

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT

HELD FEBRUARY 23, 2023

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, February 23, 2023 at 9:00 a.m., at the MCA – Cube, 8371 Northfield Boulevard, Denver, Colorado, and virtually via Zoom. Links and call-in information were provided.

ATTENDANCE

Directors in attendance:

King H. Harris, Chair, via Zoom
Rus Heise, via Zoom
Brian Fennelly, via Zoom
Andrew Bartlett, via Zoom
Shalise Hudley, via Zoom

Director absent:

Jim Chrisman, whose absence was excused

Also in attendance:

Tammi Holloway of Stapleton Development Corp., via Zoom
Jan Bevier of Stapleton Development Corp., via Zoom
Diane Wheeler of Simmons & Wheeler, via Zoom
Barbara Neal, Public Art Consultant, via Zoom
Gary Truesdale of Brookfield Properties Development, via Zoom
Sarah French of Brookfield Properties Development, via Zoom
Keven Burnett of MCA
Kerry O’Connell of Mortenson Construction
John Seward, via Zoom
Doug Marsh of Westerly Creek Metropolitan District, via Zoom
Paul R. Cockrel of Cockrel Ela Glesne Greher & Ruhland, P.C., via Zoom
Micki L. Mills of Cockrel Ela Glesne Greher & Ruhland, P.C., via Zoom
Kristin Herndon of Cockrel Ela Glesne Greher & Ruhland, P.C., via Zoom

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NOTICE

It was noted that the agenda notice of the meeting had been properly posted as required by law.

CONFLICTS OF INTEREST

It was reported that Directors Chrisman and Fennelly had previously filed a Disclosure of Potential Conflict of Interest Statement with the Board and the Secretary of State in accordance with statutory requirements. Directors Chrisman and Fennelly's conflicts arise from their consulting and contract services with Forest City Stapleton, Inc., Forest City Stapleton Land, LLC or other subsidiaries of Forest City Enterprises, L.P. and its related entity, Brookfield Properties Development (collectively "Forest City"), the developer of property within the District and Westerly Creek Metropolitan District ("Westerly Creek" and together with the District, the "Districts"), including entering into various reimbursement, funding, management and service agreements with the District. Director Fennelly's conflict also arises from his prior position with the Master Community Association, Inc., which provides property management services for the District.

Director Harris also has previously filed Disclosure of Potential Conflict of Interest Statements with the Board and the Secretary of State in accordance with statutory requirements. Such conflict arises from his director or officer position with Stapleton Development Corporation, a non-profit corporation ("SDC"), which is responsible for the disposition of the development property owned by the City and County of Denver ("City") within the Districts, including entering into agreements with the Districts and with SDC Services Corp., a subsidiary company, which provides administrative services to the District under the Professional Services Agreement.

All Disclosure of Potential Conflict of Interest Statements, whether filed for this meeting or previously, are deemed continuing in nature and are incorporated into the record of the meeting.

All Directors stated that the participation of at least four of them in the meeting was necessary to obtain a quorum of the Board or

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otherwise enable the Board to act; that written disclosures of such potential conflicts of interest of each Director had been filed with the Board and the Secretary of State in accordance with statutory requirements; and that the nature of each Director's private interests related to their consulting, director or officer positions with either Forest City Stapleton, Inc., Forest City Stapleton Land, LLC or other subsidiaries of Forest City Enterprises, L.P, the Master Community Association, Inc., and SDC or SDC Services Corp. After each Director had summarily stated for the record the fact and nature of his private interests and had further stated that the determination to participate in voting or take any other action on any contract or other matter in which he may have a private interest would be made in compliance with Section 24-18-201(1)(b)(V), C.R.S., on an ad hoc basis, the Board turned its attention to the agenda items.

MINUTES

The Board reviewed the Minutes of the January 26, 2023 regular meeting. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the regular meeting.

PUBLIC ART

The Board reviewed the Public Art Projects Update submitted by Ms. Neal, a copy of which are attached hereto. Upon motion duly made, seconded and unanimously carried, the Board accepted the Public Art Report.

