

# 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 June 22, 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/91699609968?pwd=eXhlQVJEUWxZSnc1ZFJ3QXgyWlFCUT09>

Meeting ID: 916 9960 9968

Passcode: 652802

Dial-In: 1-253-215-8782

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

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C. Review and approve Minutes of the May 25, 2021 Special 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.

- 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.
  - 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.
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IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending June 17, 2021, in the amount of \$271,788.88 (enclosure).

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- B. Review and accept cash position statement as of June 17, 2021 (enclosure).

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- C. Review Expense Tracking Report (enclosure) and consider approval of District Expenditures Verification Report (enclosure).

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- D. Review forecast of General Fund Revenues and Expenditures (enclosure).

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- E. Review and consider approval of 2020 audit, and authorize execution of Representations Letter (enclosure – draft audit).

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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.
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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 \$\_\_\_\_\_.
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- b. Consider ratifying approval of District Engineer’s Verification of Expenditures for Candelas Medical Phase Two Improvements dated \_\_\_\_\_, 2021 in the amount of \$\_\_\_\_\_.
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- c. Consider ratifying approval of Disbursement Request No. \_ under the Phase One Agreement in the amount of \$\_\_\_\_\_.
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- d. Consider ratifying approval of Disbursement Request No. \_ under the Phase Two Agreement in the amount of \$\_\_\_\_\_.
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- 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.
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- C. Discuss status of Purchase and Sale Agreement (Water Tank Site).
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VII. CONSTRUCTION MATTERS

A. Review Construction Status Report.

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

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VIII. CAPITAL IMPROVEMENTS

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

IX. OTHER BUSINESS

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

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 27, 2021.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD MAY 25, 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, May 25, 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  
Steven Nading

Following discussion, upon motion duly made by Director McKay, seconded by Director Jeff Nading and, upon vote, unanimously carried, the absence of Director Diana K. Ten Eyck was excused.

#### 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, Elesha Carbaugh-Gonzales 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. 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

## RECORD OF PROCEEDINGS

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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.

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### ADMINISTRATIVE MATTERS

**Agenda:** Mr. Solin 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 McKay, seconded by Director Jeff Nading and, upon vote, unanimously carried, the agenda was approved, as amended.

**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 April 27, 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 April 27, 2021 Special 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 Agreement for Subsurface Utility Engineering between the District and Goodbee & Associates, L.L.C.
- Ratify approval of Task Order No. 1 to the Agreement for Subsurface Utility Engineering between the District and Goodbee & Associates, L.L.C, for Subsurface Utility Engineering for SH72, in the amount of \$14,300.

## RECORD OF PROCEEDINGS

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- Ratify approval of Task Order No. 5 to the Service Agreement between the District and Golden Triangle Construction, Inc., for West 92<sup>nd</sup> Roadway, in the amount of \$152,906.
- Ratify approval of Task Order No. 2-A9 to the Service Agreement between the District and Martin/Martin, Inc., for Candelas Medical Engineering Amendment No. 9, in the amount of \$21,100.
- Ratify approval of Task Order No. 3-A6 to the Service Agreement between the District and Martin/Martin, Inc., for SH93/SH72 Engineering Amendment #6, in the amount of \$12,200.
- Ratify approval of Task Order No. 3-A7 to the Service Agreement between the District and Martin/Martin, Inc., for SH93/SH72 Engineering Amendment #7, in the amount of \$12,500.
- Ratify approval of Task Order No. 7-A7 to the Service Agreement between the District and Martin/Martin, Inc., for JCMD Parcel Coordination Amendment #7, in the amount of \$10,000.
- Ratify approval of Task Order No. 29 to the Service Agreement between the District and Martin/Martin, Inc., for Dry Utility Coordination, Legal Descriptions and Exhibits, in the amount of \$10,000.

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

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### **FINANCIAL MATTERS**

**Claims:** The Board considered ratification/approval of the payment of claims through the period ending May 17, 2021 in the amount of \$179,914.87.

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

**Unaudited Financial Statements:** Ms. Tatton reviewed with the Board the unaudited financial statements for the period ending March 31, 2021 and the schedule of Cash Position as of May 18, 2021.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Steven Nading and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2021 and the schedule of Cash Position as of May 18, 2021.

## RECORD OF PROCEEDINGS

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**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 May 2021,” which summarizes IDES’ review and verification of the expenditures of the District for May 2021 related to certain District construction contracts. The Verification Report identified \$179,914.87 of District Eligible Expenses and \$-0- of Non-Eligible Expenses.

Following discussion, upon motion duly made by Director Steven Nading, seconded by Director Bradbury and, upon vote, unanimously carried, the Board determined to accept the District Eligible Expenses in the amount of \$179,914.87.

**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 reported to the Board that the draft audit is in process.

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### **MANAGEMENT MATTERS**

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

**FEMA Grant Close-Out**: Mr. Solin discussed the status of the FEMA Grant Close-out.

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### **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.



## RECORD OF PROCEEDINGS

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*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:** Attorney Murphy discussed the Intergovernmental Agreement with the Board, and noted that she has received comments from the Board of Water Commissioners, and will review and incorporate (as applicable) the same.

Following discussion, upon motion duly made by Director Steven Nading, seconded by Director Bradbury and, upon vote, unanimously carried, the Board approved the Intergovernmental Agreement between the District and the City and County of Denver, acting by and through its Board of Water Commissioners, subject to final legal review.

**Purchase and Sale Agreement (Water Tank Site):** Attorney Murphy reported to the Board that the City of Arvada is conducting its due diligence in advance of closing 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 May 25, 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 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.
- Consider 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 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.

## RECORD OF PROCEEDINGS

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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.

**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:**  
Mr. Back reviewed the report 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 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, subject to legal review.

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### **CAPITAL IMPROVEMENTS**

There were no capital improvements matters presented.

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### **OTHER BUSINESS**

There was no other business.

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### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Jeff Nading, seconded by Director McKay 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     |
|-----------------------------------|---------|---------|------------|------------|------------|---------------------------|------------|
| 03-000-06750                      | 0       | 11066   | 10 21 599B | 10/31/2021 | 06/17/2021 | 10 20 Legal               | 727.50     |
| 03-000-06750                      | 0       | 11066   | 2 21 599B  | 02/28/2021 | 06/17/2021 | 2 2021 Legal              | 2,347.50   |
| 01-000-06750                      | 0       | 11066   | 2 21 599B  | 02/28/2021 | 06/17/2021 | 2 21 Legal                | 4,242.50   |
| 03-000-06750                      | 0       | 11066   | 5 21 599B  | 05/31/2021 | 06/17/2021 | 5 21 Legal                | 1,182.50   |
| 01-000-06750                      | 0       | 11066   | 5 21 599B  | 05/31/2021 | 06/17/2021 | 5 21 Legal                | 2,651.00   |
| **** TOTAL ****                   |         |         |            |            |            |                           | 11,151.00  |
| McGeady Becher P.C.               |         |         |            |            |            |                           |            |
| 01-000-06100                      | 0       | 11067   | 5 -Mgmt    | 05/31/2021 | 06/17/2021 | 5 21 Management Fees      | 915.00     |
| **** TOTAL ****                   |         |         |            |            |            |                           | 915.00     |
| Special District Management       |         |         |            |            |            |                           |            |
| 03-000-07840                      | 0       | 11068   | various    | 05/10/2021 | 06/17/2021 | Engineering               | 73,263.75  |
| **** TOTAL ****                   |         |         |            |            |            |                           | 73,263.75  |
| Martin/Martin                     |         |         |            |            |            |                           |            |
| 03-000-07500                      | 0       | 11069   | 18724815   | 05/31/2021 | 06/17/2021 | Indiana North             | 4,000.00   |
| **** TOTAL ****                   |         |         |            |            |            |                           | 4,000.00   |
| Kimley Horn                       |         |         |            |            |            |                           |            |
| 03-000-07800                      | 0       | 11070   | 08558      | 05/31/2021 | 06/17/2021 | May Project Admin/Eng     | 14,502.00  |
| 01-000-07800                      | 0       | 11070   | 08558      | 05/31/2021 | 06/17/2021 | Operation and Oversight   | 483.00     |
| **** TOTAL ****                   |         |         |            |            |            |                           | 14,985.00  |
| IDES, LLC                         |         |         |            |            |            |                           |            |
| 03-000-07840                      | 0       | 11071   | various    | 03/31/2021 | 06/17/2021 | Engineering               | 17,425.47  |
| **** TOTAL ****                   |         |         |            |            |            |                           | 17,425.47  |
| CTL Thompson                      |         |         |            |            |            |                           |            |
| 03-000-07800                      | 0       | 11072   | 1279       | 05/27/2021 | 06/17/2021 | 4 2021 Eligible Expense   | 7,196.59   |
| **** TOTAL ****                   |         |         |            |            |            |                           | 7,196.59   |
| Papillon LLC                      |         |         |            |            |            |                           |            |
| 03-000-07840                      | 0       | 11073   | SWAP0522   | 05/31/2021 | 06/17/2021 | May Const Observation     | 2,357.52   |
| **** TOTAL ****                   |         |         |            |            |            |                           | 2,357.52   |
| Storm Water Asset Protection, LLC |         |         |            |            |            |                           |            |
| 01-000-07100                      | 0       | 11074   | 140278     | 05/21/2021 | 06/17/2021 | 4 26 21 Irrigation Repair | 553.50     |
| 01-000-07100                      | 0       | 11074   | 140593     | 06/01/2021 | 06/17/2021 | June Grounds Services     | 2,505.69   |
| **** TOTAL ****                   |         |         |            |            |            |                           | 3,059.19   |
| Environmental Designs             |         |         |            |            |            |                           |            |
| 03-000-07840                      | 0       | 11075   | 65067-6534 | 04/30/2021 | 06/17/2021 | Planing & Graphics        | 2,705.00   |
| **** TOTAL ****                   |         |         |            |            |            |                           | 2,705.00   |
| Norris Design                     |         |         |            |            |            |                           |            |
| 03-000-07840                      | 0       | 11076   | 703-390    | 05/28/2021 | 06/17/2021 | 5 21 Environmental Svcs   | 696.28     |
| **** TOTAL ****                   |         |         |            |            |            |                           | 696.28     |
| SWCA Incorporated                 |         |         |            |            |            |                           |            |
| 03-000-07500                      | 0       | 11077   | 2021-14    | 06/02/2021 | 06/17/2021 | 6 21 Fence Install        | 3,187.00   |
| **** TOTAL ****                   |         |         |            |            |            |                           | 3,187.00   |
| Hogan Works                       |         |         |            |            |            |                           |            |
| 03-000-07500                      | 0       | 11078   | Pay App #6 | 05/25/2021 | 06/17/2021 | Pay Application #6        | 16,500.00  |
| 03-000-03311                      | 0       | 11078   | Pay App #6 | 05/25/2021 | 06/17/2021 | Retainage Pay App #6      | 114,347.08 |
| **** TOTAL ****                   |         |         |            |            |            |                           | 130,847.08 |
| Miller Wall Company               |         |         |            |            |            |                           |            |
| *** GRAND TOTAL ***               |         |         |            |            |            |                           | 271,788.88 |

**Jefferson Center Metropolitan District No. 1**  
**Cash Position**  
**June 17, 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 5/18/2021             | 313.98                  | 428,383.90              | 395,166.19             | 146,174.21                  | 241,844.06        | 3,222.00           | 21,380.63                               | 73,583.11                                | 6,614,367.83            | 41,314,217.98                | 49,238,653.89        |
| 5/20/2021 Checks                  | (28,904.29)             | (151,010.58)            |                        |                             |                   |                    |   |  |                         |                              | (179,914.87)         |
| Xcel Payments                     | (84.78)                 |                         |                        |                             |                   |                    |   |  |                         |                              | (84.78)              |
| 5/31/2021 Interest Income         |                         |                         | 36.05                  |                             |                   |                    |   |  | 182.07                  | 1,137.00                     | 1,355.12             |
| Property taxes received 6/10/2021 |                         |                         | 5,491.89               | 54,918.88                   |                   |                    |   |  |                         |                              | 60,410.77            |
| Transfer between funds            | 28,675.09               | (28,675.09)             | (28,675.09)            |                             | 28,675.09         |                    |   |  |                         |                              | 0.00                 |
| <b>Balance at 6/17/2021</b>       | <b>0.00</b>             | <b>248,698.23</b>       | <b>372,019.04</b>      | <b>201,093.09</b>           | <b>270,519.15</b> | <b>3,222.00</b>    | <b>21,380.63</b>                        | <b>73,583.11</b>                         | <b>6,614,549.90</b>     | <b>41,315,354.98</b>         | <b>49,120,420.13</b> |

**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1**  
**2020 FORECAST OF GENERAL FUND REVENUES AND EXPENDITURES**  
**AS of 5/31/2021**

|  | Acutal Paid/Received in |                |                |              |               | Estimated     |                |               |               |                |                 |                |                |                 |                | December 2021<br>received/paid<br>in January 2022 | Total<br>Actual | Total<br>Estimated | Total year<br>to date &<br>estimate | Difference<br>to original<br>budget |
|--|-------------------------|----------------|----------------|--------------|---------------|---------------|----------------|---------------|---------------|----------------|-----------------|----------------|----------------|-----------------|----------------|---|-----------------|--------------------|-------------------------------------|-------------------------------------|
|  | 2021 Budget             | January        | February       | March        | April         | May           | June           | July          | August        | September      | October         | November       | December       |                 |                |   |                 |                    |                                     |                                     |
| <b>Revenues:</b>                                       |                         |                |                |              |               |               |                |               |               |                |                 |                |                |                 |                |   |                 |                    |                                     |                                     |
| Property taxes (net of AURA increment)                 | 75,771                  |                | 260            | 7,284        | 27,734        | 10,548        | 4,126          | 25,820        |               |                |                 |                |                |                 |                |   | 45,825          | 29,946             | 75,771                              | -                                   |
| Specific ownership taxes                               | 17,234                  |                | 1,437          | 1,624        | 1,711         | 1,531         | 1,428          | 1,546         | 1,546         | 1,546          | 1,546           | 1,546          | 1,546          | 1,546           |                |   | 6,303           | 12,252             | 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            | 15             | 15            | 15            | 15             | 15              | 15             | 15             | 15              |                |   | 75              | 105                | 180                                 | 180                                 |
| <b>Total Revenues</b>                                  | <b>267,606</b>          | <b>49</b>      | <b>1,734</b>   | <b>8,944</b> | <b>83,617</b> | <b>36,437</b> | <b>5,569</b>   | <b>27,382</b> | <b>97,584</b> | <b>1,561</b>   | <b>1,561</b>    | <b>1,561</b>   | <b>1,561</b>   | <b>1,546</b>    | <b>130,781</b> | <b>138,326</b>                                    | <b>269,106</b>  | <b>1,500</b>       |                                     |                                     |
| <b>Expenses:</b>                                       |                         |                |                |              |               |               |                |               |               |                |                 |                |                |                 |                |   |                 |                    |                                     |                                     |
| Legal  | 55,000                  |                | 3,791          |              |               | 9,857         | 5,118          | 5,118         | 5,118         | 5,118          | 5,118           | 5,118          | 5,118          | 5,118           | 13,648         | 40,944  | 54,592          | 408                |                                     |                                     |
| Accounting   | 6,000                   |                |                |              |               |               | 750            | 750           | 750           | 750            | 750             | 750            | 750            | 750             | -              | 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         | 2,258          | 2,258         | 2,258         | 2,258          | 2,258           | 2,258          | 2,258          |                 | 11,538         | 15,806  | 27,344          | (27,344)           |                                     |                                     |
| Snow removal   |                         |                | 95             | 303          | 1,015         |               |                |               |               |                |                 | 500            | 500            | 500             | 1,413          | 1,500   | 2,913           | (2,913)            |                                     |                                     |
| Repairs/Additional Plantings                           |                         |                | 136            |              |               | 15,126        |                |               |               |                |                 |                |                |                 | 15,262         | -   | 15,262          | (15,262)           |                                     |                                     |
| Management fees  | 32,000                  |                | 1,072          | 1,511        | 1,229         | 1,128         | 1,235          | 1,235         | 1,235         | 1,235          | 1,235           | 1,235          | 1,235          | 1,235           | 4,940          | 9,880   | 14,820          | 17,180             |                                     |                                     |
| Project Management                                     | -                       |                | 288            | 345          |               | 288           | 307            | 307           | 307           | 307            | 307             | 307            | 307            | 307             | 921            | 2,456   | 3,377           | (3,377)            |                                     |                                     |
| Elections  | 2,000                   |                |                |              |               |               |                |               |               |                |                 |                |                |                 | -              | -   | -               | 2,000              |                                     |                                     |
| Insurance  | 5,700                   | 5,281          |                | 747          |               |               |                |               |               |                |                 |                |                |                 | 6,028          | -   | 6,028           | (328)              |                                     |                                     |
| Miscellaneous  | 2,000                   | 20             | 30             | 10           |               |               | 20             | 20            | 20            | 20             | 20              | 20             | 20             |                 | 60             | 140   | 200             | 1,800              |                                     |                                     |
| Office Supplies  | 1,000                   |                |                |              |               |               | 125            | 125           | 125           | 125            | 125             | 125            | 125            | 125             | -              | 1,000   | 1,000           | -                  |                                     |                                     |
| Utilities  | 10,000                  |                |                |              |               |               |                |               |               |                |                 |                |                |                 | -              | -   | -               | 10,000             |                                     |                                     |
| Xcel Energy  |                         | 86             | 299            | 84           | 82            | 85            | 127            | 127           | 127           | 127            | 127             | 127            | 127            | 127             | 636            | 1,018   | 1,654           | (1,654)            |                                     |                                     |
| City of Arvada   |                         | 1,212          | 43             |              |               |               | 628            |               | 628           |                |                 | 628            |                | 628             | 1,255          | 2,510   | 3,765           | (3,765)            |                                     |                                     |
| Treasurer's fees                                       | 3,756                   |                | 4              | 109          | 414           | 158           | 62             | 387           | -             | -              | -               | -              | -              | -               | 686            | 449   | 1,135           | 2,621              |                                     |                                     |
| Transfer to #2 General Fund                            | 56,032                  |                |                |              | 6,940         |               |                | 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          | -                  |                                     |                                     |
| <b>Total Expenses (less contingency &amp; reserve)</b> | <b>224,341</b>          | <b>8,857</b>   | <b>8,016</b>   | <b>5,367</b> | <b>11,938</b> | <b>29,148</b> | <b>10,630</b>  | <b>26,692</b> | <b>26,421</b> | <b>9,940</b>   | <b>26,932</b>   | <b>10,440</b>  | <b>11,068</b>  | <b>24,526</b>   | <b>63,327</b>  | <b>146,648</b>                                    | <b>209,974</b>  | <b>14,367</b>      |                                     |                                     |
| <b>Funds Remaining</b>                                 | <b>43,265</b>           | <b>(8,808)</b> | <b>(6,282)</b> | <b>3,576</b> | <b>71,679</b> | <b>7,289</b>  | <b>(5,061)</b> | <b>690</b>    | <b>71,164</b> | <b>(8,379)</b> | <b>(25,370)</b> | <b>(8,879)</b> | <b>(9,506)</b> | <b>(22,980)</b> | <b>67,454</b>  | <b>(8,322)</b>                                    | <b>59,132</b>   | <b>15,867</b>      |                                     |                                     |

