

# 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	2027/May 2027
Jeff L. Nading	Treasurer	2025/May 2025
Charles Church McKay	Assistant Secretary	2027/May 2027
Steve Nading	Assistant Secretary	2025/May 2025
Brandon Dooling	Assistant Secretary	2027/May 2027
David Solin	Secretary	

DATE July 25, 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.

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

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C. Review and approve Minutes of the June 27, 2023 Regular Meeting (enclosure).

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### 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.1 to the Contract between the District and ABC Asphalt Inc., for Permit Fee Reimbursement, in the amount of \$399.50.
  - Ratify approval of Task Order No. 28 to the Contract between the District and CTL/Thompson, Inc., for Hwy 72 & Hwy 93 Subgrade Investigation & Pavement Design, in the amount of \$2,502.00.
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IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending July 25, 2023, in the amount of \$861,473.14 (enclosure).
  - B. Review and accept cash position statement as of July 17, 2023 (enclosures).
  - C. Review forecast of General Fund Revenues and Expenditures (enclosure).
  - D. Review Expense Tracking Report (enclosure) and consider approval of District Expenditures Verification Report (enclosures).
  - E. Discuss future operation and maintenance obligations and related budget matters.
  - F. Discuss status of 2022 Audit and consider approval of request to the State Auditor for extension of time to file the 2022 Audit.
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V. MANAGEMENT MATTERS

- A. Discuss status of Water Allocations and Facilities Fees Collections.
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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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- B. Discuss potential Intergovernmental Agreement between the District and the City of Arvada relative to funding the design and construction of the Purple Line from Highway 72 to Candelas Parkway along Indiana Street.
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VII. CONSTRUCTION MATTERS

- A. Review Construction Status Report (to be distributed).
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1. Consider approval of contracts, task orders, work orders and change orders.
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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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VIII. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 19 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 19”), and accept certified costs, if available.
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1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No. 19, 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.
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2. Discuss Taylor Morrison Request for Reimbursement of Certain Costs Related to Offsite Sanitary Sewer Improvements.
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IX. OTHER BUSINESS

A. \_\_\_\_\_

- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 22, 2023.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD JUNE 27, 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, June 27, 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  
Steve Nading  
Brandon Dooling

#### Also In Attendance Were:

David Solin; Special District Management Services, Inc.

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

Joy Tatton; Simmons & Wheeler, P.C.

Wes Back and Elesha Carbaugh-Gonzales; Independent District Engineering Services, LLC ("IDES")

#### ADMINISTRATIVE MATTERS

**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. Solin 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.

**Agenda:** Mr. Solin distributed, for the Board's review and approval, an agenda for the District's Regular Meeting.

## RECORD OF PROCEEDINGS

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

**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.

**Minutes:** The Board reviewed the minutes of the May 23, 2023 Regular Meeting.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote, unanimously carried, the minutes of the May 23, 2023 Regular Meeting were approved, as presented.

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**PUBLIC  
COMMENT**

There were no public comments.

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**CONSENT  
AGENDA**

The Board considered the following actions:

- Ratify approval of Contract between the District and Encompass Services, LLC, for Subsurface Utility Engineering.
- Ratify approval of Change Order No.1 to the Contract between the District and RCD Construction Inc., for Contract Closeout, for a reduction in the contract amount of \$<14,269.38>.
- Ratify approval of Change Order No.7 to the Contract between the District and Wagner Construction Inc., for Storm Culvert Design Change, in the amount of \$57,382.45.
- Ratify approval of Task Order No. 27 to the Contract between the District and CTL/Thompson, Inc., for Hwy. 72 Widening, Candelas Commercial, Parcel 6, in the amount of \$11,500.00.
- Ratify approval of Task Order No.1 to the Contract between the District and Encompass Services, LLC, for Subsurface Utility Engineering for SH72, in the amount of \$74,152.73.
- Ratify approval of Task Order No.18 to the Contract between the District and Galloway & Company, Inc., for Hwy. 72 & Hwy. 93 P2 & P4 Landscape, in the amount of \$10,500.00.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director J. Nading, seconded by Director Dooling 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 reviewed and considered approval of the payment of claims through the period ending June 27, 2023, in the amount of \$416,902.00.

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

**Schedule of Cash Position:** Ms. Tatton reviewed with the Board the schedule of cash position as of June 19, 2023.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the schedule of cash position as of June 19, 2023.

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

**Expense Tracking Report and District Expenditures Verification Report prepared by Independent District Engineering Services, LLC (“IDES”):** Ms. Carbaugh-Gonzales reviewed with the Board the Expense Tracking Report and IDES’ report entitled “District Expenditures Verification for May 2023,” which summarizes IDES’ review and verification of the expenditures of the District for May 2023 related to certain District construction contracts. The Verification Report identified \$416,902.00 of District Eligible Expenses and \$-0- 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 \$416,902.00.

**Future Operation and Maintenance Obligations and Related Budget Matters:** There was no update.

## RECORD OF PROCEEDINGS

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**2022 Audit:** Ms. Tatton reported to the Board that the District will request an extension of time to file the 2022 Audit.

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### **MANAGEMENT MATTERS**

**Water Allocations and Facilities Fees Collections:** Mr. Solin discussed the water allocations with the Board.

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### **LEGAL MATTERS**

**City of Arvada's System Development Charges:**

*Report Regarding City of Arvada's System Development Charges:* Attorney Murphy provided an update.

**Water Main Line from Highway 72 along Indiana St. to Candelas Pkwy. (the "Purple Line"):** Attorney Murphy and Director J. Nading discussed with the Board a potential Intergovernmental Agreement between the District and the City of Arvada relating to the design and construction of the Purple Line.

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### **CONSTRUCTION MATTERS**

**Construction Status Report:** Mr. Back presented to the Board the Construction Status Report.

*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.1 to the Contract between the District and ABC Asphalt Inc., for Permit Fee Reimbursement, in the amount of \$399.50.
- Consider approval of Task Order No. 28 to the Contract between the District and CTL/Thompson, Inc., for Hwy 72 & Hwy 93 Subgrade Investigation & Pavement Design, in the amount of \$2,502.00.

