

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 . 800-741-3254  
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<https://jeffersoncentermdl.colorado.gov>

## **NOTICE OF REGULAR MEETING AND AGENDA**

<b><u>Board of Directors:</u></b>	<b><u>Office:</u></b>	<b><u>Term/Expiration:</u></b>
Gregg Bradbury	President	2027/May 2027
Jeff L. Nading	Treasurer	2025/May 2025
Charles Church McKay	Assistant Secretary	2027/May 2027
Steve Nading	Assistant Secretary	2025/May 2025
Brandon Dooling	Assistant Secretary	2027/May 2027
David Solin	Secretary	

DATE Tuesday, May 28, 2024

TIME: 9:30 A.M.

PLACE: Zoom Meeting: This meeting will be held via Zoom. The meeting can be joined through the directions below:

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

**Phone Number:** 1 (719) 359-4580

**Meeting ID:** 546 911 9353

**Passcode:** 912873

*\* Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

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C. Review and approve Minutes of the April 23, 2024 Regular Meeting (enclosure).

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### II. PUBLIC COMMENT

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

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

- Ratify approval of Construction Contract for Detention Pond Maintenance between the District and EMR Enterprises, LLC, in the amount of \$17,065.00.
- Ratify approval of Change Order #1 to the Contract between the District and Concrete Curb & Paving Inc., for Concrete Material Cost Escalation, in the amount of \$86,284.60.
- Ratify approval of Change Order #2 to the Contract between the District and NRE Excavating Inc., for Erosion Control and VTC Installation, in the amount of \$5,084.50.
- Ratify approval of Task Order #6 to the Service Agreement between the District and Norris Design, Inc., for JCMD Streetscape, in the amount of \$3,000.00.
- Ratify approval of Task Order #9 to the Service Agreement between the District and Papillon, LLC, for Management Fees in the amount of \$347,798.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending May 28, 2024, in the amount of \$335,943.49 (enclosure).  
\_\_\_\_\_
- B. Review and accept Cash Position Statements as of May 22, 2024 (enclosure).  
\_\_\_\_\_
- C. Review forecast of General Fund Revenues and Expenditures (enclosure).  
\_\_\_\_\_
- D. Review Expense Tracking Report and consider approval of District Expenditures Verification Report (to be distributed).  
\_\_\_\_\_

V. MANAGEMENT MATTERS

- A. Review Water Tracking Report (enclosure).  
\_\_\_\_\_

VI. LEGAL MATTERS

- A. Discuss matters relating to bankruptcy of JBS Pipeline Contractors. **ADJOURN TO EXECUTIVE SESSION, IF NECESSARY.**
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- B. Ratify engagement of Brownstein Hyatt Farber Schreck, LLP as special counsel for matters relating to the bankruptcy of JBS Pipeline Contractors.
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VII. CONSTRUCTION MATTERS

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

- A. Discuss status of Temporary Construction License Agreement between TEBO Partnership LLLP, as licensor, and the District, as licensee.
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- B. Discuss status of Intergovernmental Agreement for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Zephyr (Zone 5) Tank between the District and the City of Arvada.
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IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 23 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 23”) and accept certified costs (if available).
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1. Discuss and consider authorizing reimbursement to Cimarron Commercial, LLC in the amount certified per Report No.23, pursuant to the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (“CDC”), as amended, and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.
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2. Discuss Taylor Morrison Request for Reimbursement of Certain Costs Related to Offsite Sanitary Sewer Improvements.
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- B. Discuss status of Amenity Construction, Acquisition and Reimbursement Agreement (Trailstone Development) by and between the District, Taylor Morrison of Colorado, Inc., and Cimarron Development Company.
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- C. Discuss status of Management Agreement for Operation and Maintenance of the Trailstone Amenity and Open Space Tracts
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X. OTHER BUSINESS

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

- XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 25, 2024.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD APRIL 23, 2024

A Regular Meeting of the Board of Directors of the Jefferson Center Metropolitan District No. 1 (referred to hereafter as “Board”) was convened on Tuesday, April 23, 2024, at 9:30 a.m. This District Board meeting was held by via Zoom. The meeting was open to the public.

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#### ATTENDANCE

##### **Directors In Attendance Were:**

Gregg Bradbury, President  
Jeff L. Nading, Treasurer  
Charles Church McKay, Assistant Secretary  
Brandon Dooling, Assistant Secretary

##### **Also In Attendance Were:**

David Solin and Diana Garcia; Special District Management Services, Inc.

Megan Becher, Esq.; McGeady Becher P.C.

Joy Tatton; Simmons & Wheeler, P.C.

Wesley Back, Elesha Carbaugh-Gonzalez and Brandon Collins; Independent District Engineering Services, LLC

Gregg McKay; Member of the Public

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#### ADMINISTRATIVE MATTERS

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

## RECORD OF PROCEEDINGS

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**Agenda/Director Absence:** The Board reviewed the Agenda for the meeting, and noted the absence of Director Steve Nading.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading, and upon vote unanimously carried, the Board approved the Agenda, as amended, and excused the absence of Director Steve Nading.

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

**Minutes of March 26, 2024 Regular Meeting:** The Board reviewed the Minutes of the March 26, 2024 Regular Meeting.

Following review and discussion, upon motion duly made by Director J. Nading, seconded by Director Bradbury, and upon vote unanimously carried, the Board approved the Minutes of the March 26, 2024 Regular Meeting, as presented.

\_\_\_\_\_

There were no public comments.

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### **PUBLIC COMMENT**

### **CONSENT AGENDA**

The Board considered the following actions:

- Consider ratifying approval of Change Order #2 to the Contract between the District and JBS Pipeline, LLC d/b/a JBS Pipeline Contractors, for Additional Potholing, in the amount of \$2,886.69.
- Consider ratifying approval of Task Order #2-A9 to the Contract between the District and Galloway & Company, Inc., for On-Call Survey Amendment #9, for a reduction in the contract amount of \$<3,132.68>.
- Consider ratifying approval of Task Order #5-A3 to the Contract between the District and Galloway & Company, Inc., for SCL Landscape Design Amendment #3, for a reduction in the contract amount of \$<\$1,671.30>.

## RECORD OF PROCEEDINGS

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- Consider ratifying approval of Task Order #24-A16 to the Service Agreement between the District and Martin/Martin, Inc, for Barbara Gulch Additional CA Amendment #16, in the amount of \$2,500.00.
- Consider ratifying approval of Task Order #4-A1 to the Service Agreement between the District and SWCA Incorporated, d/b/a SWCA Environmental Consultants, for Joyce Street Culvert Crossing 9 Amendment #1, for a reduction in the contract amount of \$<\$2,285.98>.
- Consider ratifying approval of Task Order #3-A1 to the Service Agreement between the District and Triax Engineering, LLC, for Materials Testing, Hwy 72, in the amount of \$9,797.51.
- Consider ratifying approval of Task Order #5 to the Service Agreement between the District and Triax Engineering, LLC, for Materials Testing, Hwy 72 & Candelas Pkwy Sidewalk, in the amount of \$7,960.00.

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

### **FINANCIAL MATTERS**

**Claims:** Ms. Tatton reviewed with the Board the list of claims through the period ending April 23, 2024.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling and, upon vote, unanimously carried, the Board ratified approval of the payment of claims through the period ending April 23, 2024 in the amount of \$369,724.64.

**Cash Position Statement:** Ms. Tatton reviewed with the Board the cash position statement as of April 17, 2024.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading, and upon vote unanimously carried, the Board accepted the cash position statement as of April 17, 2024.

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

**Expense Tracking Report and District Expenditures Verification Report prepared by Independent District Engineering Services, LLC (“IDES”):** Ms. Carbaugh-Gonzalez presented to the Board the Expense Tracking Report and IDES’ report entitled “District Expenditures

## RECORD OF PROCEEDINGS

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Verification for March 2024,” which summarizes IDES’ review and verification of the expenditures of the District for March 2024 related to certain District construction contracts. The Verification Report identified \$369,724.64 of District Eligible Expenses and \$0 of Non-Eligible Expenses.

Following discussion, upon motion duly made by Director J. Nading, seconded by Director McKay and, upon vote, unanimously carried, the Board determined to accept the District Eligible Expenses in the amount of \$369,724.64.

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### **MANAGEMENT MATTERS**

**Water Tracking Report:** Mr. Solin reviewed the Water Tracking Report with the Board.

### **CONSTRUCTION MATTERS**

**Construction Status Report:** Mr. Back reviewed with the Board the Project Status Report, dated April 23, 2024. 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 Construction Contract for Detention Pond Maintenance between the District and EMR Enterprises, LLC, in the amount of \$17,065.00.
- Consider approval of Change Order #1 to the Contract between the District and Concrete Curb & Paving Inc., for Concrete Material Cost Escalation, in the amount of \$86,284.60.
- Consider approval of Change Order #2 to the Contract between the District and NRE Excavating Inc., for Erosion Control and VTC Installation, in the amount of \$5,084.50.
- Consider approval of Task Order #6 to the Service Agreement between the District and Norris Design, Inc., for JCMD Streetscape, in the amount of \$3,000.00.
- Consider approval of Task Order #9 to the Service Agreement between the District and Papillon, LLC, for Management Fees, in the amount of \$347,798.00.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director Dooling 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.

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## RECORD OF PROCEEDINGS

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### OPERATIONS / MAINTENANCE MATTERS

**Temporary Construction License Agreement:** Attorney Becher discussed with the Board the Temporary Construction License Agreement between TEBO PARTNERSHIP LLLP, as licensor, and the District, as licensee.

Following discussion, upon motion duly made by Director J. Nading, seconded by Director McKay and, upon vote unanimously carried, the Board approved the Temporary Construction License Agreement between TEBO PARTNERSHIP LLLP, and the District, subject to final legal review.

**Intergovernmental Agreement for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Zephyr (Zone 5) Tank:** Attorney Becher discussed with the Board the Intergovernmental Agreement for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Zephyr (Zone 5) Tank between the District and the City of Arvada.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote unanimously carried, the Board approved the Intergovernmental Agreement for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Zephyr (Zone 5) Tank between the District and the City of Arvada, subject to final legal review.

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### CAPITAL IMPROVEMENTS

**District Engineer's Cost Certification Report No. 22, prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements:** The Board reviewed Cost Certification Report No. 22, dated April 23, 2024, prepared by Independent District Engineering Services, LLC, certifying District-eligible expenditures in the amount of \$656,544.44 ("Report No. 22").

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote unanimously carried, the Board approved Report No. 22 in the amount of \$656,544.44.

