

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 SPECIAL 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	2022/May 2022
Charles Church McKay	Assistant Secretary	2023/May 2023
Diana K. Ten Eyck	Assistant Secretary	2023/May 2023
Steve Nading	Assistant Secretary	2022/May 2022
David Solin	Secretary	

DATE July 27, 2021 (Tuesday)

TIME: 9:30 A.M.

PLACE: **Zoom Meeting: Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, 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://zoom.us/j/94098604577?pwd=TndNdXhldHVkZWFRl0RrM29YYzgyQT09>

Meeting ID: 940 9860 4577

Passcode: 417268

Dial-In: 1-253-215-8782

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

C. Review and approve Minutes of the June 22, 2021 Special 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.

- Consider ratifying approval of Change Order No. 4 to the Contract between the District and Hogan Works, LLC, for Candelas Medical Wire Fence, in the amount of \$6,375.00.
- Consider ratifying approval of Change Order No. 3 to Contract between the District and Miller Wall Company, for adjusted backfill, in the amount of \$16,500.
- Consider ratifying approval of Task Order No. 2-A8 to the Master Service Agreement for Civil Engineering and Surveying Services between the District and Galloway & Company, Inc., for On-Call Survey Amendment #8, for a reduction in the contract amount of <\$2,000>.
- Consider ratifying approval of Task Order No. 5-A2 to the Master Service Agreement for Civil Engineering and Surveying Services between the District and Galloway & Company, Inc., for Candelas Medical Landscape Design Amendment #2, for a reduction in the contract amount of <\$5,000>.
- Consider ratifying approval of Task Order No. 13-A1 to the Master Service Agreement for Civil Engineering and Surveying Services between the District and Galloway & Company, Inc., for additional survey and Construction Amendment #1, for a reduction in the contract amount of <\$2,250>.
- Consider ratifying approval of Task Order No. 13 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 \$214,250.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending July 21, 2021, in the amount of \$234,768.23 (enclosure).
-
- B. Review and accept cash position statement as of July 21, 2021 (enclosure).
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- C. Review Expense Tracking Report (to be distributed) and consider approval of District Expenditures Verification Report (to be distributed).
-
- D. Review forecast of General Fund Revenues and Expenditures (enclosure).
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V. MANAGEMENT MATTERS

- A. Discuss status of Water Allocations and Facilities Fees Collections (enclosure).
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- B. Discuss status of FEMA Grant Close-Out.
-

VI. LEGAL MATTERS

- A. **Post-Closing Agreement and Escrow Instructions (Phase One Improvements) by and among the District, Cimarron Development Company, Sisters of Charity of Leavenworth Health System, Inc., and First American Title Insurance Company (“Phase One Agreement”); and Post-Closing Agreement and Escrow Instructions (Phase Two Improvements) by and among the same parties (“Phase Two Agreement”):**

1. Discuss status of construction under the Phase One Agreement and Phase Two Agreement.

- a. Consider ratifying approval of District Engineer’s Verification of Expenditures for Candelas Medical Phase One Improvements dated _____, 2021 in the amount of \$_____.
-

- b. Consider ratifying approval of District Engineer’s Verification of Expenditures for Candelas Medical Phase Two Improvements dated _____, 2021 in the amount of \$_____.
-

- c. Consider ratifying approval of Disbursement Request No. _ under the Phase One Agreement in the amount of \$_____.
-

- d. Consider ratifying approval of Disbursement Request No. _ under the Phase Two Agreement in the amount of \$_____.
-

- B. Discuss status of Intergovernmental Agreement between the District and the City and County of Denver, acting by and through its Board of Water Commissioners.
-

- C. Discuss potential easement relating to the Purchase and Sale Agreement (Water Tank Site).
-

VII. CONSTRUCTION MATTERS

A. Review Construction Status Report.

B. Consider approval of contracts, task orders, work orders and change orders.

VIII. CAPITAL IMPROVEMENTS

A. _____

IX. OTHER BUSINESS

A. _____

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 24, 2021.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD JUNE 22, 2021

A Special Meeting of the Board of Directors of the Jefferson Center Metropolitan District No. 1 (referred to hereafter as "Board") was convened on Tuesday, June 22, 2021, at 9:30 a.m. Due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the 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 Nading
Charles Church McKay
Diana K. Ten Eyck

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading and, upon vote, unanimously carried, the absence of Director Steven Nading was excused.