Following discussion, upon motion duly made by Director J. Nading, seconded by Director Bradbury and, upon vote unanimously 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:* Mr. Back informed the Board that the District hired another consultant to complete the warranty work, and that the City of Arvada has accepted the work.

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## RECORD OF PROCEEDINGS

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### CAPITAL IMPROVEMENTS

District Engineer's Cost Certification Report No. 19, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No.1 Public Improvements: There was no Report available.

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: The Board deferred action.

Taylor Morrison of Colorado, Inc. ("Taylor Morrison") Request for Reimbursement of Certain Costs Related to Offsite Sanitary Sewer Improvements: The Board deferred action.

### 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 Bradbury, seconded by Director S. Nading and, upon vote, unanimously carried, the meeting was adjourned at 10:26 am.

Respectfully submitted,

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

Vendor	Invoice #	Date	Amount in USD	Expense Account	Account Number	Department
360 Rail Services, LLC	21024-15	6/9/2023	3,788.07	Capital Outlay	7500	3
Baker Tilly US, LLP	BT2468854	6/27/2023	1,233.50	Legal	6750	3
Brownstein Hyatt Farber Schreck, LL	945313	7/12/2023	11,410.93	Legal	6750	3
Brownstein Hyatt Farber Schreck, LL	945330	7/12/2023	111.73	Legal	6750	3
CTL Thompson	662687	4/30/2023	2,502.00	Engineering	7840	3
Environmental Designs	168099	7/1/2023	2,867.02	Landscape Maintenance	7100	1
Golden Triangle Construction Inc	Application #2	5/31/2023	(3,899.01)	Retainage Payable	3311	3
Golden Triangle Construction Inc	Application #2	5/31/2023	77,980.30	Capital Outlay	7500	3
Independent District Engineering Services	8585	6/30/2023	40,225.38	Project management	7800	3
Kimley Horn	24128123	3/31/2023	1,500.00	Engineering	7840	3
Leo Landscape, LLC	9	6/25/2023	(1,362.58)	Retainage Payable	3311	3
Leo Landscape, LLC	9	6/25/2023	27,251.51	Capital Outlay	7500	3
Martin Martin Inc	18.0910,20.0287,21.0512,21.1508,21.1528,22.1555,22.1574	6/15/2023	88,092.61	Engineering	7840	3
Papillon LLC	1579	7/11/2023	35,275.75	Project management	7800	3
Papillon LLC	1578	6/27/2023	16,676.08	Project management	7800	3
RCD Construction, Inc.	2	5/25/2023	107,139.96	Capital Outlay	7500	3
SEMA Construction, Inc.	1	5/25/2023	78,236.30	Capital Outlay	7500	3
Simmons & Wheeler, P.C.	35965	6/30/2023	1,013.87	Accounting	6170	1
Smart Reservoir & Irrigation CO, In	235	6/20/2023	5,794.70	Capital Outlay	7500	3
Special District Management Services, Inc.	06 30 2023	6/30/2023	1,591.64	Management fees	6100	1
Storm Water Asset Protection, LLC	548	6/30/2023	4,116.16	Capital Outlay	7500	1
Triax Engineering, LLC	D22T202-09	6/20/2023	3,018.25	Engineering	7840	3
Wagner Construction, Inc.	18	6/25/2023	(8,833.18)	Retainage Payable	3311	3
Wagner Construction, Inc.	18	6/25/2023	149,864.66	Capital Outlay	7500	3
Wagner Construction, Inc.	18	6/25/2023	26,799.01	Accounts receivable	1400	3
Wagner Construction, Inc.	7 JCMD Sanitary Interceptor	6/25/2023	(9,800.60)	Retainage Payable	3311	3
Wagner Construction, Inc.	7 JCMD Sanitary Interceptor	6/25/2023	196,012.06	Capital Outlay	7500	3
Environmental Designs	165627	5/2/2023	2,867.02	Landscape Maintenance	7100	1
			<u>861,473.14</u>			
			12,455.71	General		
			<u>849,017.43</u>	Capital		
			<u>861,473.14</u>			

**Jefferson Center Metropolitan District No. 1**  
**Cash Position - General and Capital**  
**July 17, 2023**

	First Bank General Fund	First Bank Capital Fund	First Bank Debt	Colotrust General Fund	Colotrust Debt Service Fund	Colotrust Capital	UMB Subordinate Project Fund	Total
Balance at 6/19/2023	0.00	9,995.06	0.00	172,634.58	912,390.73	521,452.61	24,931,069.06	26,547,542.04
Transfer from CT to First Bank	25,000.00			(25,000.00)				0.00
6/27/2023 bill.com payments	(22,125.82)	(391,976.18)	(2,800.00)					(416,902.00)
6/29/2023 bill.com payments	(2,867.02)							(2,867.02)
Xcel Payments	(89.91)							(89.91)
Bank Charge	(20.00)							(20.00)
6/30/2023 Interest Income				6,609.10			101,532.43	108,141.53
Property taxes received 7/10/2023				24,586.69	245,871.79			270,458.48
AURA Funds				75,101.00				75,101.00
Transfer between funds	102.75	(102.75)		(102.75)		102.75		0.00
Transfer between funds		(2,800.00)	2,800.00		(2,800.00)	2,800.00		0.00
City of Arvada - Escrow Candelas Point						108,436.99		108,436.99
Cimarron Metro District		58,662.71						58,662.71
Project Fund Requisition #41		391,976.18					(391,976.18)	0.00
Balance at 6/19/2023	(0.00)	65,755.02	0.00	253,828.62	1,155,462.52	632,792.35	24,640,625.31	26,748,463.82