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

## RECORD OF PROCEEDINGS

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certified per Report No. 22, pursuant to the Facilities Funding and Acquisition Agreement between the District and CDC and pursuant to the Letter from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote unanimously carried, the Board authorized reimbursement to Cimarron Commercial, LLC in the amount of \$656,544.44, pursuant to Report No. 22.

Taylor Morrison of Colorado, Inc. (“Taylor Morrison”) Request for Reimbursement of Certain Costs Related to Offsite Sanitary Sewer Improvements: Attorney Becher provided an update.

Amenity Construction, Acquisition and Reimbursement Agreement (Trailstone Development) by and between the District, Taylor Morrison of Colorado, Inc., and Cimarron Development Company: Attorney Becher provided an update.

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### LEGAL MATTERS

Issuance of the District’s Second Subordinate Special Revenue Bonds, Series 2024C (the “Series 2024C Bonds”): The Board noted the issuance of the Series 2024C Bonds has closed and that the funding from the Jeffrey L. Nading Trust has been received.

Executive Session: The Board notified those present that it would need to convene in executive session for the purpose of receiving legal advice regarding the bankruptcy of JBS Pipeline Contractors.

Pursuant to Section 24-6-402(4), C.R.S., upon motion duly made by Director Bradbury, seconded by Director J. Nading, and upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 10:15 a.m. for the purpose of receiving legal advice on specific legal questions regarding the bankruptcy of JBS Pipeline Contractors, as authorized by Sections 24-6-402(4)(b) and (e), C.R.S.

Furthermore, pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of those portions of the executive session that, in the opinion of the Board’s attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

The Board reconvened in regular session at 10:30 a.m. No action was taken in the executive session.

## RECORD OF PROCEEDINGS

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**Brownstein Hyatt Farber Schreck, LLP:** The Board discussed the engagement of Brownstein Hyatt Farber Schreck, LLP as special counsel for matters relating to the bankruptcy of JBS Pipeline Contractors.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the Board approved the engagement of Brownstein Hyatt Farber Schreck, LLP as special counsel for matters relating to the bankruptcy of JBS Pipeline Contractors, and authorized the execution of an engagement agreement.

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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 Bradbury, seconded by Director J. Nading and, upon vote, unanimously carried, the meeting was adjourned at 10:31 a.m.

Respectfully submitted,

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

## RECORD OF PROCEEDINGS

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### Attorney Statement

#### REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing the Jefferson Center Metropolitan District No. 1, I attended the executive session meeting of the Jefferson Center Metropolitan District No. 1 convened on April 23, 2024, for the purpose of receiving legal advice on specific legal questions regarding the bankruptcy of JBS Pipeline Contractors, as authorized by Sections 24-6-402(4)(b) and (e), C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication and based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S.

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Megan M. Becher, Attorney for the District  
Date: April 23, 2024

Vendor	Invoice #	Date	Amount in USD	Expense Account	Account Number	Department
Brownstein Hyatt Farber Schreck, LL		985956 5/14/2024	2,453.34	Legal	6750	3
Cimarron Commercial, LLC		14 4/26/2024	2,050.00	Miscellaneous	6850	3
Concrete Curb and Paving, Inc.		2 3/25/2024	(519.87)	Retainage Payable	3311	3
Concrete Curb and Paving, Inc.		2 3/25/2024	10,397.57	Capital Outlay	7500	3
EMR Enterprises LLC		1 4/25/2024	(232.12)	Retainage Payable	3311	3
EMR Enterprises LLC		1 4/25/2024	4,642.50	Capital Outlay	7500	3
Environmental Designs		179550 3/31/2024	240.00	Snow Removal	7110	1
Ground Engineering	241078.0-1	5/9/2024	1,227.50	Engineering	7840	3
Independent District Engineering Services	PS-INV103125	4/30/2024	48,579.21	Project management	7800	3
Jeffrey L Nading Trust	05 06 2024	5/6/2024	8,285.00	Legal	6750	3
Legacy Traffic Management	125,181,258,412,607	4/22/2024	14,170.00	Capital Outlay	7500	3
	17.0725,18.0910,20.0287,21.0512,2					
Martin Martin Inc	1.1528,22.1555,22.1574,23.1479	4/16/2024	57,762.50	Engineering	7840	3
McGeady Becher P.C.	04 30 2024 599B	4/30/2024	8,032.73	Legal	6750	1
McGeady Becher P.C.	04 30 2024 599B	4/30/2024	17,931.30	Legal	6750	3
Monarch Tree Services	CD50404118	5/1/2024	3,895.35	Landscape Maintenance	7100	1
NRE Excavating Inc.		2 4/25/2024	(6,232.30)	Retainage Payable	3311	3
NRE Excavating Inc.		2 4/25/2024	124,645.99	Capital Outlay	7500	3
Norris Design, Inc	01-88775	4/30/2024	4,225.00	Engineering	7840	3
Otten Johnson Robinson Neff & Ragonetti		493896 5/13/2024	1,122.00	Legal	6750	3
Papillon LLC		1640 4/24/2024	14,788.99	Project management	7800	3
SWCA Incorporated		193379 5/10/2024	392.39	Engineering	7840	3
Simmons & Wheeler, P.C.		37918 3/31/2024	1,366.62	Accounting	6170	1
Simmons & Wheeler, P.C.		38071 4/30/2024	1,137.09	Accounting	6170	1
Special District Management Services, Inc.	04 30 2024 JCMD1	4/30/2024	5,463.40	Management fees	6100	1
Special District Management Services, Inc.	04 30 2024 JCMD1	4/30/2024	33.80	Election expense	6350	1
Storm Water Asset Protection, LLC	PS-INV103024	4/30/2024	5,160.00	Capital Outlay	7500	1
Triax Engineering, LLC	D23T198-02,D23T198-03	4/30/2024	4,925.50	Engineering	7840	3
			<u>335,943.49</u>			
			25,328.99	General		
			<u>310,614.50</u>	Capital		
			<u>335,943.49</u>			

**Jefferson Center Metropolitan District No. 1**  
**Cash Position - General and Capital**  
**May 22, 2024**

	First Bank General Fund	First Bank Capital Fund	Colotrust General Fund	Colotrust Debt Service Fund	Colotrust Capital	UMB Subordinate Project Fund	UMB 2024C Project Fund	Total
Balance at 4/17/2024	0.00	309,542.66	177,056.12	566,357.42	289,749.87	18,532,160.49	0.00	19,874,866.56
Transfer to UMB				(250,000.00)				(250,000.00)
Bond Proceeds				0.00			12,000,000.00	12,000,000.00
Transfer to #2 for FFCO & MS portion of JCMD1 NWURA reclassify to correct fund (transfer to JCMD2)		0.00	(3,873.03)	(56,126.97)				(60,000.00)
4/23/2024 bill.com payments	(22,870.22)	(346,854.42)						(369,724.64)
Xcel Payments	(100.87)							(100.87)
Bank Charge	(10.00)							(10.00)
Premier Earthworks		0.00		0.00	5,000.00			5,000.00
4/30/2024 Interest Income			9,693.44			86,706.57	23,104.81	119,504.82
Property taxes received 5/10/2024			11,150.19	111,593.28				122,743.47
AURA Funds			117,155.00					117,155.00
Transfer between funds	22,981.09	(22,981.09)	(22,981.09)		22,981.09			0.00
Nading Agreement					4,000,000.00			4,000,000.00
Project Fund Requisition #57		203,162.50				(203,162.50)		0.00
Balance at 5/22/2024	0.00	142,869.65	288,200.63	371,823.73	4,317,730.96	18,415,704.56	12,023,104.81	35,559,434.34

**Jefferson Center Metropolitan District No. 1**  
**Cash Position - Debt Fund**  
**May 22, 2024**

	Colostrust Debt Service Fund	BBVA/PNC Reserve Fund	BBVA/PNC Loan Payment Fund	UMB Shared Pledged Rev	UMB 2020A-2 Bond	UMB Senior Cap I Fund	UMB Subordinate Bond Fund	UMB Subordinate Cap I Fund	UMB Senior Reserve Fund	UMB Subordinate Reserve Fund	UMB 2020B Surplus Fund	UMB 2024C Bond Fund	Total
Balance at 4/17/2024 (CT) & 3/31/2024 remaining	566,357.42	3,130,797.26	79,461.81	1,312,449.35	55,081.71	12,036.31	100,461.08	0.00	1,480,574.46	7,321,702.34	4,325,159.91	0.00	18,384,081.65
AURA				1,019,630.00									1,019,630.00
Loan Payment			0.00										0.00
Bond Payments					0.00								0.00
reclassify to correct fund (transfer to JCMD2)													0.00
5/23/2023 bill.com payments													0.00
City of Arvada Check #11166													0.00
Xcel Payments													0.00
City of Arvada Payments													0.00
Bank Charge													0.00
Deposits for JCMD2 deposited in error													0.00
Transfer to Mountain Shadows MD													0.00
Cross Pans due from SCL in the future													0.00
Transfer to UMB	(250,000.00)												(250,000.00)
Transfer to District #2 for MS TIF Area 2	(56,126.97)												(56,126.97)
Developer Reimbursement													0.00
3/31/2024 Interest Income		8,211.93	182.37	7,461.57	258.85	56.63	472.10	0.00	6,956.76	34,402.46	20,322.59		78,325.26
4/23/2024 bill.com payments	0.00												0.00
Transfers between accounts				0.00	0.00		0.00		0.00	0.00	0.00		0.00
Property taxes received 5/10/2024	111,593.28												111,593.28
Balance at 4/17/2024 (CT) & 3/31/2024 remaining	371,823.73	3,139,009.19	79,644.18	2,339,540.92	55,340.56	12,092.94	100,933.18	0.00	1,487,531.22	7,356,104.80	4,345,482.50	0.00	19,287,503.22

**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1**  
**2022 FORECAST OF GENERAL FUND REVENUES AND EXPENDITURES**  
**AS of 4/30/2024**