**JCMD1 EXPENSE TRACKING REPORT  
JUNE 2021 REPORT FOR MAY 2021 EXPENSES**

| INVOICE DETAIL                 |  |                   |              |                      |                     | (Note 1)             | (Note 2) |
|--------------------------------|--|-------------------|--------------|----------------------|---------------------|----------------------|----------|
| Vendor                         | Description  | Invoice Number    | Invoice Date | Total Invoice        | General Fund        | Capital Fund         |          |
| CTL Thompson, Inc.             | Geotechnical Services                                      | 571222            | 2/28/2021    | \$ 11,818.03         | \$ -                | \$ 11,818.03         |          |
| CTL Thompson, Inc.             | Geotechnical Services                                      | 571223            | 2/28/2021    | \$ 5,000.00          | \$ -                | \$ 5,000.00          |          |
| CTL Thompson, Inc.             | Geotechnical Services                                      | 574917            | 3/31/2021    | \$ 607.44            | \$ -                | \$ 607.44            |          |
| Environmental Design           | Irrigation Repairs   | 140278            | 5/21/2021    | \$ 553.50            | \$ 553.50           | \$ -                 |          |
| Environmental Design           | Monthly Grounds Services                                   | 140593            | 6/1/2021     | \$ 2,505.69          | \$ 2,505.69         | \$ -                 |          |
| Hogan Works, LLC               | Wire Fencing   | 2021-14           | 6/2/2021     | \$ 3,187.00          | \$ -                | \$ 3,187.00          |          |
| IDES LLC                       | District Engineering Management                            | 08558             | 5/31/2021    | \$ 14,985.00         | \$ 483.00           | \$ 14,502.00         |          |
| Kimley-Horn                    | Traffic Impact Study                                       | 18724815          | 5/31/2021    | \$ 4,000.00          | \$ -                | \$ 4,000.00          |          |
| Martin/Martin, Inc             | Engineering  | 17.0684-00035     | 5/10/2021    | \$ 675.00            | \$ -                | \$ 675.00            |          |
| Martin/Martin, Inc             | Engineering  | 17.0685-00018     | 5/10/2021    | \$ 5,090.00          | \$ -                | \$ 5,090.00          |          |
| Martin/Martin, Inc             | Engineering  | 17.0725-00031     | 5/10/2021    | \$ 1,650.00          | \$ -                | \$ 1,650.00          |          |
| Martin/Martin, Inc             | Engineering  | 20.0287-00018     | 5/10/2021    | \$ 13,892.50         | \$ -                | \$ 13,892.50         |          |
| Martin/Martin, Inc             | Engineering  | 20.0465-00012     | 5/10/2021    | \$ 20,787.50         | \$ -                | \$ 20,787.50         |          |
| Martin/Martin, Inc             | Engineering  | 20.0532-00012     | 5/10/2021    | \$ 11,768.75         | \$ -                | \$ 11,768.75         |          |
| Martin/Martin, Inc             | Engineering  | 20.0717-00010     | 5/18/2021    | \$ 3,097.50          | \$ -                | \$ 3,097.50          |          |
| Martin/Martin, Inc             | Engineering  | 20.0862-00009     | 5/17/2021    | \$ 11,725.00         | \$ -                | \$ 11,725.00         |          |
| Martin/Martin, Inc             | Engineering  | 21.0512-00001     | 5/10/2021    | \$ 4,577.50          | \$ -                | \$ 4,577.50          |          |
| McGeady Becher                 | Legal - Bonds 2020   | 599-0906          | 10/31/2020   | \$ 727.50            | \$ -                | \$ 727.50            |          |
| McGeady Becher                 | Legal - Rules & Regulations                                | 599-0003          | 2/28/2021    | \$ 297.00            | \$ 297.00           | \$ -                 |          |
| McGeady Becher                 | Legal - Minutes / Board Meetings                           | 599-0004          | 2/28/2021    | \$ 2,974.50          | \$ 2,974.50         | \$ -                 |          |
| McGeady Becher                 | Legal - Budgets  | 599-0005          | 2/28/2021    | \$ 20.00             | \$ 20.00            | \$ -                 |          |
| McGeady Becher                 | Legal - General Information Stmt/Transparency Notes        | 599-0007          | 2/28/2021    | \$ 20.00             | \$ 20.00            | \$ -                 |          |
| McGeady Becher                 | Legal - Conflict of Interest                               | 599-0019          | 2/28/2021    | \$ 175.00            | \$ 175.00           | \$ -                 |          |
| McGeady Becher                 | Legal - Official Records Maintenance                       | 599-0299          | 2/28/2021    | \$ 756.00            | \$ 756.00           | \$ -                 |          |
| McGeady Becher                 | Legal - Water Tank IGA, Arvada                             | 599-0325          | 2/28/2021    | \$ 823.50            | \$ -                | \$ 823.50            |          |
| McGeady Becher                 | Legal - Bonds 2020   | 599-0906          | 2/28/2021    | \$ 369.50            | \$ -                | \$ 369.50            |          |
| McGeady Becher                 | Legal - Tracts 1-3 Acquisition                             | 599-1504          | 2/28/2021    | \$ 800.50            | \$ -                | \$ 800.50            |          |
| McGeady Becher                 | Legal - Candelas Medical Filing 1 Acquisitions             | 599-1505          | 2/28/2021    | \$ 118.00            | \$ -                | \$ 118.00            |          |
| McGeady Becher                 | Legal - Facilities Funding & Acquisition, CCLLC            | 599-2321          | 2/28/2021    | \$ 206.50            | \$ -                | \$ 206.50            |          |
| McGeady Becher                 | Legal - Phases 1 & 2 Improvements Escrow                   | 599-3005          | 2/28/2021    | \$ 29.50             | \$ -                | \$ 29.50             |          |
| McGeady Becher                 | Legal - Minutes / Board Meetings                           | 599-0004          | 5/31/2021    | \$ 2,143.50          | \$ 2,143.50         | \$ -                 |          |
| McGeady Becher                 | Legal - Audits   | 599-0015          | 5/31/2021    | \$ 247.50            | \$ 247.50           | \$ -                 |          |
| McGeady Becher                 | Legal - Conflict of Interest                               | 599-0019          | 5/31/2021    | \$ 15.00             | \$ 15.00            | \$ -                 |          |
| McGeady Becher                 | Legal - Official Records Maintenance                       | 599-0299          | 5/31/2021    | \$ 147.50            | \$ 147.50           | \$ -                 |          |
| McGeady Becher                 | Legal - Construction/Reimbursement IGA, Denver Water Board | 599-0314          | 5/31/2021    | \$ 617.50            | \$ -                | \$ 617.50            |          |
| McGeady Becher                 | Legal - Water Tank IGA, Arvada                             | 599-0325          | 5/31/2021    | \$ 162.50            | \$ -                | \$ 162.50            |          |
| McGeady Becher                 | Legal - Cimarron Landowners License Agreement              | 599-0710          | 5/31/2021    | \$ 97.50             | \$ 97.50            | \$ -                 |          |
| McGeady Becher                 | Legal - Facilities Funding & Acquisition, CCLLC            | 599-2321          | 5/31/2021    | \$ 207.50            | \$ -                | \$ 207.50            |          |
| McGeady Becher                 | Legal - Phases 1 & 2 Improvements Escrow                   | 599-3005          | 5/31/2021    | \$ 195.00            | \$ -                | \$ 195.00            |          |
| Miller Wall Company            | Candelas Medical Retaining Walls                           | Pay Application 6 | 5/25/2021    | \$ 130,847.08        | \$ -                | \$ 130,847.08        |          |
| Norris Design, Inc.            | Master Planning & Graphics                                 | 01-65067          | 4/30/2021    | \$ 280.00            | \$ -                | \$ 280.00            |          |
| Norris Design, Inc.            | Candelas Streetscape                                       | 01-65340          | 4/30/2021    | \$ 2,425.00          | \$ -                | \$ 2,425.00          |          |
| Papillon, LLC                  | District Management  | 1279              | 5/27/2021    | \$ 7,196.59          | \$ -                | \$ 7,196.59          |          |
| SDMS                           | Board Meetings   | JCMD1 - 01        | 5/31/2021    | \$ 826.00            | \$ 826.00           | \$ -                 |          |
| SDMS                           | Management Matters   | JCMD1 - 02        | 5/31/2021    | \$ 56.00             | \$ 56.00            | \$ -                 |          |
| SDMS                           | Records Management   | JCMD1 - 03        | 5/31/2021    | \$ 14.00             | \$ 14.00            | \$ -                 |          |
| SDMS                           | Website Design/Maintenance                                 | JCMD1 - 24        | 5/31/2021    | \$ 19.00             | \$ 19.00            | \$ -                 |          |
| SWAP, LLC                      | Storm Water Management                                     | SWAP0522          | 5/31/2021    | \$ 2,357.52          | \$ -                | \$ 2,357.52          |          |
| SWCA Environmental Consultants | Environmental Compliance Services                          | 126703            | 5/19/2021    | \$ 696.28            | \$ -                | \$ 696.28            |          |
| <b>Totals</b>                  |  |                   |              | <b>\$ 271,788.88</b> | <b>\$ 11,350.69</b> | <b>\$ 260,438.19</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 \$563,793.50 paid by CMMD. JCMD1 to request reimbursement from CMMD or qualifying signalization work.

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.

5 = There is a FEMA Grant Closeout Receivable to District #2, in the estimated amount of \$21,826.99. Anticipated spring 2022.

**CASH POSITION**

| SOURCES                                       | Notes                           | General              | Capital                 |
|---|---------------------------------|----------------------|-------------------------|
| First Bank                                    |                                 | \$ -                 | \$ 248,698.23           |
| CoBiz   |                                 | \$ -                 | \$ -                    |
| ColoTrust                                     |                                 | \$ 372,019.04        | \$ 270,519.15           |
| UMB 2015                                      | Project Fund                    | \$ -                 | \$ -                    |
| Candelas Medical Escrow Reimbursement Phase 1 |                                 | \$ -                 | \$ 21,380.63            |
| Candelas Medical Escrow Reimbursement Phase 2 |                                 | \$ -                 | \$ 73,583.11            |
| UMB 2017                                      |                                 | \$ -                 | \$ 3,222.00             |
| IGA W/ CMMD                                   | Traffic Signal Funding (Note 3) | \$ -                 | \$ 421,206.51           |
| Series 2020A-2 Project Fund                   |                                 | \$ -                 | \$ 6,614,549.90         |
| Series 2020B Project Fund                     |                                 | \$ -                 | \$ 41,315,354.98        |
| <b>Sub Total</b>                              |                                 | <b>\$ 372,019.04</b> | <b>\$ 48,968,514.51</b> |
| <b>USES</b>                                   |                                 |                      |                         |
| <b>Contract Commitments</b>                   |                                 |                      |                         |
| Current Payables                              |                                 | \$ 11,350.69         | \$ 260,438.19           |
| Construction                                  | Contractors, District Portion   | \$ -                 | \$ 423,630.02           |
| Construction                                  | Contractors, Developer Portion  | \$ -                 | \$ 11,671.56            |
| Consultants                                   | Consulting Contracts            | \$ -                 | \$ 1,197,699.05         |
| <b>Sub Total</b>                              |                                 | <b>\$ 11,350.69</b>  | <b>\$ 1,893,438.81</b>  |
| <b>General Fund Total</b>                     |                                 |                      |                         |
| <b>General Fund Surplus/Deficit</b>           |                                 | <b>(\$8,322.00)</b>  |                         |
| <b>BALANCE</b>                                |                                 | <b>\$ 352,346.35</b> | <b>\$ 47,075,075.70</b> |

**ADJUSTMENTS TO CASH POSITION**

|                                   | Notes                   | General              | Capital                 |
|-----------------------------------|-------------------------|----------------------|-------------------------|
| <b>Balance Before Adjustments</b> |                         | <b>\$ 352,346.35</b> | <b>\$ 47,075,075.70</b> |
| Public Improvement Surety         | City of Arvada (Note 4) | \$ -                 | \$ -                    |
| <b>ADJUSTED BALANCE</b>           |                         | <b>\$ 352,346.35</b> | <b>\$ 47,075,075.70</b> |

**GRAND TOTAL ADJUSTED BALANCE \$ 47,427,422.05**  
**PRIOR MONTH GRAND TOTAL \$ 47,691,327.48**  
**CHANGE \$ (263,905.43)**

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

| Expense Category  | May             | June            | Change                |
|---|-----------------|-----------------|-----------------------|
| <b>Current Payables</b>                                       |                 |                 | \$ 271,788.88         |
| <b>Less General Fund</b>                                      |                 |                 | \$ (11,350.69)        |
| <b>Subtotal</b>   |                 |                 | <b>\$ 260,438.19</b>  |
| <b>Commitments</b>  |                 |                 |                       |
| <b>Attachment D</b>   |                 |                 |                       |
| Contractors, District Portion                                 | \$ 537,977.10   | \$ 423,630.02   | \$ (114,347.08)       |
| Contractors, Developer Portion                                | \$ 11,671.56    | \$ 11,671.56    | \$ -                  |
| Consulting Contracts  | \$ 1,109,553.19 | \$ 1,197,699.05 | \$ 88,145.86          |
| <b>Subtotal</b>   |                 |                 | <b>\$ (26,201.22)</b> |
| <b>Net Increase/Decrease to Commitments Since Prior Month</b> |                 |                 | <b>\$ 234,236.97</b>  |
| Interest Income   |                 |                 | \$ (1,355.12)         |
| Bank Charges  |                 |                 | \$ -                  |
| City of Arvada Payments                                       |                 |                 | \$ -                  |
| Xcel Payments   |                 |                 | \$ 84.78              |
| Check #10976  |                 |                 | \$ -                  |
| General Fund Property taxes                                   |                 |                 | \$ (5,491.89)         |
| AURA Funds Received   |                 |                 | \$ -                  |
| Change in General Fund Forecast                               |                 |                 | \$25,080.00           |
| General Fund Payable  |                 |                 | \$ 11,350.69          |
| Total Adjustments for Reconciliation                          |                 |                 | \$ 263,905.43         |
| Out of Balance Amount   |                 |                 | \$ (0.00)             |



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

## **District Expenditures Verification For June 2021**



June 22, 2021

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 2021**

#### **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 June 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 **\$271,788.88** of the District Expenditures were appropriately classified as District Eligible Expenses.
2. At this time and based upon the information provided, we find **\$0.00** 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  
June 2021 Expenditures

| Vendor                         | Description  | Invoice Number    | Invoice Date | Invoiced Amount     | District Expenditures | Non Eligible Expenses |
|--------------------------------|--|-------------------|--------------|---------------------|-----------------------|-----------------------|
| CTL Thompson, Inc.             | Geotechnical Services                                      | 571222            | 2/28/21      | \$ 11,818.03        | \$ 11,818.03          | \$ -                  |
| CTL Thompson, Inc.             | Geotechnical Services                                      | 571223            | 2/28/21      | \$ 5,000.00         | \$ 5,000.00           | \$ -                  |
| CTL Thompson, Inc.             | Geotechnical Services                                      | 574917            | 3/31/2021    | \$ 607.44           | \$ 607.44             | \$ -                  |
| Environmental Design           | Irrigation Repairs   | 140278            | O&M          | \$ 553.50           | \$ 553.50             | \$ -                  |
| Environmental Design           | Monthly Grounds Services                                   | 140593            | O&M          | \$ 2,505.69         | \$ 2,505.69           | \$ -                  |
| Hogan Works, LLC               | Wire Fencing   | 2021-14           | 6/2/2021     | \$ 3,187.00         | \$ 3,187.00           | \$ -                  |
| IDES LLC                       | District Engineering Management                            | 8558              | O&M          | \$ 483.00           | \$ 483.00             | \$ -                  |
| IDES LLC                       | District Engineering Management                            | 08558             | 5/31/2021    | \$ 14,502.00        | \$ 14,502.00          | \$ -                  |
| Kimley-Horn                    | Traffic Impact Study                                       | 18724815          | 5/31/2021    | \$ 4,000.00         | \$ 4,000.00           | \$ -                  |
| Martin/Martin, Inc             | Engineering  | 17.0684-00035     | 5/10/2021    | \$ 675.00           | \$ 675.00             | \$ -                  |
| Martin/Martin, Inc             | Engineering  | 17.0685-00018     | 5/10/2021    | \$ 5,090.00         | \$ 5,090.00           | \$ -                  |
| Martin/Martin, Inc             | Engineering  | 17.0725-00031     | 5/10/2021    | \$ 1,650.00         | \$ 1,650.00           | \$ -                  |
| Martin/Martin, Inc             | Engineering  | 20.0287-00018     | 5/10/2021    | \$ 13,892.50        | \$ 13,892.50          | \$ -                  |
| Martin/Martin, Inc             | Engineering  | 20.0465-00012     | 5/10/2021    | \$ 20,787.50        | \$ 20,787.50          | \$ -                  |
| Martin/Martin, Inc             | Engineering  | 20.0532-00012     | 5/10/2021    | \$ 11,768.75        | \$ 11,768.75          | \$ -                  |
| Martin/Martin, Inc             | Engineering  | 20.0717-00010     | 5/18/2021    | \$ 3,097.50         | \$ 3,097.50           | \$ -                  |
| Martin/Martin, Inc             | Engineering  | 20.0862-00009     | 5/17/2021    | \$ 11,725.00        | \$ 11,725.00          | \$ -                  |
| Martin/Martin, Inc             | Engineering  | 21.0512-00001     | 5/10/2021    | \$ 4,577.50         | \$ 4,577.50           | \$ -                  |
| McGeady Becher                 | Legal - Bonds 2020   | 599-0906          | 10/31/2020   | \$ 727.50           | \$ 727.50             | \$ -                  |
| McGeady Becher                 | Legal - Rules & Regulations                                | 599-0003          | O&M          | \$ 297.00           | \$ 297.00             | \$ -                  |
| McGeady Becher                 | Legal - Minutes / Board Meetings                           | 599-0004          | O&M          | \$ 2,974.50         | \$ 2,974.50           | \$ -                  |
| McGeady Becher                 | Legal - Budgets  | 599-0005          | O&M          | \$ 20.00            | \$ 20.00              | \$ -                  |
| McGeady Becher                 | Legal - General Information Stmt/Transparency Notes        | 599-0007          | O&M          | \$ 20.00            | \$ 20.00              | \$ -                  |
| McGeady Becher                 | Legal - Conflict of Interest                               | 599-0019          | O&M          | \$ 175.00           | \$ 175.00             | \$ -                  |
| McGeady Becher                 | Legal - Official Records Maintenance                       | 599-0299          | O&M          | \$ 756.00           | \$ 756.00             | \$ -                  |
| McGeady Becher                 | Legal - Water Tank IGA, Arvada                             | 599-0325          | 2/28/2021    | \$ 823.50           | \$ 823.50             | \$ -                  |
| McGeady Becher                 | Legal - Bonds 2020   | 599-0906          | 2/28/2021    | \$ 369.50           | \$ 369.50             | \$ -                  |
| McGeady Becher                 | Legal - Tracts 1-3 Acquisition                             | 599-1504          | 2/28/2021    | \$ 800.50           | \$ 800.50             | \$ -                  |
| McGeady Becher                 | Legal - Candelas Medical Filing 1 Acquisitions             | 599-1505          | 2/28/2021    | \$ 118.00           | \$ 118.00             | \$ -                  |
| McGeady Becher                 | Legal - Facilities Funding & Acquisition, CCLLC            | 599-2321          | 2/28/2021    | \$ 206.50           | \$ 206.50             | \$ -                  |
| McGeady Becher                 | Legal - Phases 1 & 2 Improvements Escrow                   | 599-3005          | 2/28/2021    | \$ 29.50            | \$ 29.50              | \$ -                  |
| McGeady Becher                 | Legal - Minutes / Board Meetings                           | 599-0004          | O&M          | \$ 2,143.50         | \$ 2,143.50           | \$ -                  |
| McGeady Becher                 | Legal - Audits   | 599-0015          | O&M          | \$ 247.50           | \$ 247.50             | \$ -                  |
| McGeady Becher                 | Legal - Conflict of Interest                               | 599-0019          | O&M          | \$ 15.00            | \$ 15.00              | \$ -                  |
| McGeady Becher                 | Legal - Official Records Maintenance                       | 599-0299          | O&M          | \$ 147.50           | \$ 147.50             | \$ -                  |
| McGeady Becher                 | Legal - Construction/Reimbursement IGA, Denver Water Board | 599-0314          | 5/31/2021    | \$ 617.50           | \$ 617.50             | \$ -                  |
| McGeady Becher                 | Legal - Water Tank IGA, Arvada                             | 599-0325          | 5/31/2021    | \$ 162.50           | \$ 162.50             | \$ -                  |
| McGeady Becher                 | Legal - Cimarron Landowners License Agreement              | 599-0710          | O&M          | \$ 97.50            | \$ 97.50              | \$ -                  |
| McGeady Becher                 | Legal - Facilities Funding & Acquisition, CCLLC            | 599-2321          | 5/31/2021    | \$ 207.50           | \$ 207.50             | \$ -                  |
| McGeady Becher                 | Legal - Phases 1 & 2 Improvements Escrow                   | 599-3005          | 5/31/2021    | \$ 195.00           | \$ 195.00             | \$ -                  |
| Miller Wall Company            | Candelas Medical Retaining Walls                           | Pay Application 6 | 5/25/2021    | \$ 130,847.08       | \$ 130,847.08         | \$ -                  |
| Norris Design, Inc.            | Master Planning & Graphics                                 | 01-65067          | 4/30/2021    | \$ 280.00           | \$ 280.00             | \$ -                  |
| Norris Design, Inc.            | Candelas Streetscape                                       | 01-65340          | 4/30/2021    | \$ 2,425.00         | \$ 2,425.00           | \$ -                  |
| Papillon, LLC                  | District Management  | 1279              | 5/27/2021    | \$ 7,196.59         | \$ 7,196.59           | \$ -                  |
| SDMS                           | Board Meetings   | JCMD1 - 01        | O&M          | \$ 826.00           | \$ 826.00             | \$ -                  |
| SDMS                           | Management Matters   | JCMD1 - 02        | O&M          | \$ 56.00            | \$ 56.00              | \$ -                  |
| SDMS                           | Records Management   | JCMD1 - 03        | O&M          | \$ 14.00            | \$ 14.00              | \$ -                  |
| SDMS                           | Website Design/Maintenance                                 | JCMD1 - 24        | O&M          | \$ 19.00            | \$ 19.00              | \$ -                  |
| SWAP, LLC                      | Storm Water Management                                     | SWAP0522          | 5/31/2021    | \$ 2,357.52         | \$ 2,357.52           | \$ -                  |
| SWCA Environmental Consultants | Environmental Compliance Services                          | 126703            | 5/19/2021    | \$ 696.28           | \$ 696.28             | \$ -                  |
| <b>TOTALS</b>                  |  |                   |              | <b>\$271,788.88</b> | <b>\$271,788.88</b>   | <b>\$ -</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.