**Jefferson Center Metropolitan District No. 1**  
**Cash Position - Debt Fund**  
**July 17, 2023**

	Colotrust Debt Service Fund	BBVA/PNC Reserve Fund	BBVA/PNC Loan Payment Fund	UMB Shared Pledged Rev	UMB 2020A-2 Bond	UMB Senior Cap I Fund	UMB Subordinate Bond Fund	UMB Subordinate Cap I Fund	UMB Senior Reserve Fund	UMB Subordinate Reserve Fund	Total
Balance at 6/19/2023 (CT) & 5/31/2023 remaining	912,390.73	3,049,127.36	2,689,318.99	1,438,755.90	349,994.31	351,082.04	141,347.18	3,422,440.71	1,469,377.42	7,266,331.19	21,090,165.83
AURA				858,478.00							858,478.00
Loan Payment			(254,650.00)								(254,650.00)
Bond Payments					(348,459.37)						(348,459.37)
6/30/2023 Interest Income		7,643.70	6,103.35	6,999.14	(16.22)	1,437.14	578.63	14,009.37	6,014.80	29,743.83	72,513.74
6/27/2023 bill.com payments	(2,800.00)										(2,800.00)
Transfers between accounts					17,634.28		87,203.69		(17,634.28)	(87,203.69)	0.00
Property taxes received 7/10/2023	245,871.79										245,871.79
Balance at 7/17/2023 (CT) & 6/30/2023 remaining	1,155,462.52	3,056,771.06	2,440,772.34	2,304,233.04	19,153.00	352,519.18	229,129.50	3,436,450.08	1,457,757.94	7,208,871.33	21,661,119.99

**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1**  
**2023 FORECAST OF GENERAL FUND REVENUES AND EXPENDITURES**  
**AS of 6/30/2023**

	Actual Paid/Received in												Estimated					Total year to date & estimate	Difference to original budget
	2023 Budget	January	February	March	April	May	June	July	August	September	October	November	December	December 2023 received/paid in January 2024	Total Actual	Total Estimated			
<b>Revenues:</b>																			
Property taxes (net of AURA increment)	97,599		684	23,284	9,033	9,659	20,275	23,041							62,935	23,041	85,976	(11,623)	
Specific ownership taxes	19,802		2,091	1,973	2,068	1,706	2,104	1,878	1,970	1,970	1,970	1,970	1,970	9,942	13,697	23,638	3,836		
AURA tax increment - District's mill levy	232,431				92,712	8,782	66,319								167,813	-	167,813	(64,618)	
Interest Income	1,716	3,371	2,904	3,789	4,647	5,857	6,609	4,530	4,530	4,530	4,530	4,530	4,530	27,177	27,177	54,354	52,638		
<b>Total Revenues</b>	<b>351,548</b>	<b>3,371</b>	<b>5,678</b>	<b>29,047</b>	<b>108,460</b>	<b>26,003</b>	<b>95,307</b>	<b>29,448</b>	<b>6,499</b>	<b>6,499</b>	<b>6,499</b>	<b>6,499</b>	<b>6,499</b>	<b>1,970</b>	<b>267,867</b>	<b>63,915</b>	<b>331,781</b>	<b>(19,767)</b>	
<b>Expenses:</b>																			
Legal - District	55,000		7,541	-	5,926	21,242	5,743	6,090	6,090	6,090	6,090	6,090	6,090	6,090	40,452	42,633	83,085	(28,085)	
Legal - City of Arvada Dispute			28,153	23,566											51,719	-	51,719	(51,719)	
Legal - Candelas Community Commerical Parcels			1,026	168											1,194	-	1,194	(1,194)	
Accounting	20,000			5,788	1,662	1,248	1,776	2,095	2,095	2,095	2,095	2,095	2,095	2,095	10,474	14,664	25,138	(5,138)	
Audit	5,500									5,500					-	5,500	5,500	-	
Landscape Maintenance															-	-	-	-	
Monthly Ground Services	31,600	2,631	2,631	2,631	2,631		5,734	2,867	2,867	2,867	2,867	2,867	2,867		16,258	17,202	33,460	(1,860)	
Snow removal	3,000		770	220	-							500	500	500	990	1,500	2,490	510	
Repairs	15,000						3,204	3,204	3,204	3,204	3,204				3,204	12,816	16,020	(1,020)	
Management fees	32,000		1,437	1,661	1,872	2,262	3,018	2,050	2,050	2,050	2,050	2,050	2,050	2,050	10,250	14,350	24,600	7,400	
Project Management	5,000		435	551		88	215	215	215	215	215	215	215	215	1,074	1,504	2,578	2,422	
Elections	2,000			405	230	215	240								1,090	-	1,090	910	
Insurance	5,900	5,507	510												6,017	-	6,017	(117)	
Miscellaneous	2,000	40	94	30	1,740	20	20	50	50	50	50	50	50		1,944	300	2,244	(244)	
Office Supplies	1,000														-	-	-	1,000	
Repairs & maintenance	-		4,724	4,807	4,098	4,538	5,191	4,672	4,672	4,672	4,672	4,672	4,672	4,672	23,358	32,701	56,059	(56,059)	
Utilities	10,000														-	-	-	10,000	
Xcel Energy		88	116	107	97	94	90	99	99	99	99	99	99		592	592	1,184	(1,184)	
City of Arvada		1,382		103		103		529		529		529		529	1,588	2,117	3,705	(3,705)	
Treasurer's fees	4,950		10	349	136	145	304	346	-	-	-	-	-		944	346	1,290	3,660	
Transfer to #2 General Fund	64,219			10,286				17,978						17,978	10,286	53,933	64,219	-	
Transfer to Mt Shadows for O&M	11,057									11,057					-	11,057	11,057	-	
<b>Total Expenses (less contingency &amp; reserve)</b>	<b>268,226</b>	<b>9,648</b>	<b>47,447</b>	<b>50,672</b>	<b>18,392</b>	<b>29,867</b>	<b>25,408</b>	<b>40,194</b>	<b>21,341</b>	<b>27,371</b>	<b>50,376</b>	<b>19,167</b>	<b>18,637</b>	<b>34,129</b>	<b>181,434</b>	<b>211,214</b>	<b>392,648</b>	<b>(124,422)</b>	
<b>Funds Remaining</b>	<b>83,322</b>	<b>(6,277)</b>	<b>(41,769)</b>	<b>(21,626)</b>	<b>90,069</b>	<b>(3,863)</b>	<b>69,899</b>	<b>(10,746)</b>	<b>(14,842)</b>	<b>(20,871)</b>	<b>(43,877)</b>	<b>(12,667)</b>	<b>(12,138)</b>	<b>(32,159)</b>	<b>86,433</b>	<b>(147,300)</b>	<b>(60,867)</b>	<b>(144,189)</b>	



