.79	5.36	8.94	12.51	16.09	19.66	23.24	26.81	30.39
350,000	2.09	6.26	10.43	14.60	18.77	22.94	27.11	31.28	35.45
400,000	2.38	7.15	11.92	16.68	21.45	26.22	30.98	35.75	40.52
450,000	2.68	8.04	13.41	18.77	24.13	29.49	34.86	40.22	45.58
500,000	2.98	8.94	14.90	20.85	26.81	32.77	38.73	44.69	50.65
550,000	3.28	9.83	16.39	22.94	29.49	36.05	42.60	49.16	55.71
600,000	3.58	10.73	17.88	25.03	32.18	39.33	46.48	53.63	60.78
650,000	3.87	11.62	19.36	27.11	34.86	42.60	50.35	58.09	65.84
	2021 - Financial Impact on District								
Monthly	855	2,564	4,273	5,982	7,691	9,400	11,109	12,818	14,527
Annual	10,255	30,764	51,273	71,783	92,292	112,801	133,311	153,820	174,329

Assessment Ratio: 7.15%



Dancing Willows Metropolitan District

PP&E 20-Year Plan
2021 Revision 20201112

150

Component	Base Cost	Base Year	Cycle Term	Cycle Start	1 2021	2 2022	2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032
Swimming Pool																
Heater & pumps	25,000	2017	10	2017							33,598					
Resurface	50,000	2019	10	2023			56,275									
Spa resurface	15,000	2019	12	2031											21,386	
Fence repaint	3,621	2018	5	2018			4,198					4,866				
Pool Pedestrian gates	1,000	2004	5	2019				1,806					2,094			
Pool Furniture	11,200	2017	5	2017		12,984					15,052					17,449
Replace cover	15,000	2014	10	2024				20,159								
Repaint shed	2,380	2018	8	2018						3,015						
Pergola restain	3,869	2018	3	2019		4,355			4,758			5,200			5,682	
Reserve study	-	2020	5	2021	-					-					-	
Clubhouse																
Repaint - exterior	5,106	2018	8	2018						6,468						
Repaint - interior	7,500	2022	8	2022		7,500								9,501		
Replace furnishings/tables.	7,000	2021	10	2021	7,000										9,407	
Replace carpet	5,940	2017	10	2017							7,983					
Remodel baths/kitchen	21,000	2010	15	2008			30,839									
Replace HVAC	20,000	2010	15	2008			29,371									
Replace water heater	5,000	2022	10	2022		5,000										
Replace Security System	3,000	2010	15	2008			4,406									6,720
Re-roof/asphalt shngl	30,000	2018	20	2017												
Replace refrigerator	2,000	2021	10	2021	1,500											
Landscape															2,688	
Major irrigation lines	75,000	2010	25	2008												
Backflow preventer	1,500	2010	10	2022		2,139										
Arborist	5,000	2019	3	2019		5,464			5,970			6,524			7,129	2,874
6' Trex stockade	54,000	2019	25	2021	57,289											
Perimeter Fence																
6' Trex stockade -maintenance	1,500	2019	5	2024				1,739					2,016			
Roads maintenance	15,000	2021	1	2026						17,389	17,911	18,448	19,002	19,572	20,159	20,764
2" Mill and Overlay	555,748	2020	20	2040												
Concrete Repair	20,000	2018	1	2019	21,855	22,510	23,185	23,881	24,597	25,335	26,095	26,878	27,685	28,515	29,371	30,252
Unidentified Projects	50,000	2020	1	2021	25,000	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	67,196	69,212	71,288
Nonrepetitive Projects																
Portable Audio System					1,000											
Catchup concrete repair																
Catchup roads					142,048	150,000	150,000	150,000	150,000							
Total Scheduled Expenditures					255,692	262,997	352,910	253,860	243,289	111,910	162,133	125,255	116,036	124,784	165,034	149,347
Carryover of previous Year					595,776	537,960	477,110	330,718	286,035	256,998	339,665	379,595	463,119	563,713	663,965	732,551
Forecast Interest Earned					15,117	13,906	12,629	9,473	8,555	7,709	9,590	10,532	12,435	14,715	16,990	18,571
Added to Reserves					182,759	188,241	193,888	199,705	205,696	186,867	192,473	198,247	204,195	210,321	216,630	223,129
End of Year Reserve Balance					537,960	477,110	330,718	286,035	256,998	339,665	379,595	463,119	563,713	663,965	732,551	824,904
Annual Reserve Contribution					182,759	188,241	193,888	199,705	205,696	186,867	192,473	198,247	204,195	210,321	216,630	223,129
Estimated Rate of Inflation					3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Estimated Rate of Interest					2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%