TREASURER'S REPORT

Ms. Bevier provided the financial report through December 31, 2022. After discussion and motion duly made, seconded and unanimously carried, the Board (i) accepted the Treasurer's Report and (ii) authorized the payment of all accounts, including current payables in conformance with budgetary appropriations, the encumbrance of all funds necessary for infrastructure projects, and the investment of any surplus funds.

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2022 AUDIT

Ms. Wheeler reported that she will provide the District's financial statements to the Auditor within the next few weeks so they begin working on the District's Audit of the 2022 financial statements.

DEVELOPMENT MANAGER'S REPORT

Mr. Truesdale presented the work order and change order approvals as reflected in the Development Manager's Report attached hereto and incorporated herein by this reference. Mr. Truesdale reported on various development issues. Upon motion duly made, seconded and unanimously carried, the Board accepted the Development Manager's Report. Mr. Truesdale requested approval of the Trade Contract assignment for IFDA No. MH. Upon discussion and motion duly made, seconded and unanimously carried, the Board accepted the assignment of such Trade Contract.

LEGAL REPORT

Mr. Cockrel reported on the closing of the 3.0-acre park from Mid America Apartments ("MAA"). Mr. Cockrel then presented the Resolution Authorizing the Acquisition of Real Property from MAA. Upon motion duly made, seconded and unanimously carried, the Board adopted the Resolution, a copy of which is attached hereto.

Ms. Mills reported on the May 2, 2023 Board of Director election. She has received the candidate nomination forms from Directors Bartlett and Heise. Ms. Mills reminded Chair Harris that his candidate nomination form was due on Friday, February 24th.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned.



Secretary for the Meeting

February 16, 2023

MEMORANDUM

TO: The Board of the Park Creek Metropolitan District

FROM: Barbara Neal
Public Art Consultant for Central Park

RE: Public Art Projects Update

Ellipse I (East 29th Avenue and Xenia Street) *The Eye and the Horizon (After Monet)*

Commission: \$100,000

Artist: Ilan Averbuch (Long Island City, NY)

Completed. 2006

Monitor.

Good condition. Arranged for annual maintenance and conservation in the spring/summer.

Northfield *Airfoils*

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Completed. 2006

Monitor.

Scheduled a meeting and a tour of Central Park's public art collection with Lary Herkal, the new management of the Shops at Northfield.

Advised Montview High School that Noah Manos, Paper Airplane Design, is available to work on the maintenance and conservation of the fourth Airfoil. Will follow up.

Central Park Recreation Center *Staplefield and Thought Balloons*

Commission: \$250,000

Artist Team: Walczak & Heiss (Marek Walczak, NY and Wesley Heiss, PA)

Completed. 2011

Thought Balloons commissioned by Arts and Venues Denver Public Art Program

Staplefield conveyed to the City and County of Denver in 2011 via an Assignment of Interest.

Monitor.

The website, <http://thoughtballoons.org/> will continue to solicit suggestions for dialogue text indefinitely.

F15 Pool *Conditional Reflections*

Commission: \$75,000

Artists: Jeanine Centuori and Russell Rock of UrbanRock Design (Los Angeles, CA)

Completed. 2008
Deaccessioned 2013

Eastbridge Town Center *Talking Parking Meters*
Commission: \$100,000
Artists: Jim Green (Denver, CO) and Ryan Elmendorf (Denver, CO)
Completed. 2017
Monitor.

Ellipse II (East 35th Avenue and Xenia Street) *The Picnic*
Commission: \$110,000
Artist: Gerald Heffernon (Winters, CA)
Completed. 2009
Monitor.
Arranged for annual maintenance and conservation in the spring/summer.

Central Park Boulevard Median *Prairie Reef*
Commission: \$150,000
Artist: Erick Johnson (Fort Collins, CO)
Completed. 2010
Monitor.