# **Jefferson Center Metro District No. 1**

## **District Expenditures Verification For June 2023**



July 25, 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 JUNE 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 **\$834,674.13** of the District Expenditures were appropriately classified as District Eligible Expenses.
2. At this time and based upon the information provided, we find **\$26,799.01** 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  
 July 2023 Report for June 2023 Expenditures

Vendor	Description	Invoice Number	Invoice Date	Invoiced Amount	District Expenditures	Non Eligible Expenses
360 Rail Services, LLC	SH72/SH93 Crossing Investigation	21024-15	6/9/23	\$ 3,788.07	\$ 3,788.07	\$ -
Bakertilly	Legal Services - City of Arvada Dispute	BT2468854	6/27/2023	\$ 1,233.50	\$ 1,233.50	\$ -
Brownstein Hyatt Farber Schreck, LLP	Legal Services - Warranty	945330	6/12/23	\$ 111.73	\$ 111.73	\$ -
Brownstein Hyatt Farber Schreck, LLP	Legal Services - City of Arvada Dispute	945313	6/12/23	\$ 11,410.93	\$ 11,410.93	\$ -
CTL Thompson, Inc.	Candelas Indiana North	662687	4/30/2023	\$ 2,502.00	\$ 2,502.00	\$ -
Environmental Design	Monthly Grounds Services	165627	O&M	\$ 2,867.02	\$ 2,867.02	\$ -
Environmental Design	Monthly Grounds Services	168099	O&M	\$ 2,867.02	\$ 2,867.02	\$ -
Golden Triangle Construction, Inc.	Trailstone Recreation Center Design	Application #2	5/31/2023	\$ 74,081.29	\$ 74,081.29	\$ -
IDES LLC	District Engineering Management	08585	6/30/2023	\$ 40,225.38	\$ 40,225.38	\$ -
Kimley-Horn	Candelas 72-93 Parcels P2 & P4	24128123	3/31/2023	\$ 1,500.00	\$ 1,500.00	\$ -
Leo Landscape, LLC	Candelas Indiana North Landscape & Irrigation Improvements	Pay Application #9	6/25/2023	\$ 25,888.93	\$ 25,888.93	\$ -
Martin/Martin, Inc	Engineering	18.0910-00030	6/15/2023	\$ 2,792.50	\$ 2,792.50	\$ -
Martin/Martin, Inc	Engineering	20.0287-00037	6/22/2023	\$ 198.82	\$ 198.82	\$ -
Martin/Martin, Inc	Engineering	21.0512-00018	6/22/2023	\$ 3,363.75	\$ 3,363.75	\$ -
Martin/Martin, Inc	Engineering	21.1508-00014	6/22/2023	\$ 195.00	\$ 195.00	\$ -
Martin/Martin, Inc	Engineering	21.1528-00015	6/22/2023	\$ 11,116.44	\$ 11,116.44	\$ -
Martin/Martin, Inc	Engineering	22.1555-00006	6/16/2023	\$ 46,392.50	\$ 46,392.50	\$ -
Martin/Martin, Inc	Engineering	22.1555-00007	6/16/2023	\$ 64.85	\$ 64.85	\$ -
Martin/Martin, Inc	Engineering	22.1574-00006	6/21/2023	\$ 23,968.75	\$ 23,968.75	\$ -
Papillon, LLC	District Management	1578	6/27/2023	\$ 16,676.08	\$ 16,676.08	\$ -
Papillon, LLC	District Management	1579	7/11/2023	\$ 35,275.75	\$ 35,275.75	\$ -
RCD Construction, Inc.	Candelas Point - Punchlist Repairs	Pay Application #2	5/25/2023	\$ 107,139.96	\$ 107,139.96	\$ -
SDMS	Expenses	JCMD1 - 00	O&M	\$ 1.04	\$ 1.04	\$ -
SDMS	Board Meetings	JCMD1 - 01	O&M	\$ 1,500.40	\$ 1,500.40	\$ -
SDMS	Management Matters	JCMD1 - 02	O&M	\$ 52.60	\$ 52.60	\$ -
SDMS	Records Management	JCMD1 - 03	O&M	\$ 16.00	\$ 16.00	\$ -
SDMS	Website Design/Maintenance	JCMD1 - 24	O&M	\$ 21.60	\$ 21.60	\$ -
SEMA Construction, Inc.	Punchlist Repairs	Pay Application #1	5/25/2023	\$ 78,236.30	\$ 78,236.30	\$ -
Simmons & Wheeler, P.C.	Accounting Services	35965	O&M	\$ 1,013.87	\$ 1,013.87	\$ -
Smart Reservoir & Irrigation Co., Inc.	Highway 72 Drainage Issue	235	6/20/2023	\$ 5,794.70	\$ 5,794.70	\$ -
SWAP, LLC	Storm Water Management	0548	O&M	\$ 4,116.16	\$ 4,116.16	\$ -
Triax Engineering, LLC	Materials Testing Services, Sanitary Interceptor	D22T202-09	6/20/2023	\$ 3,018.25	\$ 3,018.25	\$ -
Wagner Construction, Inc.	Sanitary Interceptor	Pay Application #7	6/25/2023	\$ 186,211.46	\$ 186,211.46	\$ -
Wagner Construction, Inc.	Candelas Indiana North Joyce Street and Indiana Widening	Pay Application #18	6/25/2023	\$ 167,830.49	\$ 141,031.48	\$ 26,799.01
<b>TOTALS</b>				<b>\$861,473.14</b>	<b>\$834,674.13</b>	<b>\$ 26,799.01</b>

Note 1: Operating and Maintenance Expenditures are not reviewed or verified by IDES, but are included to show total District expenditures for the month.

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 \$33,077.50 and Developer amount was \$26,799.01.