Dancing Willows Metropolitan District

PP&E 20-Year Plan
2021 Revision 20201112

Component	Base Cost	Base Year	Cycle Term	Cycle Start	13 2033	14 2034	15 2035	16 2036	17 2037	18 2038	19 2039	20 2040	Next Pmt	20-Yr Balance	Next Pmt
Swimming Pool															
Heater & pumps	25,000	2017	10	2017					45,153				2047	16,361	60,682
Resurface	50,000	2019	10	2023	75,629								2043	67,936	101,640
Spa resurface	15,000	2019	12	2031									2043	21,827	30,492
Fence repaint	3,621	2018	5	2018	5,641					6,540			2043	2,899	7,582
Pool Pedestrian gates	1,000	2004	5	2019		2,427					2,814		2044	614	3,262
Pool Furniture	11,200	2017	5	2017					20,228				2042	13,652	23,450
Replace cover	15,000	2014	10	2024		27,092							2044	20,544	36,409
Repaint shed	2,380	2018	8	2018		3,819							2042	3,519	4,838
Pergola restain	3,869	2018	3	2019		6,209			6,784			7,413	2043	-	8,101
Reserve study	-	2020	5	2021				-					2041	-	-
Clubhouse															
Repaint - exterior	5,106	2018	8	2018		8,194							2042	7,550	10,379
Repaint - interior	7,500	2022	8	2022						12,035			2046	3,480	15,246
Replace furnishings/tables.	7,000	2021	10	2021									2041	11,204	12,643
Replace carpet	5,940	2017	10	2017					10,728				2047	3,887	14,418
Remodel baths/kitchen	21,000	2010	15	2008						48,046			2053	8,170	74,855
Replace HVAC	20,000	2010	15	2008						45,759			2053	7,781	71,290
Replace water heater	5,000	2022	10	2022									2042	7,005	9,031
Replace Security System	3,000	2010	15	2008						6,864			2053	1,167	10,694
Re-roof/asphalt shngl	30,000	2018	20	2017					52,605				2057	10,929	95,011
Replace refrigerator	2,000	2021	10	2021									2041	3,201	3,612
Landscape															
Major irrigation lines	75,000	2010	25	2008	148,019								2058	65,134	309,919
Backflow preventer	1,500	2010	10	2022									2042	2,996	3,863
Arborist	5,000	2019	3	2019		7,790			8,512			9,301	2043	-	10,164
6' Trex stockade	54,000	2019	25	2021									2046	82,634	119,950
Perimeter Fence															
6' Trex stockade -maintenance	1,500	2019	5	2024		2,337					2,709		2044	592	3,141
Roads maintenance	15,000	2021	1	2026	21,386	22,028	22,689	23,370	24,071	24,793	25,536	26,303	2041	-	27,092
2" Mill and Overlay	555,748	2020	20	2040								1,003,743	2060	-	1,812,871
Concrete Repair	20,000	2018	1	2019	31,159	32,094	33,057	34,049	35,070	36,122	37,206	38,322	2041	-	39,472
Unidentified Projects	50,000	2020	1	2021	73,427	75,629	77,898	80,235	82,642	85,122	87,675	90,306	2041	-	93,015
Nonrepetitive Projects															
Portable Audio System															
Catchup concrete repair															
Catchup roads															
Total Scheduled Expenditures					355,261	187,619	133,644	137,654	285,793	265,281	155,940	1,175,388			
Carryover of previous Year					824,904	720,142	787,688	917,874	1,054,310	1,053,225	1,080,473	1,225,743			
Forecast Interest Earned					20,676	18,447	20,011	22,956	26,040	26,102	26,789	30,076			
Added to Reserves					229,823	236,718	243,819	251,134	258,668	266,428	274,421	282,653			
End of Year Reserve Balance					720,142	787,688	917,874	1,054,310	1,053,225	1,080,473	1,225,743	363,084		363,084	
Annual Reserve Contribution					229,823	236,718	243,819	251,134	258,668	266,428	274,421	282,653			
Estimated Rate of Inflation					3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%			
Estimated Rate of Interest					2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%	2.2%			

PERFECT POOLS

1156 E Dry Creek Pl. Centennial, CO 80122
(303)795-1191 E-mail HB@Perfect-pools.com

POOL MANAGEMENT AGREEMENT

This agreement, dated September 1, 2020 is between the Dancing Willows Metropolitan District (herein called "District") and Perfect Pools (herein called "Contractor"), 1156 E. Dry Creek Pl. Centennial, CO 80122, 795-1191. In consideration of the mutual promises contained herein, the benefits to be derived by each party hereunder and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Association and Contractor agree as follows:

A. TERM. The term of this agreement shall be for 3 years. Effective from September 30, 2020 to September 30, 2023.

B. POOL OPENING. Contractor shall take all actions necessary to fully prepare the pool for public use on Saturday May 29th, 2021 including without limitation the following:

1. During the last week of April and the first through third week in May, the pool covers shall be removed, cleaned appropriately and properly stored for the summer. Anchor bolts shall be secured so as not to cause a hazard on the pool deck. The pool shall then be drained and cleaned using the appropriate chemicals to whiten, without damaging, the surface. Draining will be accomplished using a portable pump; installed pumps shall not be used for draining.