	<u>Actual Paid/Received in</u>		<u>Estimated</u>																
	2024 Budget	January	February	March	April	May	June	July	August	September	October	November	December	December 2024 received/paid in January 2025	Total Actual	Total Estimated	Total year to date & estimate	Difference to original budget	
<b>Revenues:</b>																			
Property taxes (net of AURA increment)	230,196		52	23,678	10,407	9,214		186,845							34,137	196,059	230,196	-	
Specific ownership taxes	25,082		2,496	2,112	1,985	2,048	2,160	2,160	2,160	2,160	2,160	2,160	2,160		6,593	17,168	23,761	(1,321)	
AURA tax increment - District's mill levy	187,832				34,493	82,662		70,677							34,493	153,339	187,832	-	
Interest Income	50,000	3,422	2,361	3,679	9,693	4,789	4,789	4,789	4,789	4,789	4,789	4,789	4,789		19,155	38,312	57,467	7,467	
<b>Total Revenues</b>	<b>493,110</b>	<b>3,422</b>	<b>4,910</b>	<b>29,468</b>	<b>56,578</b>	<b>98,713</b>	<b>6,949</b>	<b>264,471</b>	<b>6,949</b>	<b>6,949</b>	<b>6,949</b>	<b>6,949</b>	<b>6,949</b>	<b>-</b>	<b>94,378</b>	<b>404,878</b>	<b>499,256</b>	<b>6,146</b>	
<b>Expenses:</b>																			
Legal - District	55,000		11,375	5,556	9,724	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	26,655	45,000	71,655	(16,655)	
Accounting	20,000		2,534	2,647		2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	2,878	5,181	25,902	31,083	(11,083)	
Audit	5,500												5,500		-	5,500	5,500	-	
Engineering															-	-	-	-	
Landscape Maintenance															-	-	-	-	
Monthly Ground Services	31,600	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867	2,867		11,468	22,936	34,404	(2,804)	
Snow removal	3,000	120	1,740	390	1,280									300	3,530	900	4,430	(1,430)	
Repairs	15,000			4,110		1,370	1,370	1,370	1,370	1,370	1,370				4,110	8,220	12,330	2,670	
Management fees	32,000		3,013	3,494	3,916	3,474	3,474	3,474	3,474	3,474	3,474	3,474	3,474	3,474	10,423	31,266	41,689	(9,689)	
Project Management	5,000			-		556	556	556	556	556	556	556	556	556	-	5,000	5,000	-	
Elections	2,000			-	73										73	-	73	1,927	
Insurance	6,250	4,913	450	554											5,917	-	5,917	333	
Miscellaneous	2,000	30	10	10	10	10	10	10	10	10	10	10	10		60	80	140	1,860	
Office Supplies	1,000			-		100	100	100	100	100	100	100	100	100	-	900	900	100	
Repairs & maintenance	60,000		2,301	1,491	5,010	2,934	2,934	2,934	2,934	2,934	2,934	2,934	2,934	2,934	8,802	26,406	35,208	24,792	
Utilities	10,000														-	-	-	10,000	
Xcel Energy		111	113	98	101	106	106	106	106	106	106	106	106		423	848	1,271	(1,271)	
City of Arvada		1,215	133		-		1,000		1,000				1,000		1,348	4,000	5,348	(5,348)	
Treasurer's fees	6,270		10	355	156	138	-	2,803	-	-	-	-	-		522	2,941	3,462	2,808	
Transfer to #2 General Fund	57,515				3,873			17,881						17,881	3,873	53,642	57,515	-	
Transfer to Mt Shadows for O&M	15,103														-	15,103	15,103	-	
<b>Total Expenses (less contingency &amp; reserve)</b>	<b>327,238</b>	<b>9,256</b>	<b>24,546</b>	<b>21,572</b>	<b>27,010</b>	<b>19,433</b>	<b>20,295</b>	<b>39,978</b>	<b>20,295</b>	<b>24,795</b>	<b>53,278</b>	<b>18,225</b>	<b>19,225</b>	<b>33,122</b>	<b>82,385</b>	<b>248,644</b>	<b>331,028</b>	<b>(3,790)</b>	
<b>Funds Remaining</b>	<b>165,872</b>	<b>(5,834)</b>	<b>(19,637)</b>	<b>7,896</b>	<b>29,568</b>	<b>79,280</b>	<b>(13,346)</b>	<b>224,493</b>	<b>(13,346)</b>	<b>(17,846)</b>	<b>(46,329)</b>	<b>(11,276)</b>	<b>(12,276)</b>	<b>(33,122)</b>	<b>11,993</b>	<b>156,234</b>	<b>168,227</b>	<b>2,355</b>	





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

## **District Expenditures Verification For April 2024**



May 28, 2024

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 APRIL 2024**

#### **INTRODUCTION**

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

#### **ACTIVITIES CONDUCTED**

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

#### **SUMMARY AND RECOMMENDATION**

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

1. At this time and based upon the information provided, we find **\$335,943.49** 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  
Attachments

# Attachments

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

Attachment A

Jefferson Center Metropolitan District No. 1  
 May 2024 Report for April 2024 Expenditures

Vendor	Description	Invoice Number	Invoice Date	Invoiced Amount	District Expenditures	Non Eligible Expenses
Brownstein Hyatt Farber Schreck, LLP	JBS Pipeline	985959	5/14/24	\$ 2,453.34	\$ 2,453.34	\$ -
Cimarron Commercial LLC	Reimbursement for Denver Water License #22549	14	4/26/24	\$ 2,050.00	\$ 2,050.00	\$ -
Concrete Curb and Paving, Inc.	Highway 72 & Candelas Parkway Sidewalk Improvements	Pay Application #2	3/25/2024	\$ 9,877.70	\$ 9,877.70	\$ -
EMR Enterprises, LLC	Detention Pond Maintenance	Pay Application #1	4/25/2024	\$ 4,410.38	\$ 4,410.38	\$ -
Environmental Design	Snow Removal	179550	O&M	\$ 240.00	\$ 240.00	\$ -
Ground Engineering	Barbara Gulch Grading & Utility Improvements	2410787.0-1	5/9/24	\$ 1,227.50	\$ 1,227.50	\$ -
IDES LLC	District Engineering Management	103125	4/30/2024	\$ 48,579.21	\$ 48,579.21	\$ -
Jeffrey L. Nading Trust	Reimbursement for Legal Costs	05 06 2024	5/6/2024	\$ 8,285.00	\$ 8,285.00	\$ -
Legacy Traffic Management	Traffic Control	12518	3/4/2024	\$ 6,080.00	\$ 6,080.00	\$ -
Legacy Traffic Management	Traffic Control	12584	4/8/2024	\$ 3,240.00	\$ 3,240.00	\$ -
Legacy Traffic Management	Traffic Control	12607	4/22/2024	\$ 4,850.00	\$ 4,850.00	\$ -
Martin/Martin, Inc	Engineering	17.0725-00066	4/16/2024	\$ 1,175.00	\$ 1,175.00	\$ -
Martin/Martin, Inc	Engineering	18.0910-00036	4/10/2024	\$ 2,792.50	\$ 2,792.50	\$ -
Martin/Martin, Inc	Engineering	20.0287-00045	4/16/2024	\$ 487.50	\$ 487.50	\$ -
Martin/Martin, Inc	Engineering	21.0512-00025	4/16/2024	\$ 420.00	\$ 420.00	\$ -
Martin/Martin, Inc	Engineering	21.1528-00024	4/16/2024	\$ 6,025.00	\$ 6,025.00	\$ -
Martin/Martin, Inc	Engineering	22.1555-00021	4/24/2024	\$ 3,802.50	\$ 3,802.50	\$ -
Martin/Martin, Inc	Engineering	22.1574-00015	3/15/2024	\$ 23,760.00	\$ 23,760.00	\$ -
Martin/Martin, Inc	Engineering	23.1479-00006	4/23/2024	\$ 19,300.00	\$ 19,300.00	\$ -
McGeady Becher	Legal - Rules & Regulations	O&M	4/30/2024	\$ 549.29	\$ 549.29	\$ -
McGeady Becher	Legal - Minutes / Board Meetings	O&M	4/30/2024	\$ 3,343.10	\$ 3,343.10	\$ -
McGeady Becher	Legal - Budgets	O&M	4/30/2024	\$ 37.88	\$ 37.88	\$ -
McGeady Becher	Legal - Audits	O&M	4/30/2024	\$ 245.93	\$ 245.93	\$ -
McGeady Becher	Legal - Conflict of Interest	O&M	4/30/24	\$ 246.80	\$ 246.80	\$ -
McGeady Becher	Legal - JBS Bankruptcy	599-0107	4/30/24	\$ 405.90	\$ 405.90	\$ -
McGeady Becher	Legal - Website Maintenance	O&M	4/30/2024	\$ 22.72	\$ 22.72	\$ -
McGeady Becher	Legal - Official Records Maintenance	O&M	4/30/2024	\$ 39.39	\$ 39.39	\$ -
McGeady Becher	Legal - Management & O&M Agreements, Trailstone HOA	O&M	4/30/24	\$ 3,547.62	\$ 3,547.62	\$ -
McGeady Becher	Legal - Zephyr (Zone 5) Tank IGA, Arvada	599-0332	4/30/24	\$ 3,075.45	\$ 3,075.45	\$ -
McGeady Becher	Legal - Construction Contracts - General	599-0600	4/30/2024	\$ 3,779.92	\$ 3,779.92	\$ -
McGeady Becher	Legal - Railroad Crossing O&M & Easements, Arcosa	599-0715	4/30/2024	\$ 111.10	\$ 111.10	\$ -
McGeady Becher	Legal - Temporary Construction Easement, TEBO	599-0716	4/30/2024	\$ 2,277.55	\$ 2,277.55	\$ -
McGeady Becher	Legal - Bonds 2024	599-0907	4/30/2024	\$ 6,973.44	\$ 6,973.44	\$ -
McGeady Becher	Legal - Facilities Funding & Acquisition, CCLLC	599-2123	4/30/2024	\$ 891.32	\$ 891.32	\$ -
McGeady Becher	Legal - Trailstone Rec Center Agreement, Taylor Morrison	599-2128	4/30/2024	\$ 303.00	\$ 303.00	\$ -
McGeady Becher	Legal - Phase 7 Improvements Escrow, CCLLC	599-3007	4/30/2024	\$ 113.62	\$ 113.62	\$ -
Monarch Tree Services	Arbor Care	CD50404118	O&M	\$ 3,895.35	\$ 3,895.35	\$ -
Norris Design, Inc.	JCMD Streetscape	01-88775	4/30/2024	\$ 4,225.00	\$ 4,225.00	\$ -
NRE Excavating Inc.	Barbara Gulch Tank Drain Line Extension	Pay Application #2	4/25/2024	\$ 118,413.69	\$ 118,413.69	\$ -
Otten Johnson Robinson Neff & Ragonetti	Public Utilities Commission	493896	5/13/2024	\$ 1,122.00	\$ 1,122.00	\$ -
Papillon, LLC	District Management	1640	4/24/2024	\$ 14,788.99	\$ 14,788.99	\$ -
SDMS	Expenses	JCMD1 - 00	O&M	\$ 0.20	\$ 0.20	\$ -
SDMS	Board Meetings	JCMD1 - 01	O&M	\$ 1,663.60	\$ 1,663.60	\$ -
SDMS	Management Matters	JCMD1 - 02	O&M	\$ 498.20	\$ 498.20	\$ -
SDMS	Records Management	JCMD1 - 03	O&M	\$ 676.00	\$ 676.00	\$ -
SDMS	Election Matters	JCMD1 - 08	O&M	\$ 33.80	\$ 33.80	\$ -
SDMS	Financial-Bond Matters	JCMD1 - 14	O&M	\$ 2,500.00	\$ 2,500.00	\$ -
SDMS	Website Design/Maintenance	JCMD1 - 24	O&M	\$ 125.40	\$ 125.40	\$ -
Simmons Wheeler	Accounting Services	37918	O&M	\$ 1,366.62	\$ 1,366.62	\$ -
Simmons Wheeler	Accounting Services	38071	O&M	\$ 1,137.09	\$ 1,137.09	\$ -
SWCA Environmental Consultants	Environmental Support for the Highway 93 Expansion	193379	3/31/2024	\$ 392.39	\$ 392.39	\$ -
SWAP, LLC	Storm Water Management	10324	O&M	\$ 5,160.00	\$ 5,160.00	\$ -
Triax Engineering	Material Testing Services	D23T198-02	4/30/2024	\$ 3,776.50	\$ 3,776.50	\$ -
Triax Engineering	Material Testing Services	D23T198-03	4/30/2024	\$ 1,149.00	\$ 1,149.00	\$ -
<b>TOTALS</b>				<b>\$335,943.49</b>	<b>\$335,943.49</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.  
 Note 2: Legal expenses paid out of the Capital fund are not reviewed or verified by IDES, but are included to show total District expenditures for the month.