**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	\$517,583.79	\$514,451.92	\$3,131.87
March 2023	\$1,076,963.47	\$1,059,947.47	\$17,016.00
April 2023	\$1,643,434.43	\$1,640,668.34	\$2,766.09
May 2023	\$1,196,915.35	\$1,196,915.35	\$0.00
June 2023	\$416,902.00	\$416,902.00	\$0.00
July 2023 (Current)	\$861,473.14	\$834,674.13	\$26,799.01
<b>Total</b>	<b>\$53,953,932.37</b>	<b>\$50,912,276.71</b>	<b>\$3,041,655.66</b>

Attachment B

Jefferson Center Metropolitan District No. 1  
 July 2023 Report for June 2023 Expenditures  
 By Category

Category	Description	District Expenditures	Non-Eligible Expenditures
<b>Construction</b>			
01	Mobilization	\$23,164.80	\$0.00
02	Insurance	\$0.00	\$0.00
03	Bonds	\$505.89	\$0.00
04	Bonds (Project Financing)	\$0.00	\$0.00
05	Fees/Permits	\$0.00	\$0.00
06	Grading	\$69,318.42	\$28,209.48
07	Box Culvert/Bridges	\$0.00	\$0.00
08	Erosion Control	-\$847.00	\$0.00
09	Sanitary Sewer	\$48,304.03	\$0.00
10	Sanitary Sewer Services	\$0.00	\$0.00
11	Waterline	\$5,181.00	\$0.00
12	Waterline Services	\$0.00	\$0.00
13	Storm Sewer/Drainage	\$5,794.70	\$0.00
14	Concrete	\$33,100.00	\$0.00
15	Paving	\$255,234.16	\$0.00
16	Roadway Signage and Striping (not Monumentation)	\$94,232.00	\$0.00
17	Monumentation and Walls	\$0.00	\$0.00
18	Landscaping and Fencing	\$27,150.72	\$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	\$0.00	\$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	-\$18,585.89	-\$1,410.47
<b>Subtotal Construction</b>		<b>\$542,552.83</b>	<b>\$26,799.01</b>
<b>Consulting</b>			
60	Legal Services	\$12,756.16	\$0.00
61	District Management	\$40,225.38	\$0.00
62	District Management (Papillon)	\$51,951.83	\$0.00
63	Planning/Engineering	\$167,461.97	\$0.00
64	Geotechnical/Testing	\$5,520.25	\$0.00
65	Survey	\$1,750.00	\$0.00
66	Stormwater Management	\$0.00	\$0.00
67	Misc. Professional Services	\$0.00	\$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
<b>Subtotal Consulting</b>		<b>\$279,665.59</b>	<b>\$0.00</b>
Operating and Maintenance Expenditures		\$12,455.71	\$0.00
<b>Total</b>		<b>\$834,674.13</b>	<b>\$26,799.01</b>

**Attachment C**

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

**Contractors (District Portion)**

<b>Contractor (Vendor Number)</b>	<b>Contract (District)</b>	<b>Change Orders (District)</b>	<b>Total Contract (District)</b>	<b>Amount Paid (District)</b>	<b>Remaining (District)</b>
(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
(28) Golden Triangle Construction (GTC)	\$152,906.00	\$28,226.00	\$181,132.00	\$181,132.00	\$0.00
(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	\$39,316.55	\$456.75
(41) NRE Excavating - Candelas Medical Phase 2 Utilities	\$725,619.00	\$99,243.02	\$824,862.02	\$824,862.02	\$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	\$574,454.54	\$0.00
(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	\$1,150,690.98	\$0.00
(60) Wagner Construction - Candelas Indiana North	\$5,123,050.76	\$347,786.93	\$5,470,837.69	\$5,150,438.16	\$320,399.53
(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	\$181,823.54	\$67,553.38
<b>(74) Leo Landscape</b>	<b>\$788,078.50</b>	<b>\$0.00</b>	<b>\$788,078.50</b>	<b>\$0.00</b>	<b>\$788,078.50</b>
(65) Wagner Construction - Sanitary Interceptor	\$5,545,092.50	-\$1,043,010.32	\$4,502,082.18	\$3,476,424.10	\$1,025,658.08
(66) Wagner Construction - Highway 72 Widening	\$1,883,500.00	\$0.00	\$1,883,500.00	\$0.00	\$1,883,500.00
(67) ABC Asphalt	\$41,741.00	\$399.50	\$42,140.50	\$30,044.50	\$12,096.00
(68) RCD Construction	\$195,162.90	-\$14,269.38	\$180,893.52	\$167,740.42	\$13,153.10
(69) Champion Fence	\$47,456.00	\$0.00	\$47,456.00	\$0.00	\$47,456.00
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
City of Arvada - Candelas Pkwy & Hwy 72 Tap Fees	\$118,525.45	\$0.00	\$118,525.45	\$118,525.45	\$0.00
Cimarron Commercial, LLC - Coal Creek Overflow Easment	\$111,425.00	\$0.00	\$111,425.00	\$111,425.00	\$0.00
Cimarron Commercial, LLC - Water Tank	\$875,000.00	\$0.00	\$875,000.00	\$875,000.00	\$0.00
Cimarron Commercial, LLC - Otten Johnson	\$30,036.67	\$0.00	\$30,036.67	\$30,036.67	\$0.00
Cimarron Commercial, LLC - Taylor Morrison Note	\$881,893.68	\$0.00	\$881,893.68	\$881,893.68	\$0.00
Cimarron Development Company - City of Arvada	\$7,337.20	\$0.00	\$7,337.20	\$7,337.20	\$0.00
SEMA Final Acceptance Costs	\$78,236.30	\$0.00	\$78,236.30	\$78,236.30	\$0.00
<b>Smart Reservoir &amp; Irrigation Co. Inc.</b>	<b>\$5,794.70</b>	<b>\$0.00</b>	<b>\$5,794.70</b>	<b>\$5,794.70</b>	<b>\$0.00</b>
Xcel Energy	\$1,652,685.87	\$0.00	\$1,652,685.87	\$1,652,685.87	\$0.00
<b>Total Contracts (District Portion)</b>	<b>\$35,258,001.40</b>	<b>\$2,268,164.32</b>	<b>\$37,526,165.72</b>	<b>\$32,660,462.97</b>	<b>\$4,865,702.75</b>
<b>Previous Month's Total</b>			<b>\$36,732,292.52</b>		
<b>Increase or Decrease</b>			<b>\$793,873.20</b>		

