

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://jeffersoncentermd1.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

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

DATE: Tuesday, August 27, 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:

** 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.*

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

Phone Number: 1 (719) 359-4580

Meeting ID: 546 911 9353

Passcode: 912873

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

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

II. PUBLIC COMMENT

A. Members of the public may express their views to the Boards on matters that affect the District. Comments will be limited to three (3) minutes per person.

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 Task Order #4 to the Contract for Barbara Gulch Grading & Utility Improvements between the District and Wagner Construction Inc., for Scope Changes, in the amount of \$86,900.11.
- Ratify approval of Task Order #8 to the Service Agreement between the District and SWCA Incorporated, d/b/a SWCA Environmental Consultants, for Environmental Support for the Hwy 93 Expansion, in the amount of \$8,500.00.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending August 27, 2024, in the amount of \$2,486,839.73 (enclosure).

- B. Review and accept Schedule of Cash Position as of August 20, 2024 (enclosures).

- C. Review forecasts of General Fund and Bond Fund Revenues and Expenditures (enclosure).

- D. Review Expense Tracking Report and consider approval of District Expenditures Verification Report (enclosures).

- E. Ratify approval of request for extension of time to file the 2023 Audit (enclosure) and discuss status of the 2023 Audit.

V. MANAGEMENT MATTERS

- A. Review Water Tracking Report (to be distributed).

VI. LEGAL MATTERS

- A. Discuss matters relating to bankruptcy of JBS Pipeline Contractors. **ADJOURN TO EXECUTIVE SESSION, IF NECESSARY.**

- B. Review and ratify approval of the Relocation Construction Agreement between the District and Lumen Technologies, Inc. / Level 3 Communications, LLC for adjustment to the 3048 handhole and replacement of the 48TA handhole (enclosure).
-

- C. Discuss and consider authorizing release of the remaining funds due to the City of Arvada under the Intergovernmental Agreement by and between the City of Arvada (“City”) and Jefferson Center Metropolitan District No. 1 for Financing of the Design, Preconstruction Services, Construction Administration, and Construction of the Purple Line, subject to receipt of written notice of the City’s execution of a construction contract for the Purple Line.
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- D. 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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- E. **EXECUTIVE SESSION: ADJOURN TO EXECUTIVE SESSION, IF NECESSARY, TO RECEIVE LEGAL ADVICE ON SPECIFIC LEGAL QUESTIONS.**
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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. _____
-

IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 25 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 25”) 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. 25, 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.
-

2. Discuss status of approval of award of contract for the Candelas Parkway Sanitary Sewer Project, and consider any actions necessary therewith.
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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 SEPTEMBER 24, 2024.**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 HELD JULY 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, July 23, 2024, at 9:30 a.m. This District Board meeting was held by via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Also In Attendance Were:

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

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

Joy Tatton; Simmons & Wheeler, P.C.

Joe Campbell, Elesha Carbaugh-Gonzalez and Brandon Collins;
Independent District Engineering Services, LLC (IDES)

Gregg McKay; Member of the Public

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

Agenda / Director Absence: The Board reviewed the Agenda for the meeting.

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

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 June 25, 2024 Regular Meeting: The Board reviewed the Minutes of the June 25, 2024 Regular Meeting.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director McKay, and upon vote unanimously carried, the Board approved the Minutes of the June 25, 2024 Regular Meeting, as presented.

**PUBLIC
COMMENT**

There were no public comments.

**CONSENT
AGENDA**

The Board considered the following actions:

- Ratify approval of Change Order #2 to the Contract for Detention Pond Maintenance between the District and EMR Enterprises, LLC, for Erosion Control, in the amount of \$20,000.
- Ratify approval of Change Order #3 to the Contract for Highway 72 Parcel 6 between the District and JBS Pipeline d/b/a JBS Pipeline Contractors, for Bond Deduct, in the amount of <\$16,318.10>.
- Ratify approval of Change Order #1 to the Contract for Barbara Gulch Grading & Utility Improvements between the District and Wagner Construction Inc., for Muck Excavation, in the amount of \$9,741.98.

RECORD OF PROCEEDINGS

- Ratify approval of Change Order #2 to the Contract for Barbara Gulch Grading & Utility Improvements between the District and Wagner Construction Inc., for Quantity Changes, for a reduction in the contract amount of <\$23,187.15>.
- Ratify approval of Change Order #3 to the Contract for Barbara Gulch Grading & Utility Improvements between the District and Wagner Construction Inc., for Scope Changes, in the amount of \$336,162.90.
- Ratify approval of Construction Agreement between the District and Moore Electrical Enterprises, Inc. for Irrigation Power Services.
- Ratify approval of Task Order #29-A1 to the Contract between the District and CTL Thompson, Inc., for Candelas Indiana North Amendment #1, in the amount of \$1,267.00.
- Ratify approval of Task Order #23-A3 to the Contract between the District and Martin/Martin, Inc., for Candelas Indiana Widening Amendment #3, for a reduction in the contract amount of <\$230.67>.
- Ratify approval of Task Order #26-A5 to the Contract between the District and Martin/Martin, Inc., for Hwy 72 Waterline CDs Amendment #5, for a reduction in the contract amount of <\$523.75>.
- Ratify approval of Task Order #37 to the Contract between the District and Martin/Martin, Inc., for Zephyr Tank Design Review, in the amount of \$10,000.00.
- Ratify approval of Task Order #1 to the Contract between the District and Moore Electrical Enterprises, Inc., for Irrigation Electric, in the amount of \$25,648.00.

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

FINANCIAL MATTERS

Claims: Ms. Tatton reviewed with the Board the claims through the period ending July 23, 2024.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading and, upon vote, unanimously carried, the Board ratified approval of the payment of claims through the period ending July 23, 2024, in the amount of \$760,654.26.

RECORD OF PROCEEDINGS

Schedules of Cash Position Statements: Ms. Tatton reviewed with the Board the schedules of cash position statements for the General, Capital and Debt Funds as of July 16, 2024.

Following discussion, upon motion duly made by Director S. Nading, seconded by Director Bradbury, and upon vote unanimously carried, the Board accepted the schedules of cash position statements for the General, Capital and Debt Funds as of July 16, 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 Verification for June 2024,” which summarizes IDES’ review and verification of the expenditures of the District for June 2024 related to certain District construction contracts. The Verification Report identified \$760,654.26 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 \$760,654.26.

2023 Audit: Ms. Tatton reported a request for extension of time to file the 2023 Audit will be filed with the State Auditor.

MANAGEMENT MATTERS

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

LEGAL MATTERS

Bankruptcy of JBS Pipeline Contractors: No discussion was held.

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 (the “Zephyr IGA”): Attorney Becher discussed the Zephyr IGA with the Board, including recent changes resulting from discussions with the City of Arvada.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading and, upon vote, unanimously carried, the Board ratified approval of the Zephyr IGA.

CONSTRUCTION / MATTERS

Construction Status Report: Mr. Campbell reviewed with the Board the Project Status Report, dated July 23, 2024.

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

- Change Order #4 to the Contract for Barbara Gulch Grading & Utility Improvements between the District and Wagner Construction Inc., for Scope Changes, in the amount of \$86,900.11.
- Task Order #8 to the Service Agreement between the District and SWCA Incorporated, d/b/a SWCA Environmental Consultants, for Environmental Support for the Hwy 93 Expansion, in the amount of \$8,500.00.

Following discussion, upon motion duly made by Director J. Nading, seconded by Director S. Nading 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.

OPERATIONS / MAINTENANCE MATTERS

Landscaping Matters: The Board discussed landscaping matters. No action was necessary.

CAPITAL IMPROVEMENTS

District Engineer's Cost Certification Report No. 24, 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. 24, ("Report No. 24") dated July 2024, prepared by Independent District Engineering Services, LLC, certifying District-eligible expenditures in the amount of \$1,378,280.37.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote unanimously carried, the Board approved Report No. 24 in the amount of \$1,378,280.37.

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

RECORD OF PROCEEDINGS

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 certified per Report No. 24, 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.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director J. Nading and, upon vote unanimously carried, the Board authorized reimbursement to Cimarron Commercial, LLC in the amount of \$1,378,280.37, pursuant to Report No. 24.

