

# JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 . 800-741-3254  
Fax: 303-987-2032

<https://jeffersoncentermd1.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, July 23, 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.

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

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C. Review and approve Minutes of the June 25, 2024 Regular Meeting (enclosure).

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### 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.

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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 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.
- 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.

IV. FINANCIAL MATTERS

- A. Review and consider approval of the payment of claims through the period ending July 23, 2024, in the amount of \$760,654.26 (enclosure).
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B. Review and accept Schedule of Cash Position as of July 16, 2024 (enclosures).

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

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

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E. Discuss status of 2023 Audit.

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V. MANAGEMENT MATTERS

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

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VI. LEGAL MATTERS

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

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B. Review and ratify approval 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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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

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IX. CAPITAL IMPROVEMENTS

- A. Review and consider approval of Cost Certification Report No. 24 prepared by Independent District Engineering Services, LLC, certifying District eligible expenditures relative to Trailstone Filing No. 1 Public Improvements (“Report No. 24”) and accept certified costs (enclosure).
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1. Discuss and consider 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.

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2. Discuss status of approval of award of contract for the Devil’s 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.
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XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 27, 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 JUNE 25, 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, June 25, 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  
Brandon Dooling, Assistant Secretary  
Steve Nading, 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.

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

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

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**Agenda:** The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director McKay, seconded by Director S. Nading, and upon vote unanimously carried, the Board approved the Agenda.

**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 May 28, 2024 Regular Meeting:** The Board reviewed the Minutes of the May 28, 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 May 28, 2024 Regular Meeting, as presented.

**District Website Accessibility:** Mr. Solin informed the Board that the District consultants are actively working with the webhost to ensure the District website is in compliance with the Web Content Accessibility Guidelines (WCAG) Version 2.1, Level AA criteria, by the statutorily-required deadline.

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### **PUBLIC COMMENT**

There were no public comments.

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### **CONSENT AGENDA**

The Board considered the following actions:

- Ratify approval of Change Order #1 to the Contract for Detention Pond Maintenance between the District and EMR Enterprises, LLC, for Erosion Control, in the amount of \$4,642.50.
- Ratify approval of Change Order #1 to the Contract for Highway 72 Parcel 6 between the District and SMH West LLC, for Type R Inlets, in the amount of \$33,643.41.

## RECORD OF PROCEEDINGS

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- Ratify approval of Change Order #2 to the Contract for Highway 72 Parcel 6 between the District and SMH West LLC, for JBS Closeout Items, in the amount of \$82,817.98.
- Ratify approval of Change Order #1 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 <\$29,300.69>.
- Ratify approval of Change Order #1 to the Contract for Landscaping Repairs from JBS Work between the District and Environmental Designs, LLC, for Quantity Changes, in the amount of \$82,298.24.
- Ratify approval of Change Order #2 to Contract for Barbara Gulch Grading Changes between the District and Wagner Construction Inc., for Estimated Quantity Changes, for a reduction in the contract amount of <\$5,083.09>.
- Ratify approval of payment to P&H Equipment, Inc. for Asphalt in the amount of \$32,907.50, due to JBS Bankruptcy.
- Ratify approval of payment to Winwater Denver CO Co. for Pipe in the amount of \$125,199.27, due to JBS Bankruptcy.
- Ratify approval of payment to Copeland Precast, Inc. for Precast in the amount of \$6,895.56, due to JBS Bankruptcy.
- Ratify approval of payment to Martin Marietta Materials, Inc. for Bedding in the amount of \$17,741.03, due to JBS Bankruptcy.
- Ratify approval of payment to Sunbelt Rentals Inc. for Rental Equipment in the amount of \$14,002.66, due to JBS Bankruptcy.
- Ratify approval of Task Order #4 to the Contract between the District and Aztec Consultants, Inc., for Candelas Pkwy & Hwy 72 Sidewalk Staking, in the amount of \$6,500.00.
- Ratify approval of Task Order #1 to the Contract between the District and GROUND Engineering Consultants, Inc., for Barbara Gulch & Utility Improvements, in the amount of \$34,965.00.
- Ratify approval of Task Order #7-A15 to the Contract between the District and Martin/Martin, Inc., for Additional Legal Services, in the amount of \$10,000.00.
- Ratify approval of Task Order #8-A9 to the Contract between the District and Martin/Martin, Inc., for On-Call Survey, in the amount of \$5,000.00.
- Ratify approval of Task Order #8-A10 to the Contract between the District and Martin/Martin, Inc., for On-Call Survey, in the amount of \$8,300.00.
- Ratify approval of Task Order #22-A13 to the Contract between the District and Martin/Martin, Inc., for Indiana North Infrastructure Design, in the amount of \$10,800.00.

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- Ratify approval of Task Order #24-A17 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch Additional CA, in the amount of \$7,500.00.
- Ratify approval of Task Order #25-A7 to the Contract between the District and Martin/Martin, Inc., for Candelas Sanitary Sewer Outfall, in the amount of \$31.84.
- Ratify approval of Task Order #33-A6 to the Contract between the District and Martin/Martin, Inc., for P6 Hwy 72 Widening, in the amount of \$2,200.00.
- Ratify approval of Task Order #33-A7 to the Contract between the District and Martin/Martin, Inc., for P6 Hwy 72 Widening, in the amount of \$6,000.00.
- Ratify approval of Task Order #34-A3 to the Contract between the District and Martin/Martin, Inc., for Parcels P2 & P4, in the amount of \$25,500.00.
- Ratify approval of Task Order #35-A3 to the Contract between the District and Martin/Martin, Inc., for Barbara Gulch FP Grading/Utility Relocates, in the amount of \$25,500.00.
- Ratify approval of Task Order #36 to the Contract between the District and Martin/Martin, Inc., for Hwy 72 Tebo Parcel Widening Construction Design, in the amount of \$183,500.00.
- Ratify approval of Task Order #6 to the Contract between the District and Legacy Traffic Management, LLC, for Traffic Control – Candelas Parkway, for a deduction in the contract amount of <\$1,600.00>.
- Ratify approval of Task Order #6 to the Contract between the District and Triax Engineering, LLC, for Hwy 72 & Candelas Pkwy Sidewalk, in the amount of \$5,313.00.

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 June 25, 2024.

Following review and discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote, unanimously carried, the Board ratified approval of the payment of claims through the period ending June 25, 2024, in the amount of \$673,644.08.



## RECORD OF PROCEEDINGS

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**Unaudited Financial Statements and Cash Position Statements:** Ms. Tatton reviewed with the Board the unaudited financial statements for the period ending March 31, 2024, and the cash position statements for the General, Capital and Debt Funds as of June 18, 2024.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director S. Nading, and upon vote unanimously carried, the Board accepted the unaudited financial statements for the period ending March 31, 2024, and the cash position statements for the General, Capital and Debt Funds as of June 18, 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 May 2024,” which summarizes IDES’ review and verification of the expenditures of the District for May 2024 related to certain District construction contracts. The Verification Report identified \$659,891.82 of District Eligible Expenses and \$13,752.26 of Non-Eligible Expenses.

Following discussion, upon motion duly made by Director Dooling, seconded by Director Bradbury and, upon vote, unanimously carried, the Board determined to accept the District Eligible Expenses in the amount of \$659,891.82.

**2023 Audit:** Ms. Tatton reported to the Board on the status of the 2023 Audit.

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### **MANAGEMENT MATTERS**

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

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### **LEGAL MATTERS**

**Bankruptcy of JBS Pipeline Contractors:** No discussion was held.

**Resolution Regarding Continuing Disclosure Policies and Procedures:** The Board reviewed Resolution No. 2024-06-01, Resolution Regarding Continuing Disclosure Policies and Procedures (Second Subordinate Special Revenue Bonds, Series 2024C).

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made by Director J. Nading, seconded by Director McKay and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-06-01, Resolution Regarding Continuing Disclosure Policies and Procedures (Second Subordinate Special Revenue Bonds, Series 2024C).