**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	\$259,448.92	\$15,596.32
Xcel Energy	\$824,442.98	\$0.00	\$824,442.98	\$824,442.98	\$0.00
<b>Total Contracts (Developer Portion)</b>	<b>\$2,393,323.27</b>	<b>\$491,843.22</b>	<b>\$2,885,166.49</b>	<b>\$2,869,570.16</b>	<b>\$15,596.33</b>
<b>Previous Month's Total</b>			<b>\$2,885,166.49</b>		
<b>Increase or Decrease</b>			<b>\$0.00</b>		

**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	\$6,540.79	\$52,119.21
<b>(52) 360 Rail Services</b>	<b>Total</b>	<b>\$88,660.00</b>	<b>\$36,540.79</b>	<b>\$52,119.21</b>
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	\$82,806.25	\$668.75
Candelas Parkway & Hwy 72 Subgrade Investigation & Pavement Design	25	\$3,000.00	\$3,000.00	\$0.00
Candelas Point Asphalt Concrete RR for Warranty	26	\$4,370.00	\$1,038.00	\$3,332.00
Hwy 72 Widening, Parcel 6	27	\$11,500.00	\$0.00	\$11,500.00
Hwy 72 & Hwy 93 Subgrade Investigation & Pavement Design	28	\$2,502.00	\$2,502.00	\$0.00
<b>(02) CTL Thompson, Inc.</b>	<b>Total</b>	<b>\$259,299.97</b>	<b>\$243,129.22</b>	<b>\$16,170.75</b>
SUE for SH72	1	\$74,152.73	\$0.00	\$74,152.73
<b>(72) Encompass Services, LLC</b>	<b>Total</b>	<b>\$74,152.73</b>	<b>\$0.00</b>	<b>\$74,152.73</b>
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
Hwy 72 & Hwy 93 P2 & P4 Landscape	18	\$10,500.00	\$1,500.00	\$9,000.00
<b>(04) Galloway &amp; Company</b>	<b>Total</b>	<b>\$188,829.00</b>	<b>\$171,331.27</b>	<b>\$17,497.73</b>
Trailstone Recreation Center Design	01	\$543,701.00	\$110,663.89	\$433,037.11
<b>(71) Golden Triangle Construction, Inc.</b>	<b>Total</b>	<b>\$543,701.00</b>	<b>\$110,663.89</b>	<b>\$433,037.11</b>
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
<b>(53) Goodbee &amp; Associates, LLC</b>	<b>Total</b>	<b>\$28,800.00</b>	<b>\$28,800.00</b>	<b>\$0.00</b>
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	\$298,500.00	\$0.00
District Oversight	17	\$276,500.00	\$13,727.80	\$262,772.20
<b>(05) IDES</b>	<b>Total</b>	<b>\$1,466,250.00</b>	<b>\$1,203,477.80</b>	<b>\$262,772.20</b>
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	\$5,500.00	\$3,500.00	\$2,000.00
72-93 Parcels P2 & P4 - Traffic Compliance	18	\$1,500.00	\$1,500.00	\$0.00
<b>(06) Kimley-Horn</b>	<b>Total</b>	<b>\$59,880.00</b>	<b>\$57,880.00</b>	<b>\$2,000.00</b>
SCL Medical	2	\$281,034.00	\$280,497.60	\$536.40
SH93/SH72	3	\$318,908.16	\$318,908.16	\$0.00
Additional Legal Services	7	\$135,000.00	\$117,540.23	\$17,459.77
On-Call Survey	8	\$62,500.00	\$53,135.50	\$9,364.50

Jefferson Pkwy Coordination		9	\$43,000.00	\$38,805.75	\$4,194.25
Grading Analysis		10	\$58,880.46	\$58,880.46	\$0.00
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	\$30,795.00	\$30,795.00	\$0.00
Indiana & Highway 72		22	\$416,500.00	\$389,931.38	\$26,568.62
Candelas Indiana Widening		23	\$114,900.00	\$114,669.33	\$230.67
Colorado Highway 72 Widening		24	\$805,100.00	\$752,527.35	\$52,572.65
Candelas Sanitary Sewer Outfall		25	\$178,500.00	\$166,358.07	\$12,141.93
Hwy 72 Waterline Due Diligence		26	\$75,815.00	\$75,291.25	\$523.75
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	\$33,000.00	\$27,743.75	\$5,256.25
Arvada Water & San Sewer Study Analysis		30	\$27,162.50	\$27,162.50	\$0.00
Candelas Parcel P1, P3, and P5		31	\$354,000.00	\$118,068.59	\$235,931.41
Welton Parcel Concept Grading		32	\$10,000.00	\$9,982.50	\$17.50
P6 Hwy 72 Widening		33	\$165,950.00	\$101,195.78	\$64,754.22
Parcels P2 & P4		34	\$271,500.00	\$147,519.24	\$123,980.76
<b>(08) Martin/Martin</b>		<b>Total</b>	<b>\$3,467,082.71</b>	<b>\$2,913,471.28</b>	<b>\$553,611.43</b>
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
<b>(27) Norris Design</b>		<b>Total</b>	<b>\$58,060.31</b>	<b>\$52,952.26</b>	<b>\$5,108.05</b>
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	\$321,660.90	\$91,339.10
<b>(12) Papillon</b>		<b>Total</b>	<b>\$1,940,542.19</b>	<b>\$1,849,203.09</b>	<b>\$91,339.10</b>
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
<b>(64) Rocky Mountain Group</b>		<b>Total</b>	<b>\$19,650.00</b>	<b>\$19,650.00</b>	<b>\$0.00</b>
On-Call Survey		1	\$5,000.00	\$380.00	\$4,620.00
<b>(51) RM Meridian</b>		<b>Total</b>	<b>\$5,000.00</b>	<b>\$380.00</b>	<b>\$4,620.00</b>
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
<b>(54) SurvWest</b>		<b>Total</b>	<b>\$185,738.86</b>	<b>\$185,738.86</b>	<b>\$0.00</b>
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	\$26,623.97	\$8,376.03
<b>(10) SWAP</b>		<b>Total</b>	<b>\$203,000.00</b>	<b>\$194,623.97</b>	<b>\$8,376.03</b>
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	\$53,823.22	\$1,776.78
<b>(33) SWCA</b>		<b>Total</b>	<b>\$79,110.00</b>	<b>\$75,047.24</b>	<b>\$4,062.76</b>
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	\$26,548.50	\$7,071.50
Materials Testing Services, Highway 72 Widening		3	\$11,867.00	\$0.00	\$11,867.00
<b>(62) TRIAX</b>		<b>Total</b>	<b>\$53,381.00</b>	<b>\$32,170.65</b>	<b>\$21,210.35</b>
Sanitary Sewer Flow Update		1	\$29,700.00	\$29,102.60	\$597.40
<b>(26) TST, Inc.</b>		<b>Total</b>	<b>\$29,700.00</b>	<b>\$29,102.60</b>	<b>\$597.40</b>
<b>City of Arvada - Alkire Lift Station</b>			<b>\$1,412,274.75</b>	<b>\$1,412,274.75</b>	<b>\$0.00</b>
<b>Total of All Agreements</b>			<b>\$10,163,112.52</b>	<b>\$8,616,437.67</b>	<b>\$1,546,674.85</b>
<b>Previous Month's Total</b>			<b>\$9,678,400.02</b>		
<b>Increase or Decrease</b>			<b>\$484,712.50</b>		