Candelas Parkway Sanitary Sewer Project: The Board discussed the award of contract for the Candelas Parkway Sanitary Sewer Project, noting that IDES is working on obtaining bids for the contract.

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.

Management Agreement for Operation and Maintenance of the Trailstone Amenity and Open Space Tracts: Attorney Becher provided an update.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director McKay, seconded by Director Bradbury and, upon vote unanimously carried, the meeting was adjourned at 10:20 a.m.

Respectfully submitted,

By _____
Secretary for the Meeting

Vendor	Invoice #	Date	Amount in USD	Expense Account	Account Number	Department
360 Rail Services, LLC	21024-19	7/31/2024	11,363.62	Capital Outlay	7500	3
Beautiful Ground Land Surveying, LL		54,058 3/20/2024	1,262.50	Capital Outlay	7500	3
Brownstein Hyatt Farber Schreck, LL		997859 8/9/2024	1,116.23	Legal	6750	3
Brownstein Hyatt Farber Schreck, LL		997857 8/9/2024	1,530.33	Legal	6750	3
Brownstein Hyatt Farber Schreck, LL		997858 8/9/2024	6,698.89	Legal	6750	3
CDPHE	WC241156524	7/9/2024	175.00	Capital Outlay	7500	3
Concrete Curb and Paving, Inc.		3 7/25/2024	(13,189.02)	Retainage Payable	3311	3
Concrete Curb and Paving, Inc.		3 7/25/2024	263,780.26	Capital Outlay	7500	3
EMR Enterprises LLC		3 7/25/2024	734.75	Retainage Payable	3311	3
EMR Enterprises LLC		3 7/25/2024	10,600.00	Capital Outlay	7500	3
Environmental Designs	CD50428386	7/17/2024	1,073.65	Landscape Maintenance	7100	1
Environmental Designs	CD50439449	8/15/2024	498.12	Landscape Maintenance	7100	1
Environmental Designs	CD50434384	8/1/2024	3,895.35	Landscape Maintenance	7100	1
Galloway & Company Inc	140379, 140381	8/12/2024	3,560.34	Engineering	7840	3
Ground Engineering	241078.0-3	7/17/2024	995.00	Engineering	7840	3
Independent District Engineering Services	PS-INV103329	7/31/2024	50,727.71	Project management	7800	3
Legacy Traffic Management		12699 6/10/2024	4,920.00	Capital Outlay	7500	3
Martin Martin Inc	17.0725,18.0910,18.0910,20.0532,20.1481,21.0512	7/29/2024	57,489.59	Engineering	7840	3
McGeady Becher P.C.	,21.1528,22.1574,23.1479,24.0710,24.0710	6/30/2024	8,078.01	Legal	6750	1
McGeady Becher P.C.	06 30 2024 599B	6/30/2024	3,336.02	Legal	6750	3
McGeady Becher P.C.	06 30 2024 599B	6/30/2024	3,336.02	Legal	6750	3
McGeady Becher P.C.	07 31 2024 599B	7/31/2024	10,511.57	Legal	6750	3
McGeady Becher P.C.	07 31 2024 599B	7/31/2024	6,048.23	Legal	6750	1
Otten Johnson Robinson Neff & Ragonetti		495715 7/15/2024	4,422.00	Legal	6750	3
Otten Johnson Robinson Neff & Ragonetti		496623 8/12/2024	528.00	Legal	6750	3
Papillon LLC		1660 7/25/2024	30,426.17	Project management	7800	3
SWCA Incorporated		200205 8/12/2024	1,854.26	Engineering	7840	3
Simmons & Wheeler, P.C.		38687 7/31/2024	1,764.74	Accounting	6170	1
Special District Management Services, Inc.	07 31 2024 JCMD1	7/31/2024	5,638.30	Management fees	6100	1
Storm Water Asset Protection, LLC	PS-INV103054	7/31/2024	5,197.46	Capital Outlay	7500	1
Triax Engineering, LLC	D23T198-06	7/12/2024	1,283.00	Engineering	7840	3
Wagner Construction, Inc.	1 Barbara Gulch	7/25/2024	(50,622.73)	Retainage Payable	3311	3
Wagner Construction, Inc.	1 Barbara Gulch	7/25/2024	1,012,454.52	Capital Outlay	7500	3
City of Arvada	IGA		1,015,000.00	Capital Outlay	7500	3
Level 3 Financing, Inc.	Relocation Services		23,687.86	Capital Outlay	7500	3
			<u>2,486,839.73</u>			
			32,193.86	General		
			<u>2,454,645.87</u>	Capital		
			<u>2,486,839.73</u>			

Jefferson Center Metropolitan District No. 1
Cash Position - General and Capital
August 20, 2024

	First Bank General Fund	First Bank Capital Fund	First Bank Debt	Colotrust General Fund	Colotrust Debt Service Fund - All	Colotrust Capital - Nading Trust, Facility Fees & Other Capital Income	UMB Subordinate Project Fund Series 2020B	UMB Project Fund Series 2024C	Total
Balance at 7/16/2024	0.00	105,860.93	0.00	209,783.02	875,283.38	4,580,479.77	17,593,585.55	12,124,599.47	35,489,592.12
7/23/2024 bill.com payments	(25,333.54)	(699,912.49)	(2,800.00)						(728,046.03)
Xcel Capital Payment		(32,608.23)							(32,608.23)
Xcel Payments	(102.98)								(102.98)
City of Arvada Payments	(161.06)								(161.06)
Bank Charge	(20.00)								(20.00)
Premier Earthworks		0.00							0.00
7/31/2024 Interest Income				25,586.17			81,175.33	56,875.52	163,637.02
Property taxes received 8/10/2024				2,281.71	22,835.74				25,117.45
AURA Funds				66,667.00					66,667.00
Transfer between funds for FEMA grant				0.00		0.00			0.00
2/7/2024 Premier Earthworks						0.00			0.00
2/7/2024 Xcel Energy						0.00			0.00
Transfer between funds	25,617.58	(25,617.58)		(25,617.58)		25,617.58			0.00
UMB invoice paid by General Fund				0.00	0.00				0.00
Transfer between funds		(2,800.00)	2,800.00		(2,800.00)	2,800.00			0.00
Nading Agreement						0.00			0.00
Project Fund Requisition #61		699,912.49					(699,912.49)		0.00
Project Fund Requisition #62		32,608.23					(32,608.23)		0.00
Project Fund Requisition #63							(1,015,000.00)		(1,015,000.00)
Balance at 08/20/2024	0.00	77,443.35	0.00	278,700.32	895,319.12	4,608,897.35	15,927,240.16	12,181,474.99	33,969,075.29

Jefferson Center Metropolitan District No. 1
Cash Position - Debt Fund
August 20, 2024

	Colotrust Debt Service Fund - All	BBVA/PNC Reserve Fund Series 2020A-1	BBVA/PNC Loan Payment Fund Series 2020A-1	UMB Shared Pledged Rev - All	UMB Bond Fund Series 2020A-2	UMB Senior Cap I Fund - Series 2020A-2	UMB Subordinate Bond Fund Series 2020B	UMB Subordinate Cap I Fund Series 2020B	UMB Senior Reserve Fund Series 2020A-2	UMB Subordinate Reserve Fund Series 2020B	UMB Surplus Fund Series 2020B	UMB Bond Fund Series 2024C	Total
Balance at 7/16/2024 (CT) & 8/31/2024 remaining	875,283.38	3,155,772.89	80,015.81	2,565,128.59	56,003.94	12,193.83	101,774.09	0.00	1,499,922.37	7,417,380.83	4,381,680.25	0.00	20,145,155.98
City of Arvada AURA				864,418.00									864,418.00
6/30/2024 Interest Income		8,553.35	189.76	15,751.42	257.87	57.24	477.47	0.00	7,036.04	34,794.33	20,554.11		87,671.59
7/23/2024 bill.com payments	(2,800.00)												(2,800.00)
Property taxes received 8/10/2024	22,835.74												22,835.74
Balance at 8/20/2024 (CT) & 7/31/2024 remaining	895,319.12	3,164,326.24	80,205.57	3,445,298.01	56,261.81	12,251.07	102,251.56	0.00	1,506,958.41	7,452,175.16	4,402,234.36	0.00	21,117,281.31

JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1
2024 FORECAST OF GENERAL FUND REVENUES AND EXPENDITURES
AS of 7/31/2024

	Acutal Paid/Received in												Estimated					Total year to date & estimate	Difference to original budget
	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			
Revenues:																			
Property taxes (net of AURA increment)	230,196		52	23,678	10,407	9,214	23,601	23,353	84							90,304	84	90,389	(139,807)
Specific ownership taxes	25,082		2,496	2,112	1,985	2,048	1,696	2,240	2,193	2,193	2,193	2,193	2,193		12,577	10,963	23,539	(1,543)	
AURA tax increment - District's mill levy	187,832				34,493	82,662	27,646	55,257	25,117						200,058	25,117	225,175	37,343	
Interest Income	50,000	3,422	2,361	3,679	9,693	22,987	23,137	25,586	12,981	12,981	12,981	12,981	12,981		90,865	64,905	155,770	105,770	
Total Revenues	493,110	3,422	4,910	29,468	56,578	116,911	76,080	106,435	40,375	15,174	15,174	15,174	15,174	-	393,804	101,069	494,873	1,763	
Expenses:																			
Legal - District	55,000		11,375	5,556	9,724	8,033		10,309	6,000	6,000	6,000	6,000	6,000	6,000	44,997	36,000	80,997	(25,997)	
Accounting	20,000		2,534	2,647		2,504		2,373	1,676	1,676	1,676	1,676	1,676	1,676	10,058	10,056	20,114	(114)	
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	3,895	3,895	3,895	3,895	3,895	3,895	3,895	3,895		23,153	19,475	42,628	(11,028)	
Snow removal	3,000	120	1,740	390	1,280	240						300	300	300	3,770	900	4,670	(1,670)	
Repairs	15,000			4,110			2,676	3,730	3,505	3,505	3,505				10,516	10,515	21,031	(6,031)	
Management fees	32,000		3,013	3,494	3,916	5,463	2,543	2,716	3,524	3,524	3,524	3,524	3,524	3,524	21,145	21,144	42,289	(10,289)	
Project Management	5,000			-		-			833	833	833	833	833	833	-	5,000	5,000	-	
Elections	2,000			-	73	34									107	-	107	1,893	
Insurance	6,250	4,913	450	554											5,917	-	5,917	333	
Miscellaneous	2,000	30	10	10	10	10	20		9	9	9	9	9		90	45	135	1,865	
Office Supplies	1,000			-					100	100	100	100	100	100	-	600	600	400	
Repairs & maintenance	60,000		2,301	1,491	5,010	5,160	2,211	2,310	3,081	3,081	3,081	3,081	3,081	3,081	18,483	18,486	36,969	23,031	
Utilities	10,000														-	-	-	10,000	
Xcel Energy		111	113	98	101	97	95	103	87	87	87	87	87		718	435	1,153	(1,153)	
City of Arvada		1,215	133		-	133		161		411		411			1,642	822	2,464	(2,464)	
Treasurer's fees	6,270		10	355	156	138	354	350	1	-	-	-	-		1,364	1	1,365	4,905	
Transfer to #2 General Fund	57,515				3,873				17,881		17,881			17,881	3,873	53,642	57,515	-	
Transfer to Mt Shadows for O&M	15,103										15,103				-	15,103	15,103	-	
Total Expenses (less contingency & reserve)	327,238	9,256	24,546	21,572	27,010	25,707	11,794	25,947	40,592	28,621	55,694	19,916	19,505	33,395	145,833	197,724	343,557	(16,319)	
Funds Remaining	165,872	(5,834)	(19,637)	7,896	29,568	91,204	64,286	80,488	(218)	(13,448)	(40,520)	(4,743)	(4,332)	(33,395)	247,971	(96,655)	151,316	(14,556)	