2. Effluent shall be pumped to the curbside. All applicable City, County, and/or State regulations governing the draining and the cleaning of the pools shall be observed and adhered to.
3. All plugs shall be removed and stored.

4. Pool hardware and necessary pertinences shall be installed.

5. Pool lights shall be checked for operation and new lights installed, at the Association's expense, if required.

6. The main drain shall be cleaned and all hydrostatic valves shall be checked to insure seating.

7. Plugs shall be installed in the pump room line drains.

8. The pool shall be filled, all pumps tested and the furnace made ready for operation. The water should be circulated and the furnace turned on one week before the opening date.

9. Any repairs considered advisable by Contractor shall be brought to the attention of the Association for corrective action. If Contractor is given approval for such repairs, Association will be charged at the rate of $85.00 per hour for service.

C. LIABILITY. Perfect Pools agrees to hold the District Harmless from any liability arising out of Perfect Pools' negligence in the operation of the pool facility.

D. OPERATION OF THE POOL. Perfect Pools will provide the following services for the actual operation of the pool:

1. Cleaning and maintaining swimming pool, deck, bathrooms and pump room 5 days a week.

2. Maintaining chemical tests and records. These records are to include ph level, chlorine level, pool temperature and any variations in the pool chemical balance.

E. CHEMICALS. Contractor shall provide all necessary pool chemicals and shall bill the association accordingly. Chemical costs are not included in pool contract price.

F. BATHROOMS. Contractor shall clean and stock bathrooms during pool service dates.

G. POOL FILTERS. The pool filters shall be backwashed as required.

H. EQUIPMENT MALFUNCTIONS. Any malfunctions of the pool equipment during the term hereof shall be promptly brought to the attention of the Association for resolution. **No expense in excess of $100.00 shall be incurred by Contractor without the express permission of the Association's Pool Operations Manager or another Association Board Member.** Except for emergencies, the Association will be notified of repairs before they have begun. If the Association cannot be reached in an emergency situation, repairs to prevent further damage and/or make the area safe may be completed without consent.

I. CLOSING OF THE POOL. The pool shall be winterized at the end of the swim season after September 3, 2021. All appropriate procedures to protect the pool and associated equipment will be accomplished. This includes, but is not limited to, the following:

1. All water lines shall be blown out with compressed air and plugged.
2. All pool hardware shall be stored in the pump house.
3. The pump house shall be cleaned and all pool furniture stored.
4. Any old or worn plugs shall be replaced at Associations expense.
5. The pool covers shall be properly reinstalled and connected to all available anchor bolts.
6. Evaluation of pool condition at the end of the season, with recommended repairs presented to the board.
7. The water valve next to the pump will be turned to the off position.
8. Perfect Pools is only responsible for the water line where it first shuts off in the building.

J. FEE TO CONTRACTOR. For performing the above services, Contractor shall receive $7,500.00 for 5 day a week service from May 29th, 2021 until September 6th, 2021. Payments will be $1,500.00 on or before April 1, 2021, $1,500.00 on or before May 1, 2021, $1,500.00 on or before June 1, 2021, $1,000.00 on or before July 1, 2021, $1,000.00 on or before August 1, 2021 and $1,000.00 on or before September 1, 2021 or upon final closing. All fees will be sent to Perfect Pools by the Dancing Willows Metropolitan District on or before each date specified above. Perfect Pools will bill chemicals and service charges separately. The District reserves the right to extended opening on a weekly basis. Extended openings will be billed at the rate of $500 per week. **Contract price for 2022 shall be $7,750.00 and $7,950.00 for 2023. Contract is Based on 101 Days in the Summer Season.**

K. INSURANCE. Contractor shall, by May 1, 2021, cause its Workmen's Compensation Insurance and public liability insurance carrier to furnish a Certificate of coverage to Association; Perfect Pools shall carry a $1,000,000.00 liability policy. A certificate showing coverage of Contractor's General and Professional Liability will be provided to Association by May 1, 2021. Before May 1, 2021 Perfect Pools shall provide the Association with proof of insurance for the duration of this contract. **The Association reserves the right to cancel this contract if such proof of insurance is not provided by June 30, 2021.** It is the obligation of the Contractor to notify Association of any changes in insurance coverage.

L. INDEMNIFICATION. Perfect Pools will not be held responsible for the injuries or damages which occur in the pool or in the surrounding area which are caused by the negligence of a pool patron, unauthorized personnel, a homeowner, the Owner of their representatives. The surrounding area is described as:
The area within the pool fence. Perfect Pools will not be held responsible for the control of or the results of activities outside of the surrounding area.