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 (Current)          | \$271,788.88           | \$271,788.88           | \$0.00                |
| <b>Total</b>                 | <b>\$28,588,456.43</b> | <b>\$26,642,364.25</b> | <b>\$1,946,092.18</b> |

**Attachment B**

**Jefferson Center Metropolitan District No. 1  
June 2021 Expenditures  
By Category**

| Category                               | Description   | District Expenditures | Non-Eligible Expenditures |
|--|---|-----------------------|---------------------------|
| <b>Construction</b>                    |   |                       |                           |
| 01                                     | Mobilization  | \$0.00                | \$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  | \$0.00                | \$0.00                    |
| 06                                     | Grading   | \$16,500.00           | \$0.00                    |
| 07                                     | Box Culvert/Bridges                                   | \$0.00                | \$0.00                    |
| 08                                     | Erosion Control                                       | \$0.00                | \$0.00                    |
| 09                                     | Sanitary Sewer  | \$0.00                | \$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                                  | \$0.00                | \$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                               | \$3,187.00            | \$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   | \$114,347.08          | \$0.00                    |
| <b>Subtotal Construction</b>           |   | <b>\$134,034.08</b>   | <b>\$0.00</b>             |
| <b>Consulting</b>                      |   |                       |                           |
| 60                                     | Legal Services  | \$4,257.50            | \$0.00                    |
| 61                                     | District Management                                   | \$14,502.00           | \$0.00                    |
| 62                                     | District Management (Papillon)                        | \$7,196.59            | \$0.00                    |
| 63                                     | Planning/Engineering                                  | \$79,968.75           | \$0.00                    |
| 64                                     | Geotechnical/Testing                                  | \$17,425.47           | \$0.00                    |
| 65                                     | Survey  | \$0.00                | \$0.00                    |
| 66                                     | Stormwater Management                                 | \$2,357.52            | \$0.00                    |
| 67                                     | Misc. Professional Services                           | \$696.28              | \$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>\$126,404.11</b>   | <b>\$0.00</b>             |
| Operating and Maintenance Expenditures |   | \$11,350.69           | \$0.00                    |
| <b>Total</b>                           |   | <b>\$271,788.88</b>   | <b>\$0.00</b>             |

## Attachment C

### Jefferson Center Metropolitan District No. 1 June 2021 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) |
|--|------------------------|--------------------------|---------------------------|------------------------|----------------------|
| (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            | \$1,958,260.16         | \$103,066.41         |
| 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              | \$299,364.32           | \$15,755.21          |
| Candelas Medical   | \$115,399.33           | \$8,216.00               | \$123,615.33              | \$117,434.56           | \$6,180.77           |
| Kings North  | \$44,576.69            | \$5,965.00               | \$50,541.69               | \$48,014.60            | \$2,527.09           |
| (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            | \$10,450.00              | \$39,050.00               | \$28,600.00            | \$10,450.00          |
| (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           | \$12,477.88              | \$249,415.88              | \$235,909.59           | \$13,506.29          |
| (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              | \$307,586.11           | \$266,868.43         |
| (49) Powell Restoration                                  | \$22,906.56            | \$26,040.75              | \$48,947.31               | \$43,671.50            | \$5,275.81           |
| (50) Standard Fence                                      | \$35,875.00            | \$2,165.00               | \$38,040.00               | \$38,040.00            | \$0.00               |
| Xcel Energy  | \$882,719.69           | \$0.00                   | \$882,719.69              | \$882,719.69           | \$0.00               |
|  |                        |                          |                           |                        |                      |
| <b>Total Contracts (District Portion)</b>                | <b>\$10,543,153.78</b> | <b>\$2,697,978.08</b>    | <b>\$13,241,131.86</b>    | <b>\$12,817,501.84</b> | <b>\$423,630.02</b>  |
| <b>Previous Month's Total</b>                            |                        |                          | <b>\$13,224,631.86</b>    |                        |                      |
| <b>Increase or Decrease</b>                              |                        |                          | <b>\$16,500.00</b>        |                        |                      |

#### Contractors (Developer Portion)

| Contractor (Vendor Number)                             | (Developer)           | (Developer)         | (Developer)           | (Developer)           | (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          | \$221,759.75          | \$11,671.55        |
| Kings North  | \$171,536.09          | \$0.00              | \$171,536.09          | \$171,536.08          | \$0.00             |
|  |                       |                     |                       |                       |                    |
| <b>Total Contracts (Developer Portion)</b>             | <b>\$1,293,835.05</b> | <b>\$491,843.22</b> | <b>\$1,785,678.27</b> | <b>\$1,774,006.71</b> | <b>\$11,671.56</b> |
| <b>Previous Month's Total</b>                          |                       |                     | <b>\$1,785,678.27</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             | \$7,946.97          | \$12,053.03        |
| <b>(52) 360 Rail Services</b>                   | <b>Total</b> | <b>\$20,000.00</b>      | <b>\$7,946.97</b>   | <b>\$12,053.03</b> |
| Potholing                                       | 1            | \$10,000.00             | \$7,170.00          | \$2,830.00         |
| <b>(47) Badger Daylighting Corp.</b>            | <b>Total</b> | <b>\$10,000.00</b>      | <b>\$7,170.00</b>   | <b>\$2,830.00</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           | \$17,290.00             | \$16,464.50         | \$825.50           |
| W 91st Subgrade Investigation & Pavement Design | 16           | \$4,950.00              | \$4,950.00          | \$0.00             |
| Candelas Parkway Observation and Testing        | 17           | \$5,845.00              | \$1,344.00          | \$4,501.00         |
| 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              | \$7,197.00          | \$2,690.00         |
| North Indiana Lots 1-3 Geotech                  | 20           | \$5,000.00              | \$5,000.00          | \$0.00             |
| <b>(02) CTL Thompson, Inc.</b>                  | <b>Total</b> | <b>\$125,781.47</b>     | <b>\$117,764.97</b> | <b>\$8,016.50</b>  |
| On-Call Survey                                  | 2            | \$83,000.00             | \$69,920.52         | \$13,079.48        |
| 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           | \$11,550.00           | \$7,817.50            | \$3,732.50            |
| <b>(04) Galloway &amp; Company</b>             |  | <b>Total</b> | <b>\$170,679.00</b>   | <b>\$151,595.72</b>   | <b>\$19,083.28</b>    |
| West 92nd Roadway                              |  | 05           | \$152,906.00          | \$0.00                | \$152,906.00          |
| <b>(28) Golden Triangle Construction (GTC)</b> |  | <b>Total</b> | <b>\$152,906.00</b>   | <b>\$0.00</b>         | <b>\$152,906.00</b>   |
| Subsurface Utility Engineering                 |  | 01           | \$14,300.00           | \$0.00                | \$14,300.00           |
| <b>(53) Goodbee &amp; Associates, LLC</b>      |  | <b>Total</b> | <b>\$14,300.00</b>    | <b>\$0.00</b>         | <b>\$14,300.00</b>    |
| Wire Fencing                                   |  | 2            | \$14,807.20           | \$14,807.20           | \$0.00                |
| Wire Fencing                                   |  | 3            | \$2,097.35            | \$2,097.35            | \$0.00                |
| Wire Fencing                                   |  | 4            | \$6,375.00            | \$3,187.00            | \$3,188.00            |
| <b>(39) Hogan Works</b>                        |  | <b>Total</b> | <b>\$23,279.55</b>    | <b>\$20,091.55</b>    | <b>\$3,188.00</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           | \$214,250.00          | \$4,897.28            | \$209,352.72          |
| <b>(05) IDES</b>                               |  | <b>Total</b> | <b>\$390,250.00</b>   | <b>\$180,897.28</b>   | <b>\$209,352.72</b>   |
| Candelas Point Traffic Signal Design           |  | 4            | \$3,500.00            | \$1,980.00            | \$1,520.00            |
| 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                |
| <b>(06) Kimley-Horn</b>                        |  | <b>Total</b> | <b>\$32,500.00</b>    | <b>\$30,980.00</b>    | <b>\$1,520.00</b>     |
| Traffic Control - Highway 72                   |  | 1            | \$7,220.00            | \$4,360.00            | \$2,860.00            |
| Traffic Control - West 96th & Indiana Street   |  | 2            | \$2,930.00            | \$2,930.00            | \$0.00                |
| <b>(48) Legacy Traffic Management</b>          |  | <b>Total</b> | <b>\$10,150.00</b>    | <b>\$7,290.00</b>     | <b>\$2,860.00</b>     |
| SCL Medical                                    |  | 2            | \$281,034.00          | \$264,079.16          | \$16,954.84           |
| SH93/SH72                                      |  | 3            | \$254,590.33          | \$220,261.13          | \$34,329.20           |
| Additional Legal Services                      |  | 7            | \$58,000.00           | \$48,848.94           | \$9,151.06            |
| On-Call Survey                                 |  | 8            | \$28,000.00           | \$20,855.00           | \$7,145.00            |
| Jefferson Pkwy Coordination                    |  | 9            | \$43,000.00           | \$35,555.75           | \$7,444.25            |
| Grading Analysis                               |  | 10           | \$62,900.00           | \$57,545.46           | \$5,354.54            |
| Big Dry Creek at Indiana                       |  | 14           | \$20,000.00           | \$19,978.75           | \$21.25               |
| Candelas/Indiana Intersection Modifications    |  | 19           | \$13,700.00           | \$13,527.65           | \$172.35              |
| Candelas Medical/Big Dry Creek Floodplan       |  | 20           | \$11,500.00           | \$7,890.00            | \$3,610.00            |
| Grading/Earthwork/Taylor Morrison Parcels      |  | 21           | \$25,000.00           | \$24,920.00           | \$80.00               |
| Indiana & Highway 72                           |  | 22           | \$269,500.00          | \$253,439.54          | \$16,060.46           |
| Candelas Indiana Widening                      |  | 23           | \$98,900.00           | \$71,111.25           | \$27,788.75           |
| Colorado Highway 72 Widening                   |  | 24           | \$566,800.00          | \$157,155.35          | \$409,644.65          |
| Candelas Sanitary Sewer Outfall                |  | 25           | \$134,500.00          | \$59,669.80           | \$74,830.20           |
| Hwy 72 Waterline Due Diligence                 |  | 26           | \$63,815.00           | \$46,268.75           | \$17,546.25           |
| Candelas Consolidated Drainage Due Diligence   |  | 27           | \$25,000.00           | \$24,988.75           | \$11.25               |
| Candelas Parkway Sidewalk Design Plans         |  | 28           | \$15,000.00           | \$9,432.50            | \$5,567.50            |
| DU Coordination/Legal Description/Exhibits     |  | 29           | \$10,000.00           | \$4,577.50            | \$5,422.50            |
| <b>(08) Martin/Martin</b>                      |  | <b>Total</b> | <b>\$1,984,208.17</b> | <b>\$1,343,074.12</b> | <b>\$641,134.05</b>   |
| Master Planning and Graphics                   |  | 3            | \$15,000.00           | \$12,446.27           | \$2,553.73            |
| Master Planning and Graphics                   |  | 4            | \$41,150.00           | \$7,465.25            | \$33,684.75           |
| <b>(27) Norris Design</b>                      |  | <b>Total</b> | <b>\$56,150.00</b>    | <b>\$19,911.52</b>    | <b>\$36,238.48</b>    |
| Management                                     |  | 1-4          | \$903,542.19          | \$865,646.25          | \$37,895.94           |
| <b>(12) Papillon</b>                           |  | <b>Total</b> | <b>\$903,542.19</b>   | <b>\$865,646.25</b>   | <b>\$37,895.94</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>     |
| 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           | \$4,004.10            | \$7,995.90            |
| <b>(10) SWAP</b>                               |  | <b>Total</b> | <b>\$115,000.00</b>   | <b>\$107,004.10</b>   | <b>\$7,995.90</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            | \$145.51              | \$4,054.49            |
| SH72/SH93 Crossing Intersection Compliance     |  | 5            | \$6,000.00            | \$2,047.13            | \$3,952.87            |
| <b>(33) SWCA</b>                               |  | <b>Total</b> | <b>\$21,510.00</b>    | <b>\$13,502.64</b>    | <b>\$8,007.36</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>       |
| Erosion Control                                |  | 1-8          | \$264,104.75          | \$229,004.36          | \$35,100.39           |
| <b>(11) Wyoco Erosion Control</b>              |  | <b>Total</b> | <b>\$264,104.75</b>   | <b>\$229,004.36</b>   | <b>\$35,100.39</b>    |
| <b>Total of All Agreements</b>                 |  |              | <b>\$4,329,061.13</b> | <b>\$3,131,362.08</b> | <b>\$1,197,699.05</b> |
| <b>Previous Month's Total</b>                  |  |              | <b>\$4,115,098.66</b> |                       |                       |
| <b>Increase or Decrease</b>                    |  |              | <b>\$213,962.47</b>   |                       |                       |

### Combined Totals

|  | Total Contract         | Amount Paid            | Total Remaining       |
|--|------------------------|------------------------|-----------------------|
| <b>Contractor Contracts and Change Orders</b>  | \$15,026,810.13        | \$14,591,508.56        | \$435,301.57          |
| <b>Consultant Agreements, Task/Work Orders</b> | \$4,329,061.13         | \$3,131,362.08         | \$1,197,699.05        |
| <b>TOTAL</b>                                   | <b>\$19,355,871.26</b> | <b>\$17,722,870.64</b> | <b>\$1,633,000.62</b> |

**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1**  
**GASB 34 AJE's**  
**12/31/2020**

|   |             |            |
|---|-------------|------------|
| Water rights  | 171,184     |            |
| Construction in progress                                      | 19,864,869  |            |
| Capital assets, net of depreciation                           | 124,669     |            |
| Due from JCMD2  | -           |            |
| Accrued interest on bonds                                     |             | 127,285    |
| Series 2015 Bonds   |             | 17,740,000 |
| Series 2017 Bonds   |             | 10,402,000 |
| Series 2010A-1 LOC  |             | -          |
| Series 2010A-2 LOC  |             | -          |
| Series 2010B LOC  |             | 13,456,573 |
| Series 2010A-1 Interest                                       |             | -          |
| Series 2010A-1 Interest                                       |             | -          |
| Series 2010B Interest   |             | 468,851    |
| Original interest discount                                    | 229,307     |            |
| Beginning fund balance  | 7,533,594   |            |
| Beginning net assets  | 14,271,086  |            |
| <b>Record net assets as of 12/31/19</b>                       |             |            |
| Depreciation expense  | 9,489       |            |
| Capital assets, net of accum depr                             |             | 9,489      |
| <b>to record current year depreciation</b>                    |             |            |
| Loan/Bond proceeds  | 128,745,000 |            |
| Series 2020A-1 Refunding Revenue Loan                         |             | 31,500,000 |
| Special Revenue Bonds, Series 2020A-2                         |             | 16,265,000 |
| Subordinate Special Revenue Bonds, Series 2020B               |             | 80,980,000 |
| Original issue discount                                       |             | 2,293,141  |
| Original issue discount - 2020A-2                             | 342,333     |            |
| Original issue discount - 2020B                               | 1,950,808   |            |
| <b>To record issuance of the Series 2020 Loan/Bonds</b>       |             |            |
| Series 2020 A-1 principal                                     |             | 1,505,000  |
| Series 2020A-1 Refunding Revenue Loan                         | 1,505,000   |            |
| <b>To record principal payment on the Series 2020A-1 Loan</b> |             |            |
| Developer Advannces   | 2,270,633   |            |
| Series 2010B LOC  |             | 2,270,633  |

**To record developer advances received in 2020 under the Series 2010B Note**

|                               |         |         |
|-------------------------------|---------|---------|
| Series 2010B interest payable |         | 658,817 |
| Series 2010B interest expense | 658,817 |         |

**To accrue 2020 interest on the Series 2010B Note**

|                               |            |            |
|-------------------------------|------------|------------|
| Series 2010B principal        |            | 15,727,206 |
| Series 2010B interest expense |            | 1,127,668  |
| Series 2010B interest payable | 15,727,206 |            |
| Series 2010B LOC              | 1,127,668  |            |

**To record payment of interest & principal on the Series 2010B Note**

|                            |         |         |
|----------------------------|---------|---------|
| Accrued interest on bonds  |         | 172,140 |
| Interest expense - 2015    |         | 78,055  |
| Interest expense - 2017    |         | 49,230  |
| Interest expense - 2020A-1 | 49,992  |         |
| Interest expense - 2020A-2 | 58,076  |         |
| Interest expense - 2020B   | 191,357 |         |

**To record accrue bond interest payable**

|                                       |            |            |
|---------------------------------------|------------|------------|
| Refunding Revenue Bonds, Series 2015  | 17,740,000 |            |
| Revenue Completion Bonds, Series 2017 | 10,402,000 |            |
| Original issue discount - 2015        |            | 168,547    |
| Original issue discount - 2017        |            | 54,132     |
| Payment to refunding agent            |            | 29,699,285 |
| Deferred loss on refunding            | 1,779,964  |            |

**To record deferred loss on refunding**

|                            |        |        |
|----------------------------|--------|--------|
| Deferred loss on refunding |        | 70,943 |
| Interest expense - 2020A-1 | 70,943 |        |

|                                   |        |        |
|-----------------------------------|--------|--------|
| Original issue discount - 2015    |        | 5,207  |
| Original issue discount - 2017    |        | 1,421  |
| Original issue discount - 2020A-2 |        | 4,930  |
| Original issue discount - 2020B   |        | 34,862 |
| Interest expense - 2015           | 5,207  |        |
| Interest expense - 2017           | 1,421  |        |
| Interest expense - 2020A-2        | 4,930  |        |
| Interest expense 2020B            | 34,862 |        |

**To amortize original issue discount**

|                          |           |  |
|--------------------------|-----------|--|
| Construction in progress | 6,880,618 |  |
|--------------------------|-----------|--|

|                      |           |           |
|----------------------|-----------|-----------|
| Water Rigjts         | 2,293,480 |           |
| Engineering          |           | 613,591   |
| Legal                |           | 27,814    |
| Project management   |           | 577,873   |
| Capital improvements |           | 7,954,820 |

**To record construction in progress**

Non GASB34 entries:

|                            |        |        |
|----------------------------|--------|--------|
| Engineering                | 87,809 |        |
| Capital improvements       | 2,515  |        |
| Retainage payable          |        | 55     |
| Accounts Payable - Capital |        | 90,269 |
| Storwater IGA              |        |        |
| Utilities                  | -      |        |
| Legal- General             | -      |        |
| Accounts Payable - General |        | -      |

To record additional ap @12/31/2019

|                          |         |       |       |
|--------------------------|---------|-------|-------|
| Cash                     | Debt    | 3,866 | -     |
| Due to JCMD2 - Debt      | Debt    |       | 3,866 |
| Cash                     | General |       | 3,866 |
| Transfer to District #2  | General | 3,866 |       |
| To adjust FFCO to actual |         |       |       |

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JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Financial Statements

Year Ended December 31, 2020

with

Independent Auditor's Report

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**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2020

|   | General           | Debt<br>Service      | Capital<br>Projects  | Total                | Adjustments            | Statement<br>of<br>Net Position |
|---|-------------------|----------------------|----------------------|----------------------|------------------------|---------------------------------|
| <b>ASSETS</b>   |                   |                      |                      |                      |                        |                                 |
| Cash and investments  | \$ 304,715        | \$ -                 | \$ -                 | \$ 304,715           | \$ -                   | \$ 304,715                      |
| Cash and investments - restricted   | -                 | 26,580,226           | 50,219,610           | 76,799,836           | -                      | 76,799,836                      |
| Receivable - County Treasurer   | 1,565             | 15,650               | -                    | 17,215               | -                      | 17,215                          |
| Property taxes receivable   | 73,113            | 731,127              | -                    | 804,240              | -                      | 804,240                         |
| AURA receivable   | 2,264             | 22,650               | -                    | 24,914               | -                      | 24,914                          |
| Prepaid expenses  | 5,281             | -                    | -                    | 5,281                | -                      | 5,281                           |
| Construction deposit  | -                 | -                    | 102,786              | 102,786              | -                      | 102,786                         |
| Water rights  | -                 | -                    | -                    | -                    | 2,464,664              | 2,464,664                       |
| Construction in progress  | -                 | -                    | -                    | -                    | 26,745,487             | 26,745,487                      |
| Capital assets, net of accumulated depreciation                           | -                 | -                    | -                    | -                    | 115,180                | 115,180                         |
| <b>Total Assets</b>   | <b>\$ 386,938</b> | <b>\$ 27,349,653</b> | <b>\$ 50,322,396</b> | <b>\$ 78,058,987</b> | <b>29,325,331</b>      | <b>107,384,318</b>              |
| <b>DEFERRED OUTFLOWS OF RESOURCES</b>                                     |                   |                      |                      |                      |                        |                                 |
| Deferred loss on refunding  | -                 | -                    | -                    | -                    | 1,709,021              | 1,709,021                       |
| <b>Total Deferred Outflows of Resources</b>                               | <b>-</b>          | <b>-</b>             | <b>-</b>             | <b>-</b>             | <b>1,709,021</b>       | <b>1,709,021</b>                |
| <b>Total Assets and Deferred Outflows of Resources</b>                    | <b>\$ 386,938</b> | <b>\$ 27,349,653</b> | <b>\$ 50,322,396</b> | <b>\$ 78,058,987</b> |                        |                                 |
| <b>LIABILITIES</b>  |                   |                      |                      |                      |                        |                                 |
| Accounts payable  | \$ 27,002         | \$ -                 | \$ 613,589           | \$ 640,591           | -                      | 640,591                         |
| Retainage payable   | -                 | -                    | 315,168              | 315,168              | -                      | 315,168                         |
| Accrued interest on bonds   | -                 | -                    | -                    | -                    | 299,425                | 299,425                         |
| Due to JCMD #2  | -                 | 5,973                | -                    | 5,973                | -                      | 5,973                           |
| Long-term liabilities:  |                   |                      |                      |                      |                        |                                 |
| Due within one year   | -                 | -                    | -                    | -                    | 2,211,842              | 2,211,842                       |
| Due in more than one year   | -                 | -                    | -                    | -                    | 122,774,809            | 122,774,809                     |
| <b>Total Liabilities</b>  | <b>27,002</b>     | <b>5,973</b>         | <b>928,757</b>       | <b>961,732</b>       | <b>125,286,076</b>     | <b>126,247,808</b>              |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                      |                   |                      |                      |                      |                        |                                 |
| Deferred property taxes   | 73,113            | 731,127              | -                    | 804,240              | -                      | 804,240                         |
| <b>Total Deferred Inflows of Resources</b>                                | <b>73,113</b>     | <b>731,127</b>       | <b>-</b>             | <b>804,240</b>       | <b>-</b>               | <b>804,240</b>                  |
| <b>FUND BALANCES</b>  |                   |                      |                      |                      |                        |                                 |
| Fund Balances:  |                   |                      |                      |                      |                        |                                 |
| Nonspendable:   |                   |                      |                      |                      |                        |                                 |
| Prepays   | 5,281             | -                    | -                    | 5,281                | (5,281)                | -                               |
| Restricted:   |                   |                      |                      |                      |                        |                                 |
| Emergencies   | 4,739             | -                    | -                    | 4,739                | (4,739)                | -                               |
| Debt service  | -                 | 26,612,553           | -                    | 26,612,553           | (26,612,553)           | -                               |
| Capital projects  | -                 | -                    | 49,393,639           | 49,393,639           | (49,393,639)           | -                               |
| Assigned:   |                   |                      |                      |                      |                        |                                 |
| Subsequent years disbursements  | 276,803           | -                    | -                    | 276,803              | (276,803)              | -                               |
| Unassigned  | -                 | -                    | -                    | -                    | -                      | -                               |
| <b>Total Fund Balances</b>  | <b>286,823</b>    | <b>26,612,553</b>    | <b>49,393,639</b>    | <b>76,293,015</b>    | <b>(76,293,015)</b>    | <b>-</b>                        |
| <b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b> | <b>\$ 386,938</b> | <b>\$ 27,349,653</b> | <b>\$ 50,322,396</b> | <b>\$ 78,058,987</b> |                        |                                 |
| <b>NET POSITION</b>   |                   |                      |                      |                      |                        |                                 |
| Net investment in capital assets  |                   |                      |                      |                      | (120,697,786)          | (120,697,786)                   |
| Restricted for:   |                   |                      |                      |                      |                        |                                 |
| Emergencies   |                   |                      |                      |                      | 4,739                  | 4,739                           |
| Debt service  |                   |                      |                      |                      | 26,313,128             | 26,313,128                      |
| Capital projects  |                   |                      |                      |                      | 49,393,639             | 49,393,639                      |
| Unrestricted  |                   |                      |                      |                      | 27,027,571             | 27,027,571                      |
| <b>Total Net Position</b>   |                   |                      |                      |                      | <b>\$ (17,958,709)</b> | <b>\$ (17,958,709)</b>          |

The notes to the financial statements are an integral part of these statements.