Also In Attendance Were:

Ann Finn; Special District Management Services, Inc.

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

Joy Tatton; Simmons & Wheeler, P.C.

Wes Back and Jesse Peckham; Independent District Engineering Services, LLC

Brandon Dooling; Golden Triangle Construction, Inc.

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. Ms. Finn 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

RECORD OF PROCEEDINGS

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.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

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

Location/Manner 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, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, 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/manner 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 25, 2021 Special Meeting.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading and, upon vote, unanimously carried, the minutes of the May 25, 2021 Special Meeting were approved, as presented.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

The Board considered the following actions:

- Consider ratifying approval of Task Order No. 18-A2 to the Master Service Agreement for Construction Observation and Materials Testing Services between the District and CTL/Thompson, Inc., for Geotech for Two Box Culverts Amendment #2, in the amount of \$2,587.47.

RECORD OF PROCEEDINGS

- Consider ratifying approval of Task Order No. 20 to the Master Service Agreement for Construction Observation and Materials Testing Services between the District and CTL/Thompson, Inc., for North Indiana Lots 1-3 Geotech, in the amount of \$5,000.
- Consider ratifying approval of Task Order No. 12 to the Service Agreement for Traffic Engineering Services between the District and Kimley-Horn and Associates, Inc., for Candelas Taylor Morrison Traffic Impact Study, in an amount not to exceed \$4,000.
- Consider ratifying approval of District Engineer's Cost Certification Report No. 4, dated May 20, 2021, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures in the amount of \$30,036.67.

Following review, upon motion duly made by Director Ten Eyck, seconded by Director Bradbury 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 June 17, 2021 in the amount of \$271,788.88.

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

Cash Position: Ms. Tatton reviewed with the Board the statement of Cash Position as of June 17, 2021.

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director Bradbury and, upon vote, unanimously carried, the Board accepted the statement of Cash Position as of June 17, 2021.

Expense Tracking Report (ETR): Mr. Back reviewed the Expense Tracking Report with the Board.

District Expenditures Verification Report prepared by Independent District Engineering Services, LLC ("IDES"): Mr. Back reviewed with the Board IDES' report entitled "District Expenditures Verification for June 2021," which summarizes IDES' review and verification of the expenditures of the District for June 2021 related to certain District construction contracts. The Verification Report identified \$271,788.88 of District Eligible Expenses and \$-0- of Non-Eligible Expenses.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Jeff Nading, seconded by Director McKay and, upon vote, unanimously carried, the Board determined to accept the District Eligible Expenses in the amount of \$271,788.88.

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

2020 Audit: Ms. Tatton reviewed the 2020 Audit with the Board.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Jeff Nading and, upon vote, unanimously carried, the Board approved the 2020 Audit, subject to final review by counsel and receipt of an unmodified opinion letter from the Auditor.

MANAGEMENT MATTERS

Water Allocations and Facilities Fees Collections: Ms. Finn reviewed the status of water allocations and facilities fees billing and collection with the Board.

FEMA Grant Close-Out: Ms. Finn noted no new updates.

LEGAL MATTERS

Verification of Expenditures for Candelas Medical Phase One Improvements: Mr. Back reported that there were no verification reports available for presentation to the Board.

Verification of Expenditures for Candelas Medical Phase Two Improvements: Mr. Back reported that there were no verification reports available for presentation to the Board.

Disbursement Requests under the Phase One Agreement: Mr. Back reported that there were no disbursement requests available for presentation to the Board.