**Summary of Previous Expenditures**

Description	Invoiced Amount	District Portion	Developer Portion
January 2017	\$337,753.11	\$337,753.11	\$0.00
February-March 2017	\$116,080.01	\$116,080.01	\$0.00
April 2017	\$75,005.08	\$75,005.08	\$0.00
May 2017	\$57,781.98	\$57,781.98	\$0.00
June 2017	\$261,915.95	\$261,915.95	\$0.00
July 2017	\$266,824.36	\$266,824.36	\$0.00
August 2017	\$364,857.30	\$364,857.30	\$0.00
September 2017	\$340,314.01	\$340,314.01	\$0.00
October 2017	\$838,218.91	\$838,218.91	\$0.00
November 2017	\$888,004.91	\$888,004.91	\$0.00
December 2017	\$1,208,041.62	\$1,208,041.62	\$0.00
January 2018	\$760,267.53	\$760,267.53	\$0.00
February 2018	\$939,099.20	\$939,099.20	\$0.00
March 2018	\$694,085.71	\$694,085.71	\$0.00
April 2018	\$827,383.01	\$827,383.01	\$0.00
May 2018	\$382,771.64	\$382,771.64	\$0.00
June 2018	\$339,925.95	\$339,925.95	\$0.00
July 2018	\$856,161.45	\$529,086.02	\$327,075.43
August 2018	\$519,684.00	\$462,220.92	\$57,463.08
September 2018	\$389,595.70	\$327,889.63	\$61,706.07
October 2018	\$228,840.41	\$171,908.57	\$56,931.84
November 2018	\$749,718.53	\$708,861.25	\$40,857.28
December 2018 - January 2019	\$1,230,066.43	\$1,151,816.67	\$78,249.76
February 2019	\$278,928.38	\$266,096.45	\$12,831.93
March 2019	\$698,469.84	\$652,102.11	\$46,367.73
April 2019	\$803,521.05	\$756,683.29	\$46,837.76
May 2019	\$536,182.92	\$425,132.62	\$111,050.30
June 2019	\$771,189.76	\$768,047.76	\$3,142.00
July 2019	\$284,197.11	\$284,197.11	\$0.00
August 2019	\$469,632.07	\$469,632.07	\$0.00
September 2019	\$396,712.41	\$388,404.57	\$8,307.84
October 2019	\$273,917.13	\$269,494.88	\$4,422.25
November 2019	\$615,452.49	\$599,820.91	\$15,631.58
December 2019	\$682,556.83	\$542,504.05	\$140,052.78
January 2020	\$773,963.90	\$488,995.98	\$284,967.92
February 2020	\$1,167,673.53	\$798,368.25	\$369,305.28
March 2020	\$496,421.09	\$338,423.36	\$157,997.73
April 2020	\$202,212.02	\$162,345.74	\$39,866.28
May 2020	\$235,045.54	\$235,045.54	\$0.00
June 2020	\$369,447.64	\$364,032.64	\$5,415.00
July 2020	\$126,774.67	\$126,774.67	\$0.00
August 2020	\$990,507.47	\$990,507.47	\$0.00
September 2020	\$1,179,949.52	\$1,128,626.84	\$51,322.68
October 2020	\$797,278.71	\$797,278.71	\$0.00
November 2020	\$776,496.17	\$776,496.17	\$0.00
December 2020	\$942,278.42	\$915,988.76	\$26,289.66
January 2021	\$551,927.49	\$551,927.49	\$0.00
February 2021	\$317,086.29	\$317,086.29	\$0.00
March 2021	\$525,741.00	\$525,741.00	\$0.00
April 2021	\$200,792.43	\$200,792.43	\$0.00
May 2021	\$179,914.87	\$179,914.87	\$0.00
June 2021	\$271,788.88	\$271,788.88	\$0.00
July 2021	\$1,139,804.90	\$1,128,133.33	\$11,671.57
August 2021	\$131,274.85	\$131,274.85	\$0.00
September 2021	\$378,520.94	\$378,520.94	\$0.00
October 2021	\$249,917.37	\$249,917.37	\$0.00
November 2021	\$131,989.28	\$131,989.28	\$0.00
December 2021	\$4,412,190.17	\$4,412,190.17	\$0.00
January 2022	\$734,763.46	\$734,763.46	\$0.00
February 2022	\$653,761.70	\$653,761.70	\$0.00
March 2022	\$245,119.21	\$243,704.07	\$1,415.14
April 2022	\$1,487,997.38	\$946,502.04	\$541,495.34
May 2022	\$732,288.66	\$616,891.76	\$115,396.90
June 2022	\$1,323,839.00	\$1,298,515.12	\$25,323.88
July 2022	\$661,227.07	\$661,227.07	\$0.00
August 2022	\$2,083,444.71	\$1,835,795.65	\$247,649.06
September 2022	\$980,968.17	\$980,968.17	\$0.00
October 2022	\$723,594.50	\$723,594.50	\$0.00
November 2022	\$1,193,501.76	\$1,098,831.40	\$94,670.36
December 2022	\$1,503,116.56	\$1,500,981.20	\$2,135.36
January 2023	\$884,884.07	\$878,791.17	\$6,092.90
February 2023	\$517,583.79	\$514,451.92	\$3,131.87
March 2023	\$1,076,963.47	\$1,059,947.47	\$17,016.00
April 2023	\$1,643,434.43	\$1,640,668.34	\$2,766.09
May 2023	\$1,196,915.35	\$1,196,915.35	\$0.00
June 2023	\$416,902.00	\$416,902.00	\$0.00
July 2023	\$861,473.14	\$834,674.13	\$26,799.01
August 2023	\$338,378.46	\$336,534.40	\$1,844.06
September 2023	\$1,296,308.00	\$1,296,308.00	\$0.00
October 2023	\$835,811.66	\$835,811.66	\$0.00
November 2023	\$705,124.78	\$705,124.78	\$0.00
December 2023	\$1,249,538.51	\$1,249,538.51	\$0.00
January 2024	\$525,035.03	\$525,035.03	\$0.00
February 2024	\$373,512.49	\$373,512.49	\$0.00
March 2024	\$1,345,476.96	\$1,345,476.96	\$0.00
April 2024	\$369,724.67	\$369,724.67	\$0.00
May 2024 (Current)	\$335,943.49	\$335,943.49	\$0.00
<b>Total</b>	<b>\$61,328,786.42</b>	<b>\$58,285,286.70</b>	<b>\$3,043,499.72</b>

Attachment B

Jefferson Center Metropolitan District No. 1  
 May 2024 Report for April 2024 Expenditures  
 By Category

Category	Description	District Expenditures	Non-Eligible Expenditures
<b>Construction</b>			
01	Mobilization	\$4,843.00	\$0.00
02	Insurance	\$0.00	\$0.00
03	Bonds	\$10,397.57	\$0.00
04	Bonds (Project Financing)	\$0.00	\$0.00
05	Fees/Permits	\$0.00	\$0.00
06	Grading	\$0.00	\$0.00
07	Box Culvert/Bridges	\$0.00	\$0.00
08	Erosion Control	\$9,727.00	\$0.00
09	Sanitary Sewer	\$0.00	\$0.00
10	Sanitary Sewer Services	\$0.00	\$0.00
11	Waterline	\$114,718.49	\$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	\$14,170.00	\$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	\$0.00	\$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	-\$6,984.29	\$0.00
<b>Subtotal Construction</b>		<b>\$146,871.77</b>	<b>\$0.00</b>
<b>Consulting</b>			
60	Legal Services	\$29,791.64	\$0.00
61	District Management	\$48,579.21	\$0.00
62	District Management (Papillon)	\$14,788.99	\$0.00
63	Planning/Engineering	\$61,987.50	\$0.00
64	Geotechnical/Testing	\$6,153.00	\$0.00
65	Survey	\$0.00	\$0.00
66	Stormwater Management	\$0.00	\$0.00
67	Misc. Professional Services	\$392.39	\$0.00
68	Fees/Permits	\$2,050.00	\$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>\$163,742.73</b>	<b>\$0.00</b>
Operating and Maintenance Expenditures		\$25,328.99	\$0.00
<b>Total</b>		<b>\$335,943.49</b>	<b>\$0.00</b>

**Attachment C**

**Jefferson Center Metropolitan District No. 1  
May 2024 Report for April 2024 Expenditures  
Candelas Subdivisions Post-Bond Contract Summary**