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### **CONSTRUCTION MATTERS**

**Construction Status Report:** Mr. Campbell reviewed with the Board the Project Status Report, dated June 25, 2024. A copy of the report is attached hereto and incorporated herein by this reference.

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

- 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.
- 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>.
- 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.
- 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>.
- 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.
- Construction Agreement between the District and Moore Electrical Enterprises, Inc., for Irrigation Power Services.
- 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.
- 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>.
- 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>.

## RECORD OF PROCEEDINGS

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- Task Order #37 to the Contract between the District and Martin/Martin, Inc., for Zephyr Tank Design Review, in the amount of \$10,00000.
- 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 discussion, upon motion duly made by Director J. Nading, seconded by Director Bradbury and, upon vote unanimously carried, the Board approved (or ratified approval of, as appropriate) the Contracts, Change Orders, Task Orders and Work Orders listed above.

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### OPERATIONS / MAINTENANCE MATTERS

**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 status of 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 (the “IGA”). The Board noted its prior approval of the IGA was limited to the funding amount of \$3.5 million and any modification thereto will need to be brought back to the Board for its consideration.

**Change Order No. 10 to the Service Agreement between the District and Environmental Designs, Inc.:** The Board reviewed Change Order No. 10 to the Service Agreement between the District and Environmental Designs, Inc., for Landscape Maintenance Services.

Following discussion, upon motion duly made by Director Bradbury, seconded by Director McKay and, upon vote unanimously carried, the Board ratified approval of Change Order No. 10 to the Service Agreement between the District and Environmental Designs, Inc., for Landscape Maintenance Services, in the amount of \$3,005.43.

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### 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:** There was no report available.

*Reimbursement to Cimarron Commercial, LLC under the Facilities Funding and Acquisition Agreement between the District and Cimarron Development Company (CDC), as amended, and pursuant to the Letter*

## RECORD OF PROCEEDINGS

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from CDC regarding Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements: The Board deferred discussion.

Taylor Morrison of Colorado, Inc. (“Taylor Morrison”) Request for Reimbursement of Certain Costs Related to Offsite Sanitary Sewer Improvements: The Board discussed the Taylor Morrison Request for Reimbursement of Certain Costs Related to Offsite Sanitary Sewer Improvements, noting the construction would now be performed by the District.

Following discussion, upon motion duly made by Director Dooling, seconded by Director McKay and, upon vote unanimously carried, the Board directed Independent District Engineering Services, LLC to research estimates for the Devil’s Parkway Sanitary Sewer Project (the “Project”), and appointed Directors Bradbury and J. Nading as a committee authorized to approve the award of the contract for the Project to the lowest responsive bidder, for an amount not to exceed \$1,000,000. If awarded, the award and contract will be ratified at the next meeting.

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.

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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 McKay, seconded by Director J. Nading and, upon vote, unanimously carried, the meeting was adjourned at 10:30 a.m.

Respectfully submitted,

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

Vendor	Invoice #	Date	Amount in USD	Expense Account	Account Number	Department
Aztec Consultants, Inc.		165576 6/11/2024	2,000.00	Capital Outlay	7500	3
EMR Enterprises LLC		2 6/25/2024	(502.62)	Retainage Payable	3311	3
EMR Enterprises LLC		2 6/25/2024	10,052.50	Capital Outlay	7500	3
Environmental Designs	CD50417841	6/21/2024	549.84	Landscape Maintenance	7100	1
Environmental Designs	CD50422955	7/1/2024	3,895.35	Landscape Maintenance	7100	1
Golden Triangle Construction Inc	6,7	6/30/2024	(725.05)	Retainage Payable	3311	3
Golden Triangle Construction Inc	6,7	6/30/2024	14,501.00	Capital Outlay	7500	3
Ground Engineering	241078.0-2	6/18/2024	727.50	Engineering	7840	3
Home Place Land & Cattle Co., Inc.		880 8/8/2022	3,180.01	Landscape Maintenance	7100	1
Independent District Engineering Services	PS-INV103255	6/30/2024	49,001.46	Project management	7800	3
Legacy Traffic Management	12680REV 12646REV	5/13/2024	2,570.00	Capital Outlay	7500	3
	17.0725-00068,20.0287-00047,21.0512-					
Martin Martin Inc	00026,21.1528-00026,22.1555-00022&23	6/18/2024	31,669.18	Engineering	7840	3
McGeady Becher P.C.	05 31 2024 599B	5/31/2024	4,449.04	Legal	6750	3
McGeady Becher P.C.	05 31 2024 599B	5/31/2024	10,309.12	Legal	6750	1
Otten Johnson Robinson Neff & Ragonetti		494845 6/17/2024	198.00	Legal	6750	3
Papillon LLC		1659 6/27/2024	26,395.67	Project management	7800	3
SMH West, LLC		1 6/26/2024	(4,140.90)	Retainage Payable	3311	3
SMH West, LLC		1 6/26/2024	82,817.98	Capital Outlay	7500	3
Simmons & Wheeler, P.C.		38274 5/31/2024	1,288.12	Accounting	6170	1
Simmons & Wheeler, P.C.		38480 6/30/2024	1,084.87	Accounting	6170	1
Special District Management Services, Inc.	06 30 2024	6/30/2024	2,716.40	Management fees	6100	1
Storm Water Asset Protection, LLC	PS-INV103043	6/30/2024	2,309.83	Capital Outlay	7500	1
Sunbelt Rentals, INC	150251072-0001	2/26/2024	7,001.33	Capital Outlay	7500	3
Taylor Morrison of Colorado, Inc.	JCMD071624	7/16/2024	350,000.00	Capital Outlay	7500	3
Triax Engineering, LLC	D23T198-05	6/21/2024	56.50	Engineering	7840	3
UMB Bank, N.A.		980129 6/11/2024	2,800.00	Paying agent fees	6680	2
Winsupply Commercial Charge	Various	4/6/2024	123,840.90	Capital Outlay	7500	3
Xcel		14,598,212 7/15/2024	32,608.23	Capital Outlay	7500	3
			<u>760,654.26</u>			
			25,333.54	General		
			2,800.00	Debt		
			<u>732,520.72</u>	Capital		
			<u>760,654.26</u>			

**Jefferson Center Metropolitan District No. 1**  
**Cash Position - General and Capital**  
**July 16, 2024**

	First Bank General Fund	First Bank Capital Fund	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 6/18/2024	0.00	117,301.04	52,981.45	622,051.92	4,633,585.08	18,120,768.83	12,077,074.69	35,623,763.01
6/25/2024 bill.com payments	53,219.92	(662,318.58)						(609,098.66)
Xcel Payments	(94.61)							(94.61)
City of Arvada Payments	0.00							0.00
Bank Charge	(20.00)							(20.00)
Premier Earthworks		0.00						0.00
6/30/2024 Interest Income			23,136.84			70,589.88	47,524.78	141,251.50
Property taxes received 7/10/2024			25,302.42	253,231.46				278,533.88
AURA Funds			55,257.00					55,257.00
Transfer between funds	(53,105.31)	53,105.31	53,105.31		(53,105.31)			0.00
Project Fund Requisition #60		597,773.16				(597,773.16)		0.00
<b>Balance at 07/16/2024</b>	<b>0.00</b>	<b>105,860.93</b>	<b>209,783.02</b>	<b>875,283.38</b>	<b>4,580,479.77</b>	<b>17,593,585.55</b>	<b>12,124,599.47</b>	<b>35,489,592.12</b>

