

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 . 800-741-3254
Fax: 303-987-2032

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Gregg Bradbury	President	2023/May 2023
Jeff L. Nading	Treasurer	2025/May 2025
Charles Church McKay	Assistant Secretary	2023/May 2023
Steve Nading	Assistant Secretary	2025/May 2025
Brandon Dooling	Assistant Secretary	2023/May 2023
	Secretary	

DATE February 28, 2023 (Tuesday)

TIME: 9:30 A.M.

PLACE: **Zoom Meeting: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:**

Join Zoom Meeting
<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>
Phone Number: 1 (253) 215-8782
Meeting ID: 546 911 9353
Passcode: 912873

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda, confirm location of the meeting and posting of meeting notices.

C. Acknowledge resignation of James Ruthven as District Secretary and consider appointment of David Solin as new District Secretary.

D. Review and approve Minutes of the January 24, 2023 Regular Meeting (enclosure).

II. PUBLIC COMMENT

A. _____

III. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Ratify approval of Change Order No. 6 to the Contract between the District and NRE Excavating, Inc., for fire hydrant repair, in the amount of \$2,361.00.
- Ratify approval of Change Order No. 4 to the Contract between the District and Timco Blasting & Coatings, Inc., for El Diente landscape repairs, for a decrease in the amount of <-\$5,887.94.>
- Ratify approval of Change Order No. 5 to the Contract between the District and Timco Blasting & Coatings, Inc., for Stockpile Stabilization, in the amount of \$5,334.00.
- Ratify approval of Change Order No. 3 to the Contract between the District and Wagner Construction, Inc., for Gas Line Crossings, in the amount of \$2,871.27.
- Ratify approval of Change Order No. 4 to the Contract between the District and Wagner Construction, Inc., for DEV and Site Permit Fees, in the amount of \$7,350.70.
- Ratify approval of Task Order No. 3 to the Service Agreement between the District and 360 Rail Services, LLC for SH72/SH93 Crossing Investigation, in the amount of \$58,660.00.
- Ratify approval of Task Order No. 8 to the Service Agreement between the District and Storm Water Asset Protection for Stormwater Oversight Services, in the amount of \$35,000.00.
- Ratify approval of Task Order No. 2 to the Service Agreement between the District and 7S, Inc., d/b/a S & S Striping and Signage, for the replacement of signs at Candelas Point, in the amount of \$905.00.
- Ratify approval of Task Order No. 3 to the Service Agreement between the District and Triax Engineering, LLC for Highway 72 Widening Material Testing, in the amount of \$11,867.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending February 2, 2023, in the amount of \$517,583.79 (enclosure).
-
- B. Review and accept unaudited financial statements for the period ending December 31, 2022 (enclosure).
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- C. Review forecast of General Fund Revenues and Expenditures (enclosure).
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- D. Review Expense Tracking Report (enclosure) and consider approval of District Expenditures Verification Report (enclosure).
-

- E. Discuss future operation and maintenance obligations and related budget matters.
-

- F. Report regarding tax increment financing (“TIF”) revenue collection matters. **Adjourn to executive session pursuant to Section 24-6-402(4)(b), C.R.S., to receive legal advice regarding TIF revenue collection matters (if necessary).**
-

V. MANAGEMENT MATTERS

- A. Discuss status of Water Allocations and Facilities Fees Collections (enclosure).
-

VI. LEGAL MATTERS

- A. Discuss City of Arvada’s System Development Charges. **Adjourn to executive session pursuant to Section 24-6-402(4)(b), C.R.S., to receive legal advice regarding the System Development Charges (if necessary).**
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- 1. Report regarding City of Arvada’s System Development Charges.
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- 2. Authorize any necessary action in connection therewith.
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- B. Discuss status of retaining wall and slope easements for the benefit of RangeWater Residential, LLC.
-

VII. CONSTRUCTION MATTERS

- A. Review Construction Status Report (to be distributed).
-

- 1. Consider approval of contracts, task orders, work orders and change orders.
-

2. Discuss and consider authorizing reimbursement to Cimarron Development Company (“CDC”) (under the Facilities Funding and Acquisition Agreement between the District and CDC) for a contribution made by CDC on behalf of the District under the “Intergovernmental Agreement By and Between the City of Arvada and Jefferson Center Metropolitan District No. 1 for Financing of the Design, Preconstruction Services, and Construction of the Upgrades and Improvements to the Alkire Lift Station.”
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B. Warranty Issues:

1. Discuss Premier Earthworks & Infrastructure, Inc. warranty obligations. Authorize any necessary actions in connection therewith.
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2. Discuss GH Phipps Construction Companies warranty obligations. Authorize any necessary actions in connection therewith.
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3. Discuss SEMA Construction, Inc. warranty obligations.
-
- (a) Review and consider approval of Settlement and Release Agreement by and between the District and SEMA Construction, Inc.
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VIII. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 16 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 16”), and accept certified costs (to be distributed).
-
1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 16, pursuant to the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (“CDC”), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.
-

IX. OTHER BUSINESS

A. _____

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 28, 2023.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD JANUARY 24, 2023

A Regular Meeting of the Board of Directors of the Jefferson Center Metropolitan District No. 1 (referred to hereafter as "Board") was convened on Tuesday, January 24, 2023, at 9:30 a.m. This District Board meeting was held by video/telephone conference with all participants attending via video/teleconference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Gregg Bradbury
Jeff L. Nading
Charles Church McKay
Steven Nading
Brandon Dooling

Also In Attendance Were:

James Ruthven; Special District Management Services, Inc.

Emily Murphy, Esq.; McGeady Becher P.C.

Joy Tatton; Simmons & Wheeler, P.C.

Elesha Carbaugh-Gonzales and Brandon Collins; Independent District Engineering Services, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Ruthven noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Murphy noted that all Directors' Disclosure Statements had been filed and that no additional conflicts were disclosed at the meeting.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Mr. Ruthven distributed, for the Board's review and approval, a proposed agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading and, upon vote, unanimously carried, the agenda was approved, as presented.

Location of Meeting and Posting of Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that the meeting would be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Bradbury, seconded by Director Nading, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted at least 24 hours prior to each meeting on the District's website at: <https://jeffersoncentermd1.colorado.gov/> or if posting on the website is unavailable, notice will be posted on the fence post on the southwest corner of West 96th Avenue and Indiana Street.

Minutes: The Board reviewed the minutes of the December 1, 2022 Special Meeting and the December 20, 2022 Special Meeting.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the minutes of the December 1, 2022 Special Meeting and the December 20, 2022 Special Meeting were approved, as presented.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Ratify approval of Change Order No. 6 to the Contract between the District and Hogan Works, LLC., for Indiana North & DWE additional wire fence, in the amount of \$15,261.25.
- Ratify approval of Change Order No. 6 to the Contract between the District and Leo Landscape LLC, for El Diente landscape repairs,

RECORD OF PROCEEDINGS

in the amount of \$5,716.45.

- Ratify approval of Change Order No. 2 to the Contract between the District and Powell Restoration, Inc., for on call erosion control services, in the amount of \$10,000.00
- Ratify approval of Change Order No. 13 to the Contract between the District and Wagner Construction, Inc., for contract extension, for an increase of 43 days.
- Ratify approval of Change Order No. 14 to the Contract between the District and Wagner Construction, Inc., for concrete material escalation, in the amount of \$10,087.00.
- Ratify approval of Change Order No. 2 to the Contract between the District and Wagner Construction, Inc., for chain link fence removal, in the amount of \$5,339.16.
- Ratify approval of Task Order No. 16 to the Service Agreement for District Oversight Services between the District and Independent District Engineering Services, LLC, for District Oversight Services, in the amount of \$298,500.00.
- Ratify approval of Task Order No. 25-A3 to the Service Agreement between the District and Martin/Martin, Inc., for Candelas Sanitary Sewer Outfall Amendment No. 3, in the amount of \$15,000.00.
- Ratify approval of Task Order No. 7 to the Service Agreement for Project Management Services between the District and Papillon, LLC, for Project Management fees, in the amount of \$413,000.00.

Following review, upon motion duly made by Director Bradbury, seconded by Director S. Nading and, upon vote, unanimously carried, the Board approved and/or ratified approval of, as appropriate, the above Consent Agenda items/actions.

FINANCIAL MATTERS

Claims: The Board considered ratification/approval of the payment of claims through the period ending January 31, 2023, in the amount of \$591,847.07.

Following discussion, upon motion duly made by Director S. Nading, seconded by Director J. Nading and, upon vote, unanimously carried, the Board ratified or approved (as appropriate) the payment of claims, as presented.

Cash Position Statement: Ms. Tatton reviewed with the Board the cash position statement as of January 16, 2023.

Following discussion, upon motion duly made by Director Dooling, seconded by Director Bradbury and, upon vote, unanimously carried, the Board accepted the cash position statement as of January 16, 2023.

RECORD OF PROCEEDINGS

Forecast of General Fund Revenues and Expenditures: Ms. Tatton reviewed, and the Board discussed, the forecast of General Fund revenues and expenditures.

Expense Tracking Report (ETR): Ms. Carbaugh-Gonzales reviewed the Expense Tracking Report with the Board.

District Expenditures Verification Report prepared by Independent District Engineering Services, LLC (“IDES”): Ms. Carbaugh-Gonzales reviewed with the Board IDES’ report entitled “District Expenditures Verification for January 2023,” which summarizes IDES’ review and verification of the expenditures of the District for January 2023 related to certain District construction contracts. The Verification Report identified \$878,791.17 of District Eligible Expenses and \$6,092.90 of Non-Eligible Expenses.

Following discussion, upon motion duly made by Director J. Nading, seconded by Director Bradbury and, upon vote, unanimously carried, the Board determined to accept the District Eligible Expenses in the amount of \$878,791.17.

Future Operation and Maintenance Obligations and Related Budget Matters: The Board deferred discussion.

Tax Increment Financing (“TIF”) Revenue Collection Matters: There was no report from the Committee. Ms. Tatton provided an update on TIF revenue collection matters. No action was taken by the Board.

MANAGEMENT MATTERS

Water Allocations and Facilities Fees Collections: Mr. Ruthven reviewed the Water Allocation Report with the Board.

LEGAL MATTERS

City of Arvada’s System Development Charges: The Committee provided an update on the City of Arvada’s System Development Charges. No action was taken by the Board.

Retaining Wall and Slope Easements for the Benefit of RangeWater Residential, LLC: Attorney Murphy informed the Board that this matter is on hold.

General Obligation Refunding and Improvement Bonds, Series 2023: Attorney Murphy informed the Board that this matter is on hold.

RECORD OF PROCEEDINGS

Facilities Acquisition Agreement (Trailstone Development) by and between the District, Taylor Morrison of Colorado, Inc., Cimarron Development Company, and Cimarron Commercial, LLC (“Trailstone FAA”): Attorney Murphy discussed the status of the Trailstone FAA with the Board. Director Bradbury requested the Trailstone FAA matter be placed on hold, and no action was taken by the Board.

Potential Agreement between the District and a Future Homeowners’ Association Relative to the Operation and Maintenance of Trailstone Improvements: The Board deferred discussion.

Easement Agreement between The Consolidated Mutual Water Company (“Con Mu”) and the District, and Temporary Construction Easement between Con Mu and the District: The Board reviewed the Easement Agreement between The Consolidated Mutual Water Company (“Con Mu”) and the District, and the Temporary Construction Easement between Con Mu and the District.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board approved the Easement Agreement between The Consolidated Mutual Water Company (“Con Mu”) and the District, and the Temporary Construction Easement between Con Mu and the District.

CONSTRUCTION MATTERS

Construction Status Report: Mr. Back reviewed the Project Status Report dated January 24, 2023 with the Board. A copy of the report is attached hereto and incorporated herein by this reference.

Contracts, Task Orders, Work Orders and Change Orders: Mr. Back discussed the following Contracts, Task Orders, Work Orders and Change Orders:

- Consider approval of Change Order No. 6 to the Contract between the District and NRE Excavating, Inc., for fire hydrant repair, in the amount of \$2,361.00.
- Consider approval of Change Order No. 4 to the Contract between the District and Timco Blasting & Coatings, Inc., for El Diente landscape repairs, for a decrease in the amount of <-\$5,887.94.>
- Consider approval of Change Order No. 5 to the Contract between the District and Timco Blasting & Coatings, Inc., for Stockpile Stabilization, in the amount of \$5,334.00.
- Consider approval of Change Order No. 3 to the Contract between the District and Wagner Construction, Inc., for Gas Line Crossings, in the amount of \$2,871.27.
- Consider approval of Change Order No. 4 to the Contract between

RECORD OF PROCEEDINGS

the District and Wagner Construction, Inc., for DEV and Site Permit Fees, in the amount of \$7,350.70.