**Contractors (District Portion)**

<b>Contractor (Vendor Number)</b>	<b>Contract (District)</b>	<b>Change Orders (District)</b>	<b>Total Contract (District)</b>	<b>Amount Paid (District)</b>	<b>Remaining (District)</b>
(11) Wyoco Erosion Control	\$232,840.71	\$0.00	\$232,840.71	\$232,840.71	\$0.00
(18) Premier Earthworks & Infrastructure (Subdivisons)					
Candelas Point	\$2,856,963.93	\$468,403.61	\$3,325,367.54	\$3,325,367.53	\$0.00
Candelas Medical	\$1,590,950.26	\$470,376.31	\$2,061,326.57	\$2,061,326.57	\$0.00
Kings North	\$796,908.07	\$47,080.79	\$843,988.86	\$843,988.85	\$0.00
(28) Golden Triangle Construction (GTC)	\$152,906.00	\$28,226.00	\$181,132.00	\$181,132.00	\$0.00
(36) Kelley Trucking	\$1,241,330.73	\$321,271.53	\$1,562,602.26	\$1,562,602.26	\$0.00
(38) Hogan Action Services	\$28,600.00	\$0.00	\$28,600.00	\$28,600.00	\$0.00
(39) Hogan Works	\$23,279.55	\$40,288.50	\$63,568.05	\$63,249.55	\$318.50
(41) NRE Excavating - Candelas Medical Phase 2 Utilities	\$725,619.00	\$99,243.02	\$824,862.02	\$824,862.02	\$0.00
(43) KECI Colorado, Inc	\$236,938.00	\$22,436.80	\$259,374.80	\$259,374.80	\$0.00
(45) Miller Wall Company	\$1,077,183.00	\$1,226,258.65	\$2,303,441.65	\$2,303,441.65	\$0.00
(46) GH Phipps	\$575,050.00	-\$595.46	\$574,454.54	\$574,454.54	\$0.00
(47) Badger Daylighting Corp.	\$10,000.00	-\$2,830.00	\$7,170.00	\$7,170.00	\$0.00
(48) Legacy Traffic Management	\$10,150.00	\$46,920.00	\$57,070.00	\$49,530.00	\$7,540.00
(49) Powell Restoration	\$22,906.56	\$36,040.75	\$58,947.31	\$50,307.15	\$8,640.16
(50) Standard Fence	\$35,875.00	\$2,165.00	\$38,040.00	\$38,040.00	\$0.00
(55) JBS Pipeline Contractors	\$775,376.50	\$153,079.92	\$928,456.42	\$928,456.42	\$0.00
(56) Hogan Action Services	\$0.00	\$5,800.00	\$5,800.00	\$5,800.00	\$0.00
(57) Miller Wall Company	\$0.00	\$29,993.00	\$29,993.00	\$29,993.00	\$0.00
(58) Rocosas Concrete - R&R	\$0.00	\$2,080.00	\$2,080.00	\$2,080.00	\$0.00
(59) Timco Blasting and Coatings	\$1,119,152.00	\$31,538.98	\$1,150,690.98	\$1,150,690.98	\$0.00
(60) Wagner Construction - Candelas Indiana North	\$5,123,050.76	\$235,398.56	\$5,358,449.32	\$5,172,927.59	\$185,521.73
(63) Leo Landscape - Indiana North	\$243,488.98	\$5,887.94	\$249,376.92	\$235,190.48	\$14,186.44
(74) Leo Landscape - CP & Hwy 72 Landscape & Irrigation	\$788,078.50	\$0.00	\$788,078.50	\$27,787.50	\$760,291.00
(75) Concrete Curb & Paving	\$593,814.42	\$86,284.60	\$680,099.02	\$27,556.70	\$652,542.32
(65) Wagner Construction - Sanitary Interceptor	\$5,545,092.50	-\$897,599.18	\$4,647,493.32	\$4,398,212.85	\$249,280.47
(66) Wagner Construction - Highway 72 Widening	\$1,883,500.00	\$284,253.97	\$2,167,753.97	\$2,032,763.89	\$134,990.08
(67) ABC Asphalt	\$41,741.00	\$399.50	\$42,140.50	\$30,044.50	\$12,096.00
(68) RCD Construction	\$195,162.90	-\$14,269.38	\$180,893.52	\$167,740.42	\$13,153.10
(69) Champion Fence	\$47,456.00	\$0.00	\$47,456.00	\$47,456.00	\$0.00
(70) Martin Marietta	\$22,200.00	\$0.00	\$22,200.00	\$22,200.00	\$0.00
(76) APC Construction Co.	\$43,394.00	\$7,484.74	\$50,878.74	\$50,878.74	\$0.00
(77) Ayers Contracting Enterprises	\$3,200.00	\$0.00	\$3,200.00	\$3,200.00	\$0.00
(79) Lumin8	\$24,265.00	\$7,140.00	\$31,405.00	\$31,405.00	\$0.00
(80) JBS Pipeline Contractors - SH72 P6	\$547,756.06	\$12,498.38	\$560,254.44	\$91,357.88	\$468,896.56
(81) NRE Excavating - Barbara Gulch Drain Extension	\$165,508.00	\$39,666.50	\$205,174.50	\$194,915.77	\$10,258.73
(82) SMH West	\$1,414,000.00	\$0.00	\$1,414,000.00	\$0.00	\$1,414,000.00
(83) Wagner Construction - Barbara Gulch Grading & Utilities	\$3,448,663.00	-\$29,300.69	\$3,419,362.31	\$0.00	\$3,419,362.31
(84) EMR Enterprises - Detention Pond Maintenance	\$17,065.00	\$4,642.50	\$21,707.50	\$4,410.38	\$17,297.12
CDPHE	\$2,210.00	\$0.00	\$2,210.00	\$2,210.00	\$0.00
Capital Legal Costs	\$285,309.49	\$0.00	\$285,309.49	\$285,309.49	\$0.00
City of Arvada - Water Acquisition	\$1,135,700.00	\$0.00	\$1,135,700.00	\$1,135,700.00	\$0.00
City of Arvada - Coal Creek Tank	\$3,800,000.00	\$0.00	\$3,800,000.00	\$3,800,000.00	\$0.00
City of Arvada - Candelas Pkwy & Hwy 72 Tap Fees	\$118,525.45	\$0.00	\$118,525.45	\$118,525.45	\$0.00
City of Arvada - Purple Line IGA	\$1,000,000.00	\$0.00	\$1,000,000.00	\$1,000,000.00	\$0.00
Cimarron Commercial, LLC - Coal Creek Overflow Easment	\$111,425.00	\$0.00	\$111,425.00	\$111,425.00	\$0.00
Cimarron Commercial, LLC - Water Tank	\$875,000.00	\$0.00	\$875,000.00	\$875,000.00	\$0.00
Cimarron Commercial, LLC - Otten Johnson	\$30,036.67	\$0.00	\$30,036.67	\$30,036.67	\$0.00
Cimarron Commercial, LLC - Taylor Morrison Note	\$881,893.68	\$0.00	\$881,893.68	\$881,893.68	\$0.00
Cimarron Development Company - City of Arvada	\$7,337.20	\$0.00	\$7,337.20	\$7,337.20	\$0.00

Cimarron Development Company - Xcel Reimbursement	\$143,691.92	\$0.00	\$143,691.92	\$143,691.92	\$0.00
Cimarron Development Company - Denver Water License	\$2,050.00	\$0.00	\$2,050.00	\$2,050.00	\$0.00
SEMA Final Acceptance Costs	\$78,236.30	\$0.00	\$78,236.30	\$78,236.30	\$0.00
Smart Reservoir & Irrigation Co. Inc.	\$5,794.70	\$0.00	\$5,794.70	\$5,794.70	\$0.00
Xcel Energy	\$2,072,908.94	\$0.00	\$2,072,908.94	\$2,072,908.94	\$0.00
<b>Total Contracts (District Portion)</b>	<b>\$42,681,694.32</b>	<b>\$2,787,431.84</b>	<b>\$45,469,126.16</b>	<b>\$38,100,751.63</b>	<b>\$7,368,374.53</b>
<b>Previous Month's Total</b>			<b>\$45,493,334.35</b>		
<b>Increase or Decrease</b>			<b>(\$24,208.19)</b>		

#### Contractors (Developer Portion)

Contractor (Vendor Number)	Contract (Developer)	CO's (Developer)	Total Contract (Developer)	Amount Paid (Developer)	Remaining (Developer)
(36) Kelley Trucking	\$778,638.14	\$247,815.45	\$1,026,453.59	\$1,026,453.59	\$0.00
(18) Premier Earthworks & Infrastructure (Subdivisions)					
Candelas Point	\$255,150.15	\$99,107.15	\$354,257.30	\$354,257.29	\$0.00
Candelas Medical	\$88,510.68	\$144,920.62	\$233,431.30	\$233,431.30	\$0.00
Kings North	\$171,536.09	\$0.00	\$171,536.09	\$171,536.08	\$0.00
(60) Wagner Construction - Candelas Indiana North	\$275,045.24	\$0.00	\$275,045.24	\$261,292.98	\$13,752.26
Xcel Energy	\$824,442.98	\$0.00	\$824,442.98	\$824,442.98	\$0.00
<b>Total Contracts (Developer Portion)</b>	<b>\$2,393,323.27</b>	<b>\$491,843.22</b>	<b>\$2,885,166.49</b>	<b>\$2,871,414.22</b>	<b>\$13,752.27</b>
<b>Previous Month's Total</b>			<b>\$2,885,166.49</b>		
<b>Increase or Decrease</b>			<b>\$0.00</b>		