JCMD1 EXPENSE TRACKING REPORT
AUGUST 2024 REPORT FOR JULY 2024 EXPENSES

INVOICE DETAIL						(Note 1)	(Note 2)
Vendor	Description	Invoice Number	Invoice Date	Total Invoice	General Fund	Capital Fund	
360 Rail Services, LLC	SH72/SH93 Crossing Investigation	21024-19	7/31/2024	\$ 11,363.62	\$ -	\$ 11,363.62	
Beautiful Ground Land Surveying	Highway 72 P6 Widening	54	1/23/2024	\$ 187.50	\$ -	\$ 187.50	
Beautiful Ground Land Surveying	Highway 72 P6 Widening	58	3/20/2024	\$ 1,075.00	\$ -	\$ 1,075.00	
Brownstein Hyatt Farber Schreck, LLP	JBS Pipeline	997857	8/9/2024	\$ 1,530.33	\$ -	\$ 1,530.33	
Brownstein Hyatt Farber Schreck, LLP	JBS Pipeline	997859	8/9/2024	\$ 1,116.23	\$ -	\$ 1,116.23	
Brownstein Hyatt Farber Schreck, LLP	JBS Pipeline	997858	8/9/2024	\$ 6,698.89	\$ -	\$ 6,698.89	
City of Arvada	Purple Line IGA	N/A	N/A	\$ 1,015,000.00	\$ -	\$ 1,015,000.00	
Concrete Curb and Paving, Inc.	Highway 72 and Candelas Parkway Sidewalk Improvements	Pay Application 3	7/25/2024	\$ 250,591.24	\$ -	\$ 250,591.24	
EMR Enterprises, LLC	Detention Pond Maintenance	Pay Application 3	7/25/2024	\$ 11,334.75	\$ -	\$ 11,334.75	
CDPHE	Permit for SH72 P6 Widening	WC241156624	7/9/2024	\$ 175.00	\$ -	\$ 175.00	
Environmental Design	Irrigation Repairs	CD50428386	7/17/2024	\$ 1,073.65	\$ 1,073.65	\$ -	
Environmental Design	Monthly Maintenance	CD50434384	8/1/2024	\$ 3,895.35	\$ -	\$ 3,895.35	
Environmental Design	Monthly Maintenance	CD50439449	8/15/2024	\$ 498.12	\$ 498.12	\$ -	
Galloway & Company, Inc.	Highway 72 & Hwy 93 P2 & P4 Landscape	140379	8/12/2024	\$ 2,302.50	\$ -	\$ 2,302.50	
Galloway & Company, Inc.	Highway 72 P1, P3, & P5 Landscape	140381	8/12/2024	\$ 1,257.84	\$ -	\$ 1,257.84	
Ground Engineering	Barbara Gulch Grading & Utility Improvements	2410787 0-3	7/17/2024	\$ 995.00	\$ -	\$ 995.00	
IDES LLC	District Engineering Management	PS-INV103329	7/31/2024	\$ 50,727.71	\$ -	\$ 50,727.71	
Legacy Traffic Management	Traffic Control	12699	6/10/2024	\$ 4,920.00	\$ -	\$ 4,920.00	
Level 3 Financing, Inc.	Relocation Services	N/A	N/A	\$ 23,687.86	\$ -	\$ 23,687.86	
Martin/Martin, Inc	Engineering	17.0725-00069	7/19/2024	\$ 2,135.00	\$ -	\$ 2,135.00	
Martin/Martin, Inc	Engineering	18.0910-00038	6/14/2024	\$ 6,762.50	\$ -	\$ 6,762.50	
Martin/Martin, Inc	Engineering	18.0910-00039	7/29/2024	\$ 2,150.00	\$ -	\$ 2,150.00	
Martin/Martin, Inc	Engineering	20.0532-00040	7/29/2024	\$ 10,100.00	\$ -	\$ 10,100.00	
Martin/Martin, Inc	Engineering	21.0512-00027	7/19/2024	\$ 420.00	\$ -	\$ 420.00	
Martin/Martin, Inc	Engineering	21.1481-00009	7/29/2024	\$ 630.00	\$ -	\$ 630.00	
Martin/Martin, Inc	Engineering	21.1528-00027	7/19/2024	\$ 792.16	\$ -	\$ 792.16	
Martin/Martin, Inc	Engineering	22.1574-00016	7/29/2024	\$ 6,012.43	\$ -	\$ 6,012.43	
Martin/Martin, Inc	Engineering	23.1479-00008	7/29/2024	\$ 23,702.50	\$ -	\$ 23,702.50	
Martin/Martin, Inc	Engineering	24.0710-00001	6/17/2024	\$ 2,370.00	\$ -	\$ 2,370.00	
Martin/Martin, Inc	Engineering	24.0710-00002	7/29/2024	\$ 2,415.00	\$ -	\$ 2,415.00	
McGeedy Becher	Legal - Rules & Regulations	599-0003	6/30/2024	\$ 531.44	\$ 531.44	\$ -	
McGeedy Becher	Legal - Minutes / Board Meetings	599-0004	6/30/2024	\$ 3,430.97	\$ 3,430.97	\$ -	
McGeedy Becher	Legal - Conflict of Interest	599-0019	6/30/2024	\$ 143.78	\$ 143.78	\$ -	
McGeedy Becher	Legal - Official Records Maintenance	599-0299	6/30/2024	\$ 15.15	\$ 15.15	\$ -	
McGeedy Becher	Legal - Management & O&M Agreements, Trailstone HOA	599-0330	6/30/2024	\$ 964.55	\$ 964.55	\$ -	
McGeedy Becher	Legal - Zephyr (Zone 5) Tank IGA, Arvada	599-0332	6/30/2024	\$ 1,454.40	\$ -	\$ 1,454.40	
McGeedy Becher	Legal - Construction Contracts - General	599-0600	6/30/2024	\$ 1,677.10	\$ -	\$ 1,677.10	
McGeedy Becher	Legal - Rail Removal & Replacement, American Track	599-0620	6/30/2024	\$ 166.65	\$ -	\$ 166.65	
McGeedy Becher	Legal - Temporary Construction Easement, TEBO	599-0716	6/30/2024	\$ 37.87	\$ -	\$ 37.87	
McGeedy Becher	Legal - Bonds 2024	599-0907	6/30/2024	\$ 2,954.25	\$ 2,954.25	\$ -	
McGeedy Becher	Legal - Trailstone Rec Center Agreement, Taylor Morrison	599-2128	6/30/2024	\$ 37.87	\$ 37.87	\$ -	
McGeedy Becher	Legal - Rules & Regulations	599-0003	7/31/2024	\$ 100.79	\$ 100.79	\$ -	
McGeedy Becher	Legal - Minutes / Board Meetings	599-0004	7/31/2024	\$ 3,968.80	\$ 3,968.80	\$ -	
McGeedy Becher	Legal - Conflict of Interest	599-0019	7/31/2024	\$ 591.91	\$ 591.91	\$ -	
McGeedy Becher	Legal - JBS Bankruptcy	599-0107	7/31/2024	\$ 111.10	\$ -	\$ 111.10	
McGeedy Becher	Legal - Management & O&M Agreements, Trailstone HOA	599-0330	7/31/2024	\$ 1,262.50	\$ 1,262.50	\$ -	
McGeedy Becher	Legal - Purple Line IGA, Arvada	599-0331	7/31/2024	\$ 113.62	\$ -	\$ 113.62	
McGeedy Becher	Legal - Zephyr (Zone 5) Tank IGA, Arvada	599-0332	7/31/2024	\$ 9,983.85	\$ -	\$ 9,983.85	
McGeedy Becher	Legal - Bonds 2024	599-0907	7/31/2024	\$ 124.23	\$ 124.23	\$ -	
McGeedy Becher	Legal - Phase 6 Improvements Escrow, CCLLC	599-3007	7/31/2024	\$ 303.00	\$ -	\$ 303.00	
Otten Johnson Robinson Neff & Ragonetti	Public Utilities Commission	495715	7/15/2024	\$ 4,422.00	\$ -	\$ 4,422.00	
Otten Johnson Robinson Neff & Ragonetti	Public Utilities Commission	496623	8/12/2024	\$ 528.00	\$ -	\$ 528.00	
Papillon, LLC	District Management	1660	7/25/2024	\$ 30,426.17	\$ -	\$ 30,426.17	
SDMS	Board Meetings	JCMD1 - 01	7/31/2024	\$ 2,011.40	\$ 2,011.40	\$ -	
SDMS	Management Matters	JCMD1 - 02	7/31/2024	\$ 3,388.30	\$ 3,388.30	\$ -	
SDMS	Records Management	JCMD1 - 03	7/31/2024	\$ 67.60	\$ 67.60	\$ -	
SDMS	Website Design/Maintenance	JCMD1 - 24	7/31/2024	\$ 171.00	\$ 171.00	\$ -	
Simmons Wheeler	Accounting Services	38687	7/31/2024	\$ 1,764.74	\$ 1,764.74	\$ -	
SWAP, LLC	Storm Water Management	PS-INV103054	7/31/2024	\$ 5,197.46	\$ 5,197.46	\$ -	
SWCA Environmental Consultants	Environmental Support for the Highway 93 Expansion	200205	8/12/2024	\$ 1,854.26	\$ -	\$ 1,854.26	
Triax Engineering	Highway 72 P6 Widening	D231198-06	7/12/2024	\$ 1,283.00	\$ -	\$ 1,283.00	
Wagner Construction, Inc	Barbara Gulch	Pay Application #1	7/25/2024	\$ 961,831.79	\$ -	\$ 961,831.79	
Totals				\$ 2,486,839.73	\$ 32,193.86	\$ 2,454,645.87	

- 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.
 - 4= City of Arvada Sleeping Indian Tank- Future cash adjustment in the amount of \$40,000.00
 - 5= PEI Settlement - Future cash adjustment in the amount of \$10,000.00.
 - 6= GTC Survey Reimbursement - Future cash adjustment in the amount of \$2,200.00.

CASH POSITION

SOURCES	Notes	General	Capital
First Bank		\$ -	\$ 77,443.35
CoBiz		\$ -	\$ -
ColoTrust (JLN Trust Advance)		\$ 278,700.32	\$ 4,608,897.35
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		\$ -	\$ 15,927,240.16
Series 2024C Project Fund		\$ -	\$ 12,181,474.99
Sub Total		\$ 278,700.32	\$ 32,795,055.85
USES			
Contract Commitments			
Current Payables		\$ 32,193.86	\$ 2,454,645.87
Construction	Contractors, District Portion	\$ -	\$ 5,944,565.36
Construction	Contractors, Developer Portion	\$ -	\$ 0.01
Consultants	Consulting Contracts	\$ -	\$ 1,567,600.64
Sub Total		\$ 32,193.86	\$ 9,966,811.87
General Fund Total			
General Fund Surplus/Deficit		(\$96,655.00)	
BALANCE		\$ 149,851.46	\$ 22,828,243.98

ADJUSTMENTS TO CASH POSITION

	Notes	General	Capital
Balance Before Adjustments		\$ 149,851.46	\$ 22,828,243.98
Public Improvement Surety	City of Arvada (Note 4)	\$ -	\$ -
ADJUSTED BALANCE		\$ 149,851.46	\$ 22,828,243.98

GRAND TOTAL ADJUSTED BALANCE \$ 22,978,095.44
PRIOR MONTH GRAND TOTAL \$ 25,445,478.59
CHANGE \$ (2,467,383.15)

EXPLANATION OF CHANGE TO CASH POSITION SINCE PRIOR MONTH

Expense Category	July	August	Change
Current Payables			\$ 2,486,839.73
Less General Fund			\$ (32,193.86)
Subtotal			\$ 2,454,645.87
Commitments			
Attachment D			
Contractors, District Portion	\$ 7,123,631.56	\$ 5,944,565.36	\$ (1,179,066.20)
Contractors, Developer Portion	\$ 0.01	\$ 0.01	\$ -
Consulting Contracts	\$ 1,370,315.33	\$ 1,567,600.64	\$ 197,285.31
Subtotal			\$ (981,780.89)
Net Increase/Decrease to Commitments Since Prior Month			\$ 1,472,864.98
Interest Income			\$ (163,637.02)
Bank Charges			\$ 20.00
June Special checks			\$ -
Premier Earthworks			\$ -
TIF Area 2 Transfer			\$ -
UMB Debt service invoice			\$ (2,800.00)
AJURA Funds - General Fund			\$ (66,667.00)
UMB Payment - Debt Fund			\$ -
City of Arvada Payments			\$ 161.06
Bond Proceeds			\$ -
Xcel Payments			\$ 102.98
City of Arvada Payment included above			\$ 1,015,000.00
Transfer to District #2 FFCCO			\$ -
Nading Agreement			\$ -
General Fund Property taxes			\$ (2,281.71)
Change in General Fund Forecast			\$ 182,426.00
General Fund Payable			\$ 32,193.86
Total Adjustments for Reconciliation			\$ 2,467,383.15
Out of Balance Amount			\$ (0.00)