- Consider approval of Task Order No. 3 to the Service Agreement between the District and 360 Rail Services, LLC for SH72/SH93 Crossing Investigation, in the amount of \$58,660.00.
- Consider approval of Task Order No. 8 to the Service Agreement between the District and Storm Water Asset Protection for Stormwater Oversight Services, in the amount of \$35,000.00.
- Consider approval of Task Order No. 2 to the Service Agreement between the District and 7S, Inc., d/b/a S & S Striping and Signage, for the replacement of signs at Candelas Point, in the amount of \$905.00.
- Consider approval of Task Order No. 3 to the Service Agreement between the District and Triax Engineering, LLC for Highway 72 Widening Material Testing, in the amount of \$11,867.00.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote carried, the Board approved (or ratified approval of, as appropriate) the Contracts, Change Orders, Task Orders and Work Orders listed above.

Warranty Issues:

Premier Earthworks & Infrastructure, Inc. ("PEI") Warranty Obligations: A brief discussion was held, but no action was taken by the Board.

GH Phipps Construction Companies Warranty Obligations: A brief discussion was held, but no action was taken by the Board.

SEMA Construction Inc. Warranty Obligations: A brief discussion was held, but no action was taken by the Board.

Settlement and Release Agreement by and between the District and SEMA Construction, Inc.: The Board deferred discussion.

CAPITAL IMPROVEMENTS

District Engineer's Cost Certification Report No. 14, dated January 24, 2023, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements: Ms. Carbaugh-Gonzales reviewed the report with the Board.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board approved the District Engineer's Cost Certification Report No. 14, dated January 24, 2023, prepared by Independent District Engineering

RECORD OF PROCEEDINGS

Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements, in the amount of \$3,639,253.46 (“Report No. 14”).

Reimbursement to Cimarron Commercial, LLC under the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements: Attorney Murphy and the Board discussed the reimbursement to Cimarron Commercial, LLC under the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board authorized reimbursement in the amount of \$3,639,253.46 (pursuant to Report No. 14), to Cimarron Commercial, LLC under the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.

District Engineer’s Cost Certification Report No. 15, dated January 24, 2023, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements: Ms. Carbaugh-Gonzales reviewed the report with the Board.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board approved the District Engineer’s Cost Certification Report No. 15, dated January 24, 2023, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements, in the amount of \$1,421,448.56 (“Report No. 15”).

Reimbursement to Cimarron Commercial, LLC under the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements: Attorney Murphy and the Board discussed the reimbursement to Cimarron Commercial, LLC under the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the

RECORD OF PROCEEDINGS

Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board authorized reimbursement in the amount of \$1,421,448.56 (pursuant to Report No. 15), to Cimarron Commercial, LLC under the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Dooling, seconded by Director S. Nading and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

Vendor	Invoice #	Date	Amount in USD	Expense Account	Account Number	Department
Baker Tilly US, LLP	BT2290689	1/24/2023	1,369.50	Fund balance	4500	1
Brownstein Hyatt Farber Schreck, LL		925014 2/8/2023	1,025.51	Legal	6750	1
Brownstein Hyatt Farber Schreck, LL		925000 2/8/2023	21,339.64	Legal	6750	1
Colorado Community Media		78433 2/10/2023	63.24	Miscellaneous	6850	1
Environmental Designs		162350 2/1/2023	2,630.92	Landscape Maintenance	7100	1
Environmental Designs		162923 2/21/2023	330.00	Snow Removal	7110	1
Environmental Designs		161875 1/26/2023	440.00	Snow Removal	7110	1
Harvey Economics	01.2023 220251	2/1/2023	3,713.75	Legal	6750	1
Independent District Engineering Services		8578 1/31/2023	435.00	Project management	7800	1
Independent District Engineering Services		8578 1/31/2023	52,064.58	Project management	7800	3
Jefferson County Treasurer		300205259 1/6/2023	1.08	Miscellaneous	6850	1
Leo Landscape, LLC		5 1/25/2023	(1,987.25)	Retainage Payable	3311	3
Leo Landscape, LLC		5 1/25/2023	39,745.00	Capital Outlay	7500	3
Leo Landscape, LLC		4 12/25/2022	5,130.09	Fund balance	4500	3
Leo Landscape, LLC		4 12/25/2022	(256.50)	Retainage Payable	3311	3
	17.0725, 18.0910, 20.0287, 21.0512,					
Martin Martin Inc	21.1508,21,1528,22.1555	1/25/2023	30,066.75	Fund balance	4500	3
McGeady Becher P.C.	12312022 599B	12/31/2022	6,324.00	Accounts payable	3100	1
McGeady Becher P.C.	12312022 599B	12/31/2022	2,922.50	Accounts payable	3100	3
McGeady Becher P.C.	01312023 599B	1/31/2023	2,093.23	Legal	6750	3
McGeady Becher P.C.	01312023 599B	1/31/2023	7,541.02	Legal	6750	1
Papillon LLC		1540 1/25/2023	35,151.65	Fund balance	4500	3
SWCA Incorporated		161009 2/3/2023	13,807.92	Engineering	7840	3
Special District Association		1202023 1/20/2023	510.01	Insurance	6700	1
Special District Management Services, Inc.	01312023 JCMD1	1/31/2023	1,436.80	Management fees	6100	1
Storm Water Asset Protection, LLC		543 1/31/2023	4,724.30	Capital Outlay	7500	1
Wagner Construction, Inc.		13 1/25/2023	(8,279.37)	Retainage Payable	3311	3
Wagner Construction, Inc.		13 1/25/2023	162,455.53	Capital Outlay	7500	3
Wagner Construction, Inc.		13 1/25/2023	3,131.87	Accounts receivable	1400	3
Wagner Construction, Inc.	3 Sanitary	1/25/2023	(6,660.68)	Retainage Payable	3311	3
Wagner Construction, Inc.	3 Sanitary	1/25/2023	133,213.70	Capital Outlay	7500	3
City of Arvada	CORA Request	2/2/2023	3,100.00	Miscellaneous	6850	1
			<u>517,583.79</u>			
			54,984.77	General		
			<u>462,599.02</u>	Capital		
			<u>517,583.79</u>			

Jefferson Center Metropolitan District No. 1
Financial Statements

December 31, 2022

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Jefferson Center Metropolitan District No. 1

Management is responsible for the accompanying financial statements of each major fund of Jefferson Center Metropolitan District No. 1, as of and for the period ended December 31, 2022, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the year then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

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

We are not independent with respect to Jefferson Center Metropolitan District No. 1 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

February 20, 2023
Englewood, Colorado

Jefferson Center Metropolitan District No.1
Combined Balance Sheet
December 31, 2022

See Accountant's Compilation Report

	<u>General</u>	<u>Capital</u>	<u>Debt</u>	<u>Account</u>	<u>Total</u>
Assets	<u>Fund</u>	<u>Projects</u>	<u>Service</u>	<u>Groups</u>	<u>All Funds</u>
Current assets					
Cash checking	\$ -	\$ 12,159	\$ -	\$ -	\$ 12,159
Cash - Colotrust	166,168	574,699	181,863	-	922,730
Cash - Trustee	-	30,308,605	17,559,339	-	47,867,944
Cash with County Treasurer	2,062	-	20,625	-	22,687
Due from Developer	-	6,093	-	-	6,093
AURA receivable	84,427	-	844,525	-	928,952
Prepaid insurance	5,507	-	-	-	5,507
Prepaid expense	5,000	-	-	-	5,000
Construction deposit	-	102,786	-	-	102,786
Due from JCMD #2	-	-	2,370	-	2,370
	<u>263,164</u>	<u>31,004,342</u>	<u>18,608,722</u>	<u>-</u>	<u>49,876,228</u>
Other assets					
Fixed assets	-	-	-	37,657,612	37,657,612
Amount available in debt service fund	-	-	-	18,608,722	18,608,722
Amount to be provided for retirement of debt	-	-	-	105,599,249	105,599,249
	<u>-</u>	<u>-</u>	<u>-</u>	<u>161,865,583</u>	<u>161,865,583</u>
	<u>\$ 263,164</u>	<u>\$ 31,004,342</u>	<u>\$ 18,608,722</u>	<u>\$ 161,865,583</u>	<u>\$ 211,741,811</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 83,130	\$ 808,370	\$ -	\$ -	\$ 891,500
Retainage payable	-	389,993	-	-	389,993
Due to JCMD #2	38,824	-	-	-	38,824
	<u>121,954</u>	<u>1,198,363</u>	<u>-</u>	<u>-</u>	<u>1,320,317</u>
Refunding Revnue Loan, Series 2020A-1	-	-	-	25,465,000	25,465,000
Special Revenue Bonds, Series 2020A-2	-	-	-	16,265,000	16,265,000
Subordinate Special Revenue Bonds, Series 2020B	-	-	-	80,975,000	80,975,000
Line of Credit - Series 2010B	-	-	-	1,485,568	1,485,568
Accrued interest - Series 2010B	-	-	-	17,403	17,403
	<u>-</u>	<u>-</u>	<u>-</u>	<u>124,207,971</u>	<u>124,207,971</u>
Total liabilities	<u>121,954</u>	<u>1,198,363</u>	<u>-</u>	<u>124,207,971</u>	<u>125,528,288</u>
Fund equity and other credits					
Investment in fixed assets	-	-	-	37,657,612	37,657,612
Fund balance - Reserve Fund	-	-	11,653,268	-	11,653,268
Fund balance - Cap I Fund	-	-	3,860,250	-	3,860,250
Fund balance - Surplus Fund - \$3,578,798 max	-	-	3,095,204	-	3,095,204
Fund balance	141,210	29,805,979	-	-	29,947,189
	<u>141,210</u>	<u>29,805,979</u>	<u>18,608,722</u>	<u>37,657,612</u>	<u>86,213,523</u>
	<u>\$ 263,164</u>	<u>\$ 31,004,342</u>	<u>\$ 18,608,722</u>	<u>\$ 161,865,583</u>	<u>\$ 211,741,811</u>

Jefferson Center Metropolitan District No.1
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended December 31, 2022
General Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual Quarter</u>	<u>Actual Year to Date</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues				
Property taxes	\$ 257,570	\$ 74,109	\$ 259,203	\$ 1,633
Less AURA portion of District taxes	(174,887)	(84,439)	(176,254)	(1,367)
Specific ownership taxes	18,030	12,080	19,267	1,237
AURA tax increment	174,887	84,439	176,254	1,367
Interest income	9,984	9,884	19,057	9,073
	<u>285,584</u>	<u>96,073</u>	<u>297,527</u>	<u>11,943</u>
Expenditures				
Accounting	6,000	11,553	25,364	(19,364)
Audit	5,500	-	5,900	(400)
Election expense	2,000	-	631	1,369
Insurance	6,300	-	5,644	656
Landscape maintenance	31,600	5,262	31,070	530
Landscape repairs	15,000	455	10,423	4,577
Legal	55,000	128,045	190,400	(135,400)
Management fees	32,000	6,152	20,234	11,766
Miscellaneous	2,000	104	426	1,574
Office supplies	1,000	-	-	1,000
Project management	3,500	1,374	5,444	(1,944)
Repairs and maintenance	-	74,105	108,833	(108,833)
Snow removal	3,000	1,100	2,858	142
Treasurer fees	3,864	(152)	1,247	2,617
Utilities	10,000	3,984	9,578	422
Transfer to JCMD #2 General Fund	53,978	30,282	45,353	8,625
Transfer to Mt Shadows for O&M	11,283	-	11,365	(82)
Emergency reserve	5,303	-	-	5,303
Contingency	469,738	-	-	469,738
	<u>717,066</u>	<u>262,264</u>	<u>474,770</u>	<u>242,296</u>
Excess (deficiency) of revenues over expenditures	(431,482)	\$ <u><u>(166,191)</u></u>	(177,243)	254,239
Fund balance beginning	<u>431,482</u>		<u>318,453</u>	<u>(113,029)</u>
Fund balance ending	<u>\$ -</u>		<u>\$ 141,210</u>	<u>\$ 141,210</u>