#### Consultants

Consultant (Vendor Number)	TO #	Total Task Order Amount	Amount Paid	Remaining
SH72/SH93 Crossing Investigation	1	\$20,000.00	\$20,000.00	\$0.00
SH72/SH93 Crossing Investigation	2	\$10,000.00	\$10,000.00	\$0.00
SH72/SH93 Crossing Investigation	3	\$58,660.00	\$40,824.38	\$17,835.62
<b>(52) 360 Rail Services</b>	<b>Total</b>	<b>\$88,660.00</b>	<b>\$70,824.38</b>	<b>\$17,835.62</b>
Temporary Flow Monitoring	1	\$31,750.00	\$0.00	\$31,750.00
<b>(78) ADS Environmental</b>	<b>Total</b>	<b>\$31,750.00</b>	<b>\$0.00</b>	<b>\$31,750.00</b>
Candelas Parkway & Highway 72 Sidewalk Staking	4	\$6,500.00	\$0.00	\$6,500.00
<b>(01) Aztec Consultants</b>	<b>Total</b>	<b>\$6,500.00</b>	<b>\$0.00</b>	<b>\$6,500.00</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	\$17,204.50	\$17,204.50	\$0.00
W 91st Subgrade Investigation & Pavement Design	16	\$4,950.00	\$4,950.00	\$0.00
Candelas Parkway Observation and Testing	17	\$1,344.00	\$1,344.00	\$0.00
Hwy 72, Joyce St, Indiana Widening	18	\$33,687.47	\$33,687.47	\$0.00
Candelas Medical F1, Ph 2 Roadway	19	\$9,217.00	\$9,217.00	\$0.00
North Indiana Lots 1-3 Geotech	20	\$5,000.00	\$5,000.00	\$0.00
Engineering Consultation of Western Pond Slope Failure	21	\$875.00	\$875.00	\$0.00
Hwy 72 / Hwy 93 Subgrade Investigation & Pavement Design	22	\$23,300.00	\$23,300.00	\$0.00
Hwy 72 Roadway & Box Culvert, Hwy 72 East of Hwy 92	23	\$9,083.00	\$9,083.00	\$0.00
Candelas Indiana North	24	\$83,438.25	\$83,438.25	\$0.00
Candelas Parkway & Hwy 72 Subgrade Investigation & Pavement Design	25	\$3,000.00	\$3,000.00	\$0.00
Candelas Point Asphalt Concrete RR for Warranty	26	\$1,038.00	\$1,038.00	\$0.00
Hwy 72 Widening, Parcel 6	27	\$11,500.00	\$11,500.00	\$0.00
Hwy 72 & Hwy 93 Subgrade Investigation & Pavement Design	28	\$2,502.00	\$2,502.00	\$0.00
Candelas Indiana North	29	\$8,065.00	\$8,065.00	\$0.00
<b>(02) CTL Thompson, Inc.</b>	<b>Total</b>	<b>\$263,326.22</b>	<b>\$263,326.22</b>	<b>\$0.00</b>
SUE for SH72	1	\$74,152.73	\$74,152.73	\$0.00
SUE for 93-72 South	2	\$181,070.00	\$0.00	\$181,070.00
<b>(72) Encompass Services, LLC</b>	<b>Total</b>	<b>\$255,222.73</b>	<b>\$74,152.73</b>	<b>\$181,070.00</b>
On-Call Survey	2	\$79,867.32	\$79,867.32	\$0.00
SCL Landscape Design	5	\$17,328.70	\$17,328.70	\$0.00
Candelas Point Design	15	\$57,129.00	\$56,529.00	\$600.00
Joyce & Indiana Street Landscape	17	\$19,200.00	\$16,106.25	\$3,093.75
Hwy 72 & Hwy 93 P2 & P4 Landscape	18	\$10,500.00	\$3,070.00	\$7,430.00
Hwy 72 & Hwy 93 P1, 3, and 5 Landscape	19	\$13,000.00	\$1,200.00	\$11,800.00
<b>(04) Galloway &amp; Company</b>	<b>Total</b>	<b>\$197,025.02</b>	<b>\$174,101.27</b>	<b>\$22,923.75</b>
Trailstone Recreation Center Design	01	\$543,701.00	\$154,645.57	\$389,055.43
<b>(71) Golden Triangle Construction, Inc.</b>	<b>Total</b>	<b>\$543,701.00</b>	<b>\$154,645.57</b>	<b>\$389,055.43</b>
Subsurface Utility Engineering	01	\$14,300.00	\$14,300.00	\$0.00
SUE for SH72 over Denver Water's Boulder Canal	02	\$14,500.00	\$14,500.00	\$0.00
<b>(53) Goodbee &amp; Associates, LLC</b>	<b>Total</b>	<b>\$28,800.00</b>	<b>\$28,800.00</b>	<b>\$0.00</b>
Barbara Gulch Grading & Utilities	01	\$34,965.00	\$1,227.50	\$33,737.50
<b>(84) Ground Engineering</b>	<b>Total</b>	<b>\$34,965.00</b>	<b>\$1,227.50</b>	<b>\$33,737.50</b>
District Oversight	10	\$111,000.00	\$111,000.00	\$0.00
District Oversight	11	\$30,000.00	\$30,000.00	\$0.00
District Oversight	12	\$35,000.00	\$35,000.00	\$0.00
District Oversight	13	\$219,250.00	\$219,250.00	\$0.00
District Oversight	14	\$228,000.00	\$228,000.00	\$0.00



District Oversight		15	\$268,000.00	\$268,000.00	\$0.00
District Oversight		16	\$298,500.00	\$298,500.00	\$0.00
District Oversight		17	\$276,500.00	\$276,500.00	\$0.00
District Oversight		18	\$273,000.00	\$128,341.26	\$144,658.74
<b>(05) IDES</b>		<b>Total</b>	<b>\$1,739,250.00</b>	<b>\$1,594,591.26</b>	<b>\$144,658.74</b>
Candelas Point Traffic Signal Design		4	\$1,980.00	\$1,980.00	\$0.00
Traffic Impact Study		9	\$14,700.00	\$14,700.00	\$0.00
Traffic Impact Study		10	\$8,800.00	\$8,800.00	\$0.00
Traffic Compliant Letter		11	\$1,500.00	\$1,500.00	\$0.00
Taylor Morrison Traffic Impact Study		12	\$4,000.00	\$4,000.00	\$0.00
Candelas South Traffic Impact Study		13	\$8,200.00	\$8,200.00	\$0.00
Candelas 72-93 Traffic Impact Study		14	\$7,000.00	\$7,000.00	\$0.00
Candelas 72-93 Traffic Impact Study		15	\$4,200.00	\$4,200.00	\$0.00
CDOT Access Coordination Amendment		16	\$2,500.00	\$2,500.00	\$0.00
OCC Industrial - Candelas Parcel P6		17	\$10,700.00	\$10,700.00	\$0.00
72-93 Parcels P2 & P4 - Traffic Compliance		18	\$4,500.00	\$4,500.00	\$0.00
<b>(06) Kimley-Horn</b>		<b>Total</b>	<b>\$68,080.00</b>	<b>\$68,080.00</b>	<b>\$0.00</b>
SCL Medical		2	\$291,034.00	\$283,997.60	\$7,036.40
SH93/SH72		3	\$318,908.16	\$318,908.16	\$0.00
Additional Legal Services		7	\$155,000.00	\$145,761.95	\$9,238.05
On-Call Survey		8	\$75,800.00	\$61,118.00	\$14,682.00
Jefferson Pkwy Coordination		9	\$38,805.75	\$38,805.75	\$0.00
Grading Analysis		10	\$58,880.46	\$58,880.46	\$0.00
Big Dry Creek at Indiana		14	\$19,978.75	\$19,978.75	\$0.00
Layout of new ROW, Place White Lid for Panels at each Tee, etc.		16	\$2,968.84	\$2,968.84	\$0.00
Candelas/Indiana Intersection Modifications		19	\$13,700.00	\$13,700.00	\$0.00
Candelas Medical/Big Dry Creek Floodplan		20	\$7,890.00	\$7,890.00	\$0.00
Grading/Earthwork/Taylor Morrison Parcels		21	\$30,795.00	\$30,795.00	\$0.00
Indiana & Highway 72		22	\$445,800.00	\$426,720.73	\$19,079.27
Candelas Indiana Widening		23	\$114,900.00	\$114,669.33	\$230.67
Colorado Highway 72 Widening		24	\$853,100.00	\$831,927.60	\$21,172.40
Candelas Sanitary Sewer Outfall		25	\$182,531.84	\$182,531.84	\$0.00
Hwy 72 Waterline Due Diligence		26	\$75,815.00	\$75,291.25	\$523.75
Candelas Consolidated Drainage Due Diligence		27	\$25,000.00	\$24,988.75	\$11.25
Candelas Parkway Sidewalk Design Plans		28	\$15,000.00	\$14,932.50	\$67.50
DU Coordination/Legal Description/Exhibits		29	\$38,000.00	\$36,102.50	\$1,897.50
Arvada Water & San Sewer Study Analysis		30	\$27,162.50	\$27,162.50	\$0.00
Candelas Parcel P1, P3, and P5		31	\$354,000.00	\$246,808.59	\$107,191.41
Welton Parcel Concept Grading		32	\$10,000.00	\$9,982.50	\$17.50
P6 Hwy 72 Widening		33	\$217,150.00	\$208,496.22	\$8,653.78
Parcels P2 & P4		34	\$320,500.00	\$319,557.19	\$942.81
Barbara Gulch FP Grading/Utility Relocates		35	\$118,500.00	\$79,245.00	\$39,255.00
Hwy 72 Tebo Parcel Widening Construction Design		36	\$183,500.00	\$0.00	\$183,500.00
<b>(08) Martin/Martin</b>		<b>Total</b>	<b>\$3,994,720.30</b>	<b>\$3,581,221.01</b>	<b>\$413,499.29</b>
Master Planning and Graphics		3	\$15,000.00	\$15,000.00	\$0.00
Candelas Streetscape		4	\$41,150.00	\$41,150.00	\$0.00
Master Planning and Graphics		5	\$1,910.31	\$1,910.31	\$0.00
JCMD Streetscape		6	\$3,000.00	\$2,001.95	\$998.05
<b>(27) Norris Design</b>		<b>Total</b>	<b>\$61,060.31</b>	<b>\$60,062.26</b>	<b>\$998.05</b>
Management		1-4	\$903,542.19	\$903,542.19	\$0.00
Management		5	\$377,000.00	\$377,000.00	\$0.00
Management		6	\$247,000.00	\$247,000.00	\$0.00
Management		7	\$413,000.00	\$413,000.00	\$0.00
Management		8	\$195,260.00	\$195,260.00	\$0.00
Management		9	\$347,798.00	\$23,840.73	\$323,957.27
<b>(12) Papillon</b>		<b>Total</b>	<b>\$2,483,600.19</b>	<b>\$2,159,642.92</b>	<b>\$323,957.27</b>
JCMD Sanitary Interceptor		1	\$14,450.00	\$14,450.00	\$0.00
Hwy 72 Percolation Testing		2	\$5,200.00	\$5,200.00	\$0.00
<b>(64) Rocky Mountain Group</b>		<b>Total</b>	<b>\$19,650.00</b>	<b>\$19,650.00</b>	<b>\$0.00</b>
On-Call Survey		1	\$5,000.00	\$380.00	\$4,620.00
<b>(51) RM Meridian</b>		<b>Total</b>	<b>\$5,000.00</b>	<b>\$380.00</b>	<b>\$4,620.00</b>
SH 72 - Candelas Sanitary Project		1	\$44,308.36	\$44,308.36	\$0.00
SH 72 - Candelas Roadway Project		2	\$37,861.50	\$37,861.50	\$0.00
SH 72 - Candelas Waterline, Parcel P3, Parcel P5		3	\$66,999.50	\$66,999.50	\$0.00
Highway 93 and Highway 72 Widening Project		4	\$36,569.50	\$36,569.50	\$0.00
<b>(54) SurvWest</b>		<b>Total</b>	<b>\$185,738.86</b>	<b>\$185,738.86</b>	<b>\$0.00</b>
Erosion Control Management - Candelas Point		1-2	\$45,500.00	\$45,500.00	\$0.00
Erosion Control Management - Kings North		1-2	\$7,000.00	\$7,000.00	\$0.00
Erosion Control Management - Candelas Medical		1-2	\$17,500.00	\$17,500.00	\$0.00
Storm Water Management		3	\$21,000.00	\$21,000.00	\$0.00
Storm Water Management		4	\$12,000.00	\$12,000.00	\$0.00
Storm Water Management		5	\$12,000.00	\$12,000.00	\$0.00
Storm Water Management		6	\$9,750.56	\$9,750.56	\$0.00
<b>(10) SWAP</b>		<b>Total</b>	<b>\$124,750.56</b>	<b>\$124,750.56</b>	<b>\$0.00</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	\$1,914.02	\$1,914.02	\$0.00
SH72/SH93 Crossing Intersection Compliance		5	\$8,000.00	\$8,000.00	\$0.00
Highway 93 and Highway 72 North Environmental Support		6	\$55,600.00	\$55,600.00	\$0.00
Environmental Support for Highway 93 Expansion		7	\$4,300.00	\$2,531.49	\$1,768.51
<b>(33) SWCA</b>		<b>Total</b>	<b>\$81,124.02</b>	<b>\$79,355.51</b>	<b>\$1,768.51</b>