**Jefferson Center Metropolitan District No. 1**  
**Cash Position - Debt Fund**  
**July 16, 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 6/18/2024 (CT) & 5/31/2024 remaining	622,051.92	3,147,517.10	79,833.06	2,788,243.05	404,093.78	12,145.96	101,375.13	0.00	1,494,043.07	7,388,306.95	4,364,505.35	0.00	20,402,115.37
Loan Payment			(233,250.00)										(233,250.00)
Bond Payments					(348,459.37)								(348,459.37)
Transfer between accounts			233,250.00	(233,250.00)									0.00
6/30/2024 Interest Income		8,255.79	182.75	10,135.54	369.53	47.87	398.96	0.00	5,879.30	29,073.88	17,174.90		71,518.52
Property taxes received 7/10/2024	253,231.46												253,231.46
Balance at 7/16/2024 (CT) & 6/30/2024 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

**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1**  
**2024 FORECAST OF GENERAL FUND REVENUES AND EXPENDITURES**  
**AS of 6/30/2024**

	Acutal Paid/Received in												Estimated		December 2024 received/paid in January 2025	Total Actual	Total Estimated	Total year to date & estimate	Difference to original budget	
	2024 Budget	January	February	March	April	May	June	July	August	September	October	November	December							
<b>Revenues:</b>																				
Property taxes (net of AURA increment)	230,196		52	23,678	10,407	9,214	23,601	23,353	148,244								66,952	171,597	238,549	8,353
Specific ownership taxes	25,082		2,496	2,112	1,985	2,048	1,696	2,240	2,240	2,240	2,240	2,240	2,240				10,337	13,438	23,775	(1,307)
AURA tax increment - District's mill levy	187,832				34,493	82,662	27,646	55,257									144,801	55,257	200,058	12,226
Interest Income	50,000	3,422	2,361	3,679	9,693	22,987	23,137	10,880	10,880	10,880	10,880	10,880	10,880				65,279	65,280	130,559	80,559
<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>116,911</b>	<b>76,080</b>	<b>91,729</b>	<b>161,364</b>	<b>13,120</b>	<b>13,120</b>	<b>13,120</b>	<b>13,120</b>	<b>-</b>	<b>-</b>	<b>287,369</b>	<b>305,572</b>	<b>592,941</b>	<b>99,831</b>	
<b>Expenses:</b>																				
Legal - District	55,000		11,375	5,556	9,724	8,033		6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	34,688	42,000	76,688	(21,688)	
Accounting	20,000		2,534	2,647		2,504		2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	7,685	17,500	25,185	(5,185)	
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			19,258	23,370	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	1,357	1,357	1,357	1,357					6,786	5,428	12,214	2,786	
Management fees	32,000		3,013	3,494	3,916	5,463	2,543	3,686	3,686	3,686	3,686	3,686	3,686	3,686	3,686	18,429	25,802	44,231	(12,231)	
Project Management	5,000			-		-		500	500	500	500	500	500	500	500	-	3,500	3,500	1,500	
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	20	20	20	20	20	20	20	20	90	120	210	1,790	
Office Supplies	1,000			-				100	100	100	100	100	100	100	100	-	700	700	300	
Repairs & maintenance	60,000		2,301	1,491	5,010	5,160	2,211	3,235	3,235	3,235	3,235	3,235	3,235	3,235	3,235	16,173	22,645	38,818	21,182	
Utilities	10,000															-	-	-	10,000	
Xcel Energy		111	113	98	101	97	95	103	103	103	103	103	103	103	103	615	618	1,233	(1,233)	
City of Arvada		1,215	133		-	133			133		133		133		133	1,481	399	1,880	(1,880)	
Treasurer's fees	6,270		10	355	156	138	354	350	2,224	-	-	-	-	-	-	1,014	2,574	3,588	2,682	
Transfer to #2 General Fund	57,515				3,873			17,881				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	-	
<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>25,707</b>	<b>11,794</b>	<b>39,627</b>	<b>23,753</b>	<b>26,896</b>	<b>54,513</b>	<b>20,339</b>	<b>20,472</b>	<b>34,202</b>	<b>119,886</b>	<b>219,801</b>	<b>339,687</b>	<b>(12,449)</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>91,204</b>	<b>64,286</b>	<b>52,102</b>	<b>137,611</b>	<b>(13,776)</b>	<b>(41,393)</b>	<b>(7,219)</b>	<b>(7,352)</b>	<b>(34,202)</b>	<b>167,483</b>	<b>85,771</b>	<b>253,254</b>	<b>87,382</b>		