Disbursement Requests under the Phase Two Agreement: Mr. Back reported that there were no disbursement requests available for presentation to the Board.

Intergovernmental Agreement between the District and the City and County of Denver, acting by and through its Board of Water Commissioners (“IGA”): Attorney Murphy provided an update on the status of the IGA. Director Jeff Nading noted he is working with Martin/Martin, Inc. on the exhibits for the IGA.

RECORD OF PROCEEDINGS

Purchase and Sale Agreement (Water Tank Site): Attorney Murphy reported to the Board that closing occurred on June 17, 2021. Director Bradbury noted that there is an outstanding issue relative to the location of an easement required by the City of Arvada to construct the water tank required under the Purchase and Sale Agreement (Water Tank Site).

CONSTRUCTION MATTERS

Construction Status Report: Mr. Back reviewed with the Board the Project Status Report dated June 22, 2021. 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. 4 to the Contract between the District and Hogan Works, LLC, for Candelas Medical Wire Fence, in the amount of \$6,375.00.
- Consider approval of Change Order No. 3 to Contract between the District and Miller Wall Company, for adjusted backfill, in the amount of \$16,500.
- Consider approval of Task Order No. 2-A8 to the Master Service Agreement for Civil Engineering and Surveying Services between the District and Galloway & Company, Inc., for On-Call Survey Amendment #8, for a reduction in the contract amount of <\$2,000>.
- Consider approval of Task Order No. 5-A2 to the Master Service Agreement for Civil Engineering and Surveying Services between the District and Galloway & Company, Inc., for Candelas Medical Landscape Design Amendment #2, for a reduction in the contract amount of <\$5,000>.
- Consider approval of Task Order No. 13-A1 to the Master Service Agreement for Civil Engineering and Surveying Services between the District and Galloway & Company, Inc., for additional survey and Construction Amendment #1, for a reduction in the contract amount of <\$2,250>.
- Consider approval of Task Order No. 13 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 \$214,250.

Following discussion, upon motion duly made by Director Jeff 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.

RECORD OF PROCEEDINGS

**CAPITAL
IMPROVEMENTS**

There were no capital improvements matters presented.

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, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

Account	PO/Cont	Check #	Invoice	Date	Date Paid	Description	Amount
01-000-06750	0	11079	06 21 599B	06/30/2021	07/21/2021	6 21 Legal	4,246.00
03-000-06750	0	11079	6 21 599B	06/30/2021	07/21/2021	6 21 Legal	2,715.50
**** TOTAL ****							6,961.50
McGeady Becher P.C.							
01-000-06100	0	11080	89646	06/30/2021	07/21/2021	06 21 Management	1,367.92
**** TOTAL ****							1,367.92
Special District Management							
03-000-07840	0	11081	Various	06/28/2021	07/21/2021	Engineering	62,625.70
**** TOTAL ****							62,625.70
Martin/Martin							
03-000-07500	0	11082	Various	06/17/2021	07/21/2021	Candelas On-Call and ROW	9,526.80
**** TOTAL ****							9,526.80
Galloway & Company, Inc.							
02-000-06680	0	11083	864809	06/15/2021	07/21/2021	BBVA Custody Agent Fee	2,800.00
**** TOTAL ****							2,800.00
UMB Bank, N.A.							
03-000-07800	0	11084	08559	06/30/2021	07/21/2021	June Project Admin/Eng	18,999.26
01-000-07800	0	11084	08559	06/30/2021	07/21/2021	5 21 Operation&Oversight	345.00
**** TOTAL ****							19,344.26
IDES, LLC							
03-000-07800	0	11085	1280	06/24/2021	07/21/2021	5 21 Eligible Expenses	10,871.56
**** TOTAL ****							10,871.56
Papillon LLC							
03-000-07840	0	11086	SWAP0523	06/30/2021	07/21/2021	6 21 Storm Water Mgmt	2,910.14
**** TOTAL ****							2,910.14
Storm Water Asset Protection, LLC							
03-000-03311	0	11087	PA 25	06/25/2021	07/21/2021	6 21 Retainage Release	114,737.90
03-000-07500	0	11087	PA 25	06/30/2021	07/21/2021	Pay App #25	0.07
**** TOTAL ****							114,737.97
Premier Earthworks & Infrastructure							
01-000-07100	0	11088	141775	07/01/2021	07/21/2021	July Grounds Services	2,505.69
**** TOTAL ****							2,505.69
Environmental Designs							
03-000-07840	0	11089	Various	06/30/2021	07/21/2021	Planning & Graphics	664.00
**** TOTAL ****							664.00
Norris Design							
03-000-07840	0	11090	127981	06/14/2021	07/21/2021	6 21 Enviromental Svcs	452.69
**** TOTAL ****							452.69
SWCA Incorporated							
*** GRAND TOTAL ***							234,768.23