M. TERMINATION BY ASSOCIATION. The Association or Contractor may terminate this agreement at any time, **but only for cause and with a written notice to Perfect Pools, or Association, fifteen (15) days in advance of termination.**

N. ASSIGNMENT. Neither this agreement, nor any rights or obligations of either party hereunder, may be assigned.

O. LAW GOVERNING. This agreement shall be governed by and construed in accordance with the laws of the state of Colorado.

P. ENTIRE AGREEMENT. This agreement constitutes the entire understanding between the parties hereto with respect to the subject matter hereof, and may be modified only by a written execution by both parties hereto.

EXECUTED AS OF THE DATE FIRST WRITTEN ABOVE

Dancing Willows HOA

_____

PERFECT POOLS
By: OWNER_____

Arizona | California | Colorado | Nevada | New Mexico | Texas

November 16, 2020

SUBMITTED TO:
Dancing Willows Metro District - HOA - CO
Robert L Jennings

303-810-2540
11893 West Long Circle
Littleton, CO

WORK TO BE PERFORMED AT:

Dancing Willows 2021
5775 South Union Way
Littleton, CO 80127

SUBMITTED BY:
Cassandra Scanlan

Account Executive

P: 303-781-9999
F:
E:
scanlanc@asphaltconcrete.net

8200 S. Akron St.
Suite 105
Centennial, CO 80112

Contractor's Licenses:
See Terms & Conditions

SCOPE OF WORK

FULL DEPTH ASPHALT R&R

PAVING SERVICES TO INCLUDE:

- Sawcut, demo and remove 6914 sq/ft of existing asphalt.
- Haul away and dispose of all debris.
- Shape and compact existing subgrade.
- Pave 6914 sq/ft and compact to a finished thickness of 6 inches.

***NOTE:*

- *Work will be performed in 1 mobilization(s)*
- *Existing asphalt is estimated to be no more than 6 inches thick. If demo areas exceed this depth a change order will be required.*
- *Import and export of any subgrade material to address potential subgrade issues have been excluded from this bid.*

2" MILL AND OVERLAY

PAVING SERVICES TO INCLUDE:

- Rotomill 20501 sq/ft of asphalt to a depth of 2 inches.
- Haul away and dispose of all debris
- Apply tac-oil coat prior to paving
- Pave 20501 sq/ft and compact to a finished thickness of 2 inches.

**NOTE*

- *Work will be performed in 1 mobilization(s)*
- *Overlay paving depends on a stable base course with minimal cracking, after rotomilling, surface will be evaluated for necessary repairs.*

SEALING

SEALING SERVICES TO INCLUDE:

- Clean existing surface with high pressure blowers and brooms.
- 180929 sq/ft will be sealed with 2 coat(s) of Polymer Modified MasterSeal (PMM).
- Sealer will be applied by spray application.

***NOTE:*

- *Work will be performed in 5* mobilization(s)
- *Brown Brothers Asphalt & Concrete uses SealMaster® pavement sealing products, that meet or exceed state and federal specifications.*

CRACK SEALING SERVICES TO INCLUDE:

- 10856 linear feet of cracks major cracks (1/4-inch and wider) will be caulked with a hot-applied, rubberized crack sealer.

***NOTE:*

- *Work will be performed in 5 mobilization(s)*
- *Large cracks will be partially filled with a sand filler material.*

- Brown Brothers will not warranty areas where cracking is less than 1/4" wide, greater than 3" wide, or areas considered to be "alligatored".

STRIPING SERVICES TO INCLUDE:

- Restripe after Sealcoat of the following items:
  - 75 parking stalls.
  - 165 square feet of hash-out areas.
  - 3 directional arrow(s).
  - 1 stop bar(s).

*****NOTE:***
- Work will be completed in 2 mobilization(s).
- If cleaning by high pressure blowers and broom sweeping will not ensure paint will adhere, additional cleaning charges may be required.

TRANSITIONAL CRACK SEAL

CRACK SEALING SERVICES TO INCLUDE:

- 13209 linear feet of transitional sealing of major cracks (1/4-inch and wider) will be caulked with a hot-applied, rubberized crack sealer.

*****NOTE:***
- Work will be performed in 1 mobilization(s)
- Large cracks will be partially filled with a sand filler material.
- Brown Brothers will not warranty areas where cracking is less than 1/4" wide, greater than 3" wide, or areas considered to be "alligatored".

At Brown Brothers Asphalt & Concrete, we don't just build surfaces. We build trust. And we look forward to building yours.