Jefferson Center Metro District No. 1

District Expenditures Verification For July 2024



August 27, 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 JULY 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 **\$2,486,839.73** 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
August 2024 Report for July 2024 Expenditures

Vendor	Description	Invoice Number	Invoice Date	Invoiced Amount	District Expenditures	Non Eligible Expenses
360 Rail Services, LLC	SH72/SH93 Crossing Investigation	21024-19	7/31/24	\$ 11,363.62	\$ 11,363.62	\$ -
Beautiful Ground Land Surveying	Highway 72 P6 Widening	54	1/23/24	\$ 187.50	\$ 187.50	\$ -
Beautiful Ground Land Surveying	Highway 72 P6 Widening	58	3/20/2024	\$ 1,075.00	\$ 1,075.00	\$ -
Brownstein Hyatt Farber Schreck, LLP	JBS Pipeline	997857	8/9/2024	\$ 1,530.33	\$ 1,530.33	\$ -
Brownstein Hyatt Farber Schreck, LLP	JBS Pipeline	997859	8/9/24	\$ 1,116.23	\$ 1,116.23	\$ -
Brownstein Hyatt Farber Schreck, LLP	JBS Pipeline	997858	8/9/24	\$ 6,698.89	\$ 6,698.89	\$ -
City of Arvada	Purple Line IGA	N/A	N/A	\$ 1,015,000.00	\$ 1,015,000.00	\$ -
Concrete Curb and Paving, Inc.	Highway 72 and Candelas Parkway Sidewalk Improvements	Pay Application 3	7/25/2024	\$ 250,591.24	\$ 250,591.24	\$ -
EMR Enterprises, LLC	Detention Pond Maintenance	Pay Application 3	7/25/2024	\$ 11,334.75	\$ 11,334.75	\$ -
CDPHE	Permit for SH72 P6 Widening	WC241156624	7/9/2024	\$ 175.00	\$ 175.00	\$ -
Environmental Design	Irrigation Repairs	CD50428386	O&M	\$ 1,073.65	\$ 1,073.65	\$ -
Environmental Design	Monthly Maintenance	CD50434384	O&M	\$ 3,895.35	\$ 3,895.35	\$ -
Environmental Design	Monthly Maintenance	CD50439449	O&M	\$ 498.12	\$ 498.12	\$ -
Galloway & Company, Inc.	Highway 72 & Hwy 93 P2 & P4 Landscape	140379	8/12/2024	\$ 2,302.50	\$ 2,302.50	\$ -
Galloway & Company, Inc.	Highway 72 P1, P3, & P5 Landscape	140381	8/12/2024	\$ 1,257.84	\$ 1,257.84	\$ -
Ground Engineering	Barbara Gulch Grading & Utility Improvements	2410787.0-3	7/17/2024	\$ 995.00	\$ 995.00	\$ -
IDES LLC	District Engineering Management	PS-INV103329	7/31/2024	\$ 50,727.71	\$ 50,727.71	\$ -
Legacy Traffic Management	Traffic Control	12699	6/10/2024	\$ 4,920.00	\$ 4,920.00	\$ -
Level 3 Financing, Inc.	Relocation Services	N/A	N/A	\$ 23,687.86	\$ 23,687.86	\$ -
Martin/Martin, Inc	Engineering	17.0725-00069	7/19/2024	\$ 2,135.00	\$ 2,135.00	\$ -
Martin/Martin, Inc	Engineering	18.0910-00038	6/14/2024	\$ 6,762.50	\$ 6,762.50	\$ -
Martin/Martin, Inc	Engineering	18.0910-00039	7/29/2024	\$ 2,150.00	\$ 2,150.00	\$ -
Martin/Martin, Inc	Engineering	20.0532-00040	7/29/2024	\$ 10,100.00	\$ 10,100.00	\$ -
Martin/Martin, Inc	Engineering	21.0512-00027	7/19/24	\$ 420.00	\$ 420.00	\$ -
Martin/Martin, Inc	Engineering	21.1481-00009	7/29/24	\$ 630.00	\$ 630.00	\$ -
Martin/Martin, Inc	Engineering	21.1528-00027	7/19/2024	\$ 792.16	\$ 792.16	\$ -
Martin/Martin, Inc	Engineering	22.1574-00016	7/29/2024	\$ 6,012.43	\$ 6,012.43	\$ -
Martin/Martin, Inc	Engineering	23.1479-00008	7/29/24	\$ 23,702.50	\$ 23,702.50	\$ -
Martin/Martin, Inc	Engineering	24.0710-00001	6/17/2024	\$ 2,370.00	\$ 2,370.00	\$ -
Martin/Martin, Inc	Engineering	24.0710-00002	7/29/2024	\$ 2,415.00	\$ 2,415.00	\$ -
McGeady Becher	Legal - Rules & Regulations	599-0003	O&M	\$ 531.44	\$ 531.44	\$ -
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	O&M	\$ 3,430.97	\$ 3,430.97	\$ -
McGeady Becher	Legal - Conflict of Interest	599-0019	O&M	\$ 143.78	\$ 143.78	\$ -
McGeady Becher	Legal - Official Records Maintenance	599-0299	O&M	\$ 15.15	\$ 15.15	\$ -
McGeady Becher	Legal - Management & O&M Agreements, Trailstone HOA	599-0330	O&M	\$ 964.55	\$ 964.55	\$ -
McGeady Becher	Legal - Zephyr (Zone 5) Tank IGA, Arvada	599-0332	6/30/2024	\$ 1,454.40	\$ 1,454.40	\$ -
McGeady Becher	Legal - Construction Contracts - General	599-0600	6/30/2024	\$ 1,677.10	\$ 1,677.10	\$ -
McGeady Becher	Legal - Rail Removal & Replacement, American Track	599-0620	6/30/2024	\$ 166.65	\$ 166.65	\$ -
McGeady Becher	Legal - Temporary Construction Easement, TEBO	599-0716	6/30/2024	\$ 37.87	\$ 37.87	\$ -
McGeady Becher	Legal - Bonds 2024	599-0907	O&M	\$ 2,954.25	\$ 2,954.25	\$ -
McGeady Becher	Legal - Trailstone Rec Center Agreement, Taylor Morrison	599-2128	O&M	\$ 37.87	\$ 37.87	\$ -
McGeady Becher	Legal - Rules & Regulations	599-0003	O&M	\$ 100.79	\$ 100.79	\$ -
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	O&M	\$ 3,968.80	\$ 3,968.80	\$ -
McGeady Becher	Legal - Conflict of Interest	599-0019	O&M	\$ 591.91	\$ 591.91	\$ -
McGeady Becher	Legal - JBS Bankruptcy	599-0107	7/31/24	\$ 111.10	\$ 111.10	\$ -
McGeady Becher	Legal - Management & O&M Agreements, Trailstone HOA	599-0330	O&M	\$ 1,262.50	\$ 1,262.50	\$ -
McGeady Becher	Legal - Purple Line IGA, Arvada	599-0331	7/31/2024	\$ 113.62	\$ 113.62	\$ -
McGeady Becher	Legal - Zephyr (Zone 5) Tank IGA, Arvada	599-0332	7/31/2024	\$ 9,983.85	\$ 9,983.85	\$ -
McGeady Becher	Legal - Bonds 2024	599-0907	O&M	\$ 124.23	\$ 124.23	\$ -
McGeady Becher	Legal - Phase 6 Improvements Escrow, CCLLC	599-3007	7/31/2024	\$ 303.00	\$ 303.00	\$ -
Otten Johnson Robinson Neff & Ragonetti	Public Utilities Commission	495715	7/15/2024	\$ 4,422.00	\$ 4,422.00	\$ -
Otten Johnson Robinson Neff & Ragonetti	Public Utilities Commission	496623	8/12/2024	\$ 528.00	\$ 528.00	\$ -
Papillon, LLC	District Management	1660	7/25/2024	\$ 30,426.17	\$ 30,426.17	\$ -
SDMS	Board Meetings	JCMD1 - 01	O&M	\$ 2,011.40	\$ 2,011.40	\$ -
SDMS	Management Matters	JCMD1 - 02	O&M	\$ 3,388.30	\$ 3,388.30	\$ -
SDMS	Records Management	JCMD1 - 03	O&M	\$ 67.60	\$ 67.60	\$ -
SDMS	Website Design/Maintenance	JCMD1 - 24	O&M	\$ 171.00	\$ 171.00	\$ -
Simmons Wheeler	Accounting Services	38687	O&M	\$ 1,764.74	\$ 1,764.74	\$ -
SWAP, LLC	Storm Water Management	PS-INV103054	O&M	\$ 5,197.46	\$ 5,197.46	\$ -
SWCA Environmental Consultants	Environmental Support for the Highway 93 Expansion	200205	8/12/2024	\$ 1,854.26	\$ 1,854.26	\$ -
Triax Engineering	Highway 72 P6 Widening	D23T198-06	7/12/2024	\$ 1,283.00	\$ 1,283.00	\$ -
Wagner Construction, Inc.	Barbara Gulch	Pay Application #1	7/25/2024	\$ 961,831.79	\$ 961,831.79	\$ -
TOTALS				\$2,486,839.73	\$2,486,839.73	\$ -