Community Garden *Garden Stories*
Commission: \$75,000
Artist: Lars Stanley (Austin, TX)
Completed. 2009
Conveyed to the City and County of Denver 2009 via an Assignment of Interest.
Monitor.
Continuing to follow up with Erica Garcia regarding maintenance and conservation.

Westerly Creek *Chorus*
Commission: \$155,000
Artist: Thomas Sayre (Raleigh, NC)
Completed. 2010
Conveyed to the City and County of Denver 2011 via an Assignment of Interest.
Monitor.
Continuing to follow with Erica Garcia about removal of the graffiti.

Prairie Basin Park *Phantom Pavilion*
Commission: \$175,000
Artist: Volkan Alkanoglu (Portland, OR)
Completed: 2018
Conveyed to the City and County of Denver 2022 via an Assignment of Interest.
Monitor.
Advised Arts and Venues of condition. Continuing to follow up with Erica Garcia about removal of the graffiti and replacement of the curbs.

Sandhills Prairie Park *Drift Inversion*

Commission: \$175,000

Artist: David Franklin (Indianola, WA)

Completed: 2017

Conveyed to the City and County of Denver 2022 via an Assignment of Interest.

Monitor.

Advised Arts and Venues of condition.

The Bluffs Park *Wind Gate Art Suite*

The Five

First Light

Beyond the Plains

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)

Completed: 2019

Conveyed to the City and County of Denver 2022 via an Assignment of Interest.

Monitor.

Advised Arts and Venues of condition.

North Park *Alta*

Donation

Artist: Rodrigo Nava (Putney, VT)

Completed 2022.

Monitor.

Prickly Plume Park *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Completed 2021

Monitor.

Barbara Neal

Public Art Consultant for Central Park

303-519-6611 (c)

barbaraneal35@gmail.com

PARK CREEK METROPOLITAN DISTRICT

Monthly Financial Report
Period Ended December 31, 2022

The following reports are attached to this narrative:

- 1) Statement of Net Assets (1 page)
- 2) Changes in Net Assets for All Funds Combined, General, Capital, Debt and Westerly Creek (5 pages)
- 3) Infrastructure Funding Projection Report (2 pages) - Not included
- 4) Summary Report of Trunk IFDAs (2 pages) - Not included
- 5) Summary Report of In-Tract IFDAs (2 pages) - Not included

Comments - Changes in Net Assets - All Funds Combined

- Westerly Creek Taxes represent the current month's property and specific ownership tax income from Westerly Creek which is less than budget for the month and less than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 57, MG and PC. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$600k was advanced by Forest City for infrastructure.
-

Comments - Statement of Net Assets

- Accounts Receivable Taxes is the current month's property and SO tax to be received next month.
- Miscellaneous receivables are the amounts due to fund current period costs. Funding is due from DURA in the form of TIF revenue, excess revenues or D2 loan advances and Forest City in the form of advances.
- The Statement of Net Assets is presented on a modified accrual, fund accounting basis which does not reflect long term debt balances, including developer advances. Long term debt balances are reflected in a summary report included in the package. Balances and expenses in the report are on a cash basis, therefore there will be slight difference between activity on the report and activity identified above regarding accrued developer advances.

Comments - Infrastructure Funding Report:

•

General Comments:

•

Park Creek Metropolitan District
Balance Sheet Governmental Fund
December 31, 2022

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 8,641,073	
Miscellaneous Receivables	877,932	
Intercompany Receivable	(172,462)	
Clearing - Job costs	<u>82,386</u>	
Total Current Assets		\$ 9,428,929
<u>Long Term Assets</u>		
<u>Fund Investments</u>		
2016A Sr bonds - SO tax	\$ 2,523	
2020 Bonds - reserve acct	1,817,615	
2020 Bonds - Revenue bonds	<u>5</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 1,820,142</u>
Long Term Fund Assets		\$ 1,820,142
Prepaid Casualty Insurance	<u>\$ 81,927</u>	
Long Term Capital Assets		<u>\$ 81,927</u>
Total Long Term Assets		<u>\$ 1,902,069</u>
Total Assets		<u>\$ 11,330,998</u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 3,053,781	
Accrued Expenses	<u>40,297</u>	
Total Current Liabilities		\$ 3,094,078
<u>Long Term Liabilities</u>		
Long Term Liabilities		<u>\$ 3,094,078</u>
Total Liabilities		\$ 3,094,078
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 11,361,798	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>14,338,114</u>	
Total Net Assets		<u>\$ 25,699,912</u>
Total Liabilities & Net Assets		<u>\$ 28,793,990</u>