### Combined Totals

	Total Contract	Amount Paid	Total Remaining
Contractor Contracts and Change Orders	\$40,411,332.21	\$35,530,033.14	\$4,881,299.07
Consultant Agreements, Task/Work Orders	\$10,163,112.52	\$8,616,437.67	\$1,546,674.85
<b>TOTAL</b>	<b>\$50,574,444.73</b>	<b>\$44,146,470.81</b>	<b>\$6,427,973.92</b>

**JCMD1 EXPENSE TRACKING REPORT  
JULY 2023 REPORT FOR JUNE 2023 EXPENSES**

Vendor	Description	Invoice Number	Invoice Date	Total Invoice	(Note 1)		(Note 2)	
					General Fund	Capital Fund		
360 Rail Services, LLC	SH72/SH93 Crossing Investigation	21024-15	6/9/2023	\$ 3,788.07	\$ -	\$ -	\$ -	\$ 3,788.07
Bakertilly	Legal Services - City of Arvada Dispute	BT2468854	6/27/2023	\$ 1,233.50	\$ -	\$ -	\$ -	\$ 1,233.50
Brownstein Hyatt Farber Schreck, LLP	Legal Services - Warranty	945330	6/12/2023	\$ 111.73	\$ -	\$ -	\$ -	\$ 111.73
Brownstein Hyatt Farber Schreck, LLP	Legal Services - City of Arvada Dispute	945313	6/12/2023	\$ 11,410.93	\$ -	\$ -	\$ -	\$ 11,410.93
CTL Thompson, Inc.	Candelas Indiana North	662687	4/30/2023	\$ 2,502.00	\$ -	\$ -	\$ -	\$ 2,502.00
Environmental Design	Monthly Grounds Services	165627	5/2/2023	\$ 2,867.02	\$ 2,867.02	\$ -	\$ -	\$ -
Environmental Design	Monthly Grounds Services	168099	7/1/2023	\$ 2,867.02	\$ 2,867.02	\$ -	\$ -	\$ -
Golden Triangle Construction, Inc.	Trailstone Recreation Center Design	Application #2	5/31/2023	\$ 74,081.29	\$ -	\$ -	\$ -	\$ 74,081.29
IDES LLC	District Engineering Management	08585	6/30/2023	\$ 40,225.38	\$ -	\$ -	\$ -	\$ 40,225.38
Kimley-Horn	Candelas 72-93 Parcels P2 & P4	24128123	3/31/2023	\$ 1,500.00	\$ -	\$ -	\$ -	\$ 1,500.00
Leo Landscape, LLC	Candelas Indiana North Landscape & Irrigation Improvements	Pay Application #9	6/25/2023	\$ 25,888.93	\$ -	\$ -	\$ -	\$ 25,888.93
Martin/Martin, Inc	Engineering	18.0910-00030	6/15/2023	\$ 2,792.50	\$ -	\$ -	\$ -	\$ 2,792.50
Martin/Martin, Inc	Engineering	20.0287-00037	6/22/2023	\$ 198.82	\$ -	\$ -	\$ -	\$ 198.82
Martin/Martin, Inc	Engineering	21.0512-00018	6/22/2023	\$ 3,363.75	\$ -	\$ -	\$ -	\$ 3,363.75
Martin/Martin, Inc	Engineering	21.1508-00014	6/22/2023	\$ 195.00	\$ -	\$ -	\$ -	\$ 195.00
Martin/Martin, Inc	Engineering	21.1528-00015	6/22/2023	\$ 11,116.44	\$ -	\$ -	\$ -	\$ 11,116.44
Martin/Martin, Inc	Engineering	22.1555-00006	6/16/2023	\$ 46,392.50	\$ -	\$ -	\$ -	\$ 46,392.50
Martin/Martin, Inc	Engineering	22.1555-00007	6/16/2023	\$ 64.85	\$ -	\$ -	\$ -	\$ 64.85
Martin/Martin, Inc	Engineering	22.1574-00006	6/21/2023	\$ 23,968.75	\$ -	\$ -	\$ -	\$ 23,968.75
Papillon, LLC	District Management	1578	6/27/2023	\$ 16,676.08	\$ -	\$ -	\$ -	\$ 16,676.08
Papillon, LLC	District Management	1579	7/11/2023	\$ 35,275.75	\$ -	\$ -	\$ -	\$ 35,275.75
RCD Construction, Inc.	Candelas Point - Punchlist Repairs	Pay Application #2	5/25/2023	\$ 107,139.96	\$ -	\$ -	\$ -	\$ 107,139.96
SDMS	Expenses	JCMD1 - 00	6/30/2023	\$ 1.04	\$ -	\$ 1.04	\$ -	\$ -
SDMS	Board Meetings	JCMD1 - 01	6/30/2023	\$ 1,500.40	\$ 1,500.40	\$ -	\$ -	\$ -
SDMS	Management Matters	JCMD1 - 02	6/30/2023	\$ 52.60	\$ -	\$ -	\$ -	\$ 52.60
SDMS	Records Management	JCMD1 - 03	6/30/2023	\$ 16.00	\$ -	\$ -	\$ -	\$ 16.00
SDMS	Website Design/Maintenance	JCMD1 - 24	6/30/2023	\$ 21.60	\$ -	\$ 21.60	\$ -	\$ -
SEMA Construction, Inc.	Punchlist Repairs	Pay Application #1	5/25/2023	\$ 78,236.30	\$ -	\$ -	\$ -	\$ 78,236.30
Simmons & Wheeler, P.C.	Accounting Services	35965	6/30/2023	\$ 1,013.87	\$ 1,013.87	\$ -	\$ -	\$ -
Smart Reservoir & Irrigation Co., Inc.	Highway 72 Drainage Issue	235	6/20/2023	\$ 5,794.70	\$ -	\$ -	\$ -	\$ 5,794.70
SWAP, LLC	Storm Water Management	0548	6/30/2023	\$ 4,116.16	\$ 4,116.16	\$ -	\$ -	\$ -
Triax Engineering, LLC	Materials Testing Services, Sanitary Interceptor	D221202-09	6/20/2023	\$ 3,018.25	\$ -	\$ -	\$ -	\$ 3,018.25
Wagner Construction, Inc.	Sanitary Interceptor	Pay Application #7	6/25/2023	\$ 186,211.46	\$ -	\$ -	\$ -	\$ 186,211.46
Wagner Construction, Inc.	Candelas Indiana North Joyce Street and Indiana Widening	Pay Application #18	6/25/2023	\$ 167,830.49	\$ -	\$ -	\$ -	\$ 167,830.49
<b>Totals</b>				<b>\$ 861,473.14</b>	<b>\$ 12,455.71</b>	<b>\$ -</b>	<b>\$ 849,017.43</b>	