Jefferson Center Metropolitan District No. 1
Cash Position
July 21, 2021

	First Bank General Fund	First Bank Capital Fund	Colotrust General Fund	Colotrust Debt Service Fund	Colotrust Capital	UMB Indiana Escrow	Candelas Medical Escrow Account Phase I	Candelas Medical Escrow Account Phase II	UMB Senior Project Fund	UMB Subordinate Project Fund	Total
Balances at 6/17/2021	0.00	248,698.23	372,019.04	201,093.09	270,519.15	3,222.00	21,380.63	73,583.11	6,614,549.90	41,315,354.98	49,120,420.13
6/22/2021 Checks	(11,350.69)	(260,438.19)									(271,788.88)
Xcel Payments	(77.13)										(77.13)
Bank Charge	(10.00)										(10.00)
The Big Cheese Facility Fee		18,555.00									18,555.00
HC Peck & Assoc - Overage		5,000.00									5,000.00
Xcel Energy		2,204.90									2,204.90
6/30/2021 Interest Income			27.12						126.60	871.73	1,025.45
Property taxes received 7/15/2021			18,656.86	186,568.58							205,225.44
Transfer between funds	11,437.82	(11,437.82)	(11,437.82)		11,437.82						0.00
Project Fund Requisition #12 (water tank)									(880,000.00)		(880,000.00)
Project Fund Requisition #13		212,493.86							(212,493.86)		0.00
Project Fund Requisition #14									(30,036.67)		(30,036.67)
Balance at 7/21/2021	0.00	215,075.98	379,265.20	387,661.67	281,956.97	3,222.00	21,380.63	73,583.11	5,492,145.97	41,316,226.71	48,170,518.24

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
2020 FORECAST OF GENERAL FUND REVENUES AND EXPENDITURES
AS of 6/30/2021