unaudited

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
All Funds Combined
For the 12 Months Ended December 31, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
196,414	152,693	(43,721)	Westerly Creek taxes	49,737,195	47,974,716	(1,762,479)
1,791,666	804,603	(987,063)	Developer Advances	21,500,000	12,170,203	(9,329,797)
-	44,000,000	44,000,000	Bond Proceeds	39,270,000	99,000,000	59,730,000
-	-	-	Earned Bond Premium	2,500,000	-	(2,500,000)
-	-	-	Misc Income	205,000	127	(204,873)
285,000	-	(285,000)	Subsidy Payments	570,000	-	(570,000)
-	6,241	6,241	Dura rev - 2014 D2 loan	55,000	358,611	303,611
69,250	-	(69,250)	TOS Facility Fees	831,000	430,500	(400,500)
8,334	-	(8,334)	Damage Fees	100,000	53,473	(46,527)
101,334	-	(101,334)	Facility Fees	1,216,000	584,000	(632,000)
2,000	-	(2,000)	Mailbox Fees	24,000	13,020	(10,980)
58,334	-	(58,334)	Aurora Use tax, etc	700,000	718,214	18,214
-	1,811	1,811	DURA Revenue	55,000	(22,885)	(77,885)
-	23,326	23,326	Dura revenue	-	1,345,166	1,345,166
168	84,754	84,586	Interest Income	2,000	269,741	267,741
2,512,500	45,073,429	42,560,929	Total: Revenue	116,765,195	162,894,886	46,129,691
<u>Expenditures</u>						
-	643	(643)	Trunk Total	-	214,864	(214,864)
425,000	85,280	339,720	Trunk Open Space Total	5,100,000	4,644,933	455,067
1,833,334	854,346	978,988	InTract Total	22,000,000	12,279,278	9,720,722
-	-	-	Recreation Center Total	-	-	-
-	21	(21)	Denver Water Total	-	1,015	(1,015)
2,258,334	940,290	1,318,044	Subtotal: Infrastructure	27,100,000	17,140,090	9,959,910
-	34,351	(34,351)	Interest Exp - Notes Stapleton Land	-	1,346,946	(1,346,946)
-	-	-	Payment to Refunding Escrow	40,770,000	-	40,770,000
24,500,000	16,044,467	8,455,533	Bond Interest - Intract Bonds	49,000,000	30,859,185	18,140,815
-	2,044,492	(2,044,492)	Interest - Notes	-	2,044,492	(2,044,492)
-	-	-	Payment on Notes - Interest	-	312,075	(312,075)
4,647,500	9,840,625	(5,193,125)	Payments on District Bond Principal	9,295,000	9,840,625	(545,625)
-	(426,029)	426,029	Bond Issuance Costs	-	147,758	(147,758)
-	-	-	Trustee Fees	30,000	27,100	2,900
-	26,928,686	(26,928,686)	Payment on Advances - Principal	-	26,928,686	(26,928,686)
-	-	-	Payment on Advances - Principal	-	40,768,979	(40,768,979)
-	-	-	Payment on Notes - Principal	-	12,469,140	(12,469,140)
-	24,578	(24,578)	Insurance	20,000	37,643	(17,643)
18,166	1,438	16,728	Other Capital Expenditures	230,000	35,290	194,710
29,165,666	54,492,608	(25,326,942)	Subtotal: Other Capital	99,345,000	124,817,919	(25,472,919)
<u>General and Administrative Expenses</u>						
140,620	90,117	50,503	Park Creek General Fund Expense	6,383,726	2,010,930	4,372,796
15	2	13	Westerly Creek Expenses	697,258	520,518	176,740
140,635	90,119	50,516	Subtotal: G&A	7,080,984	2,531,448	4,549,536
31,564,635	55,523,017	(23,958,382)	Total: Expenditures	133,525,984	144,489,457	(10,963,473)
(29,052,135)	(10,449,589)	18,602,546	Revenue Over/(Under) Expenditures	(16,760,789)	18,405,429	35,166,218
(140,000)	(331,034)	(191,034)	Transfer (To) From Bond Funds	(700,000)	(650,197)	49,803
141,250	331,034	189,784	Transfer (To) From General Funds	715,000	650,197	(64,803)
-	-	-	Transfer (To) From Capital Funds	(15,000)	-	15,000
1,250	-	(1,250)	Total: Other Financing Sources/(Uses)	-	-	-
(29,050,885)	(10,449,589)	18,601,296	Increase/(Decrease) in Net Assets	(16,760,789)	18,405,429	35,166,218