**JCMD1 EXPENSE TRACKING REPORT  
JULY 2024 REPORT FOR JUNE 2024 EXPENSES**

INVOICE DETAIL				(Note 1)	(Note 2)
Vendor	Description	Invoice Number	Invoice Date	General Fund	Capital Fund
Aztec Consultants, Inc.	Candelas Parkway & Highway 72 Sidewalk Staking	165576	6/11/2024	\$ 2,000.00	\$ 2,000.00
EMR Enterprises, LLC	Detention Pond Maintenance	Pay Application 2	6/25/2024	\$ 9,549.88	\$ 9,549.88
Environmental Design	Irrigation Repairs	CD50417841	6/21/2024	\$ 549.84	\$ -
Environmental Design	Monthly Maintenance	CD50422955	7/1/2024	\$ 3,895.35	\$ 3,895.35
Golden Triangle Construction, Inc.	Trailstone Recreation Center Design	Application #6	5/31/2024	\$ 6,277.60	\$ -
Golden Triangle Construction, Inc.	Trailstone Recreation Center Design	Application #7	6/30/2024	\$ 7,498.35	\$ 7,498.35
Ground Engineering	Barbara Gulch Grading & Utility Improvements	2410787.0-2	6/18/2024	\$ 727.50	\$ 727.50
Home Place Land and Cattle	Indiana Mowing and Grading	880	8/8/2022	\$ 3,180.01	\$ -
IDES LLC	District Engineering Management	103255	6/30/2024	\$ 49,001.46	\$ -
Legacy Traffic Management	Traffic Control	12646REV	5/13/2024	\$ 1,420.00	\$ 1,420.00
Legacy Traffic Management	Traffic Control	12680REV	6/3/2024	\$ 1,150.00	\$ -
Martin/Martin, Inc	Engineering	17.0725-00068	6/18/2024	\$ 1,833.14	\$ -
Martin/Martin, Inc	Engineering	20.0287-00046	6/18/2024	\$ 8,990.00	\$ -
Martin/Martin, Inc	Engineering	21.0512-00026	6/18/2024	\$ 210.00	\$ -
Martin/Martin, Inc	Engineering	21.1528-00026	6/18/2024	\$ 17,330.03	\$ -
Martin/Martin, Inc	Engineering	22.1555-00022	6/24/2024	\$ 3,250.00	\$ -
Martin/Martin, Inc	Engineering	22.1555-00023	6/24/2024	\$ 56.01	\$ -
McGeady Becher	Legal - Rules & Regulations	599-0003	5/31/2024	\$ 552.67	\$ -
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	5/31/2024	\$ 4,061.21	\$ 4,061.21
McGeady Becher	Legal - Audits	599-0015	5/31/2024	\$ 121.20	\$ -
McGeady Becher	Legal - Conflict of Interest	599-0019	5/31/2024	\$ 208.92	\$ -
McGeady Becher	Legal - JBS Bankruptcy	599-0107	5/31/2024	\$ 1,113.52	\$ -
McGeady Becher	Legal - Official Records Maintenance	599-0299	5/31/2024	\$ 45.45	\$ -
McGeady Becher	Legal - Arvada IGA's Renegotiation	599-0310	5/31/2024	\$ 166.65	\$ -
McGeady Becher	Legal - Management & O&M Agreements, Trailstone HOA	599-0330	5/31/2024	\$ 4,986.87	\$ -
McGeady Becher	Legal - Zephyr (Zone 5) Tank IGA, Arvada	599-0332	5/31/2024	\$ 265.12	\$ -
McGeady Becher	Legal - Construction Contracts - General	599-0600	5/31/2024	\$ 75.75	\$ -
McGeady Becher	Legal - Railroad Crossing O&M & Easements, Arcosa	599-0715	5/31/2024	\$ 37.88	\$ -
McGeady Becher	Legal - Temporary Construction Easement, TEBO	599-0716	5/31/2024	\$ 2,790.12	\$ -
McGeady Becher	Legal - Bonds 2020	599-0906	5/31/2024	\$ 110.60	\$ -
McGeady Becher	Legal - Bonds 2024	599-0907	5/31/2024	\$ 222.20	\$ -
Otten Johnson Robinson Neff & Ragonetti	Public Utilities Commission	494845	6/17/2024	\$ 198.00	\$ -
Papillon, LLC	District Management	1659	6/27/2024	\$ 26,395.67	\$ -
SDMS	Board Meetings	JCMD1 - 01	6/30/2024	\$ 1,725.80	\$ -
SDMS	Management Matters	JCMD1 - 02	6/30/2024	\$ 770.10	\$ -
SDMS	Records Management	JCMD1 - 03	6/30/2024	\$ 152.10	\$ -
SDMS	Website Design/Maintenance	JCMD1 - 24	6/30/2024	\$ 68.40	\$ -
Simmons Wheeler	Accounting Services	38274	5/31/2024	\$ 1,288.12	\$ -
Simmons Wheeler	Accounting Services	38480	6/30/2024	\$ 1,084.87	\$ -
SMH West, LLC	Parcel 6 Widening	Pay Application #1	3/25/2024	\$ 78,677.08	\$ 78,677.08
Sunbelt Rentals	Highway 72 P6 Widening	15251072-0002	6/25/2024	\$ 7,001.33	\$ -
SWAP, LLC	Storm Water Management	103043	6/30/2024	\$ 2,309.83	\$ -
Taylor Morrison of Colorado, Inc.	Trailstone Ph 1S-1B Sanitary Sewer	JCMD071624	7/16/2024	\$ 350,000.00	\$ 350,000.00
Triax Engineering	Highway 72 P6 Widening	0231198-05	6/21/2024	\$ 56.50	\$ -
UMB Bank N.A.	Paying Agent Fees	1533831	6/11/2024	\$ 2,800.00	\$ -
Winsupply Commercial	Highway 72 P6 Widening	039213-01	1/29/2024	\$ 95,134.25	\$ -
Winsupply Commercial	Highway 72 P6 Widening	039213-02	2/8/2024	\$ 2,223.00	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040038-01	2/15/2024	\$ 9,399.50	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040453-01	4/5/2024	\$ 274.91	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040496-01	4/5/2024	\$ 875.12	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040550-01	4/5/2024	\$ 638.26	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040590-01	4/5/2024	\$ 421.86	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040662-01	4/5/2024	\$ 3,274.51	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040420-01	4/5/2024	\$ 84.47	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040210-01	4/5/2024	\$ 153.24	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040120-01	4/5/2024	\$ 11,210.85	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040205-01	4/5/2024	\$ 150.93	\$ -
Xcel Energy	South Highway 72 and South Hallett Stree	N/A	7/15/2024	\$ 32,608.23	\$ -
<b>Totals</b>				<b>\$ 760,654.26</b>	<b>\$ 28,133.54</b>
					<b>\$ 732,520.72</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		\$ -	\$ 105,860.93
CoBiz		\$ -	\$ -
ColoTrust (JLN Trust Advance)		\$ 209,783.02	\$ 4,580,479.77
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			\$ 17,593,585.55
Series 2024C Project Fund			\$ 12,124,599.47
	<b>Sub Total</b>	\$ 209,783.02	\$ 34,404,525.72
<b>USES</b>			
<b>Contract Commitments</b>			
Current Payables		\$ 28,133.54	\$ 732,520.72
Construction	Contractors, District Portion		\$ 7,123,631.56
Construction	Contractors, Developer Portion		\$ 0.01
Consultants	Consulting Contracts		\$ 1,370,315.33
	<b>Sub Total</b>	\$ 28,133.54	\$ 9,226,467.61
<b>General Fund Total</b>			
<b>General Fund Surplus/Deficit</b>			
		\$ 585,771.00	
<b>BALANCE</b>		\$ 267,420.48	\$ 25,178,058.11

**ADJUSTMENTS TO CASH POSITION**

	Notes	General	Capital
<b>Balance Before Adjustments</b>		\$ 267,420.48	\$ 25,178,058.11
Public Improvement Surety	City of Arvada (Note 4)		\$ -
<b>ADJUSTED BALANCE</b>		\$ 267,420.48	\$ 25,178,058.11

**GRAND TOTAL ADJUSTED BALANCE \$ 25,445,478.59**  
**PRIOR MONTH GRAND TOTAL \$ 25,702,751.78**  
**CHANGE \$ (257,273.19)**

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

Expense Category	June	July	Change
Current Payables			\$ 760,654.26
Less General Fund			\$ (28,133.54)
<b>Subtotal</b>			\$ 732,520.72
<b>Commitments</b>			
<b>Attachment D</b>			
Contractors, District Portion	\$ 7,258,370.64	\$ 7,123,631.56	\$ (134,739.08)
Contractors, Developer Portion	\$ 0.01	\$ 0.01	\$ -
Consulting Contracts	\$ 1,483,941.59	\$ 1,370,315.33	\$ (113,626.26)
<b>Subtotal</b>			\$ (248,365.34)
<b>Net Increase/Decrease to Commitments Since Prior Month</b>			
			\$ 484,155.38
Interest Income			\$ (141,251.50)
Bank Charges			\$ 20.00
June Special checks			\$ (64,545.42)
Premier Earthworks			\$ -
TIF Area 2 Transfer			\$ -
UMB Debt service invoice			\$ -
AURA Funds - General Fund			\$ (55,257.00)
UMB Payment - Debt Fund			\$ -
City of Arvada Payments			\$ -
Bond Proceeds			\$ -
Xcel Payments			\$ 94.61
City of Arvada Payment included above			\$ -
Transfer to District #2 FFCO			\$ -
Nading Agreement			\$ -
General Fund Property taxes			\$ (25,302.42)
Change in General Fund Forecast			\$ 31,226.00
General Fund Payable			\$ 28,133.54
Total Adjustments for Reconciliation			\$ 257,273.19
Out of Balance Amount			\$ (0.00)



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

## **District Expenditures Verification For June 2024**



July 23, 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 JUNE 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 **\$760,654.26** 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  
 July 2024 Report for June 2024 Expenditures