Jefferson Center Metropolitan District No.1
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended December 31, 2022
Capital Projects Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual Quarter</u>	<u>Actual Year to Date</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues				
Interest income	\$ -	\$ 283,760	\$ 551,980	\$ 551,980
Other reimbursements	-	5,116	331,854	331,854
Facility fee income	-	-	18,555	18,555
Developer advances	-	364,251	2,470,976	2,470,976
	<u>-</u>	<u>653,127</u>	<u>3,373,365</u>	<u>3,373,365</u>
Expenditures				
Legal	40,000	6,625	105,048	(65,048)
Capital outlay	45,911,113	3,274,610	11,650,047	34,261,066
Project management	350,000	253,919	994,656	(644,656)
Series 2010B Principal & Interest	-	96,805	1,026,670	(1,026,670)
Mountain Shadows reimbursement	-	-	3,222	(3,222)
Engineering	900,000	143,125	729,415	170,585
	<u>47,201,113</u>	<u>3,775,084</u>	<u>14,509,058</u>	<u>32,692,055</u>
Excess (deficiency) of revenues over expenditures	(47,201,113)	\$ <u><u>(3,121,957)</u></u>	(11,135,693)	36,065,420
Fund balance beginning	<u>47,201,113</u>		<u>40,941,672</u>	<u>(6,259,441)</u>
Fund balance ending	\$ <u><u>-</u></u>		\$ <u><u>29,805,979</u></u>	\$ <u><u>29,805,979</u></u>

Jefferson Center Metropolitan District No.1
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Year Ended December 31, 2022
Debt Service Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual Quarter</u>	<u>Actual Year to Date</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues				
Property taxes	\$ 2,576,057	\$ 741,197	\$ 2,592,397	\$ 16,340
Less AURA portion of District taxes	(1,749,112)	(844,511)	(1,762,789)	(13,677)
Specific ownership taxes	180,324	120,811	192,695	12,371
Interest income	-	189,233	346,498	346,498
Transfer from District #2 DS	1,406,438	2,370	1,391,246	(15,192)
AURA tax increment	1,749,112	844,511	1,762,789	13,677
AURA increment - other governments	1,249,973	(1,249,471)	1,303,395	53,422
	<u>5,412,792</u>	<u>(195,860)</u>	<u>5,826,231</u>	<u>413,439</u>
Expenditures				
Transfer to District #2/Vauxmont - Debt Service	1,249,973	(1,249,471)	1,303,395	(53,422)
Series 2020 A-1 Principal	2,430,000	2,430,000	2,430,000	-
Series 2020 A-1 Interest	557,900	278,950	557,900	-
Series 2020 A-2 Interest	696,919	348,460	696,919	-
Series 2020B Principal	5,000	5,000	5,000	-
Series 2020B Interest	4,656,350	4,656,350	4,656,350	-
Paying agent fees	7,000	-	8,300	(1,300)
Treasurer's fees	38,641	(1,526)	12,468	26,173
	<u>9,641,783</u>	<u>6,467,763</u>	<u>9,670,332</u>	<u>(28,549)</u>
Excess (deficiency) of revenues over expenditures	(4,228,991)	\$ <u><u>(6,663,623)</u></u>	(3,844,101)	384,890
Fund balance beginning	<u>22,409,838</u>		<u>22,452,823</u>	<u>42,985</u>
Fund balance ending	\$ <u><u>18,180,847</u></u>		\$ <u><u>18,608,722</u></u>	\$ <u><u>427,875</u></u>

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
2022 FORECAST OF GENERAL FUND REVENUES AND EXPENDITURES
AS of 1/31/2023

	Acutal Paid/Received in												Estimated		Total year to date & estimate	Difference to original budget		
	2022 Budget	January	February	March	April	May	June	July	August	September	October	November	December	December 2022 received/paid in January 2023			Total Actual	Total Estimated
Revenues:																		
Property taxes (net of AURA increment)	97,599		684	48,458				48,458							-	97,599	97,599	-
Specific ownership taxes	19,802		2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091		-	22,997	22,997	3,195
AURA tax increment - District's mill levy	232,431			116,216				116,216							-	232,431	232,431	-
Interest Income	1,716	3,371	3,371	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500		3,371	18,371	21,742	20,026
Total Revenues	351,548	3,371	6,145	168,264	3,591	3,591	3,591	168,264	3,591	3,591	3,591	3,591	3,591	-	3,371	371,398	374,769	23,221
Expenses:																		
Legal - District	55,000		4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	-	55,000	55,000	-
Legal - City of Arvada Dispute			26,423	26,423	26,423	26,423	26,423	26,423							-	158,537	158,537	(158,537)
Legal - Candelas Community Commerical Parcels			1,026	1,026	1,026	1,026	1,026	1,026							-	6,153	6,153	(6,153)
Accounting	20,000		1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667		-	20,000	20,000	-
Audit	5,500								5,500						-	5,500	5,500	-
Landscape Maintenance															-	-	-	-
Monthly Ground Services	31,600	2,631	2,631	2,631	2,631	2,631	2,631	2,631	2,631	2,631	2,631	2,631	2,631		2,631	28,941	31,572	28
Snow removal	3,000		500	500	500						500	500	500		-	3,000	3,000	-
Repairs	15,000					2,500	2,500	2,500	2,500	2,500	2,500				-	15,000	15,000	-
Management fees	32,000		2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667		-	32,000	32,000	-
Project Management	5,000		417	-	-	35	-	-	3	-	-	0	-		-	455	455	4,545
Elections	2,000		667	667	667										-	2,000	2,000	-
Insurance	5,900	5,507					419								5,507	419	5,926	(26)
Miscellaneous	2,000	40	40	40	40	40	40	40	40	40	40	40	40		40	440	480	1,520
Office Supplies	1,000		83	83	83	83	83	83	83	83	83	83	83		-	1,000	1,000	-
Repairs & maintenance	-		3,728	3,728	3,728	3,728	3,728	3,728	3,728	3,728	3,728	3,728	3,728		-	44,731	44,731	(44,731)
Utilities	10,000														-	-	-	10,000
Xcel Energy		88	88	-	88	-	88	-	88	-	88	-	88		88	528	616	(616)
City of Arvada		1,382		1,382		1,382		1,382		1,382		1,382		1,382	1,382	8,292	9,674	(9,674)
Treasurer's fees	4,950		10	727	-	-	-	727	-	-	-	-	-		-	1,464	1,464	3,486
Transfer to #2 General Fund	64,219			16,055				16,055				16,055	16,055		-	64,219	64,219	-
Transfer to Mt Shadows for O&M	11,057									11,057					-	11,057	11,057	-
Total Expenses (less contingency & reserve)	268,226	9,648	44,529	62,177	44,102	46,764	45,435	63,930	17,989	24,781	45,098	17,281	15,987	30,664	9,648	458,736	468,384	(200,158)
Funds Remaining	83,322	(6,277)	(38,383)	106,086	(40,511)	(43,173)	(41,844)	104,334	(14,399)	(21,190)	(41,508)	(13,690)	(12,396)	(30,664)	(6,277)	(87,338)	(93,615)	(176,937)

JCMD1 EXPENSE TRACKING REPORT
FEBRUARY 2023 REPORT FOR JANUARY 2023 EXPENSES

INVOICE DETAIL						(Note 1)	(Note 2)
Vendor	Description	Invoice Number	Invoice Date	Total Invoice	General Fund	Capital Fund	
Baker Tilly US, LLP	Legal Services - City of Arvada Dispute	BT2290689	1/24/2023	\$ 1,369.50	\$ 1,369.50	\$ -	
Brownstein Hyatt Farber Schreck, LLP	Legal Services - City of Arvada Dispute	925000	2/8/2023	\$ 21,339.64	\$ 21,339.64	\$ -	
Brownstein Hyatt Farber Schreck, LLP	Legal Services - Warranty	925014	2/8/2023	\$ 1,025.51	\$ 1,025.51	\$ -	
City of Arvada	CORA request	2023-18-INV-2	2/3/2023	\$ 3,100.00	\$ 3,100.00	\$ -	
Colorado Community Media	Legal Notices	78433	2/10/2023	\$ 63.24	\$ 63.24	\$ -	
Environmental Design	Monthly Grounds Services	162350	2/1/2023	\$ 2,630.92	\$ 2,630.92	\$ -	
Environmental Design	Snow Removal	161875	1/26/2023	\$ 440.00	\$ 440.00	\$ -	
Environmental Design	Snow Removal	162923	2/21/2023	\$ 330.00	\$ 330.00	\$ -	
Harvey Economics	Legal Services - City Dispute	220251	2/1/2023	\$ 3,713.75	\$ 3,713.75	\$ -	
IDES LLC	District Engineering Management	08578	1/31/2023	\$ 52,499.58	\$ 435.00	\$ 52,064.58	
Jefferson County Treasurer	Real Property Taxes	300205259	1/6/2023	\$ 1.08	\$ 1.08	\$ -	
Leo Landscape, LLC	Candelas Indiana North Landscape & Irrigation Improvements	Pay Application #4	12/25/2022	\$ 4,873.59	\$ -	\$ 4,873.59	
Leo Landscape, LLC	Candelas Indiana North Landscape & Irrigation Improvements	Pay Application #5	1/25/2023	\$ 37,757.75	\$ -	\$ 37,757.75	
Martin/Martin, Inc	Engineering	17.0725-00051	1/25/2023	\$ 3,930.00	\$ -	\$ 3,930.00	
Martin/Martin, Inc	Engineering	18.0910-00025	1/24/2023	\$ 238.00	\$ -	\$ 238.00	
Martin/Martin, Inc	Engineering	20.0287-00032	1/25/2023	\$ 1,286.25	\$ -	\$ 1,286.25	
Martin/Martin, Inc	Engineering	21.0512-00016	1/25/2023	\$ 950.00	\$ -	\$ 950.00	
Martin/Martin, Inc	Engineering	21.1508-00011	1/25/2023	\$ 830.00	\$ -	\$ 830.00	
Martin/Martin, Inc	Engineering	21.1528-00010	1/25/2023	\$ 17,827.50	\$ -	\$ 17,827.50	
Martin/Martin, Inc	Engineering	22.1555-00002	1/24/2023	\$ 5,005.00	\$ -	\$ 5,005.00	
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	12/31/2022	\$ 3,477.00	\$ 3,477.00	\$ -	
McGeady Becher	Legal - Budgets	599-0005	12/31/2022	\$ 236.00	\$ 236.00	\$ -	
McGeady Becher	Legal - Insurance	599-0006	12/31/2022	\$ 360.00	\$ 360.00	\$ -	
McGeady Becher	Legal - District Maps	599-0008	12/31/2022	\$ 24.00	\$ 24.00	\$ -	
McGeady Becher	Legal - Conflict of Interest	599-0019	12/31/2022	\$ 242.00	\$ 242.00	\$ -	
McGeady Becher	Legal - Arvada Litigation	599-0106	12/31/2022	\$ 1,960.00	\$ 1,960.00	\$ -	
McGeady Becher	Legal - Official Records Maintenance	599-0299	12/31/2022	\$ 25.00	\$ 25.00	\$ -	
McGeady Becher	Legal - Construction Contracts - General	599-0600	12/31/2022	\$ 157.50	\$ -	\$ 157.50	
McGeady Becher	Legal - Earthwork, Premier	599-0606	12/31/2022	\$ 140.00	\$ -	\$ 140.00	
McGeady Becher	Legal - Easements - General	599-0700	12/31/2022	\$ 105.00	\$ -	\$ 105.00	
McGeady Becher	Legal - Trailstone Facilities Acquisition	599-2127	12/31/2022	\$ 2,030.00	\$ -	\$ 2,030.00	
McGeady Becher	Legal - Candelas Commercial Covenants	599-4102	12/31/2022	\$ 490.00	\$ -	\$ 490.00	
McGeady Becher	Legal - Rules & Regulations	599-0003	1/31/2023	\$ 267.65	\$ 267.65	\$ -	
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	1/31/2023	\$ 5,198.98	\$ 5,198.98	\$ -	
McGeady Becher	Legal - Budgets	599-0005	1/31/2023	\$ 664.58	\$ 664.58	\$ -	
McGeady Becher	Legal - General Information Strmts/Transparency Notices	599-0007	1/31/2023	\$ 72.72	\$ 72.72	\$ -	
McGeady Becher	Legal - Conflict of Interest	599-0019	1/31/2023	\$ 184.68	\$ 184.68	\$ -	
McGeady Becher	Legal - Arvada Litigation	599-0106	1/31/2023	\$ 1,055.45	\$ 1,055.45	\$ -	
McGeady Becher	Legal - Official Records Maintenance	599-0299	1/31/2023	\$ 96.96	\$ 96.96	\$ -	
McGeady Becher	Legal - Alkire Lift Station IGA, Arvada	599-0600	1/31/2023	\$ 75.75	\$ -	\$ 75.75	
McGeady Becher	Legal - Sewer Easement, Consolidated Mutual	599-0713	1/31/2023	\$ 2,017.48	\$ -	\$ 2,017.48	
Papillon, LLC	District Management	1540	1/25/2023	\$ 35,151.65	\$ -	\$ 35,151.65	
SDMS	Expenses	JCMD1 - 00	1/31/2023	\$ 1.60	\$ 1.60	\$ -	
SDMS	Board Meetings	JCMD1 - 01	1/31/2023	\$ 832.00	\$ 832.00	\$ -	
SDMS	Management Matters	JCMD1 - 02	1/31/2023	\$ 128.00	\$ 128.00	\$ -	
SDMS	Records Management	JCMD1 - 03	1/31/2023	\$ 16.00	\$ 16.00	\$ -	
SDMS	Insurance Matters	JCMD1 - 05	1/31/2023	\$ 80.00	\$ 80.00	\$ -	
SDMS	District Organization Matters	JCMD1 - 06	1/31/2023	\$ 48.00	\$ 48.00	\$ -	
SDMS	Statutory Compliance Matters	JCMD1 - 07	1/31/2023	\$ 192.00	\$ 192.00	\$ -	
SDMS	Election Matters	JCMD1 - 08	1/31/2023	\$ 16.00	\$ 16.00	\$ -	
SDMS	Management-Budget Matters	JCMD1 - 11	1/31/2023	\$ 80.00	\$ 80.00	\$ -	
SDMS	Website Design/Maintenance	JCMD1 - 24	1/31/2023	\$ 43.20	\$ 43.20	\$ -	
Special District Association of Colorado	SDA Annual Membership	N/A	1/20/2023	\$ 510.01	\$ 510.01	\$ -	
SWAP, LLC	Storm Water Management	0543	1/31/2023	\$ 4,724.30	\$ 4,724.30	\$ -	
SWCA Environmental Consultants	Environmental Compliance	161009	2/3/2023	\$ 13,807.92	\$ -	\$ 13,807.92	
Wagner Construction, Inc.	Sanitary Interceptor	Pay Application #3	1/25/2023	\$ 126,553.02	\$ -	\$ 126,553.02	
Wagner Construction, Inc.	Candelas Indiana North Joyce Street and Indiana Widening	Pay Application #13	1/25/2023	\$ 157,308.03	\$ -	\$ 157,308.03	
Totals				\$ 517,583.79	\$ 54,984.77	\$ 462,599.02	