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	\$335,943.49	\$335,943.49	\$0.00
June 2024	\$673,644.08	\$659,891.82	\$13,752.26
July 2024	\$760,654.26	\$760,654.26	\$0.00
August 2024 (Current)	\$2,486,839.73	\$2,486,839.73	\$0.00
Total	\$65,249,924.49	\$62,192,672.51	\$3,057,251.98

Attachment B

**Jefferson Center Metropolitan District No. 1
August 2024 Report for July 2024 Expenditures
By Category**

Category	Description	District Expenditures	Non-Eligible Expenditures
Construction			
01	Mobilization	\$168,737.50	\$0.00
02	Insurance	\$10,500.00	\$0.00
03	Bonds	\$24,473.52	\$0.00
04	Bonds (Project Financing)	\$0.00	\$0.00
05	Fees/Permits	\$0.00	\$0.00
06	Grading	\$282,550.68	\$0.00
07	Box Culvert/Bridges	\$0.00	\$0.00
08	Erosion Control	\$45,666.25	\$0.00
09	Sanitary Sewer	\$1,262.50	\$0.00
10	Sanitary Sewer Services	\$0.00	\$0.00
11	Waterline	\$247,692.60	\$0.00
12	Waterline Services	\$0.00	\$0.00
13	Storm Sewer/Drainage	\$273,625.63	\$0.00
14	Concrete	\$209,574.22	\$0.00
15	Paving	\$15,045.00	\$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	\$2,853.00	\$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	-\$63,077.00	\$0.00
Subtotal Construction		\$1,218,903.90	\$0.00
Consulting			
60	Legal Services	\$28,143.04	\$0.00
61	District Management	\$50,727.71	\$0.00
62	District Management (Papillon)	\$30,426.17	\$0.00
63	Planning/Engineering	\$72,413.55	\$0.00
64	Geotechnical/Testing	\$2,278.00	\$0.00
65	Survey	\$11,036.38	\$0.00
66	Stormwater Management	\$0.00	\$0.00
67	Misc. Professional Services	\$25,542.12	\$0.00
68	Fees/Permits	\$175.00	\$0.00
69	Professional-Offsites (SH72, Jefferson Beltway, etc.)	\$0.00	\$0.00
70	Real Estate and ROW Acquisitions	\$1,015,000.00	\$0.00
Subtotal Consulting		\$1,235,741.97	\$0.00
Operating and Maintenance Expenditures		\$32,193.86	\$0.00
Total		\$2,486,839.73	\$0.00

Attachment C

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

Contractors (District Portion)

Contractor (Vendor Number)	Contract (District)	Change Orders (District)	Total Contract (District)	Amount Paid (District)	Remaining (District)
(11) Wyoco Erosion Control	\$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	\$57,020.00	\$50.00
(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	\$5,358,449.32	\$0.00
(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	\$278,147.94	\$401,951.08
(65) Wagner Construction - Sanitary Interceptor	\$5,545,092.50	-\$897,599.18	\$4,647,493.32	\$4,647,493.32	\$0.00
(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 (See notes)	\$188,452.19	-\$3,819.72	\$184,632.47	\$91,357.88	\$93,274.59
(80) Copeland Precast (*See note)	\$6,895.56	\$0.00	\$6,895.56	\$6,895.56	\$0.00
(80) Martin Marietta (*See note)	\$17,741.03	\$0.00	\$17,741.03	\$17,741.03	\$0.00
(80) P&H Equipment, Inc. (*See note)	\$32,907.50	\$0.00	\$32,907.50	\$32,907.50	\$0.00
(80) Sunbelt Rentals (*See note)	\$14,002.66	\$0.00	\$14,002.66	\$14,002.66	\$0.00
(80) Winsupply Commercial (*See note)	\$123,840.90	\$0.00	\$123,840.90	\$123,840.90	\$0.00
(80) Beautiful Ground Land Surveying (*See note)	\$1,262.50	\$0.00	\$1,262.50	\$1,262.50	\$0.00
(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 (**See note)	\$1,414,000.00	\$116,461.39	\$1,530,461.39	\$78,677.08	\$1,451,784.31
(83) Wagner Construction - Barbara Gulch Grading & Utilities	\$3,448,663.00	\$443,229.42	\$3,891,892.42	\$961,831.79	\$2,930,060.63
(84) EMR Enterprises - Detention Pond Maintenance	\$17,065.00	\$24,642.50	\$41,707.50	\$25,295.01	\$16,412.49
(86) Environmental Designs (**See note)	\$81,098.24	\$0.00	\$81,098.24	\$0.00	\$81,098.24
(87) Taylor Morrison - Trailstone Ph 1S-1B Sanitary Sewer	\$350,000.00	\$0.00	\$350,000.00	\$350,000.00	\$0.00
(88) WSB, LLC	\$16,000.00	\$0.00	\$16,000.00	\$0.00	\$16,000.00
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	\$2,015,000.00	\$0.00	\$2,015,000.00	\$2,015,000.00	\$0.00

Level 3 Financing, Inc. (Lumen)	\$23,687.86	\$0.00	\$23,687.86	\$23,687.86	\$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	\$2,105,517.17	\$0.00	\$2,105,517.17	\$2,105,517.17	\$0.00
Total Contracts (District Portion)	\$44,037,434.93	\$3,380,105.24	\$47,417,540.17	\$41,472,974.81	\$5,944,565.36
Previous Month's Total			\$46,327,978.23		
Increase or Decrease			\$1,089,561.94		

* JBS subcontractors were paid per JBS bankruptcy. Amounts paid to subcontractors were deducted from the JBS (SH72 P6) contract amount.

** SMH West Change Order 2 is to complete JBS work. The amount has been deducted from the JBS (SH72 P6) contract amount.

*** Environmental Designs contract is to complete JBS work. The amount had been deducted from the JBS (SH72 P6) contract amount.