**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2020

|  | General          | Debt<br>Service    | Capital<br>Projects | Total               | Adjustments         | Statement<br>of<br>Activities |
|--|------------------|--------------------|---------------------|---------------------|---------------------|-------------------------------|
| <b>EXPENDITURES</b>  |                  |                    |                     |                     |                     |                               |
| Accounting and audit   | \$ 5,350         | \$ -               | \$ -                | \$ 5,350            | \$ -                | \$ 5,350                      |
| Election expense   | 81               | -                  | -                   | 81                  | -                   | 81                            |
| Engineering  | -                | -                  | 613,591             | 613,591             | (613,591)           | -                             |
| Insurance  | 5,350            | -                  | -                   | 5,350               | -                   | 5,350                         |
| Landscape maintenance  | 52,599           | -                  | -                   | 52,599              | -                   | 52,599                        |
| Legal  | 66,000           | -                  | 27,814              | 93,814              | (27,814)            | 66,000                        |
| Management fees  | 15,005           | -                  | -                   | 15,005              | -                   | 15,005                        |
| Miscellaneous expenses                                       | 291              | -                  | 698                 | 989                 | -                   | 989                           |
| Project management   | 638              | -                  | 577,873             | 578,511             | (577,873)           | 638                           |
| Snow removal   | 2,245            | -                  | -                   | 2,245               | -                   | 2,245                         |
| Treasurer's fees   | 692              | 6,923              | -                   | 7,615               | -                   | 7,615                         |
| Utilities  | 8,520            | -                  | -                   | 8,520               | -                   | 8,520                         |
| Bond issuance costs  | -                | -                  | 3,580,010           | 3,580,010           | -                   | 3,580,010                     |
| Series 2015 Bond interest expense                            | -                | 468,331            | -                   | 468,331             | (72,848)            | 395,483                       |
| Series 2017 Bond interest expense                            | -                | 295,378            | -                   | 295,378             | (47,809)            | 247,569                       |
| Series 2020 A-1 principal                                    | -                | 1,505,000          | -                   | 1,505,000           | (1,505,000)         | -                             |
| Series 2020 A-1 Interest                                     | -                | 353,238            | -                   | 353,238             | 120,935             | 474,173                       |
| Series 2020 A-2 Interest                                     | -                | 224,563            | -                   | 224,563             | 63,006              | 287,569                       |
| Series 2020 B Interest                                       | -                | 1,681,460          | -                   | 1,681,460           | 226,219             | 1,907,679                     |
| Paying agent fee   | -                | 7,375              | -                   | 7,375               | -                   | 7,375                         |
| Series 2010B principal                                       | -                | -                  | 15,727,206          | 15,727,206          | (15,727,206)        | -                             |
| Series 2010B interest expense                                | -                | -                  | 1,127,668           | 1,127,668           | (468,851)           | 658,817                       |
| Transfer to JCMD #2 Debt Service                             | -                | 1,369,392          | -                   | 1,369,392           | -                   | 1,369,392                     |
| Transfer to JCMD #2 General Fund                             | 54,588           | -                  | -                   | 54,588              | -                   | 54,588                        |
| Transfer to Mt Shadows for O&M                               | 8,257            | -                  | -                   | 8,257               | -                   | 8,257                         |
| Capital improvements   | -                | -                  | 7,954,820           | 7,954,820           | (7,954,820)         | -                             |
| Depreciation expense   | -                | -                  | -                   | -                   | 9,489               | 9,489                         |
| <b>Total Expenditures</b>                                    | <b>219,616</b>   | <b>5,911,660</b>   | <b>29,609,680</b>   | <b>35,740,956</b>   | <b>(26,576,163)</b> | <b>9,164,793</b>              |
| <b>PROGRAM REVENUES</b>                                      |                  |                    |                     |                     |                     |                               |
| Facility fees  | -                | -                  | 43,475              | 43,475              | -                   | 43,475                        |
| <b>Total Program Revenues</b>                                | <b>-</b>         | <b>-</b>           | <b>43,475</b>       | <b>43,475</b>       | <b>-</b>            | <b>43,475</b>                 |
| <b>Net Program Income (Expenses)</b>                         | <b>(219,616)</b> | <b>(5,911,660)</b> | <b>(29,566,205)</b> | <b>(35,697,481)</b> | <b>26,576,163</b>   | <b>(9,121,318)</b>            |
| <b>GENERAL REVENUES</b>                                      |                  |                    |                     |                     |                     |                               |
| Property taxes   | 219,300          | 2,186,049          | -                   | 2,405,349           | -                   | 2,405,349                     |
| Less AURA portion of District taxes                          | (158,802)        | (1,581,032)        | -                   | (1,739,834)         | -                   | (1,739,834)                   |
| Specific ownership taxes                                     | 21,619           | 216,210            | -                   | 237,829             | -                   | 237,829                       |
| AURA tax increment   | 158,802          | 1,581,032          | -                   | 1,739,834           | -                   | 1,739,834                     |
| AURA increment - other governments                           | -                | 1,369,392          | -                   | 1,369,392           | -                   | 1,369,392                     |
| Interest income  | 2,278            | 41,943             | 44,220              | 88,441              | -                   | 88,441                        |
| Other income   | -                | -                  | 289,895             | 289,895             | -                   | 289,895                       |
| Transfer from JCMD#2   | -                | 953,505            | -                   | 953,505             | -                   | 953,505                       |
| <b>Total General Revenues</b>                                | <b>243,197</b>   | <b>4,767,099</b>   | <b>334,115</b>      | <b>5,344,411</b>    | <b>-</b>            | <b>5,344,411</b>              |
| <b>EXCESS (DEFICIENCY) OF REVENUES<br/>OVER EXPENDITURES</b> | <b>23,581</b>    | <b>(1,144,561)</b> | <b>(29,232,090)</b> | <b>(30,353,070)</b> | <b>26,576,163</b>   | <b>(3,776,907)</b>            |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |                  |                    |                     |                     |                     |                               |
| Loan/Bond proceeds   | -                | -                  | 128,745,000         | 128,745,000         | (128,745,000)       | -                             |
| Original issue discount                                      | -                | -                  | (2,293,141)         | (2,293,141)         | 2,293,141           | -                             |
| Payment to refunding agent                                   | -                | (29,699,285)       | -                   | (29,699,285)        | 29,699,285          | -                             |
| Developer advances   | -                | -                  | 2,270,633           | 2,270,633           | (2,270,633)         | -                             |
| Developer contributions                                      | -                | -                  | 89,284              | 89,284              | -                   | 89,284                        |
| Transfers in (out)   | -                | 53,682,552         | (53,682,552)        | -                   | -                   | -                             |
| <b>Total Other Financing Sources (Uses)</b>                  | <b>-</b>         | <b>23,983,267</b>  | <b>75,129,224</b>   | <b>99,112,491</b>   | <b>(99,023,207)</b> | <b>89,284</b>                 |
| <b>NET CHANGES IN FUND BALANCES</b>                          | <b>23,581</b>    | <b>22,838,706</b>  | <b>45,897,134</b>   | <b>68,759,421</b>   | <b>(68,759,421)</b> | <b>-</b>                      |
| <b>CHANGE IN NET POSITION</b>                                |                  |                    |                     |                     | <b>(3,687,623)</b>  | <b>(3,687,623)</b>            |
| <b>FUND BALANCES/NET POSITION:</b>                           |                  |                    |                     |                     |                     |                               |
| BEGINNING OF YEAR  | 263,242          | 3,773,847          | 3,496,505           | 7,533,594           | (21,804,680)        | (14,271,086)                  |
| END OF YEAR  | \$ 286,823       | \$ 26,612,553      | \$ 49,393,639       | \$ 76,293,015       | \$ (94,251,724)     | \$ (17,958,709)               |

The notes to the financial statements are an integral part of these statements.

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2020

|                                     | Original<br>and Final<br><u>Budget</u> | <u>Actual</u>     | Variance<br>Favorable<br><u>(Unfavorable)</u> |
|-------------------------------------|--|-------------------|---|
| <b>REVENUES</b>                     |  |                   |   |
| Property taxes                      | \$ 235,427                             | \$ 219,300        | \$ (16,127)                                   |
| Less AURA portion of District taxes | (159,921)                              | (158,802)         | 1,119   |
| Specific ownership taxes            | 16,480                                 | 21,619            | 5,139   |
| AURA tax increment                  | 159,921                                | 158,802           | (1,119)                                       |
| Interest income                     | <u>1,706</u>                           | <u>2,278</u>      | <u>572</u>                                    |
| Total Revenues                      | <u>253,613</u>                         | <u>243,197</u>    | <u>(10,416)</u>                               |
| <b>EXPENDITURES</b>                 |  |                   |   |
| Accounting and audit                | 11,500                                 | 5,350             | 6,150   |
| Election expense                    | 2,000                                  | 81                | 1,919   |
| Insurance                           | 5,450                                  | 5,350             | 100   |
| Landscape maintenance               | 16,000                                 | 52,599            | (36,599)                                      |
| Legal                               | 45,000                                 | 66,000            | (21,000)                                      |
| Management fees                     | 32,000                                 | 15,005            | 16,995  |
| Miscellaneous expenses              | 2,000                                  | 291               | 1,709   |
| Office supplies                     | 1,000                                  | -                 | 1,000   |
| Project management                  | -                                      | 638               | (638)   |
| Snow removal                        | -                                      | 2,245             | (2,245)                                       |
| Treasurer's fees                    | 3,531                                  | 692               | 2,839   |
| Utilities                           | 10,000                                 | 8,520             | 1,480   |
| Transfer to JCMD #2 General Fund    | 56,554                                 | 54,588            | 1,966   |
| Transfer to Mt Shadows for O&M      | 8,383                                  | 8,257             | 126   |
| Contingency                         | 408,826                                | -                 | 408,826                                       |
| Emergency reserve                   | <u>3,854</u>                           | <u>-</u>          | <u>3,854</u>                                  |
| Total Expenditures                  | <u>606,098</u>                         | <u>219,616</u>    | <u>386,482</u>                                |
| <b>NET CHANGE IN FUND BALANCE</b>   | (352,485)                              | 23,581            | 376,066                                       |
| <b>FUND BALANCE:</b>                |  |                   |   |
| BEGINNING OF YEAR                   | <u>352,485</u>                         | <u>263,242</u>    | <u>(89,243)</u>                               |
| END OF YEAR                         | <u>\$ -</u>                            | <u>\$ 286,823</u> | <u>\$ 286,823</u>                             |

The notes to the financial statements are an integral part of these statements.

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

### Note 1: Summary of Significant Accounting Policies

The accounting policies of the Jefferson Center Metropolitan District No. 1, located in Jefferson County, Colorado, conform to the accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

#### Definition of Reporting Entity

The District was organized on October 25, 1989, as a quasi-municipal corporation established under the State of Colorado Special District Act. The District, along with Jefferson Center Metropolitan District No. 2, Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District, and Mountain Shadows Metropolitan District (“MSMD”) (collectively, the “Districts”), each of which was organized in 2004, serve a service area which is located primarily in the City of Arvada, with some portions outside the City in unincorporated Jefferson County. The Districts were established to finance and construct water, sanitary and storm sewer, streets, limited fire protection services, park and recreation, safety protection, mosquito control, television relay and transmission, and transportation facilities and services. Jefferson Center Metropolitan District No. 2 (the “Service District”) is responsible for managing the financing, construction, operation and maintenance of certain regional improvements to benefit the service area as well as providing certain administrative services for the Districts. The District, Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District, and MSMD (the “Financing Districts”) are responsible for providing certain funding needed to support the Service District’s provision of services. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB Pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

The District has no employees and all operations and administrative functions are contracted.

### Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Major individual governmental funds are reported as separate columns in the fund financial statements.

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.



# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets.

### Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

### Assets, Liabilities and Net Position

#### Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2020, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

### Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

### Original Issue Discount

Original issue discount from the Series 2020A-2 and 2020B Bonds are being amortized over the respective terms of the bonds using the interest/straight-line method. Accumulated amortization of original issue discount amounted to \$39,792 at December 31, 2020.

### Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of three years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

|                              |             |
|------------------------------|-------------|
| Infrastructure and buildings | 20-50 years |
| Other capital assets         | 5-20 years  |

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Fund Balance

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund in the amount of \$5,281 represents prepaid expenditures.

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

### Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$4,739 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$26,612,553 is restricted for the payment of the debt service costs associated with the Series 2020A-1, 2020A-2 and 2020B Bonds (see Note 4).

The restricted fund balance in the Capital Projects Fund in the amount of \$49,393,639 is restricted for the payment of the costs for capital improvements within the District.

### Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

### Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

The assigned fund balance in the General Fund represents the amount appropriated for use in the budget for the year ending December 31, 2020.

### Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

### Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position, as follows:

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and Investments

As of December 31, 2020, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:

|                                   |                      |
|-----------------------------------|----------------------|
| Cash and investments              | \$ 304,715           |
| Cash and investments – Restricted | <u>76,799,836</u>    |
| Total                             | <u>\$ 77,104,551</u> |

Cash and investments as of December 31, 2020, consist of the following:

|                                      |                      |
|--------------------------------------|----------------------|
| Deposits with financial institutions | \$ 3,934,902         |
| Investments – MSILF                  | 3,222                |
| Investments – COLOTRUST              | <u>73,166,427</u>    |
|                                      | <u>\$ 77,104,551</u> |

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District's deposits were exposed to custodial credit risk.

### Investments

#### Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investments are not required to be categorized within the fair value hierarchy. This investments' values are calculated using the net asset value method (NAV) per share.

As of December 31, 2020, the District had the following investments:

#### Morgan Stanley Institutional Liquidity Fund

The Morgan Stanley Institutional Liquidity Fund ("MSILF") is rated AAAM by Standard & Poor's and the maturity is weighted average under 52 days. MSILF records its investments at fair value and the District records its investment in MSILF using the net asset value method. The fund is a money market fund with each share maintaining a value of \$1.00. The money market fund invests in high quality debt securities issued by the U.S. Government. At December 31, 2020, the District had \$3,222 invested in the MSILF held by a trustee.

#### COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint ventures established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to the trusts. Substantially all

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

securities owned by the trusts are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2020, the District had \$73,166,427 invested in COLOTRUST, of which \$72,626,004 is held in trust accounts with UMB Bank.

Credit Risk

The District investment policy requires that the District follow state statutes for investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2020, follows:

| <u>Governmental Type Activities:</u>         | <u>Balance<br/>1/1/2020</u> | <u>Additions</u>    | <u>Deletions</u> | <u>Balance<br/>12/31/2020</u> |
|--|-----------------------------|---------------------|------------------|-------------------------------|
| <u>Capital assets not being depreciated:</u> |                             |                     |                  |                               |
| Water rights                                 | \$ 171,184                  | \$ 2,293,480        | \$ -             | \$ 2,464,664                  |
| Construction in progress                     | <u>19,864,869</u>           | <u>6,880,618</u>    | <u>-</u>         | <u>26,745,487</u>             |
| Total capital assets not being depreciated   | <u>20,036,053</u>           | <u>9,174,098</u>    | <u>-</u>         | <u>29,210,151</u>             |
| <u>Capital assets being depreciated:</u>     |                             |                     |                  |                               |
| Infrastructure and landscaping               | 295,471                     | -                   | -                | 295,471                       |
| Machinery and equipment                      | <u>2,750</u>                | <u>-</u>            | <u>-</u>         | <u>2,750</u>                  |
| Total capital assets being depreciated       | 298,221                     | -                   | -                | 298,221                       |
| <u>Accumulated Depreciation:</u>             |                             |                     |                  |                               |
| Infrastructure and landscaping               | (170,802)                   | (9,489)             | -                | (180,291)                     |
| Machinery and equipment                      | <u>(2,750)</u>              | <u>-</u>            | <u>-</u>         | <u>(2,750)</u>                |
| Total accumulated depreciation               | <u>(173,552)</u>            | <u>(9,489)</u>      | <u>-</u>         | <u>(183,041)</u>              |
| Net capital assets being depreciated         | <u>124,669</u>              | <u>(9,489)</u>      | <u>-</u>         | <u>115,180</u>                |
| Government type assets, net                  | <u>\$20,160,722</u>         | <u>\$ 9,164,609</u> | <u>\$ -</u>      | <u>\$29,325,331</u>           |

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2020, is as follows:

Refunding Revenue Loan, Series 2020A-1

On June 3, 2020 the District issued a Refunding Revenue Loan, Series 2020A-1 (the “Series 2020A-1 Loan”) in the amount of \$31,500,000 for the purpose of financing or reimbursing public improvements related to the Development, refunding the Series 2015 and Series 2017 Bonds, funding the Reserve and Loan Payment Funds and paying the cost of issuing the Series 2020A-1 Loan, which matures on December 1, 2034. Prior to the Conversion Date (as defined in the Loan Agreement for the Series 2020A-1 Loan or the “Loan Agreement”) the Series 2020A-1 Loan bears interest at the rate of 2.53% and after the Conversion Date at a rate of 2.00%, payable semiannually on each June 1 and December 1, commencing on December 1, 2020. The Conversion Date occurred on September 3, 2020. The Series 2020A-1 Loan is secured by Pledged Revenues including the Required Mill Levy (as defined in the Loan Agreement), specific ownership taxes attributable to the Required Mill Levy, the Pledged TIF Revenue (as defined in the Loan Agreement), the PILOT Revenue (as defined in the Loan Agreement), revenue generated from the imposition of the District’s debt service mill levy in collection year 2020 and any other legally available moneys which the District determines, in its absolute discretion, to apply as Pledged Revenue. The Series 2020A-1 Loan is also secured by a Reserve Requirement in the amount of \$2,987,900. As of December 31, 2020, the District had \$2,989,165 deposited in the Reserve Fund.

The Series 2020A-1 Loan is subject to principal payments commencing on December 1, 2020. The Series 2020A-1 Loan may be prepaid on June 1, 2020 and on any Payment Date thereafter with a redemption premium as follows:

- 3% of the amount prepaid from June 1, 2020 through December 1, 2022
- 2% of the amount prepaid from June 1, 2023 through December 1, 2023
- 1% of the amount prepaid from June 1, 2024 through December 1, 2024
- Redemptions on and after June 1, 2025 are at par

Special Revenue Bonds, Series 2020A-2

On August 5, 2020 the District issued \$16,265,000 of Special Revenue Bonds Series 2020A-2 (the “Series 2020A-2 Bonds”) for the purpose of financing or reimbursing public improvements related to the Development, paying capitalized interest on the Series 2020A-2 Bonds, funding the Reserve Fund for the Series 2020A-2 Bonds and paying the cost of issuing the Series 2020A-2 Bonds, which mature on December 1, 2047. The Series 2020A-2 Bonds bear interest between the rates of 4.125% to 4.375%, payable semiannually on each June 1 and December 1, commencing on December 1, 2020. The Series 2020A-2 Bonds are secured by Pledged Revenues including the District No. 1 Required Mill Levy Revenue (as defined in the Indenture of Trust for the Series 2020A-2 Bonds or the “Indenture”), specific ownership taxes attributable to the District No. 1



JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

Required Mill Levy, the Pledged TIF Revenue (as defined in the Indenture), the PILOT Revenue (as defined in the Indenture), any profit from investments of money in funds holding Senior Pledged Revenue held under the Indenture, and any other legally available amounts that the District may designate held under the Indenture. The Series 2020A-2 Bonds are also secured by a Reserve Requirement in the amount of \$1,457,546 and capitalized interest in the amount of \$2,090,756. As of December 31, 2020, the District had \$1,458,022 deposited in the Reserve Fund and \$1,868,190 in the capitalized interest fund.

The Series 2020A-2 Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2035. The Series 2020A-2 Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2023 and on any date thereafter with a redemption premium as follows:

- 3% of the amount redeemed prior to December 1, 2024
- 2% of the amount redeemed prior to December 1, 2025
- 1% of the amount redeemed prior to December 1, 2026
- Redemptions on and after December 1, 2026 are at par

Subordinate Special Revenue Bonds, Series 2020B

On August 5, 2020 the District issued \$80,980,000 of Subordinate Special Revenue Bonds Series 2020B (the “Series 2020B Bonds”) for the purpose of financing or reimbursing public improvements related to the Development, paying capitalized interest on the Series 2020B Bonds, funding the Reserve Fund for the Series 2020B Bonds, refund a portion of the 2010B Subordinate Note (as defined below) and paying the cost of issuing the Series 2020B Bonds. The Series 2020B Bonds bear interest at the rate of 5.75% and mature on December 15, 2050. The Series 2020B Bonds are Subordinate to the Series 2020A-1 Loan and the Series 2020A-2 Bonds with annual payments anticipated to be made on December 15, commencing December 15, 2020. The 2020B Bonds are secured by Pledged Revenues including the District No. 1 Subordinate Required Mill Levy Revenue (as defined in the Indenture of Trust for the Series 2020B Bonds or the “Series 2020B Indenture”), specific ownership taxes attributable to the District No. 1 Subordinate Required Mill Levy, the Subordinate TIF Revenue (as defined in the Series 2020B Indenture), Subordinate PILOT Revenue (as defined in the Series 2020B Indenture), any profit from investments of money in funds holding Subordinate Pledged Revenue held under the Series 2020B Indenture, and any other legally available amounts that the District may designate held under the Series 2020B Indenture. The Series 2020 Bonds are also secured by a Reserve Requirement in the amount of \$7,207,822, capitalized interest of \$13,968,866 and a Surplus Fund Requirement of \$3,578,798. As long as the amount on deposit in the Surplus Fund is less than the Surplus Fund Requirement, the Required Mill levy shall equal 50 mills and in no event shall the Required Mill Levy exceed 50 mills. As of December 31, 2020, the District had \$7,210,175 deposited in the Reserve Fund, \$12,297,211 deposited in the Capitalized Interest Fund and \$0 deposited in the Surplus Fund.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

The Series 2020B Bonds are subject to a mandatory sinking fund redemption commencing on December 15, 2022. The Series 2020B Bonds are subject to redemption prior to maturity on December 1, 2023 and on any date thereafter with a redemption premium as follows:

- 3% of the amount redeemed prior to December 1, 2024
- 2% of the amount redeemed prior to December 1, 2025
- 1% of the amount redeemed prior to December 1, 2026
- Redemptions on and after December 1, 2026 are at par

Refunding Revenue Bonds, Series 2015

On December 1, 2015 the District issued \$19,370,000 of Refunding Revenue Bonds Series 2015 (the “Series 2015 Bonds”) dated December 1, 2015 for the purpose of financing or reimbursing public improvements related to the Development, refunding the Vauxmont Metropolitan District Refunding Revenue Bonds Series 2015B, funding the Reserve Fund and paying the cost of issuing the Series 2015 Bonds. The Series 2015 Bonds bear interest between the rates of 4.75% to 5.5%, payable semiannually on each June 1 and December 1, commencing on June 1, 2016. During the 2020, the Series 2015 Bonds were currently refunded by the Series 2020A-1 Loan.