Vendor	Description	Invoice Number	Invoice Date	Invoiced Amount	District Expenditures	Non Eligible Expenses
Aztec Consultants, Inc.	Candelas Parkway & Highway 72 Sidewalk Staking	165576	6/11/24	\$ 2,000.00	\$ 2,000.00	\$ -
EMR Enterprises, LLC	Detention Pond Maintenance	Pay Application 2	6/25/24	\$ 9,549.88	\$ 9,549.88	\$ -
Environmental Design	Irrigation Repairs	CD50417841	O&M	\$ 549.84	\$ 549.84	\$ -
Environmental Design	Monthly Maintenance	CD50422955	O&M	\$ 3,895.35	\$ 3,895.35	\$ -
Golden Triangle Construction, Inc.	Trailstone Recreation Center Design	Application #6	5/31/24	\$ 6,277.60	\$ 6,277.60	\$ -
Golden Triangle Construction, Inc.	Trailstone Recreation Center Design	Application #7	6/30/24	\$ 7,498.35	\$ 7,498.35	\$ -
Ground Engineering	Barbara Gulch Grading & Utility Improvements	2410787.0-2	6/18/2024	\$ 727.50	\$ 727.50	\$ -
Home Place Land and Cattle	Indiana Mowing and Grading	880	O&M	\$ 3,180.01	\$ 3,180.01	\$ -
IDES LLC	District Engineering Management	103255	6/30/2024	\$ 49,001.46	\$ 49,001.46	\$ -
Legacy Traffic Management	Traffic Control	12646REV	5/13/2024	\$ 1,420.00	\$ 1,420.00	\$ -
Legacy Traffic Management	Traffic Control	12680REV	6/3/2024	\$ 1,150.00	\$ 1,150.00	\$ -
Martin/Martin, Inc	Engineering	17.0725-00068	6/18/2024	\$ 1,833.14	\$ 1,833.14	\$ -
Martin/Martin, Inc	Engineering	20.0287-00046	6/18/2024	\$ 8,990.00	\$ 8,990.00	\$ -
Martin/Martin, Inc	Engineering	21.0512-00026	6/18/2024	\$ 210.00	\$ 210.00	\$ -
Martin/Martin, Inc	Engineering	21.1528-00026	6/18/2024	\$ 17,330.03	\$ 17,330.03	\$ -
Martin/Martin, Inc	Engineering	22.1555-00022	6/24/2024	\$ 3,250.00	\$ 3,250.00	\$ -
Martin/Martin, Inc	Engineering	22.1555-00023	6/24/2024	\$ 56.01	\$ 56.01	\$ -
McGeady Becher	Legal - Rules & Regulations	599-0003	O&M	\$ 552.67	\$ 552.67	\$ -
McGeady Becher	Legal - Minutes / Board Meetings	599-0004	O&M	\$ 4,061.21	\$ 4,061.21	\$ -
McGeady Becher	Legal - Audits	599-0015	O&M	\$ 121.20	\$ 121.20	\$ -
McGeady Becher	Legal - Conflict of Interest	599-0019	O&M	\$ 208.92	\$ 208.92	\$ -
McGeady Becher	Legal - JBS Bankruptcy	599-0107	5/31/2024	\$ 1,113.52	\$ 1,113.52	\$ -
McGeady Becher	Legal - Official Records Maintenance	599-0299	O&M	\$ 45.45	\$ 45.45	\$ -
McGeady Becher	Legal - Arvada IGA's Renegotiation	599-0310	5/31/24	\$ 166.65	\$ 166.65	\$ -
McGeady Becher	Legal - Management & O&M Agreements, Trailstone HOA	599-0330	O&M	\$ 4,986.87	\$ 4,986.87	\$ -
McGeady Becher	Legal - Zephyr (Zone 5) Tank IGA, Arvada	599-0332	5/31/2024	\$ 265.12	\$ 265.12	\$ -
McGeady Becher	Legal - Construction Contracts - General	599-0600	5/31/2024	\$ 75.75	\$ 75.75	\$ -
McGeady Becher	Legal - Railroad Crossing O&M & Easements, Arcosa	599-0715	5/31/24	\$ 37.88	\$ 37.88	\$ -
McGeady Becher	Legal - Temporary Construction Easement, TEBO	599-0716	5/31/24	\$ 2,790.12	\$ 2,790.12	\$ -
McGeady Becher	Legal - Bonds 2020	599-0906	O&M	\$ 110.60	\$ 110.60	\$ -
McGeady Becher	Legal - Bonds 2024	599-0907	O&M	\$ 222.20	\$ 222.20	\$ -
Otten Johnson Robinson Neff & Ragonetti	Public Utilities Commission	494845	6/17/2024	\$ 198.00	\$ 198.00	\$ -
Papillon, LLC	District Management	1659	6/27/2024	\$ 26,395.67	\$ 26,395.67	\$ -
SDMS	Board Meetings	JCMD1 - 01	O&M	\$ 1,725.80	\$ 1,725.80	\$ -
SDMS	Management Matters	JCMD1 - 02	O&M	\$ 770.10	\$ 770.10	\$ -
SDMS	Records Management	JCMD1 - 03	O&M	\$ 152.10	\$ 152.10	\$ -
SDMS	Website Design/Maintenance	JCMD1 - 24	O&M	\$ 68.40	\$ 68.40	\$ -
Simmons Wheeler	Accounting Services	38274	O&M	\$ 1,288.12	\$ 1,288.12	\$ -
Simmons Wheeler	Accounting Services	38480	O&M	\$ 1,084.87	\$ 1,084.87	\$ -
SMH West, LLC	Parcel 6 Widening	Pay Application #1	3/25/2024	\$ 78,677.08	\$ 78,677.08	\$ -
Sunbelt Rentals	Highway 72 P6 Widening	15251072-0002	6/25/2024	\$ 7,001.33	\$ 7,001.33	\$ -
SWAP, LLC	Storm Water Management	103043	O&M	\$ 2,309.83	\$ 2,309.83	\$ -
Taylor Morrison of Colorado, Inc.	Trailstone Ph 1S-1B Sanitary Sewer	JCMD071624	7/16/2024	\$ 350,000.00	\$ 350,000.00	\$ -
Triax Engineering	Highway 72 P6 Widening	D23T198-05	6/21/2024	\$ 56.50	\$ 56.50	\$ -
UMB Bank N.A.	Paying Agent Fees	153383.1	O&M	\$ 2,800.00	\$ 2,800.00	\$ -
Winsupply Commercial	Highway 72 P6 Widening	039213-01	1/29/2024	\$ 95,134.25	\$ 95,134.25	\$ -
Winsupply Commercial	Highway 72 P6 Widening	039213-02	2/8/2024	\$ 2,223.00	\$ 2,223.00	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040038-01	2/15/2024	\$ 9,399.50	\$ 9,399.50	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040453-01	4/5/2024	\$ 274.91	\$ 274.91	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040496-01	4/5/2024	\$ 875.12	\$ 875.12	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040550-01	4/5/24	\$ 638.26	\$ 638.26	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040590-01	4/5/24	\$ 421.86	\$ 421.86	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040662-01	4/5/2024	\$ 3,274.51	\$ 3,274.51	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040420-01	4/5/2024	\$ 84.47	\$ 84.47	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040210-01	4/5/24	\$ 153.24	\$ 153.24	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040120-01	4/5/24	\$ 11,210.85	\$ 11,210.85	\$ -
Winsupply Commercial	Highway 72 P6 Widening	040205-01	4/5/2024	\$ 150.93	\$ 150.93	\$ -
Xcel Energy	South Highway 72 and South Hallett Street	N/A	7/15/2024	\$ 32,608.23	\$ 32,608.23	\$ -
<b>TOTALS</b>				<b>\$760,654.26</b>	<b>\$760,654.26</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	\$335,943.49	\$335,943.49	\$0.00
June 2024	\$673,644.08	\$659,891.82	\$13,752.26
July 2024 (Current)	\$760,654.26	\$760,654.26	\$0.00
<b>Total</b>	<b>\$62,763,084.76</b>	<b>\$59,705,832.78</b>	<b>\$3,057,251.98</b>

**Attachment B**

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

Category	Description	District Expenditures	Non-Eligible Expenditures
<b>Construction</b>			
01	Mobilization	\$737.50	\$0.00
02	Insurance	\$0.00	\$0.00
03	Bonds	\$819.98	\$0.00
04	Bonds (Project Financing)	\$0.00	\$0.00
05	Fees/Permits	\$0.00	\$0.00
06	Grading	\$10,250.00	\$0.00
07	Box Culvert/Bridges	\$0.00	\$0.00
08	Erosion Control	\$0.00	\$0.00
09	Sanitary Sewer	\$356,400.00	\$0.00
10	Sanitary Sewer Services	\$0.00	\$0.00
11	Waterline	\$130,840.90	\$0.00
12	Waterline Services	\$0.00	\$0.00
13	Storm Sewer/Drainage	\$9,315.00	\$0.00
14	Concrete	\$12,980.00	\$0.00
15	Paving	\$51,139.33	\$0.00
16	Roadway Signage and Striping (not Monumentation)	\$3,800.00	\$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	\$32,608.23	\$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	-\$4,643.52	\$0.00
<b>Subtotal Construction</b>		<b>\$604,247.42</b>	<b>\$0.00</b>
<b>Consulting</b>			
60	Legal Services	\$4,647.04	\$0.00
61	District Management	\$49,001.46	\$0.00
62	District Management (Papillon)	\$26,395.67	\$0.00
63	Planning/Engineering	\$45,445.13	\$0.00
64	Geotechnical/Testing	\$784.00	\$0.00
65	Survey	\$2,000.00	\$0.00
66	Stormwater Management	\$0.00	\$0.00
67	Misc. Professional Services	\$0.00	\$0.00
68	Fees/Permits	\$0.00	\$0.00
69	Professional-Offsites (SH72, Jefferson Beltway, etc.)	\$0.00	\$0.00
70	Real Estate and ROW Acquisitions	\$0.00	\$0.00
<b>Subtotal Consulting</b>		<b>\$128,273.30</b>	<b>\$0.00</b>
Operating and Maintenance Expenditures		\$28,133.54	\$0.00
<b>Total</b>		<b>\$760,654.26</b>	<b>\$0.00</b>