	Actual Paid/Received in						Estimated						December 2021 received/paid in January 2022	Total Actual	Total Estimated	Total year to date & estimate	Difference to original budget	
	2021 Budget	January	February	March	April	May	June	July	August	September	October	November						December
Revenues:																		
Property taxes (net of AURA increment)	75,771		260	7,284	27,734	10,548	4,126	18,940	6,880						49,951	25,820	75,771	-
Specific ownership taxes	17,234		1,437	1,624	1,711	1,531	1,428	-	3,092	1,546	1,546	1,546	1,546	1,546	7,731	10,824	18,555	1,321
AURA tax increment - District's mill levy	174,601				54,256	24,322			96,023						78,578	96,023	174,601	-
Interest Income	-	49	38	36	(84)	36	27	18	18	18	18	18	18	18	102	108	210	210
Total Revenues	267,606	49	1,734	8,944	83,617	36,437	5,581	18,958	106,013	1,564	1,564	1,564	1,564	1,546	136,362	132,775	269,137	1,531
Expenses:																		
Legal	55,000		3,791			9,857	6,893	4,108	4,108	4,108	4,108	4,108	4,108	4,108	20,541	28,757	49,298	5,702
Accounting	6,000							857	857	857	857	857	857	857	-	6,000	6,000	-
Audit	5,500								5,500						-	5,500	5,500	-
Landscape Maintenance	35,000														-	-	-	35,000
Monthly Ground Services		2,258	2,258	2,258	2,258	2,506	2,506	2,506	2,506	2,506	2,506	2,506	2,506		14,044	15,036	29,080	(29,080)
Snow removal			95	303	1,015							500	500	500	1,413	1,500	2,913	(2,913)
Repairs/Additional Plantings			136			15,126	554								15,816	-	15,816	(15,816)
Management fees	32,000		1,072	1,511	1,229	1,128	915	1,171	1,171	1,171	1,171	1,171	1,171	1,171	5,855	8,197	14,052	17,948
Project Management	-		288	345		288	483	351	351	351	351	351	351	351	1,404	2,457	3,861	(3,861)
Elections	2,000														-	-	-	2,000
Insurance	5,700	5,281		747											6,028	-	6,028	(328)
Miscellaneous	2,000	20	30	10		10	10	10	10	10	10	10	10	10	70	60	130	1,870
Office Supplies	1,000														-	-	-	1,000
Utilities	10,000														-	-	-	10,000
Xcel Energy		86	299	84	82	85	77	119	119	119	119	119	119	119	713	832	1,545	(1,545)
City of Arvada		1,212	43						628		628		628		1,255	1,883	3,138	(3,138)
Treasurer's fees	3,756		4	109	414	158	62	284	103	-	-	-	-	-	747	387	1,135	2,621
Transfer to #2 General Fund	56,032				6,940			16,364			16,364			16,364	6,940	49,092	56,032	-
Transfer to Mt Shadows for O&M	10,353								10,353						-	10,353	10,353	-
Total Expenses (less contingency & reserve)	224,341	8,857	8,016	5,367	11,938	29,148	11,500	25,770	25,706	9,122	26,114	9,622	10,250	23,470	74,826	130,054	204,881	19,460
Funds Remaining	43,265	(8,808)	(6,282)	3,576	71,679	7,289	(5,919)	(6,812)	80,308	(7,558)	(24,549)	(8,058)	(8,685)	(21,924)	61,535	2,721	64,256	20,991

CONDENSED SOURCES & USES
As of 7/22/21

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 to be Exercised	<u>7.42</u>
Net Unrestricted Available	<u>119.15</u>

CCLLC Held Balance 363.05

Post - 12/2/2019 Allocations																	
SOURCES		RESIDENTIAL USES					COMERCIAL USES								BALANCE		
Sources	Unrestricted Including CCLLC	Whisper Village	Taylor Morrison	Allocated	Unrestricted Available	IGA Restricted Balance	Kentro Retail 1	Kentro Retail 2	SCL - Candelas Medical	Whisper Village	Arvada Fire	Freedom Street Restaurant	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	15.00	2.50	2.50	27.50	122.50	146.65	-	122.50
Allocations CCLLC	363.05	-	224.85	224.85	138.20	-	-	-	-	-			-	-	224.85	138.20	-

COMMERCIAL WATER ALLOCATION COMMITMENTS

As of 7/22/21

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	4/25/2019	540.98
Les Schwab				1.00	1.25	8/16/2019	539.73
Total		<u>36.50</u>			<u>18.00</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	10/7/2009	147.50
Kentro Retail 2				1.50	2.50	10/7/2019	145.00
Candelas Medical - SCL				1.50	2.50	10/7/2019	142.50
Whisper Village Commercial (TBD)					15.00		127.50
Arvada Fire				1.50	2.50	3/19/2021	125.00
Freedom Street Restaurant				1.50	2.50	6/3/2021	122.50
Total					<u>27.50</u>		
Total Acre Feet Remaining Unallocated							122.50

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 7/22/21

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		
		389.73
Whisper Village	33.00	356.73
Taylor Morrison	308.00	48.73
Taylor Morrison	<u>3.00</u>	45.73
Total	<u>344.00</u>	