Revenue Completion Bonds, Series 2017

On April 6, 2017 the District issued \$10,402,000 of Revenue Completion Bonds Series 2017 (the “Series 2017 Bonds”) dated April 6, 2017 for the purpose of financing or reimbursing public improvements related to the Development, refunding the Series 2010A-1 Note and the Series 2010 A-2 Note, paying capitalized interest on the Series 2017 Bonds, funding the Reserve Fund for the Series 2017 Bonds and paying the cost of issuing the Series 2017 Bonds. The Series 2017 Bonds bear interest between the rates of 5.625% to 5.750%, payable semiannually on each June 1 and December 1, commencing on June 1, 2017. During the 2020, the Series 2017 Bonds were currently refunded by the Series 2020A-1 Loan.

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2020A-1 Loan and the Series 2020A-2 and 2020B Bonds:

|           | Principal             | Interest              | Total                 |
|-----------|-----------------------|-----------------------|-----------------------|
| 2021      | \$ 2,100,000          | \$ 5,953,169          | \$ 8,053,169          |
| 2022      | 2,435,000             | 5,911,169             | 8,346,169             |
| 2023      | 2,140,000             | 5,862,282             | 8,002,282             |
| 2024      | 1,855,000             | 5,819,482             | 7,674,482             |
| 2025      | 1,890,000             | 5,782,382             | 7,672,382             |
| 2026-2030 | 23,195,000            | 27,157,459            | 50,352,459            |
| 2031-2035 | 30,370,000            | 20,938,801            | 51,308,801            |
| 2036-2040 | 11,740,000            | 15,963,793            | 27,703,793            |
| 2041-2045 | 17,670,000            | 12,398,138            | 30,068,138            |
| 2046-2050 | 33,845,000            | 6,702,412             | 40,547,412            |
|           | <u>\$ 127,240,000</u> | <u>\$ 112,489,087</u> | <u>\$ 239,729,087</u> |

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

Subordinate Non-revolving Letter of Credit Note, Series 2010B

On November 1, 2010, the District authorized the issuance of its Subordinate Non-revolving Letter of Credit Note, Series 2010B, in an amount not to exceed \$229,238,000 (“2010B Subordinate Note”) to CCLLC to reimburse amounts advanced to the District under the CCLLC Facilities Funding and Acquisition Agreement, amended and restated on July 23, 2013, (see Note 5) related to the funding of certain construction related expenses for public improvements to be located within and/or benefiting property within the boundaries of the District, as is more specifically described in the Certified Record of Proceedings relating to issuance of the 2010B Subordinate Note (“2010B Subordinate Resolution”).

In November 2015, the District issued \$128,807 of the Series 2010B Subordinate Note under the CCLLC Facilities Funding and Acquisition Agreement (defined herein).

On April 6, 2017, the Series 2010B Subordinate Note was amended to lower the par amount to \$226,986,000.

On February 27, 2018, the District amended the 2010B Subordinate Note to reflect the transfer of the 2010B Subordinate Note from CCLLC to Cimarron Development Company (“CDC”) and to lower the par amount to \$226,598,000.

On April 18, 2018, the District issued \$5,500,000 of the Series 2010B Subordinate Note under the CDC FFAA (defined and described in Note 5 below).

On March 25, 2019, the District issued \$6,294,894 of the Series 2010B Subordinate Note under the CDC FFAA (defined and described in Note 5 below).

On July 1, 2019, the District issued \$2,000,000 of the Series 2010B Subordinate Note under the CDC FFAA (defined and described in Note 5 below).

On January 1, 2020, the District issued \$257,635.94 of the Series 2010B Subordinate Note under the CDC FFAA (defined and described in Note 5 below).

On June 3, 2020, the District issued \$2,000,000 of the Series 2010B Subordinate Note under the CDC FFAA (defined and described in Note 5 below).

On July 8, 2020, the District issued \$12,997 of the Series 2010B Subordinate Note under the CDC FFAA (defined and described in Note 5 below).

As of December 31, 2020, there were no amounts due under the Series 2010B Subordinate Note.

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

The principal amount of the Series 2010B Subordinate Note may be increased by Advances made under the CDC FFAA. The 2010B Subordinate Note will accrue interest at the rate of 8% per annum, payable annually on each December 15, commencing on December 15, 2011 and will mature on December 15, 2050. The 2010B Subordinate Note will be subject to mandatory redemption in part by lot on December 15 of each year to the extent of money on deposit, if any, in the Mandatory Redemptions Account, at a redemption price equal to the principal amount thereof plus accrued interest to the redemption date. The 2010B Subordinate Note will be subject to redemption prior to maturity, at the option of the District, as a whole or in part, on any date, upon payment of par and accrued interest, without redemption premium.

The 2010B Subordinate Note is a limited obligation of the District secured by a Required Mill Levy, as further described in the 2010B Subordinate Note Resolution, including the portion of the specific ownership tax that is collected as a result of the imposition of the Required Mill Levy, and any other legally available revenues which the District determines to credit to payment of the 2010B Subordinate Note. Amounts due and owing on the 2010B Subordinate Note shall be paid on a subordinate basis to any Senior Obligations, including the Series 2020A-1 Loan, the Series 2020A-2 Bonds and the Series 2020B Bonds.

### Parkway Capital Pledge Agreement

On November 1, 2010, as amended on June 11, 2015, the District and the Service District entered into that certain Capital Pledge Agreement (JCMD No. 1/JCMD No. 2 – Jefferson Parkway) (“Parkway Pledge Agreement”) whereby, in order to facilitate the acquisition of certain right-of-way for the provision of highway access for the benefit of the constituents of the Service District’s service area, the Service District determined to pledge certain tax increment revenues it receives pursuant to the Amended Master Redevelopment Agreement (“Amended MRA”) to the District. Pursuant to the Parkway Pledge Agreement, the District is obligated to finance and/or acquire the right-of-way property and, in exchange for the provision of such right-of-way property, the Service District agrees to reimburse the District for the cost of the right-of-way in an amount not to exceed \$11,762,000, plus interest and bond costs. Interest will accrue on the balance owed under the Parkway Pledge Agreement at the rate of 8% per annum, computed on the basis of a 365-day year, actual days elapsed, and will be payable each December 1 and June 1.

As of December 31, 2020, no costs have been incurred under this agreement.

The reimbursement obligation of the Service District under the Parkway Pledge Agreement is a limited obligation of the Service District payable solely from and to the extent of the JCMD No. 1 Pledged Revenues (defined in the Parkway Pledge Agreement).

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

The amount of reimbursement obligation under the Parkway Pledge Agreement is required to be reduced by amounts collected by the District from a required mill levy. The Service District's reimbursement obligation to the District under the Parkway Pledge Agreement is further subject to other reimbursement priorities set forth therein. The Parkway Pledge Agreement terminates upon the earlier of: (a) the date on which reimbursement has been made in full thereunder; or (b) the date on which the Service District will receive no further revenues under the Amended MRA and has transferred all revenues available and required to be paid under the Parkway Pledge Agreement.

The following is an analysis of changes in long-term debt for the period ending December 31, 2020:

|   | Balance<br>12/31/2019 | Additions   | Deletions    | Balance<br>12/31/2020 | Current<br>Portion |
|---|-----------------------|-------------|--------------|-----------------------|--------------------|
| <u>General Obligation Bonds</u>                               |                       |             |              |                       |                    |
| Refunding Revenue Bonds, Series 2015                          | 17,740,000            | -           | (17,740,000) | -                     | -                  |
| Revenue Completion Bonds, Series 2017                         | 10,402,000            | -           | (10,402,000) | -                     | -                  |
| Special Revenue Bonds, Series 2020A-2                         | -                     | 16,265,000  | -            | 16,265,000            | -                  |
| Subordinate Special Revenue Bonds,<br>Series 2020B            | -                     | 80,980,000  | -            | 80,980,000            | -                  |
| Original issue discount - 2015                                | (173,754)             | -           | 173,754      | -                     | -                  |
| Original issue discount - 2017                                | (55,553)              | -           | 55,553       | -                     | -                  |
| Original issue discount - 2020A-2                             | -                     | (342,333)   | 4,930        | (337,403)             | 15,300             |
| Original issue discount - 2020B                               | -                     | (1,950,808) | 34,862       | (1,915,946)           | 96,542             |
| Total   | 27,912,693            | 94,951,859  | (27,872,901) | 94,991,651            | 111,842            |
| <u>Direct Borrowings</u>                                      |                       |             |              |                       |                    |
| Series 2020A-1 Refunding Revenue Loan                         | -                     | 31,500,000  | (1,505,000)  | 29,995,000            | 2,100,000          |
| Total   | -                     | 31,500,000  | (1,505,000)  | 29,995,000            | 2,100,000          |
| <u>Other</u>  |                       |             |              |                       |                    |
| Subordinate Nonrevolving Line of Credit<br>Note, Series 2010B | 13,456,573            | 2,270,633   | (15,727,206) | -                     | -                  |
| Series 2010B Line of Credit Note Interest<br>2010B            | 468,851               | 658,817     | (1,127,668)  | -                     | -                  |
| Total   | 13,925,424            | 2,929,450   | (16,854,874) | -                     | -                  |
|   | 41,838,117            | 129,381,309 | (46,232,775) | 124,986,651           | 2,211,842          |

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

### Note 5: Other Agreements

#### Parkway Acquisition Agreement

On November 1, 2010, the District, the Service District and CCLLC entered into that certain Acquisition Agreement (Jefferson Parkway Right of Way) (“Parkway Acquisition Agreement”) whereby the parties set forth their understanding with respect to the obligations related to the conveyance of and reimbursement for conveyance of certain ROW property necessary for a beltway loop serving the Denver, Colorado metropolitan area, a highway commonly known as Jefferson Parkway. The Parkway Acquisition Agreement was amended on December 23, 2011 to grant TCC1, LLC the right to receive reimbursement for a portion of the Appraised Value of the ROW. The Districts have entered into the Parkway Pledge Agreement (defined above), whereby the Service District agrees to transfer certain tax increment revenues to the District in exchange for the promise of the District to finance the acquisition of the ROW and payment on the Promissory Note.

#### Facilities Funding and Acquisition Agreement – Cimarron Development Company

On February 27, 2018, the District entered into a Facilities Funding and Acquisition Agreement with Cimarron Development Company (“CDC”) (the “CDC FFAA”). Per the CDC FFAA, CDC agrees to advance up to \$226,986,000 to the District in fiscal years 2018 through 2048 in order that the District may construct certain public infrastructure, as more particularly described therein. The District agrees to make payment of advances under the CDC FFAA in accordance with the 2010B Subordinate Note. Interest will accrue under the CDC FFAA at the rate of 8% per annum, as is more particularly described therein.

#### Maintenance Agreement

On February 23, 2017, the District and Dillion Companies, Inc. (“Dillion”) entered into a Maintenance Agreement (the “Maintenance Agreement”) to assign maintenance obligations with respect to certain improvements to be constructed within property owned by Dillion. Dillion granted the District an easement for the purpose of performing its maintenance obligations set forth in the Agreement. The District and Dillion are each responsible for the costs and expenses associated with their respective maintenance obligations.

#### Public Improvements Agreement

On February 23, 2017, the District, Dillion and Cimarron Development Company (“CDC”) entered into a Public Improvements Agreement (the “Public Improvements Agreement”) whereby the District agreed to construct certain improvements necessary to develop property to be owned by Dillion and pay for the same with proceeds from the Series 2017 Bonds, subject to the satisfaction of certain conditions set forth in the Public Improvements Agreement.

## JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

### Notes to Financial Statements December 31, 2020

#### Agreement Regarding Indiana Street Improvements and Interim Revenue Reconciliation

On March 2, 2017, the District, Jefferson Center Metropolitan District No. 2 (“JCMD No. 2”) and MSMD entered into that certain Agreement Regarding Indiana Improvements and Interim Revenue Reconciliation (the “Reconciliation Agreement”) whereby, JCMD No. 2 agreed to release certain pledged revenues, in the amount of \$493,628.04, obligated to MSMD pursuant to the MSMD Pledge Agreement and MSMD agreed to pay JCMD No. 2 \$85,207.00, as required under the FFCO (defined below). Pursuant to the Reconciliation Agreement, the District also agreed to pay MSMD the present value of the Mis-Pledged Revenues in an amount of \$299,442.00, releasing the District from any further obligation thereof. Pursuant to the Reconciliation Agreement, the District agreed to construct the remaining Indiana Improvements (as defined in the agreement) and released JCMD No. 2 from such obligation.

#### Intergovernmental Agreement for Construction of Indiana Improvements

On March 10, 2017, the District and MSMD entered into an Intergovernmental Agreement for Construction of Indiana Improvements (the “Indiana IGA”) whereby the District agreed to construct the Remaining Indiana Improvements (as defined in the Indiana IGA) in lieu of MSMD. In exchange, MSMD agreed to set aside the RII Proceeds (defined below) for the construction of the Remaining Indiana Improvements. The District and MSMD agreed to enter into the Escrow Agreement (discussed below) to govern the withdrawal of funds from the escrow to fund the District’s construction of the Remaining Indiana Street Improvements.

#### Escrow Agreement

On March 10, 2017, the District, MSMD and UMB Bank, n.a. (the “Escrow Agent”) entered into an Escrow Agreement (“Escrow Agreement”) whereby MSMD agreed to deposit \$1,000,000 (defined in the Escrow Agreement as the “RII Proceeds”) with the Escrow Agent from which the District will use to finance the construction of the Remaining Indiana Improvements. The District will submit invoices for the actual construction costs of the Remaining Indiana Improvements in accordance with the Indiana IGA and the Escrow Agent will disburse funds for the same up to the maximum of the RII Proceeds. As of December 31, 2020, \$3,222 is remaining in the escrow account.

#### Assignment Agreement

On March 10, 2017, the District and Whisper Creek Two, LLC (“Whisper Creek”) entered into an Assignment Agreement (the “Assignment Agreement”) whereby Whisper Creek assigned certain reimbursement rights pursuant to an agreement between Whisper Creek and Foothills Community Church in exchange for the District agreeing to construct the Remaining Indiana Improvements (as defined herein).

## JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

### Notes to Financial Statements December 31, 2020

#### Operations Pledge Agreement Regarding Maintenance of Patio Homes

On March 10, 2017, the District and MSMD entered into an Operations Pledge Agreement Regarding Maintenance of Patio Homes whereby MSMD agreed to provide for the construction of improvements within certain residential property within the boundaries of the District. Upon completion of such improvements, MSMD agrees to operate and maintain the improvements. In exchange for such operation and maintenance services, the District agrees to pledge a portion of the total revenue generated by the District's imposition of its operations mill levy that is attributed to the residential property to MSMD.

#### Memorandum of Understanding for Stormwater Management Plan Responsibilities

On December 6, 2018, the District and Public Service Company of Colorado ("PSCo") entered into a Memorandum of Understanding for Stormwater Management Plan Responsibilities at Moon Gulch Substation and Candelas Point Retail Lots 2, 3 and 4 (the "MOU"). The MOU establishes that PSCo is responsible for the stormwater best practices ("BMPs") and stormwater compliance obligations in the utility work within the JCMD Property (as defined in the MOU). Further, the District is responsible for the revegetation and stabilization of the area specifically designated in the MOU.

#### Post-Closing Agreement and Escrow Instructions (Phase One Improvements)

On March 25, 2019, the District entered into a Post-Closing Agreement and Escrow Instructions for Phase One Improvements with CDC, Sisters of Charity of Leavenworth Health System, Inc. ("Beneficiary") and First American Title Insurance Company ("Agent") (the "Phase One Agreement") whereby the District agreed to construct Post-Closing Work, as defined in the Phase One Agreement. CDC, pursuant to the Phase One Agreement, deposited \$2,419,288.81 into an escrow account, which amount includes a 10% contingency for hard construction costs and the Beneficiary, pursuant to the Phase One Agreement, deposited \$153,471 for the portion of the Post-Closing Work defined therein as the SCL Development Work into an escrow account. The District shall complete the Post-Closing Work that remains incomplete as of the Effective Date (as defined in the Phase One Agreement) no later than 270 days after the Effective Date of the Phase One Agreement. Not more frequently than once per month, the District may request the disbursement of funds from the escrow account, which request shall include a written statement executed by Independent District Engineering Services, LLC certifying that the District is entitled to the disbursement of all or a portion of the Funds. If the Actual Costs (as defined in the Phase One Agreement) attributable to the detention pond and cross pans portions of the SCL Development Work are greater than the Bid Amount, the Beneficiary will promptly pay to the District its Pro Rata Share of the portion of the Actual Costs that exceeds such Bid Amounts. The Phase One Agreement will terminate when the funds have been fully disbursed in accordance with the terms thereof.



# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

### Post-Closing Agreement and Escrow Instructions (Phase Two Improvements)

On March 25, 2019, the District entered into a Post-Closing Agreement and Escrow Instructions for Phase Two Improvements with CDC, Sisters of Charity of Leavenworth Health System, Inc. (“Beneficiary”) and First American Title Insurance Company (“Agent”) (the “Phase Two Agreement”) whereby the District agreed to construct the Post-Closing Work related to the Option One Land, as defined in the Phase Two Agreement. CDC, pursuant to the Phase Two Agreement, deposited \$3,565,261 into an escrow account, which amount includes a 10% contingency for hard construction costs and the Beneficiary, pursuant to the Phase Two Agreement, deposited \$156,874 for the portion of the Post-Closing Work defined therein as the SCL Development Work (excluding funding for the cross pans portion of the SCL Development Work, which funds will be deposited with the Agent by the Beneficiary upon the determination of the bid amount for the same) into an escrow account. The District and/or CDC shall complete that portion of the Post-Closing Work, specifically identified therein as the Phase 2A Post-Closing Work, no later than 270 days after the Effective Date of the Phase Two Agreement. The District and/or CDC shall commence construction of that portion of the Post-Closing Work, specifically identified in the Phase Two Agreement as the Phase 2B Post-Closing Work, within 120 days of receipt of written notice from the Beneficiary of the submittal of a formal preliminary development plan with the City of Arvada and shall complete construction within 270 days of receipt of said notice. Not more frequently than once per month, the District and/or CDC may request the disbursement of funds from the escrow account, which request shall include a written statement certifying that the District and/or CDC is entitled to the disbursement of all or a portion of the Funds. The Beneficiary has the right to object to a disbursement request pursuant to the terms of the Phase Two Agreement. If the Actual Costs attributable to the pond and cross pans portions of the SCL Development Work are greater than the Bid Amount, the Beneficiary will promptly pay to the District its Pro Rata Share of the portion of the Actual Costs that exceeds such Bid Amounts. The Phase Two Agreement will terminate when the funds have been fully disbursed in accordance with the terms thereof.

### Note 6: Intergovernmental Agreements

#### City of Westminster

During 1994, the District entered into an agreement with the City of Westminster (“Westminster”) for the joint construction of parallel water lines within easements to be utilized as roadways within the District. The cost of construction of the District’s line was paid by the District (\$163,500) and Jefferson Center Associates (\$469,578). Operations and maintenance expenses will be determined by Westminster for each line separately. The District may exercise rights to use the Westminster pipeline and pay prorated costs.

## JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

### Notes to Financial Statements December 31, 2020

#### Facilities, Funding, Construction and Operations Agreement

The Districts entered into a Facilities Funding, Construction and Operations Agreement (“FFCO”) on July 26, 2005, as amended on November 28, 2006, December 15, 2009, November 1, 2010 and June 11, 2015, to coordinate the financing, construction, operation and maintenance of the public improvements within the service area of the Districts and to establish the relationship between and respective responsibilities of the Service District and the Financing Districts. The FFCO provides a framework for the equitable allocation over time among the Districts of the costs of administration of the Districts and the costs of financing, constructing, operating and maintaining the public improvements contemplated therein. The Service District is generally responsible for providing the financing, construction, operations and maintenance of certain primary public infrastructure to serve the entire service area. To the extent none of the Financing Districts have elected otherwise, the Service District is also responsible for providing administrative services for the Financing Districts based upon each Financing District’s agreement to pay its proportionate share of costs thereof. The Financing Districts are each generally responsible for financing, constructing, operating and maintaining the public improvements necessary to serve development within their respective boundaries. The FFCO provides a limitation on the issuance of indebtedness by the Districts in the amount of \$450,000,000 of total aggregate debt by all of the Districts. The FFCO is intended to constitute a multiple fiscal year financial obligation of the Districts, and as such, it was submitted to and approved by the electorates of each of the Districts prior to being executed.

On March 24, 2009, Jefferson Center Metropolitan District No. 1 and No. 2, Vauxmont Metropolitan District, Cimarron Metropolitan District, Canyon Pines Metropolitan District and Mountain Shadows Metropolitan District entered into an amendment to the FFCO whereby it elected to perform its own administrative services, effective January 1, 2008.

#### Amended and Restated Capital Pledge Agreement and Assignment Agreement

On June 11, 2015, the District entered into an Amended and Restated Capital Pledge Agreement and Assignment Agreement with JCMD No. 2, Vauxmont Metropolitan District (“Vauxmont”), and U.S. Bank National Association in its capacity as trustee for the Bonds, as amended by the First Amendment to the Amended and Restated Capital Pledge Agreement and Assignment Agreement dated December 19, 2019 (“Pledge and Assignment Agreement”). The Pledge and Assignment Agreement replaced and superseded the Capital Pledge Agreement dated July 1, 2007 between the District and JCMD No. 2. Pursuant to the Pledge and Assignment Agreement, the parties recognize Vauxmont’s issuance of the Bonds and agree to pledge certain revenues to support the repayment thereof.

Specifically, pursuant to the Pledge and Assignment Agreement, JCMD No. 2 pledges the “Vauxmont Revenue” to the repayment of the Series 2015A Bonds, the Series 2015C Bonds, the Series 2015D Bonds and the Series 2015E Note, or any debt issued to refund the same. The Vauxmont Revenue is defined in the Pledge and Assignment Agreement as the sum of the certain incremental property tax revenues received by District No. 2 from AURA pursuant to the Amended MRA.

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## Notes to Financial Statements December 31, 2020

Also in accordance with the Pledge and Assignment Agreement, JCMD No. 2 separately pledges the “Series 2015B TIF Revenues” to the repayment of the Series 2015B Bonds, or any debt issued to refund the same. The Series 2015B TIF Revenues are defined as certain incremental property tax revenues derived in accordance with the Amended MRA from properties within both the District and the Northwest Arvada Urban Renewal Area less certain administrative fees and annual stormwater costs, as described in the agreement.

Finally, pursuant to the Pledge and Assignment Agreement, JCMD No. 2 pledges certain Impact Fees received by District No. 2 pursuant to a Resolution of JCMD No. 2 adopted on December 20, 2005 to the repayment of the Series 2015A Bonds.