Notes:
1= Operating Costs paid by District

2= Capital Costs Paid by District

3 = Traffic Signal Funding - Per Section 5.b. of 2015 Restructuring Agreement \$985,000 to be funded by CMMMD. To date approximately \$926,337.29 has been paid by CMMMD. JCMD1 has requested a total of \$455,368.29 from CMMMD for qualifying signalization work to date.

4 = City of Arvada Surety - The City received \$100,000 surety from the District on September 4, 2018. This cash is not available to the District until it is collected.

CASH POSITION

SOURCES	Notes	General	Capital
First Bank		\$ -	\$ 5,835.30
CoBiz		\$ -	\$ -
ColoTrust		\$ 80,284.83	\$ 525,612.37
UMB 2015	Project Fund		\$ -
Candelas Medical Escrow Reimbursement Phase 1			\$ -
Candelas Medical Escrow Reimbursement Phase 2			\$ -
UMB 2017			\$ -
IGA W/ CMMMD	Traffic Signal Funding (Note 3)		\$ 58,662.71
Series 2020A-2 Project Fund			\$ -
Series 2020B Project Fund			\$ 29,675,353.70
Sub Total		\$ 80,284.83	\$ 30,265,464.08
USES			
Contract Commitments			
Current Payables		\$ 54,984.77	\$ 462,599.02
Construction	Contractors, District Portion		\$ 7,153,276.96
Construction	Contractors, Developer Portion		\$ 62,177.42
Consultants	Consulting Contracts		\$ 1,714,678.51
Sub Total		\$ 54,984.77	\$ 9,392,731.90
General Fund Total			
General Fund Surplus/Deficit		(\$87,338.00)	
BALANCE		\$ (62,037.94)	\$ 20,872,732.18

ADJUSTMENTS TO CASH POSITION

	Notes	General	Capital
Balance Before Adjustments		\$ (62,037.94)	\$ 20,872,732.18
Public Improvement Surety	City of Arvada (Note 4)		\$ -
ADJUSTED BALANCE		\$ (62,037.94)	\$ 20,872,732.18

GRAND TOTAL ADJUSTED BALANCE	\$ 20,810,694.24
PRIOR MONTH GRAND TOTAL	\$ 19,970,284.90
CHANGE	\$ 840,409.34

EXPLANATION OF CHANGE TO CASH POSITION SINCE PRIOR MONTH

Expense Category	January	February	Change
Current Payables			\$ 517,583.79
Less General Fund			\$ (54,984.77)
Subtotal			\$ 462,599.02
Commitments			
Attachment D			
Contractors, District Portion	\$ 7,470,749.55	\$ 7,153,276.96	\$ (317,472.59)
Contractors, Developer Portion	\$ 65,309.29	\$ 62,177.42	\$ (3,131.87)
Consulting Contracts	\$ 2,630,975.96	\$ 1,714,678.51	\$ (916,297.45)
Subtotal			\$ (1,236,901.91)
Net Increase/Decrease to Commitments Since Prior Month			\$ (774,302.89)
Interest Income			\$ (118,295.80)
Bank Charges			\$ 40.00
City of Arvada - Check #11164			\$ 3,100.00
AURA Funds - General Fund			\$ (93.00)
UMB Payment - Debt Fund			\$ -
City of Arvada Payments			\$ 1,381.43
IGA with CMMMD difference			\$ -
Xcel Payments			\$ 88.27
Facility Fees			\$ -
Xcel Energy Payment prior month			\$ -
General Fund Property taxes			\$ (2,764.12)
Change in General Fund Forecast			(\$4,548.00)
General Fund Payable			\$ 54,984.77
Total Adjustments for Reconciliation			\$ (840,409.34)
Out of Balance Amount			\$ (0.00)



Jefferson Center Metro District No. 1

District Expenditures Verification For February 2023



February 28, 2023

Jefferson Center Metropolitan District No. 1
Attn: Board of Directors
141 Union Blvd., Suite 150
Lakewood, CO 80228

DISTRICT ENGINEER'S VERIFICATION OF IMPROVEMENTS AND EXPENDITURES PAID BY JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

VERIFICATION FOR FEBRUARY 2023

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Jefferson Center Metropolitan District No. 1 (District) to provide verification of expenditures of the District related to District contracts associated with improvements and services (District Expenditures) for the Candelas Development located in the City of Arvada, Colorado (Project). Some of the District contracts have expenditures for both District-eligible and non-eligible improvements and services. This document summarizes the engineer's approach and findings for such expenditures.

ACTIVITIES CONDUCTED

To provide verification of District Expenditures, a review of the relevant District contracts, invoices and pay applications submitted to the District was performed. These were invoices and pay applications submitted to the District and run through the District invoice process. Invoices which are paid through General or Debt Fund categories were not reviewed but are shown as Operating and Maintenance Expenditures to reflect the grand total of District expenditures for the month. A Contract Summary is also provided, detailing contract amounts and balances through this period. Additionally, any invoices withheld from payment are also summarized.

SUMMARY AND RECOMMENDATION

After completing the activities identified, in our professional opinion, we have concluded the following:

1. At this time and based upon the information provided, we find **\$514,451.92** of the District Expenditures were appropriately classified as District Eligible Expenses.
2. At this time and based upon the information provided, we find **\$3,131.87** of the District Expenditures were appropriately classified as Non-Eligible Expenses.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent District Engineering Services, LLC

Brandon Collins, PE

Brandon Collins, PE
Attachments

Attachments

- A - District Expenditures Summary**
- B - District Expenditures Detail**
- C - Contract Summary**

Attachment A

Jefferson Center Metropolitan District No. 1
February 2023 Report for January 2023 Expenditures

Vendor	Description	Invoice Number	Invoice Date	Invoiced Amount	District Expenditures	Non Eligible Expenses
Baker Tilly US, LLP	Legal Services - City of Arvada Dispute	BT2290689	O&M	\$ 1,369.50	\$ 1,369.50	\$ -
Brownstein Hyatt Farber Schreck, LLP	Legal Services - City of Arvada Dispute	925000	O&M	\$ 21,339.64	\$ 21,339.64	\$ -
Brownstein Hyatt Farber Schreck, LLP	Legal Services - Warranty	925014	O&M	\$ 1,025.51	\$ 1,025.51	\$ -
City of Arvada	CORA request	2023-18-INV-2	O&M	\$ 3,100.00	\$ 3,100.00	\$ -
Colorado Community Media	Legal Notices	78433	O&M	\$ 63.24	\$ 63.24	\$ -
Environmental Design	Monthly Grounds Services	162350	O&M	\$ 2,630.92	\$ 2,630.92	\$ -
Environmental Design	Snow Removal	161875	O&M	\$ 440.00	\$ 440.00	\$ -
Environmental Design	Snow Removal	162923	O&M	\$ 330.00	\$ 330.00	\$ -
Harvey Economics	Legal Services - City Dispute	220251	O&M	\$ 3,713.75	\$ 3,713.75	\$ -
IDES LLC	District Engineering Management	08578	1/31/2023	\$ 52,064.58	\$ 52,064.58	\$ -
IDES LLC	District Engineering Management	08578	O&M	\$ 435.00	\$ 435.00	\$ -
Jefferson County Treasurer	Real Property Taxes	300205259	O&M	\$ 1.08	\$ 1.08	\$ -
Leo Landscape, LLC	Candelas Indiana North Landscape & Irrigation Improvements	Pay Application #4	12/25/2022	\$ 4,873.59	\$ 4,873.59	\$ -
Leo Landscape, LLC	Candelas Indiana North Landscape & Irrigation Improvements	Pay Application #5	1/25/2023	\$ 37,757.75	\$ 37,757.75	\$ -
Martin/Martin, Inc	Engineering	17.0725-00051	1/25/2023	\$ 3,930.00	\$ 3,930.00	\$ -
Martin/Martin, Inc	Engineering	18.0910-00025	1/24/2023	\$ 238.00	\$ 238.00	\$ -
Martin/Martin, Inc	Engineering	20.0287-00032	1/25/2023	\$ 1,286.25	\$ 1,286.25	\$ -
Martin/Martin, Inc	Engineering	21.0512-00016	1/25/2023	\$ 950.00	\$ 950.00	\$ -
Martin/Martin, Inc	Engineering	21.1508-00011	1/25/2023	\$ 830.00	\$ 830.00	\$ -
Martin/Martin, Inc	Engineering	21.1528-00010	1/25/2023	\$ 17,827.50	\$ 17,827.50	\$ -
Martin/Martin, Inc	Engineering	22.1555-00002	1/24/2023	\$ 5,005.00	\$ 5,005.00	\$ -
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	O&M	\$ 3,477.00	\$ 3,477.00	\$ -
McGeady Becher	Legal - Budgets	599-0005	O&M	\$ 236.00	\$ 236.00	\$ -
McGeady Becher	Legal - Insurance	599-0006	O&M	\$ 360.00	\$ 360.00	\$ -
McGeady Becher	Legal - District Maps	599-0008	O&M	\$ 24.00	\$ 24.00	\$ -
McGeady Becher	Legal - Conflict of Interest	599-0019	O&M	\$ 242.00	\$ 242.00	\$ -
McGeady Becher	Legal - Arvada Litigation	599-0106	O&M	\$ 1,960.00	\$ 1,960.00	\$ -
McGeady Becher	Legal - Official Records Maintenance	599-0299	O&M	\$ 25.00	\$ 25.00	\$ -
McGeady Becher	Legal - Construction Contracts - General	599-0600	12/31/2022	\$ 157.50	\$ 157.50	\$ -
McGeady Becher	Legal - Earthwork, Premier	599-0606	12/31/2022	\$ 140.00	\$ 140.00	\$ -
McGeady Becher	Legal - Easements - General	599-0700	12/31/2022	\$ 105.00	\$ 105.00	\$ -
McGeady Becher	Legal - Trailstone Facilities Acquisition	599-2127	12/31/2022	\$ 2,030.00	\$ 2,030.00	\$ -
McGeady Becher	Legal - Candelas Commercial Covenants	599-4102	12/31/2022	\$ 490.00	\$ 490.00	\$ -
McGeady Becher	Legal - Rules & Regulations	599-0003	O&M	\$ 267.65	\$ 267.65	\$ -
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	O&M	\$ 5,198.98	\$ 5,198.98	\$ -
McGeady Becher	Legal - Budgets	599-0005	O&M	\$ 664.58	\$ 664.58	\$ -
McGeady Becher	Legal - General Information Stmt/Transparency Notices	599-0007	O&M	\$ 72.72	\$ 72.72	\$ -
McGeady Becher	Legal - Conflict of Interest	599-0019	O&M	\$ 184.68	\$ 184.68	\$ -
McGeady Becher	Legal - Arvada Litigation	599-0106	O&M	\$ 1,055.45	\$ 1,055.45	\$ -
McGeady Becher	Legal - Official Records Maintenance	599-0299	O&M	\$ 96.96	\$ 96.96	\$ -
McGeady Becher	Legal - Alkire Lift Station IGA, Arvada	599-0600	1/31/2023	\$ 75.75	\$ 75.75	\$ -
McGeady Becher	Legal - Sewer Easement, Consolidated Mutual	599-0713	1/31/2023	\$ 2,017.48	\$ 2,017.48	\$ -
Papillon, LLC	District Management	1540	1/25/2023	\$ 35,151.65	\$ 35,151.65	\$ -
SDMS	Expenses	JCMD1 - 00	O&M	\$ 1.60	\$ 1.60	\$ -
SDMS	Board Meetings	JCMD1 - 01	O&M	\$ 832.00	\$ 832.00	\$ -
SDMS	Management Matters	JCMD1 - 02	O&M	\$ 128.00	\$ 128.00	\$ -
SDMS	Records Management	JCMD1 - 03	O&M	\$ 16.00	\$ 16.00	\$ -
SDMS	Insurance Matters	JCMD1 - 05	O&M	\$ 80.00	\$ 80.00	\$ -
SDMS	District Organization Matters	JCMD1 - 06	O&M	\$ 48.00	\$ 48.00	\$ -
SDMS	Statutory Compliance Matters	JCMD1 - 07	O&M	\$ 192.00	\$ 192.00	\$ -
SDMS	Election Matters	JCMD1 - 08	O&M	\$ 16.00	\$ 16.00	\$ -
SDMS	Management-Budget Matters	JCMD1 - 11	O&M	\$ 80.00	\$ 80.00	\$ -
SDMS	Website Design/Maintenance	JCMD1 - 24	O&M	\$ 43.20	\$ 43.20	\$ -
Special District Association of Colorado	SDA Annual Membership	N/A	O&M	\$ 510.01	\$ 510.01	\$ -
SWAP, LLC	Storm Water Management	0543	O&M	\$ 4,724.30	\$ 4,724.30	\$ -
SWCA Environmental Consultants	Environmental Compliance	161009	2/3/2023	\$ 13,807.92	\$ 13,807.92	\$ -
Wagner Construction, Inc.	Sanitary Interceptor	Pay Application #3	1/25/2023	\$ 126,553.02	\$ 126,553.02	\$ -
Wagner Construction, Inc.	Candelas Indiana North Joyce Street and Indiana Widening	Pay Application #13	1/25/2023	\$ 157,308.03	\$ 154,176.16	\$ 3,131.87
TOTALS				\$517,583.79	\$514,451.92	\$ 3,131.87