Materials Testing Services, SH72 Water Main		1	\$5,622.15	\$5,622.15	\$0.00
Materials Testing Services, Sanitary Interceptor		2	\$33,620.00	\$31,998.75	\$1,621.25
Materials Testing Services, Highway 72 Widening		3	\$21,664.51	\$21,664.51	\$0.00
Materials Testing Services, Highway 72 Widening P6		4	\$19,855.00	\$5,200.50	\$14,654.50
Materials Testing Services, Highway 72 & Candelas Pkwy Sidewalk		5	\$7,960.00	\$0.00	\$7,960.00
<b>(62) TRIAX</b>		<b>Total</b>	<b>\$88,721.66</b>	<b>\$64,485.91</b>	<b>\$24,235.75</b>
Sanitary Sewer Flow Update		1	\$29,700.00	\$29,102.60	\$597.40
<b>(26) TST, Inc.</b>		<b>Total</b>	<b>\$29,700.00</b>	<b>\$29,102.60</b>	<b>\$597.40</b>
<b>City of Arvada - Alkire Lift Station</b>			<b>\$1,465,474.75</b>	<b>\$1,465,474.75</b>	<b>\$0.00</b>
<b>Total of All Agreements</b>			<b>\$11,796,820.62</b>	<b>\$10,199,613.31</b>	<b>\$1,597,207.31</b>
<b>Previous Month's Total</b>			<b>\$11,471,023.78</b>		
<b>Increase or Decrease</b>			<b>\$325,796.84</b>		

**Combined Totals**

			<b>Total Contract</b>	<b>Amount Paid</b>	<b>Total Remaining</b>
<b>Contractor Contracts and Change Orders</b>			\$48,354,292.65	\$40,972,165.86	\$7,382,126.79
<b>Consultant Agreements, Task/Work Orders</b>			\$11,796,820.62	\$10,199,613.31	\$1,597,207.31
<b>TOTAL</b>			<b>\$60,151,113.27</b>	<b>\$51,171,779.17</b>	<b>\$8,979,334.10</b>

**JCMD1 EXPENSE TRACKING REPORT**  
**MAY 2024 REPORT FOR APRIL 2024 EXPENSES**

Vendor	Description	Invoice Number	Invoice Date	Total Invoice	(Note 1)		(Note 2)	
					General Fund	Capital Fund		
Brownstein Hyatt Farber Schreck, LLP	JBS Pipeline	985959	5/14/2024	\$ 2,453.34	\$ -	\$ -	\$ 2,453.34	
Cimarron Commercial LLC	Reimbursement for Denver Water License #22549	14	4/26/2024	\$ 2,050.00	\$ -	\$ -	\$ 2,050.00	
Concrete Curb and Paving, Inc.	Highway 72 & Candelas Parkway Sidewalk Improvements	Pay Application #2	3/25/2024	\$ 9,877.70	\$ -	\$ -	\$ 9,877.70	
EMR Enterprises, LLC	Detention Pond Maintenance	Pay Application #1	4/25/2024	\$ 4,410.38	\$ -	\$ -	\$ 4,410.38	
Environmental Design	Snow Removal	179550	3/31/2024	\$ 240.00	\$ 240.00	\$ -	\$ -	
Ground Engineering	Barbara Gulch Grading & Utility Improvements	2410787.0-1	5/9/2024	\$ 1,227.50	\$ -	\$ -	\$ 1,227.50	
IDES LLC	District Engineering Management	103125	4/30/2024	\$ 48,579.21	\$ -	\$ -	\$ 48,579.21	
Jeffrey L. Nading Trust	Reimbursement for Legal Costs	05 06 2024	5/6/2024	\$ 8,285.00	\$ -	\$ -	\$ 8,285.00	
Legacy Traffic Management	Traffic Control	12518	3/4/2024	\$ 6,080.00	\$ -	\$ -	\$ 6,080.00	
Legacy Traffic Management	Traffic Control	12584	4/8/2024	\$ 3,240.00	\$ -	\$ -	\$ 3,240.00	
Legacy Traffic Management	Traffic Control	12607	4/22/2024	\$ 4,850.00	\$ -	\$ -	\$ 4,850.00	
Martin/Martin, Inc	Engineering	17.0725-00066	4/16/2024	\$ 1,175.00	\$ -	\$ -	\$ 1,175.00	
Martin/Martin, Inc	Engineering	18.0910-00036	4/10/2024	\$ 2,792.50	\$ -	\$ -	\$ 2,792.50	
Martin/Martin, Inc	Engineering	20.0287-00045	4/16/2024	\$ 487.50	\$ -	\$ -	\$ 487.50	
Martin/Martin, Inc	Engineering	21.0512-00025	4/16/2024	\$ 420.00	\$ -	\$ -	\$ 420.00	
Martin/Martin, Inc	Engineering	21.1528-00024	4/16/2024	\$ 6,025.00	\$ -	\$ -	\$ 6,025.00	
Martin/Martin, Inc	Engineering	22.1555-00021	4/24/2024	\$ 3,802.50	\$ -	\$ -	\$ 3,802.50	
Martin/Martin, Inc	Engineering	22.1574-00015	3/15/2024	\$ 23,760.00	\$ -	\$ -	\$ 23,760.00	
Martin/Martin, Inc	Engineering	23.1479-00006	4/23/2024	\$ 19,300.00	\$ -	\$ -	\$ 19,300.00	
McGeady Becher	Legal - Rules & Regulations	599-0003	4/30/2024	\$ 549.29	\$ 549.29	\$ -	\$ -	
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	4/30/2024	\$ 3,343.10	\$ 3,343.10	\$ -	\$ -	
McGeady Becher	Legal - Budgets	599-0005	4/30/2024	\$ 37.88	\$ 37.88	\$ -	\$ -	
McGeady Becher	Legal - Audits	599-0015	4/30/2024	\$ 245.93	\$ 245.93	\$ -	\$ -	
McGeady Becher	Legal - Conflict of Interest	599-0019	4/30/2024	\$ 246.80	\$ 246.80	\$ -	\$ -	
McGeady Becher	Legal - JBS Bankruptcy	599-0107	4/30/2024	\$ 405.90	\$ -	\$ -	\$ 405.90	
McGeady Becher	Legal - Website Maintenance	599-0202	4/30/2024	\$ 22.72	\$ 22.72	\$ -	\$ -	
McGeady Becher	Legal - Official Records Maintenance	599-0299	4/30/2024	\$ 39.39	\$ 39.39	\$ -	\$ -	
McGeady Becher	Legal - Management & O&M Agreements, Trailstone HOA	599-0330	4/30/2024	\$ 3,547.62	\$ 3,547.62	\$ -	\$ -	
McGeady Becher	Legal - Zephyr (Zone 5) Tank IGA, Arvada	599-0332	4/30/2024	\$ 3,075.45	\$ -	\$ -	\$ 3,075.45	
McGeady Becher	Legal - Construction Contracts - General	599-0900	4/30/2024	\$ 3,779.92	\$ -	\$ -	\$ 3,779.92	
McGeady Becher	Legal - Railroad Crossing O&M & Easements, Arcosa	599-0715	4/30/2024	\$ 111.10	\$ -	\$ -	\$ 111.10	
McGeady Becher	Legal - Temporary Construction Easement, TEBO	599-0716	4/30/2024	\$ 2,277.55	\$ -	\$ -	\$ 2,277.55	
McGeady Becher	Legal - Bonds 2024	599-0907	4/30/2024	\$ 6,973.44	\$ -	\$ -	\$ 6,973.44	
McGeady Becher	Legal - Facilities Funding & Acquisition, CCLLC	599-2123	4/30/2024	\$ 891.32	\$ -	\$ -	\$ 891.32	
McGeady Becher	Legal - Trailstone Rec Center Agreement, Taylor Morrison	599-2128	4/30/2024	\$ 303.00	\$ -	\$ -	\$ 303.00	
McGeady Becher	Legal - Phase 7 Improvements Escrow, CCLLC	599-3007	4/30/2024	\$ 113.62	\$ -	\$ -	\$ 113.62	
Monarch Tree Services	Arbor Care	CD50404118	5/1/2024	\$ 3,895.35	\$ 3,895.35	\$ -	\$ -	
Norris Design, Inc.	JCMD Streetscape	01-88775	4/30/2024	\$ 4,225.00	\$ -	\$ -	\$ 4,225.00	
NRE Excavating Inc.	Barbara Gulch Tank Drain Line Extension	Pay Application #2	4/25/2024	\$ 118,413.69	\$ -	\$ -	\$ 118,413.69	
Otten Johnson Robinson Neff & Ragonetti	Public Utilities Commission	493896	5/13/2024	\$ 1,122.00	\$ -	\$ -	\$ 1,122.00	
Papillon, LLC	District Management	1640	4/24/2024	\$ 14,788.99	\$ -	\$ -	\$ 14,788.99	
SDMS	Expenses	JCMD1 - 00	4/30/2024	\$ 0.20	\$ 0.20	\$ -	\$ -	
SDMS	Board Meetings	JCMD1 - 01	4/30/2024	\$ 1,663.60	\$ 1,663.60	\$ -	\$ -	
SDMS	Management Matters	JCMD1 - 02	4/30/2024	\$ 498.20	\$ 498.20	\$ -	\$ -	
SDMS	Records Management	JCMD1 - 03	4/30/2024	\$ 676.00	\$ 676.00	\$ -	\$ -	
SDMS	Election Matters	JCMD1 - 08	4/30/2024	\$ 33.80	\$ 33.80	\$ -	\$ -	
SDMS	Financial-Bond Matters	JCMD1 - 14	4/30/2024	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	
SDMS	Website Design/Maintenance	JCMD1 - 24	4/30/2024	\$ 125.40	\$ 125.40	\$ -	\$ -	
Simmons Wheeler	Accounting Services	37918	3/31/2024	\$ 1,366.62	\$ 1,366.62	\$ -	\$ -	
Simmons Wheeler	Accounting Services	38071	4/30/2024	\$ 1,137.09	\$ 1,137.09	\$ -	\$ -	
SWCA Environmental Consultants	Environmental Support for the Highway 93 Expansion	193379	3/31/2024	\$ 392.39	\$ -	\$ -	\$ 392.39	
SWAP, LLC	Storm Water Management	10324	4/30/2024	\$ 5,160.00	\$ 5,160.00	\$ -	\$ -	
Tnax Engineering	Material Testing Services	D23T198-02	4/30/2024	\$ 3,776.50	\$ -	\$ -	\$ 3,776.50	
Tnax Engineering	Material Testing Services	D23T198-03	4/30/2024	\$ 1,149.00	\$ -	\$ -	\$ 1,149.00	
	<b>Totals</b>			<b>\$ 335,943.49</b>	<b>\$ 25,328.99</b>	<b>\$ 310,614.50</b>		