### Intergovernmental Restructuring Agreement

On June 11, 2015, the District, JCMD No. 2, Vauxmont, and Cimarron Metropolitan District (“Cimarron”) entered into that certain Intergovernmental Restructuring Agreement (“Restructure IGA”) to acknowledge the issuance of the Bonds and the 2015E Note (by Vauxmont) and to make certain clarifications relative to the future financing, construction and provision of service and improvements within the service area of the Jefferson Center Districts (“Service Area”). The Restructure IGA acknowledges Vauxmont issued the Bonds and the 2015E Note in part to refinance and restructure certain outstanding debts of the District, JCMD No. 2, Vauxmont, and Cimarron, as is more particularly described in the Restructure IGA, in order to secure certain economic efficiencies and cost savings relative to past, present and future financing and construction of public improvements to benefit the constituents of the Service Area. The Restructure IGA recognizes the allocation of revenue, cash and certain expenses as to the parties to the Restructure IGA.

The Restructure IGA also addresses certain capital and operational matters and provides that each district that is a party to the Restructure IGA will be obligated to manage and cause the financing, construction, operation and maintenance of any public infrastructure necessary for the development of property within their respective boundaries, with certain specific exceptions listed therein. The Restructure IGA addresses the disposition of certain water rights, water options, water fees and water related agreements as between the parties.

### Amended and Restated Intergovernmental Agreement for the Jefferson Parkway

On July 23, 2015, the District, the City of Arvada (the “City”), JCMD No. 2, CCLLC and the Jefferson Parkway Public Highway Authority (the “Authority”) entered into that certain Amended and Restated Intergovernmental Agreement for the Jefferson Parkway (the “Amended Parkway IGA”). The Amended Parkway IGA amends and restates entirely that certain Intergovernmental Agreement dated April 7, 2008 between JCMD No. 2 and the City and adds the District, CCLLC and the Authority as parties. The Amended Parkway IGA sets forth the terms and conditions of the design of the Jefferson Parkway as the same is located within the boundaries of the District and JCMD No. 2, including, but not limited to, alignment and elevation, use of the property prior

## JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

### Notes to Financial Statements December 31, 2020

to construction of the Jefferson Parkway and utility crossings. It also sets forth the terms upon which certain land and easements will be transferred from CCLLC to the City to accommodate the Jefferson Parkway.

#### Intergovernmental Agreements for Public Improvements for the Candelas Commercial Filing Nos. 1-3

On October 15, 2018 the District and the City of Arvada (the “City”) entered into the Intergovernmental Agreement for Public Improvements for the Candelas Commercial Filing No. 1, the Intergovernmental Agreement for Public Improvements for the Candelas Commercial Filing No. 2 and the Intergovernmental Agreement for Public Improvements for the Candelas Commercial Filing No. 3 (collectively, the “Candelas Commercial IGAs”). The Candelas Commercial IGAs establish the District’s obligations and responsibilities relative to the construction and installation of the public improvements specific to each filing. The District’s obligations under the Candelas Commercial IGAs are subject to annual appropriations and do not constitute a multi-fiscal year debt or obligation.

#### Intergovernmental Agreement for Public Improvements for the Candelas Medical Filing No. 1

On March 18, 2019, the District and the City entered into the Intergovernmental Agreement for Public Improvements for the Candelas Medical Filing No. 1 which establishes the District’s obligations and responsibilities relative to the construction and installation of public improvements located in Candelas Medical Filing No. 1 and the dedication of certain right-of-way to the City. The District’s obligations under the agreement are subject to annual appropriations and do not constitute a multi-fiscal year debt or obligation.

#### Public Improvements Agreement (Kinnear Ditch Replacement Pipeline Project)

On February 26, 2019, the District and the City of Westminster entered into the Public Improvements Agreement (Kinnear Ditch Replacement Pipeline Project) whereby the District agrees to construct and install, at its own expense, an underground pipeline known as the Kinnear Ditch Replacement Pipeline and convey the same to the City of Westminster for ownership, operation and maintenance. The agreement establishes the District’s obligations relative to the construction and conveyance of the Kinnear Ditch Replacement Pipeline.

#### Note 7: Related Party

All of the Board of Directors are employees, owners or are otherwise associated with the developers of the property within the District’s service area and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed by the Board.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

Note 8: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer Bill of Rights (“TABOR”) contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year’s Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District’s management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On May 7, 1996, the District’s electors authorized the District to retain up to \$200,000 of revenue collected in the years 1993 through 1995 and \$500,000 in 1996 and thereafter, plus any additional amounts collected as revenue, loans and advances from District property owners and other private parties and other revenue derived from any District facilities or properties without any limitations under TABOR. In addition, the District was authorized to increase property taxes by \$500,000 annually, without any limitation on rate, for the purpose of paying District operations maintenance, capital and other lawful expenses and to collect and retain the tax proceeds and investment income earned thereon without any limitations under TABOR or Section 29-1-301, C.R.S.

On May 4, 2004, the District’s electors authorized the District to increase taxes \$100,000 annually or such lesser amount as necessary, without limitation as to rate and thereafter for as long as the District continued in existence, to pay the District’s administration, operations, maintenance, landscape maintenance, and other expenses, without regard to any spending, revenue raising, or other limitation contained within Article X, Section 20 of the Constitution or Section 29-1-301, C.R.S. or any other law which purports to limit the District’s revenues or expenditures, and without limiting in any year the amount of other revenues that may be collected and spent by the District.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

Note 9: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool (“Pool”) which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials’ liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 10: Debt Authorization

After elections held in 2004, the District had voted debt authorization of \$4,500,000,000. However all of the Districts (as defined in Note 1 above) are limited by their respective Service Plans and by the FFCO to issuing \$450,000,000 of total aggregate debt. Also pursuant to the FFCO, the District is limited to issuing \$262,475,000 of debt. As of December 31, 2020, the District had remaining authorization of \$133,730,000. If debt is issued to the maximum amounts permitted under the various District agreements and the 2010B Subordinate Note, the District will have utilized all of its voted debt authorization. The District has not budgeted to issue new debt during 2021.

Note 11: Interfund and Operating Transfers

The transfer of \$53,682,552 from the Capital Projects Fund to the Debt Service Fund was transferred for the purpose of transferring funds from the bonds proceeds that were pledged for debt service.

Note 12: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) Capital assets and water rights used in government activities are not financial resources and, therefore are not reported in the funds; and

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

Notes to Financial Statements  
December 31, 2020

- 2) long-term liabilities such as notes payable, are not due and payable in the current period and, therefore, are not in the funds.

The Statement of Governmental Fund Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities;
- 3) governmental funds report developer advances and/or bond/loan proceeds as revenue; and,
- 4) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

SUPPLEMENTAL INFORMATION

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# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

## STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

For the Year Ended December 31, 2020

|  | Original<br>and Final<br><u>Budget</u> | <u>Actual</u>        | Variance<br>Favorable<br><u>(Unfavorable)</u> |
|--|--|----------------------|---|
| <b>REVENUES</b>  |  |                      |   |
| Property taxes   | \$ 2,354,462                           | \$ 2,186,049         | \$ (168,413)                                  |
| Less AURA portion of District taxes                          | (1,599,333)                            | (1,581,032)          | 18,301  |
| Specific ownership taxes                                     | 164,812                                | 216,210              | 51,398  |
| AURA tax increment   | 1,599,333                              | 1,581,032            | (18,301)                                      |
| AURA increment - other governments                           | 1,435,018                              | 1,369,392            | (65,626)                                      |
| Interest income  | 6,901                                  | 41,943               | 35,042  |
| Transfer from JCMD#2   | <u>1,023,251</u>                       | <u>953,505</u>       | <u>(69,746)</u>                               |
| Total Revenues   | <u>4,984,444</u>                       | <u>4,767,099</u>     | <u>(217,345)</u>                              |
| <b>EXPENDITURES</b>  |  |                      |   |
| Series 2015 Bond interest expense                            | -                                      | 468,331              | (468,331)                                     |
| Series 2017 Bond interest expense                            | -                                      | 295,378              | (295,378)                                     |
| Series 2020 A-1 principal                                    | 1,720,000                              | 1,505,000            | 215,000                                       |
| Series 2020 A-1 Interest                                     | 747,747                                | 353,238              | 394,509                                       |
| Series 2020 A-2 Interest                                     | 327,700                                | 224,563              | 103,137                                       |
| Series 2020 B Interest                                       | 3,745,650                              | 1,681,460            | 2,064,190                                     |
| Transfer to JCMD #2 Debt Service                             | 1,435,018                              | 1,369,392            | 65,626  |
| Paying agent fee   | 6,959                                  | 7,375                | (416)   |
| Treasurer's fees   | <u>35,317</u>                          | <u>6,923</u>         | <u>28,394</u>                                 |
| Total Expenditures   | <u>8,018,391</u>                       | <u>5,911,660</u>     | <u>2,106,731</u>                              |
| <b>EXCESS (DEFICIENCY) OF REVENUES OVER<br/>EXPENDITURES</b> | (3,033,947)                            | (1,144,561)          | 1,889,386                                     |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |  |                      |   |
| Payment to refunding agent                                   | (32,000,000)                           | (29,699,285)         | 2,300,715                                     |
| Transfers in (out)   | <u>59,885,479</u>                      | <u>53,682,552</u>    | <u>(6,202,927)</u>                            |
| Total Other Financing Sources (Uses)                         | <u>27,885,479</u>                      | <u>23,983,267</u>    | <u>(3,902,212)</u>                            |
| <b>NET CHANGE IN FUND BALANCE</b>                            | 24,851,532                             | 22,838,706           | (2,012,826)                                   |
| <b>FUND BALANCE:</b>   |  |                      |   |
| BEGINNING OF YEAR  | <u>3,761,460</u>                       | <u>3,773,847</u>     | <u>12,387</u>                                 |
| END OF YEAR  | <u>\$ 28,612,992</u>                   | <u>\$ 26,612,553</u> | <u>\$ (2,000,439)</u>                         |

The notes to the financial statements are an integral part of these statements.

**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
CAPITAL PROJECTS FUND

For the Year Ended December 31, 2020

|  | Original<br>and Final<br><u>Budget</u> | <u>Actual</u>        | Variance<br>Favorable<br><u>(Unfavorable)</u> |
|--|--|----------------------|---|
| <b>REVENUES</b>  |  |                      |   |
| Interest income  | \$ 5,000                               | \$ 44,220            | \$ 39,220                                     |
| Other income   | -                                      | 289,895              | 289,895                                       |
| Facility fees  | -                                      | 43,475               | 43,475  |
| Total Revenues   | <u>5,000</u>                           | <u>377,590</u>       | <u>372,590</u>                                |
| <b>EXPENDITURES</b>  |  |                      |   |
| Capital improvements   | 106,262,181                            | 7,954,820            | 98,307,361                                    |
| Engineering  | -                                      | 613,591              | (613,591)                                     |
| Legal  | -                                      | 27,814               | (27,814)                                      |
| Miscellaneous expenses                                       | -                                      | 698                  | (698)   |
| Project management   | -                                      | 577,873              | (577,873)                                     |
| Series 2010B principal                                       | 14,407,607                             | 15,727,206           | (1,319,599)                                   |
| Series 2010B interest expense                                | -                                      | 1,127,668            | (1,127,668)                                   |
| Bond issuance costs  | 3,174,565                              | 3,580,010            | (405,445)                                     |
| Total Expenditures   | <u>123,844,353</u>                     | <u>29,609,680</u>    | <u>94,234,673</u>                             |
| <b>EXCESS (DEFICIENCY) OF REVENUES OVER<br/>EXPENDITURES</b> | <b>(123,839,353)</b>                   | <b>(29,232,090)</b>  | <b>94,607,263</b>                             |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |  |                      |   |
| Developer advances   | -                                      | 2,270,633            | 2,270,633                                     |
| Developer contributions                                      | -                                      | 89,284               | 89,284  |
| Loan/Bond proceeds   | 180,000,000                            | 128,745,000          | (51,255,000)                                  |
| Original issue discount                                      | -                                      | (2,293,141)          | (2,293,141)                                   |
| Transfers in (out)   | <u>(59,885,479)</u>                    | <u>(53,682,552)</u>  | <u>6,202,927</u>                              |
| Total Other Financing Sources (Uses)                         | <u>120,114,521</u>                     | <u>75,129,224</u>    | <u>(44,985,297)</u>                           |
| <b>NET CHANGE IN FUND BALANCE</b>                            | <b>(3,724,832)</b>                     | <b>45,897,134</b>    | <b>49,621,966</b>                             |
| <b>FUND BALANCE:</b>   |  |                      |   |
| BEGINNING OF YEAR  | <u>3,724,832</u>                       | <u>3,496,505</u>     | <u>(228,327)</u>                              |
| END OF YEAR  | <u>\$ -</u>                            | <u>\$ 49,393,639</u> | <u>\$ 49,393,639</u>                          |

The notes to the financial statements are an integral part of these statements.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

SUMMARY OF ASSESSED VALUATION, MILL LEVY  
AND PROPERTY TAXES COLLECTED  
December 31, 2020

| <u>Year Ended<br/>December 31,</u>                   | <u>Prior Year<br/>Total Assessed<br/>Valuation<br/>for Current<br/>Year Property<br/>Tax Levy</u> | <u>Prior Year<br/>Increment<br/>Assessed<br/>Valuation (2)</u> | <u>Mills Levied</u> |                     | <u>Total Property Tax</u> |              | <u>Percent<br/>Collected<br/>to Levied</u> |
|--|---|--|---------------------|---------------------|---------------------------|--------------|--|
|  |   |  | <u>General Fund</u> | <u>Debt Service</u> | <u>Levied</u>             | <u>(1,3)</u> |  |
| 1998   | \$ 250,750  |  | 10.000              | 0.000               | \$ 2,508                  | \$ 2,699     | 107.62%                                    |
| 1999   | \$ 571,100  |  | 10.000              | 0.000               | \$ 5,711                  | \$ 5,716     | 100.09%                                    |
| 2000   | \$ 945,150  |  | 25.000              | 0.000               | \$ 23,629                 | \$ 16,847    | 71.30%                                     |
| 2001   | \$ 879,860  |  | 25.000              | 0.000               | \$ 21,997                 | \$ 21,756    | 98.90%                                     |
| 2002   | \$ 1,135,780  |  | 25.000              | 0.000               | \$ 28,395                 | \$ 28,125    | 99.05%                                     |
| 2003   | \$ 1,987,100  |  | 25.000              | 0.000               | \$ 49,678                 | \$ 49,550    | 99.74%                                     |
| 2004   | \$ 22,273,390   |  | 25.000              | 0.000               | \$ 556,835                | \$ 554,550   | 99.59%                                     |
| 2005   | \$ 22,268,130   |  | 25.000              | 0.000               | \$ 556,703                | \$ 555,504   | 99.78%                                     |
| 2006   | \$ 22,115,560   |  | 25.000              | 0.000               | \$ 552,889                | \$ 191,183   | 34.58%                                     |
| 2007   | \$ 21,224,080   |  | 5.000               | 37.000              | \$ 891,411                | \$ 885,337   | 99.32%                                     |
| 2008   | \$ 24,501,390   | \$ 12,088,290  | 5.000               | 37.000              | \$ 521,350                | \$ 521,350   | 100.00%                                    |
| 2009   | \$ 26,714,800   | \$ 12,782,890  | 5.000               | 50.000              | \$ 766,255                | \$ 778,721   | 101.63%                                    |
| 2010   | \$ 50,106,950   | \$ 34,229,920  | 5.000               | 50.000              | \$ 873,237                | \$ 857,359   | 98.18%                                     |
| 2011   | \$ 43,335,470   | \$ 27,523,590  | 5.000               | 50.000              | \$ 869,653                | \$ 791,733   | 91.04%                                     |
| 2012   | \$ 32,263,153   | \$ 19,393,154  | 5.000               | 50.000              | \$ 707,850                | \$ 632,514   | 89.36%                                     |
| 2013   | \$ 31,094,623   | \$ 18,089,901  | 5.000               | 50.000              | \$ 715,260                | \$ 716,129   | 100.12%                                    |
| 2014   | \$ 31,389,107   | \$ 18,637,234  | 5.000               | 50.000              | \$ 701,353                | \$ 683,982   | 97.52%                                     |
| 2015   | \$ 32,711,837   | \$ 20,405,447  | 5.000               | 50.000              | \$ 676,851                | \$ 673,114   | 99.45%                                     |
| 2016   | \$ 35,666,495   | \$ 22,701,687  | 5.000               | 50.000              | \$ 713,064                | \$ 655,237   | 91.89%                                     |
| 2017   | \$ 33,702,060   | \$ 20,739,556  | 5.000               | 50.000              | \$ 712,938                | \$ 730,037   | 102.40%                                    |
| 2018   | \$ 41,981,225   | \$ 26,011,083  | 5.001               | 50.015              | \$ 878,613                | \$ 851,563   | 96.92%                                     |
| 2019   | \$ 36,158,611   | \$ 21,229,612  | 5.005               | 50.059              | \$ 822,050                | \$ 927,412   | 112.82%                                    |
| 2020   | \$ 46,907,249   | \$ 32,348,262  | 5.019               | 50.194              | \$ 803,845                | \$ 665,515   | 82.79%                                     |
| Estimated for<br>year ending<br>December 31,<br>2021 | \$ 49,825,314   | \$ 35,275,518  | 5.025               | 50.250              | \$ 804,240                |              |  |

**NOTE**

(1) Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

(2) The District receives tax revenues from the total assessed valuation less the assessed valuation on the increment. The taxes from the increment are available from the intergovernmental agreement with the Arvada Urban Renewal Authority.

(3) Total Property Tax collected is shown here net of the amount paid to Arvada Urban Renewal Authority.

CONTINUING DISCLOSURE ANNUAL FINANCIAL INFORMATION – UNAUDITED

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History of Assessed Valuations and Mill Levies for the District

| Levy/<br>Collection<br>Year | Gross<br>Assessed<br>Valuation | Percent<br>Change | Assessed Value Attributable to<br>Urban Renewal Areas |   | Net Assessed<br>Valuation | Percent<br>Change |
|-----------------------------|--------------------------------|-------------------|---|---|---------------------------|-------------------|
|                             |                                |                   | Jefferson<br>Center URA<br>Tax Increment<br>(1)       | Northwest<br>Arvada URA<br>Tax Increment<br>(2) |                           |                   |
| 2012/2013                   | \$ 31,094,623                  | 0.0%              | \$ 16,582,622   | \$ 1,507,279                                    | \$ 13,004,722             | 0.0%              |
| 2013/2014                   | \$ 31,389,107                  | 0.9%              | \$ 17,099,852   | \$ 1,537,382                                    | \$ 12,751,873             | -1.9%             |
| 2014/2015                   | \$ 32,711,837                  | 4.2%              | \$ 18,866,630   | \$ 1,538,817                                    | \$ 12,306,390             | -3.5%             |
| 2015/2016                   | \$ 35,666,495                  | 9.0%              | \$ 21,046,659   | \$ 1,655,028                                    | \$ 12,964,808             | 5.4%              |
| 2016/2017                   | \$ 33,702,060                  | -5.5%             | \$ 19,077,959   | \$ 1,661,597                                    | \$ 12,962,504             | 0.0%              |
| 2017/2018                   | \$ 41,981,225                  | 24.6%             | \$ 19,825,293   | \$ 6,185,790                                    | \$ 15,970,142             | 23.2%             |
| 2018/2019                   | \$ 36,158,611                  | -13.9%            | \$ 17,077,988   | \$ 4,151,624                                    | \$ 14,928,999             | -6.5%             |
| 2019/2020                   | \$ 46,907,249                  | 29.7%             | \$ 18,491,972   | \$ 13,856,290                                   | \$ 14,558,987             | -2.5%             |
| 2020/2021                   | \$ 49,825,314                  | 6.2%              | \$ 17,734,508   | \$ 17,541,010                                   | \$ 14,549,796             | -0.1%             |

(1) Represents the assessed valuation attributable to the Jefferson Center URA. The Jefferson Center URA is a separate urban renewal area which overlaps the portion of the District which contains the Power Plant. Property tax increment revenue from the Jefferson Center URA is *not* pledged to the Series 2020 A-1 and Series 2020 A-2 and 2020B Bonds, other than increment revenue produced by the District's own mill levy.

(2) Represents the assessed valuation for property located in the District attributable to the Northwest URA. Incremental property tax revenue from this property comprises Pledged TIF Revenue (the portion derived from overlapping tax entities) and the District No. 1 Senior Required Mill Levy Revenue (the portion derived from the District's Senior Required Mill Levy).

History of Northwest URA Property Tax Increment

| Levy/<br>Collection<br>Year | Total<br>Assessed<br>Valuation | Property Tax<br>Base | District<br>Increment (1) | Mountain<br>Shadows<br>Increment | Vauxmont<br>Increment | Other (2)    | Total<br>Increment |
|-----------------------------|--------------------------------|----------------------|---------------------------|----------------------------------|-----------------------|--------------|--------------------|
| 2012/2013                   | \$ 7,035,032                   | \$ 1,822,593         | \$ 1,507,279              | \$ 1,451,215                     | \$ 2,070,306          | \$ 183,639   | \$ 5,212,439       |
| 2013/2014                   | \$ 11,886,855                  | \$ 2,410,989         | \$ 1,537,382              | \$ 3,277,333                     | \$ 4,610,205          | \$ 50,946    | \$ 9,475,866       |
| 2014/2015                   | \$ 19,170,921                  | \$ 2,410,989         | \$ 1,538,817              | \$ 4,091,969                     | \$ 11,084,181         | \$ 44,965    | \$ 16,759,932      |
| 2015/2016                   | \$ 32,912,555                  | \$ 3,562,559         | \$ 1,655,028              | \$ 4,898,712                     | \$ 22,703,564         | \$ 92,692    | \$ 29,349,996      |
| 2016/2017                   | \$ 36,088,929                  | \$ 3,562,559         | \$ 1,661,597              | \$ 4,955,268                     | \$ 25,815,705         | \$ 93,800    | \$ 32,526,370      |
| 2017/2018                   | \$ 59,024,413                  | \$ 5,198,207         | \$ 6,185,790              | \$ 5,092,573                     | \$ 42,457,604         | \$ 90,283    | \$ 53,826,250      |
| 2018/2019                   | \$ 60,137,822                  | \$ 4,727,217         | \$ 4,151,624              | \$ 5,142,760                     | \$ 45,008,701         | \$ 1,107,520 | \$ 55,410,605      |
| 2019/2020                   | \$ 84,154,508                  | \$ 5,626,466         | \$ 13,856,290             | \$ 5,656,879                     | \$ 57,452,734         | \$ 1,562,139 | \$ 78,528,042      |
| 2020/2021                   | \$ 92,053,102                  | \$ 5,443,311         | \$ 17,541,010             | \$ 5,699,590                     | \$ 61,533,716         | \$ 1,835,475 | \$ 86,609,791      |

(1) Represents the assessed valuation for property located in the District attributable to the Northwest URA. Incremental property tax revenue from this property comprises the Pledged TIF Revenue (the portion derived from overlapping tax entities) and the District No. 1 Senior Required Mill Levy Revenue and District No. 1 Subordinate Required Mill Levy Revenue (the portions derived from the District's Senior Required Mill Levy and Subordinate Required Mill Levy).