Note 1: Operating and Maintenance Expenditures are not reviewed or verified by IDES, but are included to show total District expenditure

Note 2: Legal expenses paid out of the Capital fund are not reviewed or verified by IDES, but are included to show total District expenditures for the month.

Note 3: Wagner Construction pay application included District and Developer amounts for Grading. District eligible amount for Grading was \$2,511.14 and Developer amount was \$3,131.87.

Summary of Previous Expenditures

Description	Invoiced Amount	District Portion	Developer Portion
January 2017	\$337,753.11	\$337,753.11	\$0.00
February-March 2017	\$116,080.01	\$116,080.01	\$0.00
April 2017	\$75,005.08	\$75,005.08	\$0.00
May 2017	\$57,781.98	\$57,781.98	\$0.00
June 2017	\$261,915.95	\$261,915.95	\$0.00
July 2017	\$266,824.36	\$266,824.36	\$0.00
August 2017	\$364,857.30	\$364,857.30	\$0.00
September 2017	\$340,314.01	\$340,314.01	\$0.00
October 2017	\$838,218.91	\$838,218.91	\$0.00
November 2017	\$888,004.91	\$888,004.91	\$0.00
December 2017	\$1,208,041.62	\$1,208,041.62	\$0.00
January 2018	\$760,267.53	\$760,267.53	\$0.00
February 2018	\$939,099.20	\$939,099.20	\$0.00
March 2018	\$694,085.71	\$694,085.71	\$0.00
April 2018	\$827,383.01	\$827,383.01	\$0.00
May 2018	\$382,771.64	\$382,771.64	\$0.00
June 2018	\$339,925.95	\$339,925.95	\$0.00
July 2018	\$856,161.45	\$529,086.02	\$327,075.43
August 2018	\$519,684.00	\$462,220.92	\$57,463.08
September 2018	\$389,595.70	\$327,889.63	\$61,706.07
October 2018	\$228,840.41	\$171,908.57	\$56,931.84
November 2018	\$749,718.53	\$708,861.25	\$40,857.28
December 2018 - January 2019	\$1,230,066.43	\$1,151,816.67	\$78,249.76
February 2019	\$278,928.38	\$266,096.45	\$12,831.93
March 2019	\$698,469.84	\$652,102.11	\$46,367.73
April 2019	\$803,521.05	\$756,683.29	\$46,837.76
May 2019	\$536,182.92	\$425,132.62	\$111,050.30
June 2019	\$771,189.76	\$768,047.76	\$3,142.00
July 2019	\$284,197.11	\$284,197.11	\$0.00
August 2019	\$469,632.07	\$469,632.07	\$0.00
September 2019	\$396,712.41	\$388,404.57	\$8,307.84
October 2019	\$273,917.13	\$269,494.88	\$4,422.25
November 2019	\$615,452.49	\$599,820.91	\$15,631.58
December 2019	\$682,556.83	\$542,504.05	\$140,052.78
January 2020	\$773,963.90	\$488,995.98	\$284,967.92
February 2020	\$1,167,673.53	\$798,368.25	\$369,305.28
March 2020	\$496,421.09	\$338,423.36	\$157,997.73
April 2020	\$202,212.02	\$162,345.74	\$39,866.28
May 2020	\$235,045.54	\$235,045.54	\$0.00
June 2020	\$369,447.64	\$364,032.64	\$5,415.00
July 2020	\$126,774.67	\$126,774.67	\$0.00
August 2020	\$990,507.47	\$990,507.47	\$0.00
September 2020	\$1,179,949.52	\$1,128,626.84	\$51,322.68
October 2020	\$797,278.71	\$797,278.71	\$0.00
November 2020	\$776,496.17	\$776,496.17	\$0.00
December 2020	\$942,278.42	\$915,988.76	\$26,289.66
January 2021	\$551,927.49	\$551,927.49	\$0.00
February 2021	\$317,086.29	\$317,086.29	\$0.00
March 2021	\$525,741.00	\$525,741.00	\$0.00
April 2021	\$200,792.43	\$200,792.43	\$0.00
May 2021	\$179,914.87	\$179,914.87	\$0.00
June 2021	\$271,788.88	\$271,788.88	\$0.00
July 2021	\$1,139,804.90	\$1,128,133.33	\$11,671.57
August 2021	\$131,274.85	\$131,274.85	\$0.00
September 2021	\$378,520.94	\$378,520.94	\$0.00
October 2021	\$249,917.37	\$249,917.37	\$0.00
November 2021	\$131,989.28	\$131,989.28	\$0.00
December 2021	\$4,412,190.17	\$4,412,190.17	\$0.00
January 2022	\$734,763.46	\$734,763.46	\$0.00
February 2022	\$653,761.70	\$653,761.70	\$0.00
March 2022	\$245,119.21	\$243,704.07	\$1,415.14
April 2022	\$1,487,997.38	\$946,502.04	\$541,495.34
May 2022	\$732,288.66	\$616,891.76	\$115,396.90
June 2022	\$1,323,839.00	\$1,298,515.12	\$25,323.88
July 2022	\$661,227.07	\$661,227.07	\$0.00
August 2022	\$2,083,444.71	\$1,835,795.65	\$247,649.06
September 2022	\$980,968.17	\$980,968.17	\$0.00
October 2022	\$723,594.50	\$723,594.50	\$0.00
November 2022	\$1,193,501.76	\$1,098,831.40	\$94,670.36
December 2022	\$1,503,116.56	\$1,500,981.20	\$2,135.36
January 2023	\$884,884.07	\$878,791.17	\$6,092.90
February 2023 (Current)	\$517,583.79	\$514,451.92	\$3,131.87
Total	\$48,758,243.98	\$45,763,169.42	\$2,995,074.56

Attachment B

Jefferson Center Metropolitan District No. 1
 February 2023 Report for January 2023 Expenditures
 By Category

Category	Description	District Expenditures	Non-Eligible Expenditures
Construction			
01	Mobilization	\$4,350.00	\$0.00
02	Insurance	\$0.00	\$0.00
03	Bonds	\$0.00	\$0.00
04	Bonds (Project Financing)	\$0.00	\$0.00
05	Fees/Permits	\$7,350.70	\$0.00
06	Grading	\$57,843.30	\$3,296.70
07	Box Culvert/Bridges	\$0.00	\$0.00
08	Erosion Control	\$2,624.00	\$0.00
09	Sanitary Sewer	\$68,163.00	\$0.00
10	Sanitary Sewer Services	\$0.00	\$0.00
11	Waterline	\$0.00	\$0.00
12	Waterline Services	\$0.00	\$0.00
13	Storm Sewer/Drainage	\$18,610.00	\$0.00
14	Concrete	\$0.00	\$0.00
15	Paving	\$0.00	\$0.00
16	Roadway Signage and Striping (not Monumentation)	\$0.00	\$0.00
17	Monumentation and Walls	\$0.00	\$0.00
18	Landscaping and Fencing	\$40,525.09	\$0.00
19	Construction-Offsites (SH72, Jefferson Beltway, etc.)	\$0.00	\$0.00
20	Transportation (Parking Lots, P&R, bus stop, etc.)	\$0.00	\$0.00
21	Dry Utility Service Infrastructure and Services	\$0.00	\$0.00
22	Dry Utility Substation (Power, Cell, Cable, etc.)	\$0.00	\$0.00
23	Traffic Lights/Signalization	\$138,413.40	\$0.00
24	Fire Protection/Fire Station	\$0.00	\$0.00
25	Mosquito Control	\$0.00	\$0.00
26	Parks & Rec	\$0.00	\$0.00
27	TV Relay and Translation	\$0.00	\$0.00
49	Retainage	-\$17,018.97	-\$164.83
Subtotal Construction		\$320,860.52	\$3,131.87
Consulting			
60	Legal Services	\$5,015.73	\$0.00
61	District Management	\$52,064.58	\$0.00
62	District Management (Papillon)	\$35,151.65	\$0.00
63	Planning/Engineering	\$30,066.75	\$0.00
64	Geotechnical/Testing	\$0.00	\$0.00
65	Survey	\$2,500.00	\$0.00
66	Stormwater Management	\$0.00	\$0.00
67	Misc. Professional Services	\$13,807.92	\$0.00
68	Fees/Permits	\$0.00	\$0.00
69	Professional-Offsites (SH72, Jefferson Beltway, etc.)	\$0.00	\$0.00
70	Real Estate and ROW Acquisitions	\$0.00	\$0.00
Subtotal Consulting		\$138,606.63	\$0.00
Operating and Maintenance Expenditures		\$54,984.77	\$0.00
Total		\$514,451.92	\$3,131.87

Attachment C

**Jefferson Center Metropolitan District No. 1
February 2023 Report for January 2023 Expenditures
Candelas Subdivisions Post-Bond Contract Summary**

Contractors (District Portion)