**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 CMMD. To date approximately \$985,000.00 has been paid by CMMD. JCMD1 has received a total of \$514,031.00 from CMMD for qualifying signalization work to date.

**4 = City of Arvada Surety** - The District received \$108,436.99 from the City of Arvada in July 2023.

**CASH POSITION**

SOURCES	Notes	General	Capital
First Bank		\$ -	\$ 65,755.02
CoBiz		\$ -	\$ -
ColoTrust		\$ 253,828.62	\$ 632,792.35
UMB 2015	Project Fund		\$ -
Candelas Medical Escrow Reimbursement Phase 1			\$ -
Candelas Medical Escrow Reimbursement Phase 2			\$ -
UMB 2017			\$ -
IGA W/ CMMD	Traffic Signal Funding (Note 3)		\$ -
Series 2020A-2 Project Fund			\$ -
Series 2020B Project Fund			\$ 24,640,625.31
<b>Sub Total</b>		<b>\$ 253,828.62</b>	<b>\$ 25,339,172.68</b>
<b>USES</b>			
<b>Contract Commitments</b>			
Current Payables		\$ 12,455.71	\$ 849,017.43
Construction	Contractors, District Portion		\$ 4,865,702.75
Construction	Contractors, Developer Portion		\$ 15,596.33
Consultants	Consulting Contracts		\$ 1,546,674.85
<b>Sub Total</b>		<b>\$ 12,455.71</b>	<b>\$ 7,276,991.35</b>
<b>General Fund Total</b>			
<b>General Fund Surplus/Deficit</b>			<b>(\$147,300.00)</b>
<b>BALANCE</b>		<b>\$ 94,072.91</b>	<b>\$ 18,062,181.33</b>

**ADJUSTMENTS TO CASH POSITION**

	Notes	General	Capital
<b>Balance Before Adjustments</b>		<b>\$ 94,072.91</b>	<b>\$ 18,062,181.33</b>
Public Improvement Surety	City of Arvada (Note 4)		\$ -
<b>ADJUSTED BALANCE</b>		<b>\$ 94,072.91</b>	<b>\$ 18,062,181.33</b>

<b>GRAND TOTAL ADJUSTED BALANCE</b>	<b>\$ 18,156,254.24</b>
<b>PRIOR MONTH GRAND TOTAL</b>	<b>\$ 19,189,614.37</b>
<b>CHANGE</b>	<b>\$ (1,033,360.13)</b>

**EXPLANATION OF CHANGE TO CASH POSITION SINCE PRIOR MONTH**

Expense Category	June	July	Change
<b>Current Payables</b>			\$ 861,473.14
<b>Less General Fund</b>			\$ (12,455.71)
<b>Subtotal</b>			<b>\$ 849,017.43</b>
<b>Commitments</b>			
<b>Attachment D</b>			
Contractors, District Portion	\$ 4,616,132.38	\$ 4,865,702.75	\$ 249,570.37
Contractors, Developer Portion	\$ 42,395.34	\$ 15,596.33	\$ (26,799.01)
Consulting Contracts	\$ 1,331,237.94	\$ 1,546,674.85	\$ 215,436.91
<b>Subtotal</b>			<b>\$ 438,208.27</b>
<b>Net Increase/Decrease to Commitments Since Prior Month</b>			<b>\$ 1,287,225.70</b>
Interest Income			\$ (108,141.53)
Bank Charges			\$ 20.00
CDC Reimbursement Cost Cert #18			\$ -
UMB Debt service invoice			\$ (2,800.00)
6/29/2023 bill.com			\$ 2,867.02
AURA Funds - General Fund			\$ (75,101.00)
UMB Payment - Debt Fund			\$ -
City of Arvada Payments			\$ -
IGA with CMMD difference			\$ -
Xcel Payments			\$ 89.91
Transfer to District #2 FFCO			\$ -
City of Arvada - Escrow Candelas Point			\$ (108,436.99)
General Fund Property taxes			\$ (24,586.69)
Change in General Fund Forecast			\$ 49,768.00
General Fund Payable			\$ 12,455.71
Total Adjustments for Reconciliation			\$ 1,033,360.13
Out of Balance Amount			\$ -