(2) Represents the assessed valuation for property located in the Northwest URA but outside of the District, Mountain Shadows and Vauxmont.

History of Assessed Valuation for Jefferson Center URA

| Levy/<br>Collection<br>Year | Total Assessed<br>Valuation in<br>Tax Increment<br>Area | Percent<br>Change | Valuation<br>Allocable to<br>Base | Valuation<br>Allocable to<br>Increment (1) |
|-----------------------------|---|-------------------|-----------------------------------|--|
| 2012/2013                   | \$ 17,273,096   | 0.0%              | \$ 690,475                        | \$ 16,582,621                              |
| 2013/2014                   | \$ 17,811,863   | 3.1%              | \$ 712,011                        | \$ 17,099,852                              |
| 2014/2015                   | \$ 19,578,641   | 9.9%              | \$ 712,011                        | \$ 18,866,630                              |
| 2015/2016                   | \$ 21,840,943   | 11.6%             | \$ 794,284                        | \$ 21,046,659                              |
| 2016/2017                   | \$ 19,871,943   | -9.0%             | \$ 794,284                        | \$ 19,077,659                              |
| 2017/2018                   | \$ 20,650,704   | 3.9%              | \$ 825,411                        | \$ 19,825,293                              |
| 2018/2019                   | \$ 17,789,017   | -13.9%            | \$ 711,029                        | \$ 17,077,988                              |
| 2019/2020                   | \$ 19,261,871   | 8.3%              | \$ 769,899                        | \$ 18,491,972                              |
| 2020/2021                   | \$ 18,472,871   | -4.1%             | \$ 738,363                        | \$ 17,734,508                              |

(1) Only the portion of tax revenue attributable to the incremental assessed value which is derived from the Senior Required Mill Levy and the Subordinate Required Mill Levy constitutes revenues pledged towards the Series 2020A-1 Loan and Series 2020A-2 and 2020B Bonds. Tax revenue attributable to the incremental assessed value which is derived from other overlapping taxing entities such as the School District is *not Senior* Pledged Revenue or Subordinate Pledged Revenue.

History of Mill Levies for the District

| Levy/<br>Collection Year | General Fund<br>Mill Levy | Debt Service<br>Mill Levy | Total Mill Levy |
|--------------------------|---------------------------|---------------------------|-----------------|
| 2015/2016                | 5.000                     | 50.000                    | 55.000          |
| 2016/2017                | 5.000                     | 50.000                    | 55.000          |
| 2017/2018                | 5.001                     | 50.015                    | 55.016          |
| 2018/2019                | 5.005                     | 50.059                    | 55.064          |
| 2019/2020                | 5.019                     | 50.194                    | 55.213          |
| 2020/2021                | 5.025                     | 50.250                    | 55.275          |

Property Tax Collections in the District

| Levy/<br>Collection Year | Taxes Levied<br>(1) | Current Tax<br>Collection (2) | Collection<br>Rate |
|--------------------------|---------------------|-------------------------------|--------------------|
| 2014/2015                | \$ 676,851          | \$ 673,114                    | 99.45%             |
| 2015/2016                | 713,064             | 655,237                       | 91.89%             |
| 2016/2017                | 712,938             | 730,037                       | 102.40%            |
| 2017/2018                | 878,613             | 851,563                       | 96.92%             |
| 2018/2019                | 822,050             | 927,412                       | 112.82%            |
| 2019/2020                | 803,845             | 665,515                       | 82.79%             |

(1) Levied amounts do not reflect abatements or other adjustments are net of all revenue attributable to the Northwest URA and the Jefferson Center URA in the following amounts for the respective levy years: \$1,122,300 for 2014; \$1,248,593 for 2015; \$1,140,676 for 2016; \$1,431,025 for 2017; \$1,168,987 for 2018; and \$1,786,045 for 2019. Such revenue, however, is payable by the Authority to District No. 2 pursuant to the Master Redevelopment Agreement, and is then payable to the District pursuant to the Pledge Agreement or the Master IGA, as applicable.

Assessed Valuation of Classes of Property in the District

| <u>Property Class</u> | Percentage of                     |                          |
|-----------------------|-----------------------------------|--------------------------|
|                       | 2020 Total Assessed Valuation (1) | Total Assessed Valuation |
| State Assessed        | \$ 18,780,494                     | 37.69%                   |
| Commercial            | 21,930,455                        | 44.01%                   |
| Vacant                | 3,890,221                         | 7.81%                    |
| Personal Property     | 3,001,045                         | 6.02%                    |
| Residential           | 2,207,020                         | 4.43%                    |
| Agricultural          | 16,071                            | 0.03%                    |
| Natural Resources     | 8                                 | 0.00%                    |
|                       | <u>\$ 49,825,314</u>              | <u>100.00%</u>           |

(1) Includes \$35,275,518 of assessed valuation attributable to the Northwest URA and the Jefferson Center URA.

Assessed Valuation of Classes of Property in District No. 2

| <u>Property Class</u> | Percentage of                     |                          |
|-----------------------|-----------------------------------|--------------------------|
|                       | 2020 Total Assessed Valuation (1) | Total Assessed Valuation |
| State Assessed        | \$ 9,236                          | 99.89%                   |
| Agricultural          | 10                                | 0.11%                    |
|                       | <u>\$ 9,246</u>                   | <u>100.00%</u>           |

Ten Largest Owners of Taxable Property within the District

| <u>Taxpayer Name</u>          | Percentage of           |                              |
|-------------------------------|-------------------------|------------------------------|
|                               | 2020 Assessed Valuation | Total Assessed Valuation (1) |
| Plains End II, LLC            | \$ 7,888,000            | 15.83%                       |
| Plains End, LLC               | 7,685,000               | 15.42%                       |
| Dillon Companies, LLC         | 5,308,488               | 10.65%                       |
| GKT Westwoods II, LLC         | 2,285,780               | 4.59%                        |
| Public Service of Colorado    | 2,077,883               | 4.17%                        |
| Kohls Department Stores, Inc. | 1,975,669               | 3.97%                        |
| Westwoods Station, LLC        | 1,880,300               | 3.77%                        |
| King Soopers                  | 1,307,293               | 2.62%                        |
| Westwoods Station, LLC        | 977,648                 | 1.96%                        |
| Plains End, LLC               | 887,081                 | 1.78%                        |
| Total                         | <u>\$ 32,273,142</u>    | <u>64.77%</u>                |

(1) Based on a 2020 certified assessed valuation of \$49,825,314.

**SAMPLE MILL LEVIES AFFECTING PROPERTY OWNERS WITHIN THE DISTRICT - 2020**

| Taxing Entity <sup>(1)</sup>                                       | Mill Levy<br>Sample <sup>(2)</sup> |
|--|------------------------------------|
| Jefferson County School District No. R-1 <sup>(3)</sup>            | 47.038                             |
| Jefferson County <sup>(3)</sup>                                    | 24.578                             |
| Arvada Fire Protection District                                    | 14.947                             |
| Apex Park & Recreation District <sup>(3)</sup>                     | 4.626                              |
| City of Arvada   | 4.310                              |
| Urban Drainage & Flood Control District <sup>(3)</sup>             | 0.900                              |
| Urban Drainage & Flood Control District - S. Platte <sup>(3)</sup> | 0.100                              |
| Total Overlapping Sample Mill Levy                                 | 96.499                             |
| The District   | 55.275                             |
| Total Sample Mill Levy   | 151.774                            |

(1) Regional Transportation District also overlaps the District, but does not assess a mill levy.

(2) One mill equals 1/10 of one percent. Mill levies certified in 2020 result in the collection of property taxes in 2021.

(3) The incremental property taxes generated by these overlapping entities' mill levies are included within Pledged TIF Revenue.

**10 Year History of Overlapping Mill Levies for the District and Northwest URA**

| Taxing Entity <sup>(1)</sup>                        | 2010     | 2011     | 2012     | 2013     | 2014     | 2015     | 2016     | 2017     | 2018     | 2019     | 2020     |
|---|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Jefferson County School District No. R-1            | 48.210   | 48.721   | 50.616   | 50.369   | 50.165   | 47.487   | 45.941   | 42.878   | 49.416   | 47.075   | 47.038   |
| Jefferson County                                    | 24.346   | 24.346   | 24.346   | 25.846   | 25.846   | 24.212   | 24.709   | 22.420   | 23.739   | 23.332   | 24.578   |
| Arvada Fire Protection District                     | 14.812   | 14.806   | 14.898   | 14.848   | 14.848   | 14.776   | 14.747   | 14.723   | 14.821   | 14.925   | 14.947   |
| Apex Park & Recreation District                     | 5.332    | 5.403    | 5.488    | 5.428    | 5.378    | 4.881    | 4.827    | 4.745    | 4.809    | 4.559    | 4.626    |
| City of Arvada                                      | 4.310    | 4.310    | 4.310    | 4.310    | 4.310    | 4.310    | 4.310    | 4.310    | 4.310    | 4.310    | 4.310    |
| Urban Drainage & Flood Control District             | 0.523    | 0.566    | 0.599    | 0.608    | 0.632    | 0.553    | 0.559    | 0.500    | 0.726    | 0.900    | 0.900    |
| Urban Drainage & Flood Control District - S. Platte | 0.053    | 0.057    | 0.058    | 0.064    | 0.068    | 0.058    | 0.061    | 0.057    | 0.094    | 0.097    | 0.100    |
| Total Overlapping Mill Levy                         | 97.586   | 98.209   | 100.315  | 101.473  | 101.247  | 96.277   | 95.154   | 89.633   | 97.915   | 95.198   | 96.499   |
| District No. 1                                      | 55.000   | 55.000   | 55.000   | 55.000   | 55.000   | 55.000   | 55.000   | 55.016   | 55.064   | 55.213   | 55.275   |
| Total Mill Levy                                     | 152.586  | 153.209  | 155.315  | 156.473  | 156.247  | 151.277  | 150.154  | 144.649  | 152.979  | 150.411  | 151.774  |
| Less Excluded:                                      |          |          |          |          |          |          |          |          |          |          |          |
| Arvada Fire Protection District                     | (14.812) | (14.806) | (14.898) | (14.848) | (14.848) | (14.776) | (14.747) | (14.723) | (14.821) | (14.925) | (14.947) |
| City of Arvada                                      | (4.310)  | (4.310)  | (4.310)  | (4.310)  | (4.310)  | (4.310)  | (4.310)  | (4.310)  | (4.310)  | (4.310)  | (4.310)  |
| Net Overlapping Mill Levy                           | 78.464   | 79.093   | 81.107   | 82.315   | 82.089   | 77.191   | 76.097   | 70.600   | 78.784   | 75.963   | 77.242   |

(1) Regional Transportation District and Moffat Tunnel Improvement District also overlap the District, but do not assess a mill levy.



**ESTIMATED OVERLAPPING GENERAL OBLIGATION INDEBTNESS**

| Entity <sup>(1)</sup>                      | 2020 Gross Assessed Valuation <sup>(2)</sup> | Outstanding General Obligation Debt | Outstanding General Obligation Debt Attributable to the District |                  |
|--|--|-------------------------------------|--|------------------|
|  |  |                                     | Percent <sup>(3)</sup>   | Amount           |
| Apex Park & Recreation District            | 2,204,241,951                                | 22,160,000                          | 1.25%  | \$ 277,000       |
| Jefferson County School District No. R-1   | 10,712,131,032                               | 568,220,000                         | 0.42%  | 2,386,524        |
| Ralston Valley Water & Sanitation District | 46,061,388                                   | 716,685                             | 1.67%  | 11,969           |
|  |  |                                     |  | <u>2,675,493</u> |

(1) The following entities also overlap with the District but have no reported general obligation debt outstanding: City of Arvada, Arvada Fire Protection District, Coal Creek Canyon Fire Protection District, Jefferson County, Jefferson County Law Enforcement Authority, Moffat Tunnel Improvement District, North Table Mountain Water & Sanitation District, Regional Transportation District, Urban Drainage and Flood Control District and Urban Drainage and Flood Control District - South Platte.

(2) The 2020 assessed valuation figure is certified by the County Assessor for collection of ad valorem property taxes in 2021.

(3) The percentage of each entity's outstanding debt chargeable to District property owners is calculated by comparing the assessed valuation of the portion overlapping the District to the total assessed valuation of the overlapping entity. To the extent the District's assessed valuation changes disproportionately with the assessed valuation of the overlapping entities, the percentage of debt for which District property owners are responsible will also change.

**SELECTED DEBT RATIOS OF THE DISTRICT**

|  | Senior and Subordinate Debt <sup>(1), (2)</sup> | Senior Debt <sup>(3)</sup> |
|--|---|----------------------------|
| Amount of Debt   | 127,240,000                                     | 46,260,000                 |
| Overlapping Debt <sup>(4)</sup>  | <u>2,675,493</u>                                | <u>2,675,493</u>           |
| Total Direct Debt and Overlapping Debt   | 129,915,493                                     | 48,935,493                 |
| 2020 Assessed Valuation <sup>(5)</sup>   | 49,825,314                                      | 49,825,314                 |
| Ratio of Direct Debt to 2020 District Assess Valuation                               | 255.4%  | 92.8%                      |
| Ratio of Direct Debt Plus Overlapping Debt to 2020 District Assess Valuation         | 260.7%  | 98.2%                      |
| 2020 District Statutory "Actual" Value <sup>(5),(6)</sup>                            | 195,087,835                                     | 195,087,835                |
| Ratio of Direct Debt to 2019 District Statutory "Actual" Value                       | 65.2%   | 23.7%                      |
| Ratio of Direct Debt Plus Overlapping Debt to 2019 District Statutory "Actual" Value | 66.6%   | 25.1%                      |

(1) The ratios in this column pertaining to the District's debt are based upon the total outstanding amount of District limited tax general obligation debt after the issuance of the Bonds. The figure is based upon the outstanding principal amounts of (a) the 2020A-1 Senior Loan and the 2020A-2 Senior Bonds, and (b) the 2020B Subordinate Bonds.

(2) The figure is based upon the outstanding principal amounts of (a) the 2020 A-1 Senior Loan and the 2020 A-2 Senior Bonds, and (b) the 2020B Subordinate Bonds

(3) The figure consists of the outstanding principal amounts of the 2020A-1 Senior Loan and the 2020A-2 Senior Bonds.

(4) Figure is estimated based on information supplied by other taxing authorities and does not include self-supporting general obligation debt.

(5) Includes tax increment amounts payable to the Authority in the Northwest URA and Jefferson Center URA and reimbursed to the District pursuant to the Master Redevelopment Agreement.

(6) This figure has been calculated using a statutory formula under which assessed valuation is calculated at 7.15% of the statutory "actual" value of residential property in the District, and 29% of the statutory "actual" value of other property within the District (with certain exceptions, including the oil and gas production within the District). Statutory "actual" value is not intended to represent market value.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - GENERAL FUND

|  | Years Ended December 31, |                  |                  |                  |                  |
|--|--------------------------|------------------|------------------|------------------|------------------|
|  | <u>2016</u>              | <u>2017</u>      | <u>2018</u>      | <u>2019</u>      | <u>2020</u>      |
| <b>REVENUES</b>  |                          |                  |                  |                  |                  |
| Property taxes   | \$168,514                | \$168,508        | \$178,203        | \$184,388        | \$219,300        |
| Less AURA portion of District taxes (1)                      | (108,947)                | (102,138)        | (100,793)        | (100,092)        | (158,802)        |
| Specific ownership taxes                                     | 13,862                   | 20,137           | 17,324           | 11,398           | 21,619           |
| AURA tax increment (1)                                       | 108,947                  | 102,138          | 100,793          | 100,092          | 158,802          |
| Interest income  | 3,691                    | 7,529            | 96,976           | 23,601           | 2,278            |
| Other income   | 212                      | 6,512            | -                | -                | -                |
| Total  | <u>186,279</u>           | <u>202,686</u>   | <u>292,503</u>   | <u>219,387</u>   | <u>243,197</u>   |
| <b>EXPENDITURES</b>  |                          |                  |                  |                  |                  |
| Accounting and audit   | 4,900                    | 5,150            | 5,100            | 5,100            | 5,350            |
| Election expense   | 1,562                    | -                | 1,136            | 28               | 81               |
| Insurance  | 3,953                    | 4,448            | 5,026            | 5,474            | 5,350            |
| Landscape maintenance  | 15,631                   | 11,182           | 17,871           | 26,670           | 52,599           |
| Legal  | 47,257                   | 57,190           | 54,357           | 54,790           | 66,000           |
| Management fees  | 17,997                   | 37,508           | 53,084           | 22,116           | 15,005           |
| Miscellaneous expenses                                       | 1,077                    | 1,543            | 1,204            | 1,576            | 291              |
| Office supplies  | 929                      | 1,732            | 1,234            | 2,371            | -                |
| Project management   | -                        | -                | -                | -                | 638              |
| Snow removal   | -                        | -                | -                | 4,869            | 2,245            |
| Treasurer's fees   | 894                      | 441              | 1,168            | 1,480            | 692              |
| Utilities  | 9,786                    | 7,303            | 13,838           | 5,391            | 8,520            |
| Transfer to JCMD #2 General Fund                             | 56,321                   | 53,481           | 43,068           | 48,304           | 54,588           |
| Transfer to JCMD #2 Capital Projects Fund                    | -                        | 62,319           | -                | -                | -                |
| Transfer to Mt Shadows for O&M                               | -                        | -                | 1,971            | 2,910            | 8,257            |
| Total  | <u>160,307</u>           | <u>242,297</u>   | <u>199,057</u>   | <u>181,079</u>   | <u>219,616</u>   |
| <b>EXCESS (DEFICIENCY) OF REVENUES<br/>OVER EXPENDITURES</b> |                          |                  |                  |                  |                  |
|  | <u>25,972</u>            | <u>(39,611)</u>  | <u>93,446</u>    | <u>38,308</u>    | <u>23,581</u>    |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |                          |                  |                  |                  |                  |
| Transfers in (out)   | (16,440)                 | -                | -                | -                | -                |
| Total Other Financing Sources (Uses)                         | <u>(16,440)</u>          | <u>-</u>         | <u>-</u>         | <u>-</u>         | <u>-</u>         |
| <b>NET CHANGES IN FUND BALANCES</b>                          |                          |                  |                  |                  |                  |
|  | <u>9,532</u>             | <u>(39,611)</u>  | <u>93,446</u>    | <u>38,308</u>    | <u>23,581</u>    |
| <b>FUND BALANCE - BEGINNING OF YEAR</b>                      |                          |                  |                  |                  |                  |
|  | <u>161,567</u>           | <u>171,099</u>   | <u>131,488</u>   | <u>224,934</u>   | <u>263,242</u>   |
| <b>FUND BALANCE - END OF YEAR</b>                            |                          |                  |                  |                  |                  |
|  | <u>\$171,099</u>         | <u>\$131,488</u> | <u>\$224,934</u> | <u>\$263,242</u> | <u>\$286,823</u> |

(1) Consists of tax increment amounts attributable to the District's mill levy which are first paid to the Authority and then are reimbursed to the District pursuant to the Master Redevelopment Agreement and the Master IGA.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - DEBT SERVICE FUND

|  | Years Ended December 31, |                    |                    |                    |                     |
|--|--------------------------|--------------------|--------------------|--------------------|---------------------|
|  | <u>2016</u>              | <u>2017</u>        | <u>2018</u>        | <u>2019</u>        | <u>2020</u>         |
| <b>REVENUES</b>  |                          |                    |                    |                    |                     |
| Property taxes   | \$1,685,148              | \$1,685,105        | \$1,782,088        | \$1,844,166        | \$ 2,186,049        |
| Less AURA portion of District taxes (1)                      | (1,089,478)              | (1,021,408)        | (1,007,935)        | (1,001,050)        | (1,581,032)         |
| Specific ownership taxes                                     | 138,615                  | 201,368            | 173,256            | 114,003            | 216,210             |
| AURA tax increment (1)                                       | 1,089,478                | 1,021,408          | 1,007,935          | 1,001,050          | 1,581,032           |
| AURA increment - other governments (2)                       | 1,557,055                | 1,429,976          | 1,344,011          | 1,253,174          | 1,369,392           |
| Interest income  | 8,993                    | 30,542             | 55,958             | 82,005             | 41,943              |
| Transfer from JCMD#2   | 125,495                  | 41,138             | 316,569            | 231,501            | 953,505             |
| Total  | <u>3,515,306</u>         | <u>3,388,129</u>   | <u>3,671,882</u>   | <u>3,524,849</u>   | <u>4,767,099</u>    |
| <b>EXPENDITURES</b>  |                          |                    |                    |                    |                     |
| Series 2010A interest expense                                | 697,245                  | 91,497             | -                  | -                  | -                   |
| Series 2010A principal                                       | 2,717,138                | 894,862            | -                  | -                  | -                   |
| Series 2015 Bond principal                                   | -                        | 515,000            | 530,000            | 585,000            | -                   |
| Series 2015 Bond interest expense                            | 1,014,088                | 1,014,088          | 989,625            | 964,450            | 468,331             |
| Series 2017 Bond interest expense                            | -                        | 385,632            | 590,756            | 590,756            | 295,378             |
| Series 2020 A-1 principal                                    | -                        | -                  | -                  | -                  | 1,505,000           |
| Series 2020 A-1 Interest                                     | -                        | -                  | -                  | -                  | 353,238             |
| Series 2020 A-2 Interest                                     | -                        | -                  | -                  | -                  | 224,563             |
| Series 2020 B Interest                                       | -                        | -                  | -                  | -                  | 1,681,460           |
| AURA fee   | 68,297                   | -                  | -                  | -                  | -                   |
| Transfer to JCMD #2 Debt Service                             | 1,557,055                | 1,429,976          | 1,344,011          | 1,253,174          | 1,369,392           |
| Paying agent fee   | 3,500                    | 3,875              | 7,375              | 3,875              | 7,375               |
| Treasurer's fee  | 8,935                    | 4,407              | 11,681             | 14,800             | 6,923               |
| Total  | <u>6,066,258</u>         | <u>4,339,337</u>   | <u>3,473,448</u>   | <u>3,412,055</u>   | <u>5,911,660</u>    |
| <b>EXCESS (DEFICIENCY) OF REVENUES<br/>OVER EXPENDITURES</b> |                          |                    |                    |                    |                     |
|  | <u>(2,550,952)</u>       | <u>(951,208)</u>   | <u>198,434</u>     | <u>112,794</u>     | <u>(1,144,561)</u>  |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |                          |                    |                    |                    |                     |
| Transfers in (out)   | 3,463,562                | 2,776,085          | 283                | -                  | 53,682,552          |
| Payment to refunding agent                                   | -                        | -                  | -                  | -                  | (29,699,285)        |
| Total Other Financing Sources (Uses)                         | <u>3,463,562</u>         | <u>2,776,085</u>   | <u>283</u>         | <u>-</u>           | <u>23,983,267</u>   |
| <b>NET CHANGES IN FUND BALANCES</b>                          |                          |                    |                    |                    |                     |
|  | <u>912,610</u>           | <u>1,824,877</u>   | <u>198,717</u>     | <u>112,794</u>     | <u>22,838,706</u>   |
| <b>FUND BALANCE - BEGINNING OF YEAR</b>                      |                          |                    |                    |                    |                     |
|  | <u>724,849</u>           | <u>1,637,459</u>   | <u>3,462,336</u>   | <u>3,661,053</u>   | <u>3,773,847</u>    |
| <b>FUND BALANCE - END OF YEAR</b>                            |                          |                    |                    |                    |                     |
|  | <u>\$1,637,459</u>       | <u>\$3,462,336</u> | <u>\$3,661,053</u> | <u>\$3,773,847</u> | <u>\$26,612,553</u> |

(1) Consists of tax increment amounts attributable to the District's mill levy which are first paid to the Authority and then are reimbursed to the District pursuant to the Master Redevelopment Agreement and the Master IGA.