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	\$275,045.24	\$0.00
Xcel Energy	\$824,442.98	\$0.00	\$824,442.98	\$824,442.98	\$0.00
Total Contracts (Developer Portion)	\$2,393,323.27	\$491,843.22	\$2,885,166.49	\$2,885,166.48	\$0.01
Previous Month's Total			\$2,885,166.49		
Increase or Decrease			\$0.00		

Consultants

Consultant (Vendor Number)	TO #	Total Task Order Amount	Amount Paid	Remaining
SH72/SH93 Crossing Investigation	1	\$20,000.00	\$20,000.00	\$0.00
SH72/SH93 Crossing Investigation	2	\$10,000.00	\$10,000.00	\$0.00
SH72/SH93 Crossing Investigation	3	\$58,660.00	\$52,188.00	\$6,472.00
(52) 360 Rail Services	Total	\$88,660.00	\$82,188.00	\$6,472.00
Temporary Flow Monitoring	1	\$31,750.00	\$31,750.00	\$0.00
(78) ADS Environmental	Total	\$31,750.00	\$31,750.00	\$0.00
Candelas Parkway & Highway 72 Sidewalk Staking	4	\$6,500.00	\$2,000.00	\$4,500.00
(01) Aztec Consultants	Total	\$6,500.00	\$2,000.00	\$4,500.00
CM MSE Wall Design	12	\$9,000.00	\$9,000.00	\$0.00
Candelas Medical Phase 2 Grading	13	\$23,379.00	\$23,379.00	\$0.00
Candelas Medical Phase 2 Retaining Walls	14	\$16,743.00	\$16,743.00	\$0.00
Candelas Medical Phase 2 Utilities	15	\$17,204.50	\$17,204.50	\$0.00
W 91st Subgrade Investigation & Pavement Design	16	\$4,950.00	\$4,950.00	\$0.00
Candelas Parkway Observation and Testing	17	\$1,344.00	\$1,344.00	\$0.00
Hwy 72, Joyce St, Indiana Widening	18	\$33,687.47	\$33,687.47	\$0.00
Candelas 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	\$9,332.00	\$9,332.00	\$0.00
(02) CTL Thompson, Inc.	Total	\$264,593.22	\$264,593.22	\$0.00
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
(72) Encompass Services, LLC	Total	\$255,222.73	\$74,152.73	\$181,070.00

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	\$5,372.50	\$5,127.50
Hwy 72 & Hwy 93 P1, 3, and 5 Landscape		19	\$13,000.00	\$2,457.84	\$10,542.16
(04) Galloway & Company		Total	\$197,025.02	\$177,661.61	\$19,363.41
Trailstone Recreation Center Design		01	\$543,701.00	\$168,421.52	\$375,279.48
(71) Golden Triangle Construction, Inc.		Total	\$543,701.00	\$168,421.52	\$375,279.48
Subsurface Utility Engineering		01	\$14,300.00	\$14,300.00	\$0.00
SUE for SH72 over Denver Water's Boulder Canal		02	\$14,500.00	\$14,500.00	\$0.00
(53) Goodbee & Associates, LLC		Total	\$28,800.00	\$28,800.00	\$0.00
Barbara Gulch Grading & Utilities		01	\$34,965.00	\$2,950.00	\$32,015.00
(84) Ground Engineering		Total	\$34,965.00	\$2,950.00	\$32,015.00
District Oversight		10	\$111,000.00	\$111,000.00	\$0.00
District Oversight		11	\$30,000.00	\$30,000.00	\$0.00
District Oversight		12	\$35,000.00	\$35,000.00	\$0.00
District Oversight		13	\$219,250.00	\$219,250.00	\$0.00
District Oversight		14	\$228,000.00	\$228,000.00	\$0.00
District Oversight		15	\$268,000.00	\$268,000.00	\$0.00
District Oversight		16	\$298,500.00	\$298,500.00	\$0.00
District Oversight		17	\$276,500.00	\$276,500.00	\$0.00
District Oversight		18	\$283,485.00	\$277,487.24	\$5,997.76
District Oversight		19	\$267,000.00	\$0.00	\$267,000.00
(05) IDES		Total	\$2,016,735.00	\$1,743,737.24	\$272,997.76
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
(06) Kimley-Horn		Total	\$68,080.00	\$68,080.00	\$0.00
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	\$151,200.09	\$3,799.91
On-Call Survey		8	\$85,800.00	\$79,423.00	\$6,377.00
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	\$444,355.73	\$1,444.27
Candelas Indiana Widening		23	\$114,669.33	\$114,669.33	\$0.00
Colorado Highway 72 Widening		24	\$858,100.00	\$851,167.60	\$6,932.40
Candelas Sanitary Sewer Outfall		25	\$185,031.84	\$182,531.84	\$2,500.00
Hwy 72 Waterline Due Diligence		26	\$75,291.25	\$75,291.25	\$0.00
Candelas Consolidated Drainage Due Diligence		27	\$25,000.00	\$24,988.75	\$11.25
Candelas Parkway Sidewalk Design Plans		28	\$19,000.00	\$15,562.50	\$3,437.50
DU Coordination/Legal Description/Exhibits		29	\$43,000.00	\$36,732.50	\$6,267.50
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	\$281,568.28	\$72,431.72
Welton Parcel Concept Grading		32	\$10,000.00	\$9,982.50	\$17.50
P6 Hwy 72 Widening		33	\$222,150.00	\$211,802.23	\$10,347.77
Parcels P2 & P4		34	\$330,500.00	\$325,569.62	\$4,930.38
Barbara Gulch FP Grading/Utility Relocates		35	\$148,500.00	\$109,891.25	\$38,608.75
Hwy 72 Tebo Parcel Widening Construction Design		36	\$184,500.00	\$4,785.00	\$179,715.00
Zephyr Tank Design Review		37	\$10,000.00	\$0.00	\$10,000.00
(08) Martin/Martin		Total	\$4,076,465.88	\$3,722,608.53	\$353,857.35
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
(27) Norris Design		Total	\$61,060.31	\$60,062.26	\$998.05
Candelas ROW - Irrigation Electric		1	\$25,648.00	\$0.00	\$25,648.00
(85) Moore Electric Enterprises		Total	\$25,648.00	\$0.00	\$25,648.00
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	\$94,100.31	\$253,697.69
(12) Papillon		Total	\$2,483,600.19	\$2,229,902.50	\$253,697.69

JCMD Sanitary Interceptor		1	\$14,450.00	\$14,450.00	\$0.00
Hwy 72 Percolation Testing		2	\$5,200.00	\$5,200.00	\$0.00
(64) Rocky Mountain Group		Total	\$19,650.00	\$19,650.00	\$0.00
On-Call Survey		1	\$5,000.00	\$380.00	\$4,620.00
(51) RM Meridian		Total	\$5,000.00	\$380.00	\$4,620.00
SH 72 - Candelas Sanitary Project		1	\$44,308.36	\$44,308.36	\$0.00
SH 72 - Candelas Roadway Project		2	\$37,861.50	\$37,861.50	\$0.00
SH 72 - Candelas Waterline, Parcel P3, Parcel P5		3	\$66,999.50	\$66,999.50	\$0.00
Highway 93 and Highway 72 Widening Project		4	\$36,569.50	\$36,569.50	\$0.00
(54) SurvWest		Total	\$185,738.86	\$185,738.86	\$0.00
Erosion Control Management - Candelas Point		1-2	\$45,500.00	\$45,500.00	\$0.00
Erosion Control Management - Kings North		1-2	\$7,000.00	\$7,000.00	\$0.00
Erosion Control Management - Candelas Medical		1-2	\$17,500.00	\$17,500.00	\$0.00
Storm Water Management		3	\$21,000.00	\$21,000.00	\$0.00
Storm Water Management		4	\$12,000.00	\$12,000.00	\$0.00
Storm Water Management		5	\$12,000.00	\$12,000.00	\$0.00
Storm Water Management		6	\$9,750.56	\$9,750.56	\$0.00
(10) SWAP		Total	\$124,750.56	\$124,750.56	\$0.00
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	\$4,300.00	\$0.00
Environmental Support for Highway 93 Expansion		8	\$8,500.00	\$85.75	\$8,414.25
(33) SWCA		Total	\$89,624.02	\$81,209.77	\$8,414.25
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	\$6,679.00	\$13,176.00
Materials Testing Services, Highway 72 & Candelas Pkwy Sidewalk		5	\$7,960.00	\$0.00	\$7,960.00
Compaction Testing, Highway 72 & Candelas Pkwy Sidewalk		6	\$5,313.00	\$0.00	\$5,313.00
(62) TRIAX		Total	\$94,034.66	\$65,964.41	\$28,070.25
Sanitary Sewer Flow Update		1	\$29,700.00	\$29,102.60	\$597.40
(26) TST, Inc.		Total	\$29,700.00	\$29,102.60	\$597.40
City of Arvada - Alkire Lift Station			\$1,465,474.75	\$1,465,474.75	\$0.00
Total of All Agreements			\$12,196,779.20	\$10,597,428.56	\$1,567,600.64
Previous Month's Total			\$11,841,794.20		
Increase or Decrease			\$354,985.00		