PRICING

PHASES	
Full Depth Asphalt R&R	$46,734.00
2" Mill and Overlay	$43,899.00
Sealing	$36,037.00
Transitional Crack Seal	$15,378.00
SUBTOTAL	$142,048.00
Estimated Tax	$0.00
PROPOSAL TOTAL	**$142,048.00**

EXCLUSIONS, UNLESS NOTED ABOVE:
Bonding, permits, sales and use taxes, testing, engineering, surveying, quality control, quality assurance, traffic control, fencing, concrete pumping, correction of drainage issues, subgrade work, excavation, removing or replacing unsuitable material, removing existing waste, concrete reinforcement, dowels, colored or decorative concrete, crack sealing at transition between asphalt and other hard surfaces, caulking/grouting, erosion control, cold weather protection, frost removal, soil sterilant, hoisting, waterproofing, sweeping, hauling, site water and water metering, railings, utility adjustments, night, weekend, holiday, and overtime work, vehicle towing, site notification.
Damage to: electrical work, conduit, lighting, snow/ice melt systems, landscaping, irrigation, objects obscured from view.
Liquidated damages, customer scope of work changes, liability of work performed by others.
Delays caused by others and acts of nature.

EXPIRY STATEMENT: This proposal is valid for 30 days from the date noted on the proposal

ACCEPTANCE: The process, specifications, and conditions as enumerated herein, including "Terms and Conditions", are satisfactory and are hereby accepted. BBAC is authorized to proceed with the work as specified. Payment will be made according to the terms listed above.

Authorized Signature	Title
Print Name	Date
Legal Property Owner Name	Invoice Addressee
Scheduling Contact	Invoice Mailing Address

Contractor's Licenses:
See Terms & Conditions

TERMS AND CONDITIONS

PAYMENT FOR WORK: Unless otherwise agreed in writing, BBAC shall invoice Customer at the completion of the Work and all invoices are due and payable by Customer upon receipt. BBAC reserves the right to submit progress billings to Customer on a weekly, bi-weekly or monthly basis, which shall be paid by Customer upon receipt. No defect in the Work shall relieve Customer of its obligation to make payment of amounts due. Customer shall be charged interest at the rate of 2% per month on all unpaid balances and shall pay all reasonable attorneys' fees and costs incurred by BBAC in collecting amounts due hereunder. BBAC retains any and all lien rights. Customer acknowledges that there is volatility in raw material pricing and agrees that BBAC may increase the contract price set forth herein to account for the increased cost charged by BBAC's suppliers for the raw materials. The contract price includes sales and use tax as applicable. Taxes can be waived only upon BBAC's receipt of a properly executed tax exemption certificate.

THE WORK: BBAC will furnish all necessary labor, materials, and equipment to complete the work specified herein (the "Work"). Customer shall notify BBAC in advance when the site will be ready for the Work to be performed, and shall provide BBAC with free and unobstructed access so that the Work can be commenced promptly, and completed without delay. Customer shall pay for the towing of vehicles impeding the Work and all others charges incurred by BBAC due to Customer delay. Customer shall pay BBAC its reasonable charges incurred due to delays caused by Customer. All surfaces to which material is to be applied shall be in a condition similar to the condition at the time the project was bid. BBAC provides no assurance as to a completion date since the Work is subject to weather conditions, prior commitments, mechanical failures and other causes beyond BBAC's control. Customer shall be represented by one person with authority to accept the work and authorize changes to the Work. Customer shall provide BBAC with reasonable access to a water supply source. Customer grants BBAC permission to utilize photos and video of the Work and the project site in the promotion of BBAC's business services.

WARRANTY: The Work is warranted against defects in workmanship and materials for a period of one (1) year from the date of installation. BBAC makes no warranty regarding drainage where the slope provided or allowable is less than two percent (2%). BBAC's warranty does not extend to or cover settlement or cracking of asphalt or pavement due to expansive soils or improperly compacted utility trenches, or for failures caused by the inadequate compaction of the subgrade. BBAC shall not be liable for damage to underground utilities which were improperly installed or backfilled.

AMERICANS WITH DISABILITIES ACT: Customer is solely responsible for maintaining the subject property in full compliance with the ADA and agrees to indemnify and hold BBAC harmless from and against any and all liability, claims, damages or expense, including attorneys' fees, relating in any way to ADA requirements or issues. BBAC recommends that Customer obtain the services of a certified ADA consultant for site evaluations and recommendations as required by Federal and State law. If directed by the Customer to obtain compliance, BBAC may make recommendations for such work and additional charges may apply.

SOILS: BBAC shall have no liability to Customer or any third party relating to underlying soil conditions. BBAC will not sacrifice the quality or integrity by placing asphalt pavement on base course or subgrade that is unstable or subgrade containing frost, including top lifts or overlays when temperatures do not meet CDOT specifications. BBAC's warranty shall be waived and of no effect should Customer direct or authorize BBAC to pave on unstable subgrade or subgrade containing frost and Customer shall be responsible for any and all resulting damage or required repairs. If Customer requests that the top lift of asphalt be placed at a later date, the cost for all clean up is the Customer's responsibility. If BBAC provides subcontracted construction stakes and/or subcontracted engineering services, the Customer agrees to indemnify and defend BBAC from and against any and all claims, demands, damages, costs or expenses, including attorneys' fees, resulting from or related to these services, including drainage of water as to direction and amount, both during and after performance of the Work. If a soil sterilizer or herbicide is applied by BBAC, it is applied at the request of the Customer in an effort to retard weed growth and BBAC makes no representation or guarantee that its use will have the intended effect. Customer shall indemnify, hold harmless, and defend BBAC from and against any and all damages, claims, cost or expenses, including attorneys' fees and costs, resulting from these services. Customer is advised to retain an independent licensed soils engineer for a study of the existing soils in order to recommend a specific pavement design. BBAC may modify this proposal and the contract price to include such recommendations