Contractor (Vendor Number)	Contract (District)	Change Orders (District)	Total Contract (District)	Amount Paid (District)	Remaining (District)
(11) Wyoco Erosion Control	\$264,104.75	\$0.00	\$264,104.75	\$243,786.51	\$20,318.24
(18) Premier Earthworks & Infrastructure (Subdivisons)					
Candelas Point	\$2,856,963.93	\$468,403.61	\$3,325,367.54	\$3,325,367.53	\$0.00
Candelas Medical	\$1,590,950.26	\$470,376.31	\$2,061,326.57	\$2,061,326.57	\$0.00
Kings North	\$796,908.07	\$47,080.79	\$843,988.86	\$843,988.85	\$0.00
(24) BrightView Landscape					
Candelas Point	\$312,133.53	\$2,986.00	\$315,119.53	\$315,119.53	\$0.00
Candelas Medical	\$115,399.33	\$8,216.00	\$123,615.33	\$123,615.33	\$0.00
Kings North	\$44,576.69	\$5,965.00	\$50,541.69	\$50,541.69	\$0.00
(28) Golden Triangle Construction (GTC)	\$152,906.00	\$28,226.00	\$181,132.00	\$172,075.40	\$9,056.60
(36) Kelley Trucking	\$1,241,330.73	\$321,271.53	\$1,562,602.26	\$1,562,602.26	\$0.00
(38) Hogan Action Services	\$28,600.00	\$0.00	\$28,600.00	\$28,600.00	\$0.00
(39) Hogan Works	\$23,279.55	\$16,493.75	\$39,773.30	\$32,142.67	\$7,630.63
(41) NRE Excavating - Candelas Medical Phase 2 Utilities	\$725,619.00	\$96,882.02	\$822,501.02	\$822,501.02	\$0.00
(43) KECI Colorado, Inc	\$236,938.00	\$22,436.80	\$259,374.80	\$259,374.80	\$0.00
(45) Miller Wall Company	\$1,077,183.00	\$1,226,258.65	\$2,303,441.65	\$2,303,441.65	\$0.00
(46) GH Phipps	\$575,050.00	-\$595.46	\$574,454.54	\$545,731.81	\$28,722.73
(47) Badger Daylighting Corp.	\$10,000.00	-\$2,830.00	\$7,170.00	\$7,170.00	\$0.00
(48) Legacy Traffic Management	\$10,150.00	-\$2,860.00	\$7,290.00	\$7,290.00	\$0.00
(49) Powell Restoration	\$22,906.56	\$36,040.75	\$58,947.31	\$50,307.15	\$8,640.16
(50) Standard Fence	\$35,875.00	\$2,165.00	\$38,040.00	\$38,040.00	\$0.00
(55) JBS Pipeline Contractors	\$775,376.50	\$153,079.92	\$928,456.42	\$928,456.42	\$0.00
(56) Hogan Action Services	\$0.00	\$5,800.00	\$5,800.00	\$5,800.00	\$0.00
(57) Miller Wall Company	\$0.00	\$29,993.00	\$29,993.00	\$29,993.00	\$0.00
(58) Rocosas Concrete - R&R	\$0.00	\$2,080.00	\$2,080.00	\$2,080.00	\$0.00
(59) Timco Blasting and Coatings	\$1,119,152.00	\$31,538.98	\$1,150,690.98	\$1,093,682.68	\$57,008.30
(60) Wagner Construction - Candelas Indiana North	\$5,123,050.76	\$281,764.09	\$5,404,814.85	\$4,209,064.82	\$1,195,750.03
(63) Rocosas Concrete - Candelas Pkwy Southern Sidewalk	\$678,393.00	\$0.00	\$678,393.00	\$0.00	\$678,393.00
(63) Leo Landscape	\$243,488.98	\$5,887.94	\$249,376.92	\$69,362.44	\$180,014.48
(65) Wagner Construction - Sanitary Interceptor	\$5,545,092.50	-\$1,105,517.77	\$4,439,574.73	\$1,433,568.25	\$3,006,006.48
(66) Wagner Construction - Highway 72 Widening	\$1,883,500.00	\$0.00	\$1,883,500.00	\$0.00	\$1,883,500.00
CCLLC - Coal Creek Overflow Easment	\$111,425.00	\$0.00	\$111,425.00	\$111,425.00	\$0.00
City of Arvada - Water Acquisition	\$1,135,700.00	\$0.00	\$1,135,700.00	\$1,135,700.00	\$0.00
City of Arvada - Coal Creek Tank	\$3,800,000.00	\$0.00	\$3,800,000.00	\$3,800,000.00	\$0.00
Cimarron Commercial, LLC	\$905,036.67	\$0.00	\$905,036.67	\$905,036.67	\$0.00
SEMA Final Acceptance Costs	\$78,236.30	\$0.00	\$78,236.30	\$0.00	\$78,236.30
Xcel Energy	\$1,652,685.87	\$0.00	\$1,652,685.87	\$1,652,685.87	\$0.00
Total Contracts (District Portion)	\$33,172,011.97	\$2,151,142.91	\$35,323,154.88	\$28,169,877.92	\$7,153,276.96
Previous Month's Total			\$35,317,266.94		
Increase or Decrease			\$5,887.94		

Contractors (Developer Portion)

Contractor (Vendor Number)	Contract (Developer)	CO's (Developer)	Total Contract (Developer)	Amount Paid (Developer)	Remaining (Developer)
(36) Kelley Trucking	\$778,638.14	\$247,815.45	\$1,026,453.59	\$1,026,453.59	\$0.00
(18) Premier Earthworks & Infrastructure (Subdivisons)					
Candelas Point	\$255,150.15	\$99,107.15	\$354,257.30	\$354,257.29	\$0.00
Candelas Medical	\$88,510.68	\$144,920.62	\$233,431.30	\$233,431.30	\$0.00
Kings North	\$171,536.09	\$0.00	\$171,536.09	\$171,536.08	\$0.00
(60) Wagner Construction	\$275,045.24	\$0.00	\$275,045.24	\$212,867.83	\$62,177.41
Xcel Energy	\$824,442.98	\$0.00	\$824,442.98	\$824,442.98	\$0.00
Total Contracts (Developer Portion)	\$2,393,323.27	\$491,843.22	\$2,885,166.49	\$2,822,989.07	\$62,177.42
Previous Month's Total			\$2,885,166.49		
Increase or Decrease			\$0.00		

Consultants

Consultant (Vendor Number)	TO #	Total Task Order Amount	Amount Paid	Remaining
SH72/SH93 Crossing Investigation	1	\$20,000.00	\$20,000.00	\$0.00
SH72/SH93 Crossing Investigation	2	\$10,000.00	\$10,000.00	\$0.00
SH72/SH93 Crossing Investigation	3	\$58,660.00	\$0.00	\$58,660.00
(52) 360 Rail Services	Total	\$88,660.00	\$30,000.00	\$58,660.00
CM MSE Wall Design	12	\$9,000.00	\$9,000.00	\$0.00
Candelas Medical Phase 2 Grading	13	\$23,379.00	\$23,379.00	\$0.00
Candelas Medical Phase 2 Retaining Walls	14	\$16,743.00	\$16,743.00	\$0.00
Candelas Medical Phase 2 Utilities	15	\$17,204.50	\$17,204.50	\$0.00
W 91st Subgrade Investigation & Pavement Design	16	\$4,950.00	\$4,950.00	\$0.00
Candelas Parkway Observation and Testing	17	\$1,344.00	\$1,344.00	\$0.00
Hwy 72, Joyce St, Indiana Widening	18	\$33,687.47	\$33,687.47	\$0.00
Candelas Meical F1, Ph 2 Roadway	19	\$9,887.00	\$9,217.00	\$670.00
North Indiana Lots 1-3 Geotech	20	\$5,000.00	\$5,000.00	\$0.00
Engineering Consultation of Western Pond Slope Failure	21	\$875.00	\$875.00	\$0.00
Hwy 72 / Hwy 93 Subgrade Investigation & Pavement Design	22	\$23,300.00	\$23,300.00	\$0.00
Hwy 72 Roadway & Box Culvert, Hwy 72 East of Hwy 92	23	\$9,083.00	\$9,083.00	\$0.00
Candelas Indiana North	24	\$83,475.00	\$43,145.00	\$40,330.00
Candelas Parkway & Hwy 72 Subgrade Investigation & Pavement Design	25	\$3,000.00	\$3,000.00	\$0.00
(02) CTL Thompson, Inc.	Total	\$240,927.97	\$199,927.97	\$41,000.00
On-Call Survey	2	\$83,000.00	\$79,867.32	\$3,132.68
SCL Landscape Design	5	\$19,000.00	\$17,328.70	\$1,671.30
Candelas Point Design	15	\$57,129.00	\$56,529.00	\$600.00
Joyce & Indiana Street Landscape	17	\$19,200.00	\$16,106.25	\$3,093.75
(04) Galloway & Company	Total	\$178,329.00	\$169,831.27	\$8,497.73
Subsurface Utility Engineering	01	\$14,300.00	\$14,300.00	\$0.00
SUE for SH72 over Denver Water's Boulder Canal	02	\$14,500.00	\$14,500.00	\$0.00
(53) Goodbee & Associates, LLC	Total	\$28,800.00	\$28,800.00	\$0.00
District Oversight	10	\$111,000.00	\$111,000.00	\$0.00
District Oversight	11	\$30,000.00	\$30,000.00	\$0.00
District Oversight	12	\$35,000.00	\$35,000.00	\$0.00
District Oversight	13	\$219,250.00	\$219,250.00	\$0.00
District Oversight	14	\$228,000.00	\$228,000.00	\$0.00
District Oversight	15	\$268,000.00	\$268,000.00	\$0.00
District Oversight	16	\$298,500.00	\$81,461.40	\$217,038.60
(05) IDES	Total	\$1,189,750.00	\$972,711.40	\$217,038.60
Candelas Point Traffic Signal Design	4	\$1,980.00	\$1,980.00	\$0.00
Traffic Impact Study	9	\$14,700.00	\$14,700.00	\$0.00
Traffic Impact Study	10	\$8,800.00	\$8,800.00	\$0.00
Traffic Compliant Letter	11	\$1,500.00	\$1,500.00	\$0.00
Taylor Morrison Traffic Impact Study	12	\$4,000.00	\$4,000.00	\$0.00
Candelas South Traffic Impact Study	13	\$8,200.00	\$8,200.00	\$0.00
Candelas 72-93 Traffic Impact Study	14	\$7,000.00	\$7,000.00	\$0.00
Candelas 72-93 Traffic Impact Study	15	\$4,200.00	\$4,200.00	\$0.00
CDOT Access Coordination Amendment	16	\$2,500.00	\$2,500.00	\$0.00
OCC Industrial - Candelas Parcel P6	17	\$3,500.00	\$0.00	\$3,500.00
(06) Kimley-Horn	Total	\$56,380.00	\$52,880.00	\$3,500.00
SCL Medical	2	\$281,034.00	\$278,307.60	\$2,726.40
SH93/SH72	3	\$319,090.33	\$318,908.16	\$182.17
Additional Legal Services	7	\$120,000.00	\$101,498.94	\$18,501.06
On-Call Survey	8	\$55,000.00	\$41,988.00	\$13,012.00
Jefferson Pkwy Coordination	9	\$43,000.00	\$38,805.75	\$4,194.25
Grading Analysis	10	\$58,870.46	\$58,880.46	-\$10.00
Big Dry Creek at Indiana	14	\$19,978.75	\$19,978.75	\$0.00
Layout of new ROW, Place White Lid for Panels at each Tee, etc.	16	\$2,968.84	\$2,968.84	\$0.00
Candelas/Indiana Intersection Modifications	19	\$13,700.00	\$13,700.00	\$0.00
Candelas Medical/Big Dry Creek Floodplan	20	\$7,890.00	\$7,890.00	\$0.00
Grading/Earthwork/Taylor Morrison Parcels	21	\$31,100.00	\$30,795.00	\$305.00
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Candelas Indiana Widening	23	\$114,900.00	\$114,669.33	\$230.67
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Candelas Sanitary Sewer Outfall	25	\$168,500.00	\$153,649.56	\$14,850.44
Hwy 72 Waterline Due Diligence	26	\$75,815.00	\$71,216.25	\$4,598.75
Candelas Consolidated Drainage Due Diligence	27	\$25,000.00	\$24,988.75	\$11.25
Candelas Parkway Sidewalk Design Plans	28	\$15,000.00	\$14,932.50	\$67.50
DU Coordination/Legal Description/Exhibits	29	\$30,000.00	\$23,270.00	\$6,730.00
Arvada Water & San Sewer Study Analysis	30	\$30,000.00	\$23,992.50	\$6,007.50
Candelas Parcel P1, P3, and P5	31	\$354,000.00	\$59,272.50	\$294,727.50
Welton Parcel Concept Grading	32	\$10,000.00	\$9,982.50	\$17.50
P6 Hwy 72 Widening	33	\$132,700.00	\$5,005.00	\$127,695.00
Parcels P2 & P4	34	\$176,500.00	\$4,591.25	\$171,908.75
(08) Martin/Martin	Total	\$3,256,347.38	\$2,511,866.91	\$744,480.47