Combined Totals

	Total Contract	Amount Paid	Total Remaining
Contractor Contracts and Change Orders	\$50,302,706.66	\$44,358,141.30	\$5,944,565.36
Consultant Agreements, Task/Work Orders	\$12,196,779.20	\$10,597,428.56	\$1,567,600.64
TOTAL	\$62,499,485.86	\$54,955,569.86	\$7,512,166.00



APPROVED

By Justin L. Smith at 10:42 am, Jul 24, 2024

OFFICE OF THE STATE AUDITOR • LOCAL GOVERNMENT AUDIT DIVISION
KERRI L. HUNTER, CPA, CFE • STATE AUDITOR

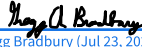
Request for Extension of Time to File Audit for Year End December 31, 2023 ONLY

Requests may be submitted via internet portal: <https://apps.leg.co.gov/osa/lg>.

Government Name:	Jefferson Center Metropolitan District No. 1
Name of Contact:	Diane Wheeler
Address:	304 Inverness Way South, Suite 490
City/Zip Code	80112
Phone Number:	303-689-0833
E-mail	Diane@simmonswheeler.com
Fiscal Year Ending (mm/dd/yyyy):	12/31/2023
Amount of Time Requested (in days): (Not to exceed 60 calendar days)	60 days Audit Due: September 30, 2024
Comments (optional):	

I understand that if the audit is not submitted within the approved extension of time, the government named in the extension request will be considered in default without further notice, and the State Auditor shall take further action as prescribed by Section 29-1-606(5)(b), C.R.S.

Must be signed by a member of the governing board.

Signature	 <small>Gregg Bradbury (Jul 23, 2024 09:52 MDT)</small>
Printed Name:	Gregg Bradbury
Title:	Partner
Date:	Jul 23, 2024






Jefferson Center MD 1 extension_12_31_2023

Final Audit Report

2024-07-23

Created:	2024-07-23
By:	Joy Taton (joy@simmonswheeler.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAArroZ05Jim7zJYGqjeQQvDc0KUsAvDJp9

"Jefferson Center MD 1 extension_12_31_2023" History

-  Document created by Joy Taton (joy@simmonswheeler.com)
2024-07-23 - 3:15:19 PM GMT- IP address: 174.63.190.34
-  Document emailed to Gregg Bradbury (gbradbury@churchranch.com) for signature
2024-07-23 - 3:15:56 PM GMT
-  Email viewed by Gregg Bradbury (gbradbury@churchranch.com)
2024-07-23 - 3:52:05 PM GMT- IP address: 8.39.228.22
-  Document e-signed by Gregg Bradbury (gbradbury@churchranch.com)
Signature Date: 2024-07-23 - 3:52:35 PM GMT - Time Source: server- IP address: 8.39.228.22
-  Agreement completed.
2024-07-23 - 3:52:35 PM GMT

Relocation Construction Agreement / Invoice

Requestor Information

Joe Campbell
Independent District Engineering Services
1626 Cole Blvd, Ste 125
Lakewood, CO 80401
jcampbell@idesllc.com
312-259-4321

Address Where Work to Be Performed

Hwy 72 & Hallet St, Arvada, CO

Cost Valid within 30 Days from

8/8/2024

Lumen Company Performing Work

LEVEL 3 COMMUNICATIONS, LLC
a Delaware limited liability company
Heather Disbrow
Agreement / Reimbursement PM
Dept: OSP RELO
931 14th St
Denver, CO 80202
heather.disbrow@lumen.com

Advance Payment Required (Details Page 3)

Invoice Number: [RELO_100-241880](#)

Relocation Cost Estimate

\$23,687.86


This Relocation Construction Agreement (“**Agreement**”) is entered into by and between the Requestor and Lumen entities named above (respectively, “**Requestor**” and “**Lumen**”) and is effective the date that both parties have signed it. Subject to the terms and conditions of this Agreement and consistent with applicable law, Lumen agrees to perform the following relocation work (“**Work**”): Lumen will adjust an existing 3048 handhole to final grade and swap out an existing handhole with a new traffic rated 48TA handhole.

STANDARD TERMS: (1) Performance of the Work is subject to Lumen’s ability to obtain required access and use authorizations from underlying property owner(s)/controller(s) where facilities are located. If use of adjacent properties is required, Requestor will obtain those rights. (2) The Work will be performed at Requestor’s sole expense. [The Relocation Cost Estimate, above, shall be paid to Lumen prior to start of the Work.](#) If actual costs exceed the Estimate, Requestor will pay the difference within 30 days of receipt of invoice. Delinquent payments accrue interest at the compounding monthly rate of 1.5%. All payments will be made by check/wire/ACH made out and sent to the Lumen Entity named above. (3) REQUESTOR ACCEPTS THE WORK “AS IS”. LUMEN DISCLAIMS ANY AND ALL WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, SATISFACTORY QUALITY, OR FITNESS FOR A PARTICULAR PURPOSE. (4) Requestor will hold harmless, indemnify, and defend the Lumen entity named above and its affiliates, employees, contractors, agents, and representatives for any costs, damages, and claims caused by Requestor or its affiliates, employees, contractors, agents, or representatives. (5) Requestor and Lumen shall each maintain the following insurance: (a) CGL with combined single limit of \$5M/occurrence; (b) Worker’s Comp in amounts required by law and Employer’s Liability of \$1M/accident; and (c) Automobile Liability including owned/leased, non-owned/hired with combined single limit of \$1M/accident. Evidence of Lumen’s insurance is at www.lumen.com/moi. (6) Each party represents that execution of this Agreement is authorized and will not violate any provision of law, any regulation or any contract or other obligation. This is the entire Agreement between the parties about the Work.

Jefferson Center Metropolitan District No. 1

~~Independent District Engineering Services~~
COMMUNICATIONS, LLC

LEVEL 3

Signature: 
Date: 8/10/24
Name: Jeff Nading
Title: Treasurer

Signature: _____
Date: _____
Name: _____
Title: _____

General instructions for requestor:

Agreement must be scanned back in color to RELO PM – via email to heather.disbrow@lumen.com for counter execution. Lumen supports digital signatures and can route via Adobe Sign if requested as we support remote employee work locations.

- Please do not mail agreement. This will delay your project.
- A W-9 is included for your Accounts Payable team's use and payee information.
- Please scan/email a copy of your payment to heather.disbrow@lumen.com RELO PM, once available.

Remit check payment via provided UPS RS label.

- **Invoice number must be listed on your check to avoid delays.**
- This address does not accept USPS Mail and is express payments only (UPS/FEDEX).
- All payments must have tracking info. Please utilize the provided UPS RS (return) label to drop check only.

C/O Wells Fargo Lockbox
Lumen Technologies, Inc
1700 Lincoln Street
Lower Level Three
Lockbox # 910182
Denver, CO 80274

Wire Transfer / ACH Payments

In both file types, the remittance, or addenda, information should be in the RMR*IV or RMT*IV segment of the file.

Example: RMR*IV*12345678915.00**

Where, 123456789 is the billing account or invoice number and 15.00 is the amount to be applied to the account.

Note: Lumen requires ACH be in CTX, EDI820, or CCD+ file format, with CTX being preferred. All remittance should be in the RMR*IV **addenda records of the bank file and should include your invoice number.** This allows for automated application of your payment, based on the information you populate in those fields.

Level 3 Communications LLC - ACH / WIRE Include

ACH/WIR Information: RMR*IV*RELO_100-241880 **24843.10\RELO_100-241880

Bank Name / Phone Number: Wells Fargo Bank 303-861-8811

Bank Address: 1740 Broadway; Denver, CO 80274

Account Name: Level 3 Communications LLC

Account Number: 4945097467

Bank ABA Number: 121000248

Swift Number: WFBIUS6S