DISPUTE RESOLUTION: This Contract shall be governed by the laws of the State where the Work was performed. Customer shall notify BBAC within 7 days of Customer's objection to any portion of the Work and shall pay BBAC all amounts that are not in dispute. Any dispute relating to this Contract or to the Work performed by BBAC shall be resolved solely by a court of competent jurisdiction in the County where the Work was performed. The parties expressly agree that this Contract was jointly drafted and shall be construed neither against nor in favor of either party. The prevailing party in any litigation relating to this Contract shall be entitled to an award of its reasonable costs and attorneys' fees.

BBAC CONTRACTORS LICENSES: Westminster - 90531036 - Bond, Greenwood Village - OL-16-01988/OL-17-01988, Broomfield - OL-15-06989/OL-17-06989, Castle Pines - CN-149/CN-00149, Commerce City - 2001, Glendale - G0012265/900741, Northglenn - 16-ROW-040/ 17-ROW-2, Parker - 8311, Pueblo - #0013087, Lakewood - 14820, Federal Heights - 11-0020, Brighton - CL-03518, Golden - 3641, Boulder - LIC-0008984-28, Thornton - LN - 24594-9493 / CN - 60305, Denver - 241072, Arvada - MC-S4 MC-S5 - Bond, Centennial - CEN-16-01273, Sheridan - 140051, Aurora ROW Asphalt & Concrete - 2016 1131722, Louisville - CL00346/ LSVL-000466-2016, Colorado Springs - LID 18111 / LIC# 712347, Wheat Ridge - 20277, Englewood Concrete - 15720, Englewood Exc/Drill/Drain - 15731, Lafayette - GCA4196956

MILL AND OVERLAY SERVICES TO INCLUDE:
- MILL APPROX 20,501 SQ FT TO A DEPTH OF 2 INCHES
- HAUL AWAY AND DISPOSE OF DEBRIS
- CLEAN MILLED SURFACE AND APPLY TACK OIL FOR ADHEASION
- PAVE BACK APPROX 20,501 SQ FT OF 1/2" HMA, TO A DEPTH OF 2 INCHES, ROLL AND COMPACT IN PLACE

(*EXCLUDES BASE PATCHING, IF REQUIRED, ADDITIONAL CHARGED WILL APPLY)

ASPHALT R&R SERVICES TO INCLUDE:
- SAWCUT, DEMO AND REMOVE ASPHALT TO A DEPTH OF 6" IN 3 AREAS (APPROX 6,914 SQ FT)
- HAUL AWAY AND DISPOSE OF DEBRIS
- RE-COMPACT EXISTING SUBGRADE
- PLACE BACK ASPHALT IN 3 AREAS (APPROX 6,914 SQ FT)
  - 3/4" HMA BOTTOM LIFT AT A DEPTH OF 4"
  - 1/2" HMA TOP LIFT AT A DEPTH OF 2"

SEALING SERVICES TO INCLUDE:
- SEALCOAT APPROX 180,929 SQ FT WITH TWO COATS OF PMM SEALER, SPRAY APPLICATION
- FILL MAJOR CRACKS (GREATER THAN 1/4" AND LESS THAN 3") WITH CRACK FILLER MATERIAL UP TO 10,850 LINEAR FEET (EXCLUDES ALLIGATORED CRACKING)
- FILL TRANSITIONAL JOINTS WITH CRACK FILLER MATERIAL, APPROX 13,209 (INCLUDES ASPHALT TO CONCRETE TRANSITIONAL JOINTS)

STRIPING SERVICES TO INCLUDE:
- RESTRIPE TO MATCH EXISTING LAYOUT
  - 75 SINGLE LINE PARKING STALLS
- LAYOUT AND STRIPE (NEW)
  - RIGHT TURN ARROW
  - STRAIGHT AND LEFT TURN ARROW
  - STOP BAR
  - 1 HASH AREA

BROWN BROTHERS ASPHALT AND CONCRETE
ASPHALT - CONCRETE - BRICK PAVERS
8200 S Akron St Suite 105 Englewood, CO 80112
303-781-9999
asphaltconcrete.net

Job Name: Dancing Willows 2021 Scope
Address: 5775 S Union Way, Littleton, CO 80127