Master Planning and Graphics		3	\$15,000.00	\$15,000.00	\$0.00
Candelas Streetscape		4	\$41,150.00	\$36,041.95	\$5,108.05
Master Planning and Graphics		5	\$1,910.31	\$1,910.31	\$0.00
(27) Norris Design		Total	\$58,060.31	\$52,952.26	\$5,108.05
Management		1-4	\$903,542.19	\$903,542.19	\$0.00
Management		5	\$377,000.00	\$377,000.00	\$0.00
Management		6	\$247,000.00	\$247,000.00	\$0.00
Management		7	\$413,000.00	\$93,229.75	\$319,770.25
(12) Papillon		Total	\$1,940,542.19	\$1,620,771.94	\$319,770.25
JCMD Sanitary Interceptor		1	\$14,450.00	\$14,450.00	\$0.00
Hwy 72 Percolation Testing		2	\$5,200.00	\$5,200.00	\$0.00
(64) Rocky Mountain Group		Total	\$19,650.00	\$19,650.00	\$0.00
On-Call Survey		1	\$5,000.00	\$380.00	\$4,620.00
(51) RM Meridian		Total	\$5,000.00	\$380.00	\$4,620.00
SH 72 - Candelas Sanitary Project		1	\$44,308.36	\$44,308.36	\$0.00
SH 72 - Candelas Roadway Project		2	\$37,861.50	\$37,861.50	\$0.00
SH 72 - Candelas Waterline, Parcel P3, Parcel P5		3	\$66,999.50	\$66,999.50	\$0.00
Highway 93 and Highway 72 Widening Project		4	\$36,569.50	\$36,569.50	\$0.00
(54) SurvWest		Total	\$185,738.86	\$185,738.86	\$0.00
Erosion Control Management - Candelas Point		1-2	\$45,500.00	\$45,500.00	\$0.00
Erosion Control Management - Kings North		1-2	\$7,000.00	\$7,000.00	\$0.00
Erosion Control Management - Candelas Medical		1-2	\$17,500.00	\$17,500.00	\$0.00
Storm Water Management		3	\$21,000.00	\$21,000.00	\$0.00
Storm Water Management		4	\$12,000.00	\$12,000.00	\$0.00
Storm Water Management		5	\$12,000.00	\$12,000.00	\$0.00
Storm Water Management		6	\$18,000.00	\$18,000.00	\$0.00
Storm Water Management		7	\$35,000.00	\$35,000.00	\$0.00
Storm Water Management		8	\$35,000.00	\$3,873.83	\$31,126.17
(10) SWAP		Total	\$203,000.00	\$171,873.83	\$31,126.17
Candelas Environmental Permitting		2	\$3,000.00	\$3,000.00	\$0.00
CLOMR Joyce Street Culvert Crossing		3	\$8,310.00	\$8,310.00	\$0.00
Joyce Street Culvert Crossing		4	\$4,200.00	\$1,914.02	\$2,285.98
SH72/SH93 Crossing Intersection Compliance		5	\$8,000.00	\$8,000.00	\$0.00
Highway 93 and Highway 72 North Environmental Support		6	\$55,600.00	\$25,772.74	\$29,827.26
(33) SWCA		Total	\$79,110.00	\$46,996.76	\$32,113.24
Materials Testing Services, SH72 Water Main		1	\$7,894.00	\$5,622.15	\$2,271.85
Materials Testing Services, Sanitary Interceptor		2	\$33,620.00	\$0.00	\$33,620.00
(62) TRIAX		Total	\$41,514.00	\$5,622.15	\$35,891.85
Sanitary Sewer Flow Update		1	\$29,700.00	\$29,102.60	\$597.40
(26) TST, Inc.		Total	\$29,700.00	\$29,102.60	\$597.40
City of Arvada - Alkire Lift Station			\$1,412,274.75	\$1,200,000.00	\$212,274.75
Total of All Agreements			\$9,013,784.46	\$7,299,105.95	\$1,714,678.51
Previous Month's Total			\$9,793,831.71		
Increase or Decrease			-\$780,047.25		

Combined Totals

	Total Contract	Amount Paid	Total Remaining
Contractor Contracts and Change Orders	\$38,208,321.37	\$30,992,867.00	\$7,215,454.37
Consultant Agreements, Task/Work Orders	\$9,013,784.46	\$7,299,105.95	\$1,714,678.51
TOTAL	\$47,222,105.83	\$38,291,972.95	\$8,930,132.88

Attachment C

Jefferson Center Metropolitan District No. 1
 February 2023 Report for January 2023 Expenditures
 Candelas Subdivisions Post-Bond Contract Summary

Contractors (District Portion)

Contractor (Vendor Number)	Contract (District)	Change Orders (District)	Total Contract (District)	Amount Paid (District)	Remaining (District)
(11) Wyoco Erosion Control	\$264,104.75	\$0.00	\$264,104.75	\$243,786.51	\$20,318.24
(18) Premier Earthworks & Infrastructure (Subdivisons)					
Candelas Point	\$2,856,963.93	\$468,403.61	\$3,325,367.54	\$3,325,367.53	\$0.00
Candelas Medical	\$1,590,950.26	\$470,376.31	\$2,061,326.57	\$2,061,326.57	\$0.00
Kings North	\$796,908.07	\$47,080.79	\$843,988.86	\$843,988.85	\$0.00
(24) BrightView Landscape					
Candelas Point	\$312,133.53	\$2,986.00	\$315,119.53	\$315,119.53	\$0.00
Candelas Medical	\$115,399.33	\$8,216.00	\$123,615.33	\$123,615.33	\$0.00
Kings North	\$44,576.69	\$5,965.00	\$50,541.69	\$50,541.69	\$0.00
(28) Golden Triangle Construction (GTC)	\$152,906.00	\$28,226.00	\$181,132.00	\$172,075.40	\$9,056.60
(36) Kelley Trucking	\$1,241,330.73	\$321,271.53	\$1,562,602.26	\$1,562,602.26	\$0.00
(38) Hogan Action Services	\$28,600.00	\$0.00	\$28,600.00	\$28,600.00	\$0.00
(39) Hogan Works	\$23,279.55	\$16,493.75	\$39,773.30	\$32,142.67	\$7,630.63
(41) NRE Excavating - Candelas Medical Phase 2 Utilities	\$725,619.00	\$96,882.02	\$822,501.02	\$822,501.02	\$0.00
(43) KECI Colorado, Inc	\$236,938.00	\$22,436.80	\$259,374.80	\$259,374.80	\$0.00
(45) Miller Wall Company	\$1,077,183.00	\$1,226,258.65	\$2,303,441.65	\$2,303,441.65	\$0.00
(46) GH Phipps	\$575,050.00	-\$595.46	\$574,454.54	\$545,731.81	\$28,722.73
(47) Badger Daylighting Corp.	\$10,000.00	-\$2,830.00	\$7,170.00	\$7,170.00	\$0.00
(48) Legacy Traffic Management	\$10,150.00	-\$2,860.00	\$7,290.00	\$7,290.00	\$0.00
(49) Powell Restoration	\$22,906.56	\$36,040.75	\$58,947.31	\$50,307.15	\$8,640.16
(50) Standard Fence	\$35,875.00	\$2,165.00	\$38,040.00	\$38,040.00	\$0.00
(55) JBS Pipeline Contractors	\$775,376.50	\$153,079.92	\$928,456.42	\$928,456.42	\$0.00
(56) Hogan Action Services	\$0.00	\$5,800.00	\$5,800.00	\$5,800.00	\$0.00
(57) Miller Wall Company	\$0.00	\$29,993.00	\$29,993.00	\$29,993.00	\$0.00
(58) Rocosas Concrete - R&R	\$0.00	\$2,080.00	\$2,080.00	\$2,080.00	\$0.00
(59) Timco Blasting and Coatings	\$1,119,152.00	\$31,538.98	\$1,150,690.98	\$1,093,682.68	\$57,008.30
(60) Wagner Construction - Candelas Indiana North	\$5,123,050.76	\$281,764.09	\$5,404,814.85	\$4,209,064.82	\$1,195,750.03
(63) Rocosas Concrete - Candelas Pkwy Southern Sidewalk	\$678,393.00	\$0.00	\$678,393.00	\$0.00	\$678,393.00
(63) Leo Landscape	\$243,488.98	\$5,887.94	\$249,376.92	\$69,362.44	\$180,014.48
(65) Wagner Construction - Sanitary Interceptor	\$5,545,092.50	-\$1,105,517.77	\$4,439,574.73	\$1,433,568.25	\$3,006,006.48
(66) Wagner Construction - Highway 72 Widening	\$1,883,500.00	\$0.00	\$1,883,500.00	\$0.00	\$1,883,500.00
CCLLC - Coal Creek Overflow Easment	\$111,425.00	\$0.00	\$111,425.00	\$111,425.00	\$0.00
City of Arvada - Water Acquisition	\$1,135,700.00	\$0.00	\$1,135,700.00	\$1,135,700.00	\$0.00
City of Arvada - Coal Creek Tank	\$3,800,000.00	\$0.00	\$3,800,000.00	\$3,800,000.00	\$0.00
Cimarron Commercial, LLC	\$905,036.67	\$0.00	\$905,036.67	\$905,036.67	\$0.00
SEMA Final Acceptance Costs	\$78,236.30	\$0.00	\$78,236.30	\$0.00	\$78,236.30
Xcel Energy	\$1,652,685.87	\$0.00	\$1,652,685.87	\$1,652,685.87	\$0.00
Total Contracts (District Portion)	\$33,172,011.97	\$2,151,142.91	\$35,323,154.88	\$28,169,877.92	\$7,153,276.96
Previous Month's Total			\$35,317,266.94		
Increase or Decrease			\$5,887.94		

Contractors (Developer Portion)

Contractor (Vendor Number)	Contract (Developer)	CO's (Developer)	Total Contract (Developer)	Amount Paid (Developer)	Remaining (Developer)
(36) Kelley Trucking	\$778,638.14	\$247,815.45	\$1,026,453.59	\$1,026,453.59	\$0.00
(18) Premier Earthworks & Infrastructure (Subdivisons)					
Candelas Point	\$255,150.15	\$99,107.15	\$354,257.30	\$354,257.29	\$0.00
Candelas Medical	\$88,510.68	\$144,920.62	\$233,431.30	\$233,431.30	\$0.00
Kings North	\$171,536.09	\$0.00	\$171,536.09	\$171,536.08	\$0.00
(60) Wagner Construction	\$275,045.24	\$0.00	\$275,045.24	\$212,867.83	\$62,177.41
Xcel Energy	\$824,442.98	\$0.00	\$824,442.98	\$824,442.98	\$0.00
Total Contracts (Developer Portion)	\$2,393,323.27	\$491,843.22	\$2,885,166.49	\$2,822,989.07	\$62,177.42
Previous Month's Total			\$2,885,166.49		
Increase or Decrease			\$0.00		