**Attachment C**

**Jefferson Center Metropolitan District No. 1  
July 2024 Report for June 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	\$52,100.00	\$4,970.00
(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	\$27,556.70	\$652,542.32
(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
(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	\$409,617.84	\$3,858,280.84	\$0.00	\$3,858,280.84
(84) EMR Enterprises - Detention Pond Maintenance	\$17,065.00	\$24,642.50	\$41,707.50	\$13,960.26	\$27,747.24
(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
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	\$2,105,517.17	\$0.00	\$2,105,517.17	\$2,105,517.17	\$0.00
<b>Total Contracts (District Portion)</b>	<b>\$42,981,484.57</b>	<b>\$3,346,493.66</b>	<b>\$46,327,978.23</b>	<b>\$39,204,346.67</b>	<b>\$7,123,631.56</b>
<b>Previous Month's Total</b>			<b>\$45,858,469.89</b>		
<b>Increase or Decrease</b>			<b>\$469,508.34</b>		

\* 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 (Subdivisons)					
Candelas Point	\$255,150.15	\$99,107.15	\$354,257.30	\$354,257.29	\$0.00
Candelas Medical	\$88,510.68	\$144,920.62	\$233,431.30	\$233,431.30	\$0.00
Kings North	\$171,536.09	\$0.00	\$171,536.09	\$171,536.08	\$0.00
(60) Wagner Construction - 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
<b>Total Contracts (Developer Portion)</b>	<b>\$2,393,323.27</b>	<b>\$491,843.22</b>	<b>\$2,885,166.49</b>	<b>\$2,885,166.48</b>	<b>\$0.01</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	\$31,750.00	\$0.00
<b>(78) ADS Environmental</b>	<b>Total</b>	<b>\$31,750.00</b>	<b>\$31,750.00</b>	<b>\$0.00</b>
Candelas Parkway & Highway 72 Sidewalk Staking	4	\$6,500.00	\$2,000.00	\$4,500.00
<b>(01) Aztec Consultants</b>	<b>Total</b>	<b>\$6,500.00</b>	<b>\$2,000.00</b>	<b>\$4,500.00</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	\$9,332.00	\$9,332.00	\$0.00
<b>(02) CTL Thompson, Inc.</b>	<b>Total</b>	<b>\$264,593.22</b>	<b>\$264,593.22</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	\$168,421.52	\$375,279.48
<b>(71) Golden Triangle Construction, Inc.</b>		<b>Total</b>	<b>\$543,701.00</b>	<b>\$168,421.52</b>	<b>\$375,279.48</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	\$1,955.00	\$33,010.00
<b>(84) Ground Engineering</b>		<b>Total</b>	<b>\$34,965.00</b>	<b>\$1,955.00</b>	<b>\$33,010.00</b>
District Oversight		10	\$111,000.00	\$111,000.00	\$0.00
District Oversight		11	\$30,000.00	\$30,000.00	\$0.00
District Oversight		12	\$35,000.00	\$35,000.00	\$0.00
District Oversight		13	\$219,250.00	\$219,250.00	\$0.00
District Oversight		14	\$228,000.00	\$228,000.00	\$0.00
District Oversight		15	\$268,000.00	\$268,000.00	\$0.00
District Oversight		16	\$298,500.00	\$298,500.00	\$0.00
District Oversight		17	\$276,500.00	\$276,500.00	\$0.00
District Oversight		18	\$273,000.00	\$226,759.53	\$46,240.47
<b>(05) IDES</b>		<b>Total</b>	<b>\$1,739,250.00</b>	<b>\$1,693,009.53</b>	<b>\$46,240.47</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	\$149,065.09	\$5,934.91
On-Call Survey		8	\$75,800.00	\$70,510.50	\$5,289.50
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	\$853,100.00	\$841,067.60	\$12,032.40
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	\$15,000.00	\$14,932.50	\$67.50
DU Coordination/Legal Description/Exhibits		29	\$38,000.00	\$36,312.50	\$1,687.50
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	\$280,776.12	\$73,223.88
Welton Parcel Concept Grading		32	\$10,000.00	\$9,982.50	\$17.50
P6 Hwy 72 Widening		33	\$217,150.00	\$211,802.23	\$5,347.77
Parcels P2 & P4		34	\$320,500.00	\$319,557.19	\$942.81
Barbara Gulch FP Grading/Utility Relocates		35	\$118,500.00	\$86,188.75	\$32,311.25
Hwy 72 Tebo Parcel Widening Construction Design		36	\$184,500.00	\$0.00	\$184,500.00
Zephyr Tank Design Review		37	\$10,000.00	\$0.00	\$10,000.00
<b>(08) Martin/Martin</b>		<b>Total</b>	<b>\$4,007,465.88</b>	<b>\$3,665,118.94</b>	<b>\$342,346.94</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>
Candelas ROW - Irrigation Electric		1	\$25,648.00	\$0.00	\$25,648.00
<b>(85) Moore Electric Enterprises</b>		<b>Total</b>	<b>\$25,648.00</b>	<b>\$0.00</b>	<b>\$25,648.00</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	\$63,674.14	\$284,123.86
<b>(12) Papillon</b>		<b>Total</b>	<b>\$2,483,600.19</b>	<b>\$2,199,476.33</b>	<b>\$284,123.86</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	\$5,396.00	\$14,459.00
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
<b>(62) TRIAX</b>		<b>Total</b>	<b>\$94,034.66</b>	<b>\$64,681.41</b>	<b>\$29,353.25</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>\$11,841,794.20</b>	<b>\$10,439,728.87</b>	<b>\$1,370,315.33</b>
<b>Previous Month's Total</b>			<b>\$11,831,794.20</b>		
<b>Increase or Decrease</b>			<b>\$10,000.00</b>		

**Combined Totals**

		<b>Total Contract</b>	<b>Amount Paid</b>	<b>Total Remaining</b>
<b>Contractor Contracts and Change Orders</b>		\$49,213,144.72	\$42,089,513.16	\$7,123,631.56
<b>Consultant Agreements, Task/Work Orders</b>		\$11,841,794.20	\$10,439,728.87	\$1,370,315.33
<b>TOTAL</b>		<b>\$61,054,938.92</b>	<b>\$52,529,242.03</b>	<b>\$8,493,946.89</b>

# Jefferson Center Metropolitan District No. 1 Cost Certification



**Report #24**  
**July 2024**



1626 Cole Blvd, Suite 125  
Lakewood, CO 80401

# Jefferson Center Metropolitan District No. 1 Cost Certification

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July 22, 2024

Jefferson Center Metropolitan District No. 1  
McGeady Becher, P.C.  
450 E 17th Avenue, Suite 400  
Denver, CO 80203-1254

## **JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1 COST CERTIFICATION REPORT #24**

### **INTRODUCTION**

Independent District Engineering Services, LLC (Engineer) was hired by the Jefferson Center Metropolitan District No.1 (District) to provide review of public expenditures paid for by Taylor Morrison of Colorado, Inc. (Developer). Pursuant to the Waiver of Rights to Reimbursement agreement and the Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements agreement, Cimarron Commercial, LLC should receive the reimbursement from district-eligible improvements. This is to summarize and report the expenditures for the Trailstone development located in the City of Arvada, Colorado (Project). This Cost Certification report summarizes the Engineer's approach and findings for the Project.