Arizona | California | Colorado | Nevada | New Mexico | Texas

SUBMITTED TO:
Dancing Willows Metro District - HOA - CO
Robert L Jennings

303-810-2540
11893 West Long Circle
Littleton, CO

WORK TO BE PERFORMED AT:

Dancing Willows
5775 South Union Way
Littleton, CO 80127

SUBMITTED BY:
Cassandra Scanlan

Account Executive

P: 303-781-9999
F:
E:
scanlanc@asphaltconcrete.net

8200 S. Akron St.
Suite 105
Centennial, CO 80112

Contractor's Licenses:
See Terms & Conditions

SCOPE OF WORK

2" MILL & OVERLAY

PAVING SERVICES TO INCLUDE:

- Rotomill 280000 sq/ft of asphalt to a depth of 2 inches.
- Haul away and dispose of all debris
- Apply tac-oil coat prior to paving
- Pave 280000 sq/ft and compact to a finished thickness of 2 inches.

**NOTE*

- *Work will be performed in 1 mobilization(s)*
- *Overlay paving depends on a stable base course with minimal cracking, after rotomilling, surface will be evaluated for necessary repairs.*

MISCELLANEOUS:

- DUE TO THE VOLATILITY OF THE ASPHALT MARKET, PRICING CAN ONLY BE HELD FOR 60 CALENDAR DAYS

- BID IS BASED ON AN EXISTING ASPHALT DEPTH OF 6" OR GREATER WITHOUT PAVING FABRIC. IF DEPTH VARIES FROM SAID THICKNESS, OR FABRIC IS ENCOUNTERED, A CHANGE ORDER AUTHORIZING ADDITIONAL FUNDS MAY BE NECESSARY

- BBAC IS NOT LIABLE FOR DAMAGE TO UNDERGROUND UTILITIES NOT LOCATED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK.

- BBAC IS NOT LIABLE FOR DRAINAGE ON PROJECTS WITH LESS THAN 1% FALL.

- PRICING EXCLUDES THE IMPORT AND/OR EXPORT OF ANY SUBGRADE MATERIALS. IF FOUND, UNSUITABLE SUBGRADE WILL BE REPLACED AT A RATE OF $92.00/TON

At Brown Brothers Asphalt & Concrete, we don't just build surfaces. We build trust. And we look forward to building yours.

PRICING

PHASES	
2" Mill & Overlay	$555,879.00
SUBTOTAL	$555,879.00
Estimated Tax	$0.00
PROPOSAL TOTAL	**$555,879.00**

EXCLUSIONS, UNLESS NOTED ABOVE:
Bonding, permits, sales and use taxes, testing, engineering, surveying, quality control, quality assurance, traffic control, fencing, concrete pumping, correction of drainage issues, subgrade work, excavation, removing or replacing unsuitable material, removing existing waste, concrete reinforcement, dowels, colored or decorative concrete, crack sealing at transition between asphalt and other hard surfaces, caulking/grouting, erosion control, cold weather protection, frost removal, soil sterilant, hoisting, waterproofing, sweeping, hauling, site water and water metering, railings, utility adjustments, night, weekend, holiday, and overtime work, vehicle towing, site notification.
Damage to: electrical work, conduit, lighting, snow/ice melt systems, landscaping, irrigation, objects obscured from view.
Liquidated damages, customer scope of work changes, liability of work performed by others.
Delays caused by others and acts of nature.

EXPIRY STATEMENT: This proposal is valid for 30 days from the date noted on the proposal

ACCEPTANCE: The process, specifications, and conditions as enumerated herein, including "Terms and Conditions", are satisfactory and are hereby accepted. BBAC is authorized to proceed with the work as specified. Payment will be made according to the terms listed above.

Preview Only - Preview Only

Authorized Signature | Title

This document is not a valid Proposal. Do not sign.

Print Name | Date

Legal Property Owner Name | Invoice Addressee

Scheduling Contact | Invoice Mailing Address

Contractor's Licenses:
See Terms & Conditions

TERMS AND CONDITIONS

PAYMENT FOR WORK: Unless otherwise agreed in writing, BBAC shall invoice Customer at the completion of the Work and all invoices are due and payable by Customer upon receipt. BBAC reserves the right to submit progress billings to Customer on a weekly, bi-weekly or monthly basis, which shall be paid by Customer upon receipt. No defect in the Work shall relieve Customer of its obligation to make payment of amounts due. Customer shall be charged interest at the rate of 2% per month on all unpaid balances and shall pay all reasonable attorneys' fees and costs incurred by BBAC in collecting amounts due hereunder. BBAC retains any and all lien rights. Customer acknowledges that there is volatility in raw material pricing and agrees that BBAC may increase the contract price set forth herein to account for the increased cost charged by BBAC's suppliers for the raw materials. The contract price includes sales and use tax as applicable. Taxes can be waived only upon BBAC's receipt of a properly executed tax exemption certificate.