**Notes:**  
**1= Operating Costs paid by District**

**2= Capital Costs Paid by District**

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

**CASH POSITION**

SOURCES	Notes	General	Capital
First Bank		\$ -	\$ 142,869.65
CoBiz		\$ -	\$ -
ColoTrust		\$ 288,200.63	\$ 4,317,730.96
UMB 2015	Project Fund		\$ -
Candelas Medical Escrow Reimbursement Phase 1			\$ -
Candelas Medical Escrow Reimbursement Phase 2			\$ -
UMB 2017			\$ -
Series 2020A-2 Project Fund			\$ -
Series 2020B Project Fund			\$ 18,415,704.56
Series 2024C Project Fund			\$ 12,023,104.81
	<b>Sub Total</b>	<b>\$ 288,200.63</b>	<b>\$ 34,899,409.98</b>
<b>USES</b>			
<b>Contract Commitments</b>			
Current Payables		\$ 25,328.99	\$ 310,614.50
Construction	Contractors, District Portion		\$ 7,368,374.53
Construction	Contractors, Developer Portion		\$ 13,752.27
Consultants	Consulting Contracts		\$ 1,597,207.31
	<b>Sub Total</b>	<b>\$ 25,328.99</b>	<b>\$ 9,289,948.60</b>
<b>General Fund Total</b>			
<b>General Fund Surplus/Deficit</b>			
		<b>\$ 156,234.00</b>	
<b>BALANCE</b>		<b>\$ 419,105.64</b>	<b>\$ 25,609,461.38</b>

**ADJUSTMENTS TO CASH POSITION**

	Notes	General	Capital
<b>Balance Before Adjustments</b>		<b>\$ 419,105.64</b>	<b>\$ 25,609,461.38</b>
Public Improvement Surety	City of Arvada (Note 4)		\$ -
<b>ADJUSTED BALANCE</b>		<b>\$ 419,105.64</b>	<b>\$ 25,609,461.38</b>

<b>GRAND TOTAL ADJUSTED BALANCE</b>	<b>\$ 26,028,567.02</b>
<b>PRIOR MONTH GRAND TOTAL</b>	<b>\$ 10,127,099.19</b>
<b>CHANGE</b>	<b>\$ 15,901,467.83</b>

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

Expense Category	April	May	Change
<b>Current Payables</b>			\$ 335,943.49
<b>Less General Fund</b>			\$ (25,328.99)
<b>Subtotal</b>			<b>\$ 310,614.50</b>
<b>Commitments</b>			
<b>Attachment D</b>			
Contractors, District Portion	\$ 7,541,504.49	\$ 7,368,374.53	\$ (173,129.96)
Contractors, Developer Portion	\$ 13,752.27	\$ 13,752.27	\$ -
Consulting Contracts	\$ 1,403,311.56	\$ 1,597,207.31	\$ 193,895.75
<b>Subtotal</b>			<b>\$ 20,765.79</b>
<b>Net Increase/Decrease to Commitments Since Prior Month</b>			<b>\$ 331,380.29</b>
	Interest Income		\$ (119,504.82)
	Bank Charges		\$ 10.00
	Xcel Energy Refund		\$ -
	Premier Earthworks		\$ (5,000.00)
	TIF Area 2 Transfer		\$ -
	UMB Debt service Invoice		\$ -
	AURA Funds - General Fund		\$ (117,155.00)
	UMB Payment - Debt Fund		\$ -
	City of Arvada Payments		\$ -
	Bond Proceeds		\$ (12,000,000.00)
	Xcel Payments		\$ 100.87
	City of Arvada Payment included above		\$ -
	Transfer to District #2 FFCO		\$ 3,873.03
	Nading Agreement		\$ (4,000,000.00)
	General Fund Property taxes		\$ (11,150.19)
	Change in General Fund Forecast		\$ (9,351.00)
	General Fund Payable		\$ 25,328.99
	Total Adjustments for Reconciliation		\$ (15,901,467.83)
	Out of Balance Amount		\$ -

**CONDENSED SOURCES & USES**  
As of 5/23/24

Project Water	
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>

Pre - December 2, 2019 Summary												
SOURCES		RESIDENTIAL USES						COMMERCIAL USES				BALANCE
Existing Agreements	Beginning Balance	MSMD	CPMD	ARP	Total Residential	Unallocated	Beginning	Allocations	CCLLC	Total Commercial	Unallocated	
Totals	1869.24	200.00	36.00	1,039.01	1,275.01	-	594.23	49.00	363.05	412.05	182.18	

**Reconciliation to Post 12/2/19 - JCMD2**

**Reconciliation to Post 12/2/19 - CCLLC**

Ending Balance 12/2/19	182.18
Less Restricted Beginning Commercial	(150.00)
Unrestricted Available	32.18
Plus Options Exercised	85.05
Plus Options Exercised	7.42
Net Unrestricted Available	124.65

CCLLC Held Balance 363.05

Post - 12/2/2019 Allocations																																	
SOURCES		RESIDENTIAL USES							COMMERCIAL USES																								
Sources	Unrestricted Including CCLLC	Whisper Village	Taylor Morrison	Rangewater	LCS	Allocated	Unrestricted Available	IGA Restricted Balance	Kentro Retail 1	SCL - Candelas Medical	Arvada Fire	Freedom Street Restaurant	Z&N Retail	Rangewater Clubhouse	Rangewater Rec Center	Brakes Plus	Murphy Oil	O'Reilly's	Autowash	Taco Bell	TM Rec Center	Kum and Go	Kiddle Academy	Candelas Innovation Park Bldg 1	Candelas Innovation Park Bldg 2	Luxelocker Arvada	Whisper Village Carwash	Total Commercial	Not Allocated	Combined Allocations	CCLLC Available		
Allocations JCMD2	124.65	33.00	86.15	-	5.50	124.65	-	150.00	2.50	2.50	2.50	2.50	2.50	1.25	1.25	0.75	1.25	1.25	4.00	2.50	2.50	1.25	2.50	2.50	2.50	1.25	4.00	41.25	108.75	165.90	-		
Allocations CCLLC	363.05	-	226.85	114.00	20.20	361.05	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	361.05	2.00			

**COMMERCIAL WATER ALLOCATION COMMITMENTS**  
As of 5/23/24

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)	1.00	1.25	3/24/2023				556.48
Wild Grass Lot 3 (Bldg. B)	1.00	1.25	3/24/2023				555.23
Wild Grass Lot 3 (Bldg. C)	1.50	2.50	3/24/2023				552.73
Wild Grass Lot 3 (Bldg. D)	1.00	1.25	3/24/2023				551.48
Indiana Plaza	1.50	2.50	3/24/2023				548.98
Primrose School	1.50	2.50	9/18/2019				546.48
Les Schwab	1.00	1.25	8/16/2019				545.23
Total		49.00			0.00		
<b>Initial Allocation Not Included</b>							
Cimarron Commercial LLC					363.05		182.18
<b>Post-12/2/19 Allocations</b>							
Beginning Balance							150.00
Kentro Retail 1 (Need L6b)				1.50	2.50	10/7/2019	147.50
Candelas Medical - SCL	1.50	2.50	1/13/2021				145.00
Arvada Fire	1.50	2.50	3/19/2021				142.50
Freedom Street Restaurant	1.50	2.50	7/1/2021				140.00
Z&N Retail	1.50	2.50	2/12/2022				137.50
Rangewater Club House	1.00	1.25					136.25
Rangewater Rec Center	1.00	1.25					135.00
Brakes Plus	0.75	0.75	3/23/2023				134.25
Murphy Oil	1.00	1.25	3/23/2023				133.00
O'Reilly's	1.00	1.25	3/23/2023				131.75
Autowash	2.00	4.00	3/23/2023				127.75
Taco Bell	1.50	2.50	3/23/2023				125.25
TM Rec Center				1.50	2.50	No Plan Yet	122.75
Kum-N-Go				1.00	1.25	No Plan Yet	121.50
Kiddie Academy				1.50	2.50		119.00
Candelas Innovation Park Bldg. #1				1.50	2.50		116.50
Candelas Innovation Park Bldg. #2				1.50	2.50		114.00
Luxlocker Arvada				1.00	1.25	No Plan Yet	112.75
Whisper Village Car Wash				2.00	4.00	No Plan Yet	108.75
Total		22.25			19.00		
<b>Total Acre Feet Remaining Unallocated</b>							<b>108.75</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 5/23/24**

User	Acre Feet	Available Balance (AF)
<b>Other Districts</b>		
		<b>1275.01</b>
Canyon Pines	36.00	<b>1239.01</b>
Mountain Shadows	200.00	<b>1039.01</b>
Vauxmont (Arvada Residential Partners)	1039.01	<b>0.00</b>
Total	<u>1275.01</u>	
<b>JCMD2 Allocations to Projects</b>		
		<b>487.70</b>
Whisper Village	33.00	<b>454.70</b>
Taylor Morrison	313.00	<b>141.70</b>
Rangewater	114.00	<b>27.70</b>
LCS	25.70	<b>2.00</b>
Total	<u>485.70</u>	