(2) Consists of tax increment amounts attributable to the overlapping taxing entities' mill levies which are first paid to the Authority and then are transferred to the District pursuant to the Master Redevelopment Agreement and the Pledge Agreement. Includes tax increment revenue from both the Northwest URA and the Jefferson Center URA. Only the tax increment revenues from the Northwest URA, however, is pledged to the Series 2020A-1 Loan and the Series 2020A-2 and 2020B Bonds.

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCE - CAPITAL PROJECTS FUND

|  | Years Ended December 31, |                     |                     |                     |                      |
|--|--------------------------|---------------------|---------------------|---------------------|----------------------|
|  | <u>2016</u>              | <u>2017</u>         | <u>2018</u>         | <u>2019</u>         | <u>2020</u>          |
| <b>REVENUES</b>  |                          |                     |                     |                     |                      |
| Interest income  | \$ 7,819                 | \$ 47,951           | \$ 11,302           | \$ 11,562           | \$ 44,220            |
| Other income   | -                        | -                   | -                   | 55,198              | 289,895              |
| Reimbursed expenses  | -                        | -                   | 834,093             | -                   | -                    |
| Facility fees  | -                        | -                   | 64,930              | 102,053             | 43,475               |
| Transfer from District No. 2                                 | 208,146                  | -                   | -                   | -                   | -                    |
| Transfer from Mountain Shadows                               | -                        | 1,000,000           | -                   | -                   | -                    |
| Total  | <u>215,965</u>           | <u>1,047,951</u>    | <u>910,325</u>      | <u>168,813</u>      | <u>377,590</u>       |
| <b>EXPENDITURES</b>  |                          |                     |                     |                     |                      |
| Capital improvements   | 791,528                  | 4,272,317           | 5,784,903           | 5,147,334           | 7,954,820            |
| Engineering  | 271,700                  | 862,581             | 887,596             | 427,125             | 613,591              |
| Legal  | 308                      | 32,324              | 31,478              | 59,607              | 27,814               |
| Miscellaneous expenses                                       | -                        | -                   | -                   | -                   | 698                  |
| Project Management   | -                        | 323,775             | 308,900             | 477,904             | 577,873              |
| Trustee fees   | -                        | 2,000               | -                   | -                   | -                    |
| Bond issuance costs  | 5,424                    | 500,115             | -                   | -                   | 3,580,010            |
| Series 2010B principal                                       | -                        | 128,807             | 333,870             | 4,451               | 15,727,206           |
| Series 2010B interest expense                                | -                        | 16,679              | 288,414             | 426,010             | 1,127,668            |
| Mt Shadows reimbursement                                     | -                        | 299,442             | -                   | -                   | -                    |
| Total  | <u>1,068,960</u>         | <u>6,438,040</u>    | <u>7,635,161</u>    | <u>6,542,431</u>    | <u>29,609,680</u>    |
| <b>EXCESS (DEFICIENCY) OF REVENUES<br/>OVER EXPENDITURES</b> |                          |                     |                     |                     |                      |
|  | <u>(852,995)</u>         | <u>(5,390,089)</u>  | <u>(6,724,836)</u>  | <u>(6,373,618)</u>  | <u>(29,232,090)</u>  |
| <b>OTHER FINANCING SOURCES (USES)</b>                        |                          |                     |                     |                     |                      |
| Loan/Bond proceeds   | -                        | 10,402,000          | -                   | -                   | 128,745,000          |
| Developer advances   | -                        | -                   | 5,500,000           | 8,294,894           | 2,270,633            |
| Developer contributions                                      | -                        | -                   | -                   | -                   | 89,284               |
| Original issue discount                                      | -                        | (64,429)            | -                   | -                   | (2,293,141)          |
| Transfers in (out)   | (3,447,122)              | (2,776,085)         | (283)               | -                   | (53,682,552)         |
| Total Other Financing Sources (Uses)                         | <u>(3,447,122)</u>       | <u>7,561,486</u>    | <u>5,499,717</u>    | <u>8,294,894</u>    | <u>75,129,224</u>    |
| <b>NET CHANGES IN FUND BALANCES</b>                          |                          |                     |                     |                     |                      |
|  | <u>(4,300,117)</u>       | <u>2,171,397</u>    | <u>(1,225,119)</u>  | <u>1,921,276</u>    | <u>45,897,134</u>    |
| <b>FUND BALANCE - BEGINNING OF YEAR</b>                      |                          |                     |                     |                     |                      |
|  | <u>4,929,068</u>         | <u>628,951</u>      | <u>2,800,348</u>    | <u>1,575,229</u>    | <u>3,496,505</u>     |
| <b>FUND BALANCE - END OF YEAR</b>                            |                          |                     |                     |                     |                      |
|  | <u>\$ 628,951</u>        | <u>\$ 2,800,348</u> | <u>\$ 1,575,229</u> | <u>\$ 3,496,505</u> | <u>\$ 49,393,639</u> |

**Budget Summary and Comparison - General Fund**

|   | 2020             |                   |                   | 2021             |  |                   |
|---|------------------|-------------------|-------------------|------------------|--|-------------------|
|   | Budget           | Audited Actual    | Variance          | Budget           | Unaudited Year-to-Date Actual <sup>(1)</sup> | Variance          |
| <b>REVENUES</b>                                   |                  |                   |                   |                  |  |                   |
| Property taxes                                    | \$ 235,427       | \$ 219,300        | \$ (16,127)       | \$ 250,372       | \$ -   | #####             |
| Less AURA portion of District taxes               | (159,921)        | (158,802)         | 1,119             | (174,601)        | -  | 174,601           |
| Specific ownership taxes                          | 16,480           | 21,619            | 5,139             | 17,234           | -  | (17,234)          |
| AURA tax increment                                | 159,921          | 158,802           | (1,119)           | 174,601          | -  | (174,601)         |
| Interest income                                   | 1,706            | 2,278             | 572               | -                | -  | -                 |
| Total Revenues                                    | <u>253,613</u>   | <u>243,197</u>    | <u>(10,416)</u>   | <u>267,606</u>   | <u>-</u>                                     | <u>(267,606)</u>  |
| <b>EXPENDITURES</b>                               |                  |                   |                   |                  |  |                   |
| Accounting and audit                              | 11,500           | 5,350             | 6,150             | 11,500           | -  | 11,500            |
| Election expense                                  | 2,000            | 81                | 1,919             | 2,000            | -  | 2,000             |
| Insurance   | 5,450            | 5,350             | 100               | 5,700            | -  | 5,700             |
| Landscape maintenance                             | 16,000           | 52,599            | (36,599)          | 35,000           | -  | 35,000            |
| Legal   | 45,000           | 66,000            | (21,000)          | 55,000           | -  | 55,000            |
| Management fees                                   | 32,000           | 15,005            | 16,995            | 32,000           | -  | 32,000            |
| Miscellaneous expenses                            | 2,000            | 291               | 1,709             | 2,000            | -  | 2,000             |
| Office supplies                                   | 1,000            | -                 | 1,000             | 1,000            | -  | 1,000             |
| Project management                                | -                | 638               | (638)             | -                | -  | -                 |
| Snow removal                                      | -                | 2,245             | (2,245)           | -                | -  | -                 |
| Treasurer's fees                                  | 3,531            | 692               | 2,839             | 3,756            | -  | 3,756             |
| Utilities   | 10,000           | 8,520             | 1,480             | 10,000           | -  | 10,000            |
| Transfer to JCMD #2 General Fund                  | 56,554           | 54,588            | 1,966             | 56,032           | -  | 56,032            |
| Transfer to Mt Shadows for O&M                    | 8,383            | 8,257             | 126               | 10,353           | -  | 10,353            |
| Contingency                                       | 408,826          | -                 | 408,826           | 450,028          | -  | 450,028           |
| Emergency reserve                                 | 3,854            | -                 | 3,854             | 4,739            | -  | 4,739             |
| Total Expenditures                                | <u>606,098</u>   | <u>219,616</u>    | <u>386,482</u>    | <u>679,108</u>   | <u>-</u>                                     | <u>679,108</u>    |
| EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | <u>(352,485)</u> | <u>23,581</u>     | <u>376,066</u>    | <u>(411,502)</u> | <u>-</u>                                     | <u>411,502</u>    |
| <b>FUND BALANCE:</b>                              |                  |                   |                   |                  |  |                   |
| BEGINNING OF YEAR                                 | <u>352,485</u>   | <u>263,242</u>    | <u>(89,243)</u>   | <u>411,502</u>   | <u>286,823</u>                               | <u>(124,679)</u>  |
| END OF YEAR                                       | <u>\$ -</u>      | <u>\$ 286,823</u> | <u>\$ 286,823</u> | <u>\$ -</u>      | <u>\$ 286,823</u>                            | <u>\$ 286,823</u> |

(1) For the three months ended March 31, 2020

**Budget Summary and Comparison - Debt Service Fund**

|                                       | 2020               |                    |                    | 2021               |  |                    |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|--|--------------------|
|                                       | Budget             | Audited Actual     | Variance           | Budget             | Unaudited Year-to-Date Actual <sup>(1)</sup> | Variance           |
| <b>REVENUES</b>                       |                    |                    |                    |                    |  |                    |
| Property taxes                        | \$ 2,354,462       | \$ 2,186,049       | \$ (168,413)       | \$ 2,503,722       | \$ -   | \$ (2,503,722)     |
| Less AURA porti                       | (1,599,333)        | (1,581,032)        | 18,301             | (1,746,006)        | -  | 1,746,006          |
| Specific ownershi                     | 164,812            | 216,210            | 51,398             | 172,054            | -  | (172,054)          |
| AURA tax increm                       | 1,599,333          | 1,581,032          | (18,301)           | 1,746,006          | -  | (1,746,006)        |
| AURA increment                        | 1,435,018          | 1,369,392          | (65,626)           | 1,326,959          | -  | (1,326,959)        |
| Interest income                       | 6,901              | 41,943             | 35,042             | -                  | -  | -                  |
| Transfer from JCN                     | 1,023,251          | 953,505            | (69,746)           | 1,209,454          | -  | (1,209,454)        |
| <b>Total Revenues</b>                 | <b>4,984,444</b>   | <b>4,767,099</b>   | <b>(217,345)</b>   | <b>5,212,189</b>   | <b>-</b>                                     | <b>(5,212,189)</b> |
| <b>EXPENDITURES</b>                   |                    |                    |                    |                    |  |                    |
| Series 2015 Bond                      | -                  | 468,331            | (468,331)          | -                  | -  | -                  |
| Series 2017 Bond                      | -                  | 295,378            | (295,378)          | -                  | -  | -                  |
| Series 2020 A-1 pi                    | 1,720,000          | 1,505,000          | 215,000            | 2,100,000          | -  | 2,100,000          |
| Series 2020A-1 In                     | 747,747            | 353,238            | 394,509            | 599,900            | -  | 599,900            |
| Series 2020A-2 In                     | 327,700            | 224,563            | 103,137            | 696,919            | -  | 696,919            |
| Series 2020B Inter                    | 3,745,650          | 1,681,460          | 2,064,190          | 4,656,350          | -  | 4,656,350          |
| Transfer to JCMD                      | 1,435,018          | 1,369,392          | 65,626             | 1,326,959          | -  | 1,326,959          |
| Paying agent fee                      | 6,959              | 7,375              | (416)              | 6,960              | -  | 6,960              |
| Treasurer's fees                      | 35,317             | 6,923              | 28,394             | 37,556             | -  | 37,556             |
| <b>Total Expenditu</b>                | <b>8,018,391</b>   | <b>5,911,660</b>   | <b>2,106,731</b>   | <b>9,424,644</b>   | <b>-</b>                                     | <b>9,424,644</b>   |
| <b>EXCESS (DEFICIENCY) OF REVE</b>    | <b>(3,033,947)</b> | <b>(1,144,561)</b> | <b>1,889,386</b>   | <b>(4,212,455)</b> | <b>-</b>                                     | <b>4,212,455</b>   |
| <b>EXPENDITURES</b>                   |                    |                    |                    |                    |  |                    |
| <b>OTHER FINANCING SOURCES (USES)</b> |                    |                    |                    |                    |  |                    |
| Payment to refund                     | (32,000,000)       | (29,699,285)       | 2,300,715          | -                  | -  | -                  |
| Transfers in (out)                    | 59,885,479         | 53,682,552         | (6,202,927)        | -                  | -  | -                  |
| <b>Total Other Fin:</b>               | <b>27,885,479</b>  | <b>23,983,267</b>  | <b>(3,902,212)</b> | <b>-</b>           | <b>-</b>                                     | <b>-</b>           |
| <b>NET CHANGE IN FUND BALANC</b>      | <b>24,851,532</b>  | <b>22,838,706</b>  | <b>(2,012,826)</b> | <b>(4,212,455)</b> | <b>-</b>                                     | <b>4,212,455</b>   |
| <b>FUND BALANCE:</b>                  |                    |                    |                    |                    |  |                    |
| BEGINNING OF                          | 3,761,460          | 3,773,847          | 12,387             | 26,772,151         | 26,612,553                                   | (159,598)          |
| END OF YEAR                           | \$ 28,612,992      | \$ 26,612,553      | \$ (2,000,439)     | \$ 22,559,696      | \$ 26,612,553                                | \$ 4,052,857       |

(1) For the three months ended March 31, 2020

**Budget Summary and Comparison - Capital Projects Fund**

|   | 2020                 |                     |                     | 2021                |  |                   |
|---|----------------------|---------------------|---------------------|---------------------|--|-------------------|
|   | Budget               | Audited Actual      | Variance            | Budget              | Unaudited Year-to-Date Actual <sup>(1)</sup> | Variance          |
| <b>REVENUES</b>                             |                      |                     |                     |                     |  |                   |
| Interest income                             | \$ 5,000             | \$ 44,220           | \$ 39,220           | \$ -                | \$ -   | \$ -              |
| Other income                                | -                    | 289,895             | 289,895             | -                   | -  | -                 |
| Facility fees                               | -                    | 43,475              | 43,475              | -                   | -  | -                 |
| <b>Total Revenues</b>                       | <b>5,000</b>         | <b>377,590</b>      | <b>372,590</b>      | <b>-</b>            | <b>-</b>                                     | <b>-</b>          |
| <b>EXPENDITURES</b>                         |                      |                     |                     |                     |  |                   |
| Capital improvements                        | 106,262,181          | 7,954,820           | 98,307,361          | 50,140,597          | -  | 50,140,597        |
| Engineering                                 | -                    | 613,591             | (613,591)           | -                   | -  | -                 |
| Legal                                       | -                    | 27,814              | (27,814)            | -                   | -  | -                 |
| Miscellaneous                               | -                    | 698                 | (698)               | -                   | -  | -                 |
| Project management                          | -                    | 577,873             | (577,873)           | -                   | -  | -                 |
| Series 2010B principal                      | 14,407,607           | 15,727,206          | (1,319,599)         | -                   | -  | -                 |
| Series 2010B interest expense               | -                    | 1,127,668           | (1,127,668)         | -                   | -  | -                 |
| Bond issuance costs                         | 3,174,565            | 3,580,010           | (405,445)           | -                   | -  | -                 |
| <b>Total Expenditures</b>                   | <b>123,844,353</b>   | <b>29,609,680</b>   | <b>94,234,673</b>   | <b>50,140,597</b>   | <b>-</b>                                     | <b>50,140,597</b> |
| <b>EXCESS (DEFICIENCY) OF REVENUE</b>       | <b>(123,839,353)</b> | <b>(29,232,090)</b> | <b>94,607,263</b>   | <b>(50,140,597)</b> | <b>-</b>                                     | <b>50,140,597</b> |
| <b>EXPENDITURES</b>                         |                      |                     |                     |                     |  |                   |
| <b>OTHER FINANCING SOURCES (USES)</b>       |                      |                     |                     |                     |  |                   |
| Developer advances                          | -                    | 2,270,633           | 2,270,633           | -                   | -  | -                 |
| Developer contributions                     | -                    | 89,284              | 89,284              | -                   | -  | -                 |
| Loan/Bond proceeds                          | 180,000,000          | 128,745,000         | (51,255,000)        | -                   | -  | -                 |
| Original issue discount                     | -                    | (2,293,141)         | (2,293,141)         | -                   | -  | -                 |
| Transfers in (out)                          | (59,885,479)         | (53,682,552)        | 6,202,927           | -                   | -  | -                 |
| <b>Total Other Financing Sources (Uses)</b> | <b>120,114,521</b>   | <b>75,129,224</b>   | <b>(44,985,297)</b> | <b>-</b>            | <b>-</b>                                     | <b>-</b>          |
| <b>NET CHANGE IN FUND BALANCE</b>           | <b>(3,724,832)</b>   | <b>45,897,134</b>   | <b>49,621,966</b>   | <b>(50,140,597)</b> | <b>-</b>                                     | <b>50,140,597</b> |
| <b>FUND BALANCE:</b>                        |                      |                     |                     |                     |  |                   |
| BEGINNING OF YEAR                           | 3,724,832            | 3,496,505           | (228,327)           | 50,140,597          | 49,393,639                                   | (746,958)         |
| END OF YEAR                                 | \$ -                 | \$49,393,639        | \$49,393,639        | \$ -                | \$49,393,639                                 | \$ 49,393,639     |

(1) For the three months ended March 31, 2020

**CONDENSED SOURCES & USES**  
As of 6/3/21

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

| <b>Pre - December 2, 2019 Summary</b> |                   |                         |       |          |                   |             |                        |             |        |                  |                |
|---------------------------------------|-------------------|-------------------------|-------|----------|-------------------|-------------|------------------------|-------------|--------|------------------|----------------|
| <b>SOURCES</b>                        |                   | <b>RESIDENTIAL USES</b> |       |          |                   |             | <b>COMMERCIAL USES</b> |             |        |                  | <b>BALANCE</b> |
| 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         | 7.42            |
| Net Unrestricted Available           | <u>119.15</u>   |

CCLLC Held Balance 363.05

| <b>Post - 12/2/2019 Allocations</b> |                              |                         |                 |           |                        |                        |                       |                 |                        |                 |             |                           |                  |               |                      |                 |                                 |
|-------------------------------------|------------------------------|-------------------------|-----------------|-----------|------------------------|------------------------|-----------------------|-----------------|------------------------|-----------------|-------------|---------------------------|------------------|---------------|----------------------|-----------------|---------------------------------|
| <b>SOURCES</b>                      |                              | <b>RESIDENTIAL USES</b> |                 |           |                        |                        | <b>COMERCIAL USES</b> |                 |                        |                 |             |                           |                  |               | <b>BALANCE</b>       |                 |                                 |
| 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 6/3/21

| User   | Final Tap Size | Final Allocation | Final Letter Date | Preliminary Tap Size | Preliminary Allocation | Preliminary Letter Date | Available Balance (AF) |
|--|----------------|------------------|-------------------|----------------------|------------------------|-------------------------|------------------------|
| <b>Pre-12/2/19 Allocations</b>               |                |                  |                   |                      |                        |                         |                        |
| <b>Final Allocations</b>                     |                |                  |                   |                      |                        |                         | <b>594.23</b>          |
| 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                 |
| <b>Total</b>                                 |                | <u>36.50</u>     |                   |                      | <u>18.00</u>           |                         |                        |
| <b>Initial Allocation Not Included</b>       |                |                  |                   |                      |                        |                         |                        |
| Cimarron Commercial LLC                      |                |                  |                   |                      | 363.05                 |                         | 176.68                 |
| <b>Post-12/2/19 Allocations</b>              |                |                  |                   |                      |                        |                         |                        |
| 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                 |
| <b>Total</b>                                 |                |                  |                   |                      | <u>27.50</u>           |                         |                        |
| <b>Total Acre Feet Remaining Unallocated</b> |                |                  |                   |                      |                        |                         | <b>122.50</b>          |

| 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 6/3/21**

| User                        | Acre Feet             | Available<br>Balance (AF) |
|-----------------------------|-----------------------|---------------------------|
| <b>Pre-12/2/19</b>          |                       |                           |
|                             |                       | <b>1275.01</b>            |
| Canyon Pines                | 36.00                 | <b>1239.01</b>            |
| Mountain Shadows            | 200.00                | <b>1039.01</b>            |
| Arvada Residential Partners | <u>1039.01</u>        | <b>0.00</b>               |
| Total                       | <u><u>1275.01</u></u> |                           |
| <b>Post-12/2/19</b>         |                       |                           |
|                             |                       | <b>389.73</b>             |
| Whisper Village             | 33.00                 | <b>356.73</b>             |
| Taylor Morrison             | 308.00                | <b>48.73</b>              |
| Taylor Morrison             | <u>3.00</u>           | <b>45.73</b>              |
| Total                       | 344.00                |                           |