The expenditures for public improvements discussed in this report were paid for by the Developer and are being certified as District eligible in the amount of **\$1,378,280.37**.

This report generally covers the areas shown on Attachment A and includes expenditures related to potable water system, the sanitary sewer system, the storm sewer system, paving, and related soft costs.

### **GOVERNING DOCUMENTS**

The following governing documents were used in determining recommendations for District eligible expenses:

- Amended and Restated Service Plan for Jefferson Center Metropolitan District No.1 prepared by McGeady Sisneros, dated February 20, 2004.
- Facilities Funding and Acquisition Agreement, between Jefferson Center Metropolitan District No.1 and Cimarron Development Company, dated February 27, 2018.
- First Amendment to Facilities Funding and Acquisition Agreement, between Jefferson Center Metropolitan District No.1 and Cimarron Development Company, dated June 15, 2021.
- Second Amendment to Facilities Funding and Acquisition Agreement, between Jefferson Center Metropolitan District No.1 and Cimarron Development Company, dated July 27, 2022.
- Purchase and Sale Agreement, Between Taylor Morrison of Colorado, Inc. and Cimarron Commercial, LLC, dated January 30, 2020.
- Waiver of Rights to Reimbursement, by Taylor Morrison of Colorado Inc., dated April 18, 2022.
- Payment Directive Pertaining to Certified Costs for Trailstone Filing No. 1 Public Improvements, By Cimarron Development Company, dated April 25, 2022.

The Engineer used the above governing documents only as a general guideline for eligibility in certification of costs.

### **ACTIVITIES CONDUCTED**

For this report, the following activities were performed:

- Governing documents provided by the District and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.

- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other projects in the Denver metropolitan area.

## **ASSUMPTIONS**

Due to the specific scope authorized for this report, the following assumptions were made.

- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by applicable Facilities Funding and Acquisition Agreements. The District shall have no obligations for local jurisdiction acceptance of infrastructure financed by the District.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is the Engineer's recommendation these lien waivers be provided to the District.
- Costs presented do not represent the entire contract value, but rather a portion of the costs that are attributable to public improvements as defined in the Service Plan. Expenditures that pertain to both District land and private lots are based on land percentage area for the project area. See Attachment C for the percentages. These percentages were used for work such as earthwork, SWMP activities, and planning.
- Expenditures that did not have enough information to be verified with this report may be verified in a future report.
- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the District. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- This report was prepared with a realistic and reasonable analysis to estimate the public expenditures for the invoices provided. Engineer was engaged to provide a specific scope and not an elaborate analysis, should a more detailed analysis or submission of additional expenditures be completed an adjustment to our cost certification may be required.
- It is Engineer's understanding that hard improvement costs are eligible for reimbursement prior to acceptance by the appropriate entity, as the Developer has a surety in place for the improvements (pursuant to section 3.1 of the Second Amendment to Facilities Funding and Acquisition Agreement). Engineer did not confirm surety.

## **DISCUSSION**

This report consists of expenditures incurred between April 2024 and May 2024. The improvements reviewed are generally represented in Attachments A and C.

### **Vendor Participation**

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their participation on the Project and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

### **Review of Invoices and Summary of Expenditures**

To provide a cost certification of District improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as District Eligible Expenses or Non-Eligible Expenses and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly, and that proof of payment was provided.

**SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION**

The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

Eligible Amounts by Category		
Category	District Eligible	
	Expenses	Percentage
Street Improvements	\$ 752,003.90	54.56%
Water Improvements	\$ 450,557.18	32.69%
Sanitation Improvements (Sanitary Sewer)	\$ 422.63	0.03%
Sanitation Improvements (Storm Sewer)	\$ 158,078.14	11.47%
Parks and Recreation Improvements	\$ 17,218.52	1.25%
Traffic and Safety Controls	\$ 0.00	0.00%
<b>TOTAL</b>	<b>\$ 1,378,280.37</b>	<b>100.00%</b>

**FIELD INVESTIGATION RESULTS**

A field investigation was conducted in July 2024. Photos were taken of the Project to memorialize the status of the site at the time of this report and are included in Attachment D.

**RECOMMENDATION**

In our professional opinion the expenditures for the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in the Denver metropolitan area. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as District eligible expenditures as shown in Attachment C and subject to the level of review presented in this report. These expenditures are certified in the amount of **\$1,378,280.37**.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,  
Independent District Engineering Services, LLC

DocuSigned by:  
*Brandon Collins*  
4E74C0D4C2444DE...  
Brandon Collins, P.E.

Attachments

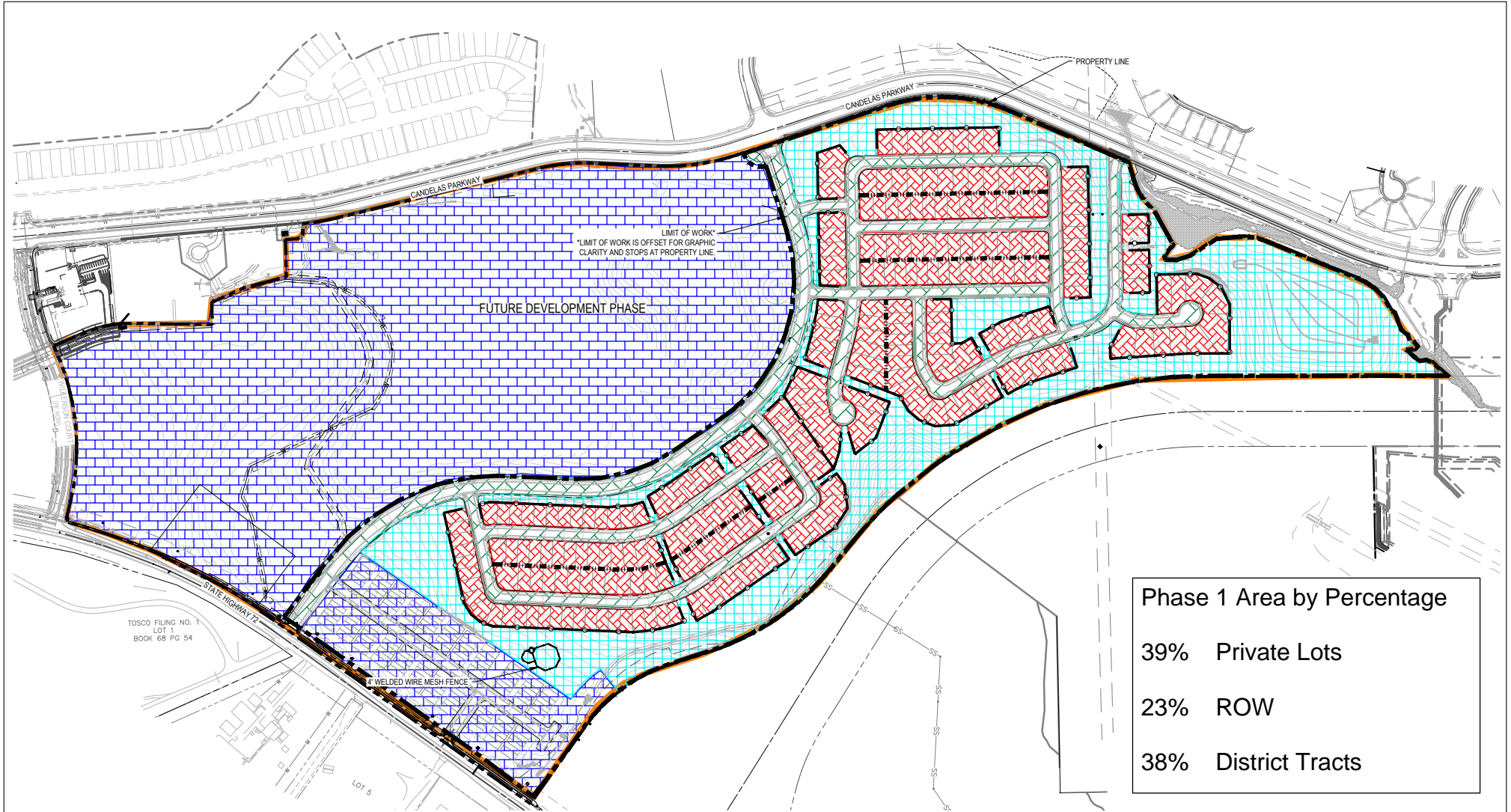


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# Attachment A

## Site Map

# Attachment A: JCMD - Trailstone development Site Vicinity Map



## Legend

Trailstone Development Area

Future Development Area

Phase 1 Private Lot Area

Phase 1 ROW Area

Phase 1 District Tract Area

# Attachment B

## Vendor Participation

# Attachment B

## Vendor Participation

Following is a summary of the contractors, consultants and vendor participation in work and services for the report.