Consultants

Consultant (Vendor Number)	TO #	Total Task Order Amount	Amount Paid	Remaining
SH72/SH93 Crossing Investigation	1	\$20,000.00	\$20,000.00	\$0.00
SH72/SH93 Crossing Investigation	2	\$10,000.00	\$10,000.00	\$0.00
SH72/SH93 Crossing Investigation	3	\$58,660.00	\$0.00	\$58,660.00
(52) 360 Rail Services	Total	\$88,660.00	\$30,000.00	\$58,660.00
CM MSE Wall Design	12	\$9,000.00	\$9,000.00	\$0.00
Candelas Medical Phase 2 Grading	13	\$23,379.00	\$23,379.00	\$0.00
Candelas Medical Phase 2 Retaining Walls	14	\$16,743.00	\$16,743.00	\$0.00
Candelas Medical Phase 2 Utilities	15	\$17,204.50	\$17,204.50	\$0.00
W 91st Subgrade Investigation & Pavement Design	16	\$4,950.00	\$4,950.00	\$0.00
Candelas Parkway Observation and Testing	17	\$1,344.00	\$1,344.00	\$0.00
Hwy 72, Joyce St, Indiana Widening	18	\$33,687.47	\$33,687.47	\$0.00
Candelas Meical F1, Ph 2 Roadway	19	\$9,887.00	\$9,217.00	\$670.00
North Indiana Lots 1-3 Geotech	20	\$5,000.00	\$5,000.00	\$0.00
Engineering Consultation of Western Pond Slope Failure	21	\$875.00	\$875.00	\$0.00
Hwy 72 / Hwy 93 Subgrade Investigation & Pavement Design	22	\$23,300.00	\$23,300.00	\$0.00
Hwy 72 Roadway & Box Culvert, Hwy 72 East of Hwy 92	23	\$9,083.00	\$9,083.00	\$0.00
Candelas Indiana North	24	\$83,475.00	\$43,145.00	\$40,330.00
Candelas Parkway & Hwy 72 Subgrade Investigation & Pavement Design	25	\$3,000.00	\$3,000.00	\$0.00
(02) CTL Thompson, Inc.	Total	\$240,927.97	\$199,927.97	\$41,000.00
On-Call Survey	2	\$83,000.00	\$79,867.32	\$3,132.68
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SUE for SH72 over Denver Water's Boulder Canal	02	\$14,500.00	\$14,500.00	\$0.00
(53) Goodbee & Associates, LLC	Total	\$28,800.00	\$28,800.00	\$0.00
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Candelas/Indiana Intersection Modifications	19	\$13,700.00	\$13,700.00	\$0.00
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Candelas Consolidated Drainage Due Diligence	27	\$25,000.00	\$24,988.75	\$11.25
Candelas Parkway Sidewalk Design Plans	28	\$15,000.00	\$14,932.50	\$67.50
DU Coordination/Legal Description/Exhibits	29	\$30,000.00	\$23,270.00	\$6,730.00
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Welton Parcel Concept Grading	32	\$10,000.00	\$9,982.50	\$17.50
P6 Hwy 72 Widening	33	\$132,700.00	\$5,005.00	\$127,695.00
Parcels P2 & P4	34	\$176,500.00	\$4,591.25	\$171,908.75
(08) Martin/Martin	Total	\$3,256,347.38	\$2,511,866.91	\$744,480.47

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Candelas Streetscape		4	\$41,150.00	\$36,041.95	\$5,108.05
Master Planning and Graphics		5	\$1,910.31	\$1,910.31	\$0.00
(27) Norris Design		Total	\$58,060.31	\$52,952.26	\$5,108.05
Management		1-4	\$903,542.19	\$903,542.19	\$0.00
Management		5	\$377,000.00	\$377,000.00	\$0.00
Management		6	\$247,000.00	\$247,000.00	\$0.00
Management		7	\$413,000.00	\$93,229.75	\$319,770.25
(12) Papillon		Total	\$1,940,542.19	\$1,620,771.94	\$319,770.25
JCMD Sanitary Interceptor		1	\$14,450.00	\$14,450.00	\$0.00
Hwy 72 Percolation Testing		2	\$5,200.00	\$5,200.00	\$0.00
(64) Rocky Mountain Group		Total	\$19,650.00	\$19,650.00	\$0.00
On-Call Survey		1	\$5,000.00	\$380.00	\$4,620.00
(51) RM Meridian		Total	\$5,000.00	\$380.00	\$4,620.00
SH 72 - Candelas Sanitary Project		1	\$44,308.36	\$44,308.36	\$0.00
SH 72 - Candelas Roadway Project		2	\$37,861.50	\$37,861.50	\$0.00
SH 72 - Candelas Waterline, Parcel P3, Parcel P5		3	\$66,999.50	\$66,999.50	\$0.00
Highway 93 and Highway 72 Widening Project		4	\$36,569.50	\$36,569.50	\$0.00
(54) SurvWest		Total	\$185,738.86	\$185,738.86	\$0.00
Erosion Control Management - Candelas Point		1-2	\$45,500.00	\$45,500.00	\$0.00
Erosion Control Management - Kings North		1-2	\$7,000.00	\$7,000.00	\$0.00
Erosion Control Management - Candelas Medical		1-2	\$17,500.00	\$17,500.00	\$0.00
Storm Water Management		3	\$21,000.00	\$21,000.00	\$0.00
Storm Water Management		4	\$12,000.00	\$12,000.00	\$0.00
Storm Water Management		5	\$12,000.00	\$12,000.00	\$0.00
Storm Water Management		6	\$18,000.00	\$18,000.00	\$0.00
Storm Water Management		7	\$35,000.00	\$35,000.00	\$0.00
Storm Water Management		8	\$35,000.00	\$3,873.83	\$31,126.17
(10) SWAP		Total	\$203,000.00	\$171,873.83	\$31,126.17
Candelas Environmental Permitting		2	\$3,000.00	\$3,000.00	\$0.00
CLOMR Joyce Street Culvert Crossing		3	\$8,310.00	\$8,310.00	\$0.00
Joyce Street Culvert Crossing		4	\$4,200.00	\$1,914.02	\$2,285.98
SH72/SH93 Crossing Intersection Compliance		5	\$8,000.00	\$8,000.00	\$0.00
Highway 93 and Highway 72 North Environmental Support		6	\$55,600.00	\$25,772.74	\$29,827.26
(33) SWCA		Total	\$79,110.00	\$46,996.76	\$32,113.24
Materials Testing Services, SH72 Water Main		1	\$7,894.00	\$5,622.15	\$2,271.85
Materials Testing Services, Sanitary Interceptor		2	\$33,620.00	\$0.00	\$33,620.00
(62) TRIAX		Total	\$41,514.00	\$5,622.15	\$35,891.85
Sanitary Sewer Flow Update		1	\$29,700.00	\$29,102.60	\$597.40
(26) TST, Inc.		Total	\$29,700.00	\$29,102.60	\$597.40
City of Arvada - Alkire Lift Station			\$1,412,274.75	\$1,200,000.00	\$212,274.75
Total of All Agreements			\$9,013,784.46	\$7,299,105.95	\$1,714,678.51
Previous Month's Total			\$9,793,831.71		
Increase or Decrease			-\$780,047.25		

Combined Totals

		Total Contract	Amount Paid	Total Remaining
Contractor Contracts and Change Orders		\$38,208,321.37	\$30,992,867.00	\$7,215,454.37
Consultant Agreements, Task/Work Orders		\$9,013,784.46	\$7,299,105.95	\$1,714,678.51
TOTAL		\$47,222,105.83	\$38,291,972.95	\$8,930,132.88

CONDENSED SOURCES & USES
As of 2/17/23

Project Water	
Sources	Acre Feet
Pre - 12/2/19	1,869.24
2020 Exercised Options	92.47
Options to Exercise	-
Total Sources	1,961.71

Pre - December 2, 2019 Summary												
SOURCES		RESIDENTIAL USES						COMMERCIAL USES				BALANCE
Existing Agreements	Beginning Balance	MSMD	CPMD		ARP	Total Residential	Unallocated	Beginning	Allocations	CCLLC	Total Commercial	Unallocated
Totals	1869.24	200.00	36.00		1,039.01	1,275.01	-	594.23	54.50	363.05	417.55	176.68

Reconciliation to Post 12/2/19 - JCMD2

Reconciliation to Post 12/2/19 - CCLLC

Ending Balance 12/2/19	176.68
Less Restricted Beginning Commercial	<u>(150.00)</u>
Unrestricted Available	<u>26.68</u>
Plus Options Exercised	85.05
Plus Options Exercised	<u>7.42</u>
Net Unrestricted Available	<u>119.15</u>

CCLLC Held Balance	363.05
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Post - 12/2/2019 Allocations																							
SOURCES		RESIDENTIAL USES						COMMERCIAL USES													BALANCE		
Sources	Unrestricted Including CCLLC	Whisper Village	Taylor Morrison	Rangewater	Allocated	Unrestricted Available	IGA Restricted Balance	Kentro Retail 1	Kentro Retail 2	SCL - Candelas Medical	Whisper Village	Arvada Fire	Freedom Street Restaurant	Z&N Retail	Rangewater Clubhouse	Rangewater Rec Center	Brakes Plus	Taco Bell	Total Commercial	Not Allocated	Combined Allocations	CCLLC Available	Restricted Commercial Available
Allocations JCMD2	119.15	33.00	86.15	-	119.15	-	150.00	2.50	2.50	2.50	11.75	2.50	2.50	2.50	2.50	2.50	0.75	2.50	35.00	115.00	154.15	-	115.00
Allocations CCLLC	363.05	-	226.85	113.70	340.55	22.50	-	-	-	-	-	-	-	-					-	-	340.55	22.50	-

COMMERCIAL WATER ALLOCATION COMMITMENTS
As of 2/17/23

User	Final Tap Size	Final Allocation	Final Letter Date	Preliminary Tap Size	Preliminary Allocation	Preliminary Letter Date	Available Balance (AF)
Pre-12/2/19 Allocations							
Final Allocations							594.23
Yenter	1.00	1.25					592.98
Plains End	2.00	4.00					588.98
Candelas Parkway Irrigation	1.00	1.25					587.73
King Soopers	2.00	4.00	3/20/2019				583.73
King Soopers Gas Station	0.75	0.75	3/20/2019				582.98
King Soopers Retail Center	2.00	4.00	3/20/2019				578.98
Sautter Arvada School	1.00	1.25	3/20/2019				577.73
7-11	1.00	1.25	3/20/2019				576.48
Starbucks	1.00	1.25	3/20/2019				575.23
Three Creeks Elementary	3.00	7.50	3/20/2019				567.73
Whisper Creek Station - Arvada PD	1.00	1.25	3/20/2019				566.48
Candelas Point Retail (Block 1, Lot 3)	1.50	2.50	3/29/2019				563.98
Candelas Point Retail (Block 1, Lot 4)	1.50	2.50	3/29/2019				561.48
Chase Bank	1.00	1.25	4/5/2019				560.23
First Bank	1.00	1.25	7/30/2019				558.98
Wendy's	1.00	1.25	7/30/2019				557.73
Wild Grass Lot 3 (Bldg. A)				1.50	2.50	4/11/2019	555.23
Wild Grass Lot 3 (Bldg. B)				1.50	2.50	4/11/2019	552.73
Wild Grass Lot 3 (Bldg. C)				2.00	4.00	4/11/2019	548.73
Wild Grass Lot 3 (Bldg. D)				2.00	4.00	4/11/2019	544.73
Indiana Plaza				1.00	1.25	4/19/2019	543.48
Primrose School	1.50	2.50	9/18/2019				540.98
Les Schwab				1.00	1.25	8/16/2019	539.73
Total		<u>36.50</u>			<u>15.50</u>		
Initial Allocation Not Included							
Cimarron Commercial LLC					363.05		176.68
Post-12/2/19 Allocations							
Beginning Balance							150.00
Kentro Retail 1				1.50	2.50	10/7/2019	147.50
Kentro Retail 2				1.50	2.50	10/7/2019	145.00
Candelas Medical - SCL	1.50	2.50	1/13/2021				142.50
Whisper Village Commercial (TBD)				N/A	11.75	2/6/2020	130.75
Arvada Fire	1.50	2.50	3/19/2021				128.25
Freedom Street Restaurant	1.50	2.50	7/1/2021				125.75
Z&N Retail	1.50	2.50	2/12/2022				123.25
Rangewater Club House				1.50	2.50	6/22/2022	120.75
Rangewater Rec Center				1.50	2.50	6/22/2022	118.25
Brakes Plus				0.75	0.75	6/22/2022	117.50
Taco Bell				1.50	2.50	6/22/2022	115.00
Total							<u>25.00</u>
Total Acre Feet Remaining Unallocated							115.00

Tap Size	AF	Ratio
0.625	0.50	1.0
0.750	0.75	1.5
1.000	1.25	2.5
1.500	2.50	5.0
2.000	4.00	8.0
3.000	7.50	15.0
4.000	12.50	25.0
6.000	25.00	50.0

RESIDENTIAL WATER ALLOCATION COMMITMENTS
As of 2/17/23

User	Acre Feet	Available Balance (AF)
Pre-12/2/19		
		1275.01
Canyon Pines	36.00	1239.01
Mountain Shadows	200.00	1039.01
Arvada Residential Partners	<u>1039.01</u>	0.00
Total	<u><u>1275.01</u></u>	
Post-12/2/19		
		482.20
Whisper Village	33.00	449.20
Taylor Morrison	308.00	141.20
Taylor Morrison	3.00	138.20
Rangewater	113.70	24.50
Taylor Morrison	<u>2.00</u>	22.50
Total	<u><u>459.70</u></u>	