THE WORK: BBAC will furnish all necessary labor, materials, and equipment to complete the work specified herein (the "Work"). Customer shall notify BBAC in advance when the site will be ready for the Work to be performed, and shall provide BBAC with free and unobstructed access so that the Work can be commenced promptly, and completed without delay. Customer shall pay for the towing of vehicles impeding the Work and all others charges incurred by BBAC due to Customer delay. Customer shall pay BBAC its reasonable charges incurred due to delays caused by Customer. All surfaces to which material is to be applied shall be in a condition similar to the condition at the time the project was bid. BBAC provides no assurance as to a completion date since the Work is subject to weather conditions, prior commitments, mechanical failures and other causes beyond BBAC's control. Customer shall be represented by one person with authority to accept the work and authorize changes to the Work. Customer shall provide BBAC with reasonable access to a water supply source. Customer grants BBAC permission to utilize photos and video of the Work and the project site in the promotion of BBAC's business services.

WARRANTY: The Work is warranted against defects in workmanship and materials for a period of one (1) year from the date of installation. BBAC makes no warranty regarding drainage where the slope provided or allowable is less than two percent (2%). BBAC's warranty does not extend to or cover settlement or cracking of asphalt or pavement due to expansive soils or improperly compacted utility trenches, or for failures caused by the inadequate compaction of the subgrade. BBAC shall not be liable for damage to underground utilities which were improperly installed or backfilled.

AMERICANS WITH DISABILITIES ACT: Customer is solely responsible for maintaining the subject property in full compliance with the ADA and agrees to indemnify and hold BBAC harmless from and against any and all liability, claims, damages or expense, including attorneys' fees, relating in any way to ADA requirements or issues. BBAC recommends that Customer obtain the services of a certified ADA consultant for site evaluations and recommendations as required by Federal and State law. If directed by the Customer to obtain compliance, BBAC may make recommendations for such work and additional charges may apply.

SOILS: BBAC shall have no liability to Customer or any third party relating to underlying soil conditions. BBAC will not sacrifice the quality or integrity by placing asphalt pavement on base course or subgrade that is unstable or subgrade containing frost, including top lifts or overlays when temperatures do not meet CDOT specifications. BBAC's warranty shall be waived and of no effect should Customer direct or authorize BBAC to pave on unstable subgrade or subgrade containing frost and Customer shall be responsible for any and all resulting damage or required repairs. If Customer requests that the top lift of asphalt be placed at a later date, the cost for all clean up is the Customer's responsibility. If BBAC provides subcontracted construction stakes and/or subcontracted engineering services, the Customer agrees to indemnify and defend BBAC from and against any and all claims, demands, damages, costs or expenses, including attorneys' fees, resulting from or related to these services, including drainage of water as to direction and amount, both during and after performance of the Work. If a soil sterilizer or herbicide is applied by BBAC, it is applied at the request of the Customer in an effort to retard weed growth and BBAC makes no representation or guarantee that its use will have the intended effect. Customer shall indemnify, hold harmless, and defend BBAC from and against any and all damages, claims, cost or expenses, including attorneys' fees and costs, resulting from these services. Customer is advised to retain an independent licensed soils engineer for a study of the existing soils in order to recommend a specific pavement design. BBAC may modify this proposal and the contract price to include such recommendations

DISPUTE RESOLUTION: This Contract shall be governed by the laws of the State where the Work was performed. Customer shall notify BBAC within 7 days of Customer's objection to any portion of the Work and shall pay BBAC all amounts that are not in dispute. Any dispute relating to this Contract or to the Work performed by BBAC shall be resolved solely by a court of competent jurisdiction in the County where the Work was performed. The parties expressly agree that this Contract was jointly drafted and shall be construed neither against nor in favor of either party. The prevailing party in any litigation relating to this Contract shall be entitled to an award of its reasonable costs and attorneys' fees.

BBAC CONTRACTORS LICENSES: Westminster - 90531036 - Bond, Greenwood Village - OL-16-01988/OL-17-01988, Broomfield - OL-15-06989/OL-17-06989, Castle Pines - CN-149/CN-00149, Commerce City - 2001, Glendale - G0012265/900741, Northglenn - 16-ROW-040/ 17-ROW-2, Parker - 8311, Pueblo - #0013087, Lakewood - 14820, Federal Heights - 11-0020, Brighton - CL-03518, Golden - 3641, Boulder - LIC-0008984-28, Thornton - LN - 24594-9493 / CN - 60305, Denver - 241072, Arvada - MC-S4 MC-S5 - Bond, Centennial - CEN-16-01273, Sheridan - 140051, Aurora ROW Asphalt & Concrete - 2016 1131722, Louisville - CL00346/ LSVL-000466-2016, Colorado Springs - LID 18111 / LIC# 712347, Wheat Ridge - 20277, Englewood Concrete - 15720, Englewood Exc/Drill/Drain - 15731, Lafayette - GCA4196956