**A.G. Wassenaar, Inc.** Geotechnical engineering firm who provided soil compaction testing, concrete sampling, and pavement reports for the project. Costs for soil compaction testing were determined to be both public and private in nature and eligible for public financing at the District Site Percent.

**Aztec Consultants, Inc.** Consultant responsible for providing surveying services. Expenditures related to dry utilities were deemed not eligible for District financing. Expenditures for as-builts, back charge, and retaining walls were considered eligible for public financing at the District Site Percent.

**Concrete Curb and Paving** Concrete contractor responsible for concrete and paving for the project. COR#5 was considered not eligible for public financing. Other services related to paving were determined to be eligible for public financing at the District Site Percent.

**CMS Environmental Solutions** Provided storm water inspections and permits for the Project. Expenditures were for the benefit of both public and private improvements and determined to be eligible for public financing at the District Site Percent.

**Martin/Martin Inc.** Civil Engineering firm who provided design & planning services for the Project. The expenditures related to the KDPL, construction admin, and site planning were considered eligible for public financing at the District Site Percent. Civil CDs were considered eligible at the District Design Percent. Expenditures related to the townhome amendments and dry utilities were considered not eligible.

**Nelson Pipeline Constructors, LLC** Utility contractor responsible for wet utilities in phases 1A, 1B, 1C, 1D, 2A, and 3. Expenditures related to the water main, sanitary sewer main, and stormwater system were considered Eligible for District reimbursement. Expenditures related to water services, sanitary sewer services and the removing and replacement of work were not considered District Eligible. Expenditures related to erosion control were eligible for public financing at the District Site Percent.

# Attachment C

## Expenditure Data

Attachment C

**JEFFERSON CENTER METROPOLITAN DISTRICT NO. 1  
Engineer's Summary for Cost Certification Report #24**

Invoice ID	Invoice Date	Project Name/Number	Invoice Provided	Check Date	Check No.	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
<b>A.G. Wassenaar, Inc</b>										
INV024767	04/30/24	201918F	Yes	06/03/24	60000-ET060179	Geotechnical Engineering Services	\$ 7,600.00	\$ 5,864.50	\$ 1,735.50	Compaction testing eligible at site percent
INV024769	04/30/24	232565F	Yes	06/10/24	60000-ET060282	Geotechnical Engineering Services	\$ 11,960.00	\$ 7,295.60	\$ 4,664.40	Compaction testing eligible at site percent
INV026353	05/29/24	201918F	Yes	06/17/24	60000-ET060374	Geotechnical Engineering Services	\$ 11,110.00	\$ 9,610.45	\$ 1,499.55	Compaction testing eligible at site percent
INV026354	05/29/24	232565F	Yes	06/17/24	60000-ET060374	Geotechnical Engineering Services	\$ 23,485.00	\$ 14,325.85	\$ 9,159.15	Compaction testing eligible at site percent
<b>Subtotal A.G. Wassenaar, Inc</b>							<b>\$ 54,155.00</b>	<b>\$ 37,096.40</b>	<b>\$ 17,058.60</b>	
<b>Aztec Consultants, Inc</b>										
161976	04/18/24	33821-05	Yes	06/03/24	60000-ET060180	Surveying Services	\$ 3,170.91	\$ 1,869.91	\$ 1,301.00	Back charge & As-builts eligible at site percent; Dry utilities not eligible
163811	05/17/24	33821-05	Yes	06/10/24	60000-ET060283	Surveying Services	\$ 8,222.25	\$ 7,944.11	\$ 278.14	Back charge, As-builts, & Retaining Walls eligible at site percent; Dry utilities not eligible
<b>Subtotal Aztec Consultants, Inc</b>							<b>\$ 11,393.16</b>	<b>\$ 9,814.02</b>	<b>\$ 1,579.14</b>	
<b>Concrete Curb and Paving</b>										
24139	04/29/24	1131	Yes	06/10/24	60000-ET060291	Concrete Contractor	\$ 175,112.77	\$ 175,112.77	\$ 0.00	
24153-Revised	05/31/24	1131	Yes	06/17/24	60000-ET060379	Concrete Contractor	\$ 596,924.86	\$ 546,700.86	\$ 50,224.00	COR#5 not eligible
<b>Subtotal Concrete Curb and Paving</b>							<b>\$ 772,037.63</b>	<b>\$ 721,813.63</b>	<b>\$ 50,224.00</b>	
<b>CMS Environmental Solutions</b>										
168534	05/31/24	Trailstone	Yes	06/10/24	60000-ET060286	Stormwater Inspection Services	\$ 395.00	\$ 240.95	\$ 154.05	Stormwater Inspection at site percent
<b>Subtotal CMS Environmental Solutions</b>							<b>\$ 395.00</b>	<b>\$ 240.95</b>	<b>\$ 154.05</b>	
<b>Martin/Martin Inc.</b>										
20.0109-00066	05/17/24	20.0109	Yes	06/10/24	60000-00048958	Engineering Design	\$ 26,502.50	\$ 16,018.58	\$ 10,483.93	CD's at design percent; services eligibility based on item
<b>Subtotal Martin/Martin Inc.</b>							<b>\$ 26,502.50</b>	<b>\$ 16,018.58</b>	<b>\$ 10,483.93</b>	
<b>Nelson Pipeline Constructors, LLC</b>										
1131-17	04/30/24	1131	Yes	06/10/24	60000-ET060288	Wet Utility Contractor	\$ 873,159.67	\$ 593,296.79	\$ 279,862.88	Check overpaid by 375,028.51
<b>Subtotal Nelson Pipeline Constructors, LLC</b>							<b>\$ 873,159.67</b>	<b>\$ 593,296.79</b>	<b>\$ 279,862.88</b>	
<b>TOTAL</b>							<b>\$ 1,737,642.96</b>	<b>\$ 1,378,280.37</b>	<b>\$ 359,362.59</b>	

"District Eligible Expenses" is the amount being recommended for reimbursement from the District  
 "Non Eligible Expenses" is the difference between the Invoiced Amount and the District Portion  
 These amounts do not include interest

Applied Percentages	
Eligible Site Percent	61.00%
Eligible Design Site Percent	92.00%

# Attachment D

## Site Photos

## Attachment D: Taylor Morrison Site Photos

### Jefferson Center Metropolitan District No.1 Cost Certification Report #24



Trailstone Tract I Roads  
(View: Northwest)



Trailstone W 92<sup>nd</sup> Pl  
(View: Northeast)



Detached Walk along Quartz St  
(View: North)



Type R Inlet on 93<sup>rd</sup> Ave  
(View: West)



W. 93<sup>rd</sup> PL, W. 93<sup>rd</sup> Way, & W. 93<sup>rd</sup> Ave.  
(View: Northwest)



Salvia St.  
(View: Southwest)