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
Park Creek General Fund
For the 12 Months Ended December 31, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
194,930	152,490	(42,440)	Westerly Creek Taxes - O&M and SO	4,212,967	3,574,435	(638,532)
84	-	(84)	Interest income	1,000	-	(1,000)
<u>195,014</u>	<u>152,490</u>	<u>(42,524)</u>	Total: Revenue	<u>4,213,967</u>	<u>3,574,435</u>	<u>(639,532)</u>
Expenditures						
General and Administrative Expenditures						
1,339	771	568	Staff Services	12,675	11,748	927
56	571	(515)	Office Services	1,552	1,674	(122)
33	33	-	Office Rent	396	396	-
-	492	(492)	Rent - Storage	-	5,267	(5,267)
-	-	-	Dues	-	124	(124)
-	(599)	599	Developer Management Fees	-	(599)	599
10,417	-	10,417	Professional Services	125,000	55,000	70,000
18,750	1,312	17,439	Legal Fees	225,000	47,512	177,488
-	-	-	Accounting/Audit Fees	17,500	17,500	-
1,459	160	1,299	Accounting Services	17,500	5,824	11,676
-	-	-	Contingency	139,433	-	139,433
-	-	-	Reserve for Improvements	4,000,000	-	4,000,000
-	-	-	Bond Issuance Expenses	-	6,337	(6,337)
-	-	-	Insurance Expense	40,000	31,232	8,768
-	-	-	Public Art Maintenance	25,000	13,460	11,540
-	575	(575)	Public Art Monitoring	7,500	5,000	2,500
103,397	82,668	20,729	District MCA Maint	1,687,789	1,730,279	(42,490)
5,169	4,134	1,035	District MCA Fee	84,381	86,514	(2,133)
-	-	-	Westerly Creek Expenses	<u>237,228</u>	<u>73,816</u>	<u>163,412</u>
<u>140,620</u>	<u>90,117</u>	<u>50,503</u>	Subtotal: G&A	<u>6,620,954</u>	<u>2,091,083</u>	<u>4,529,871</u>
<u>140,620</u>	<u>90,117</u>	<u>50,503</u>	Total: Expenditures	<u>6,620,954</u>	<u>2,091,083</u>	<u>4,529,871</u>
<u>54,394</u>	<u>62,373</u>	<u>7,979</u>	Revenue Over/(Under) Expenditures	<u>(2,406,987)</u>	<u>1,483,352</u>	<u>3,890,339</u>
(140,000)	(331,034)	(191,034)	Transfer (To) From Bond Funds	(700,000)	(650,197)	49,803
-	-	-	Transfer (To) From Capital Funds	(15,000)	-	15,000
(140,000)	(331,034)	(191,034)	Total: Other Financing Sources/(Uses)	(715,000)	(650,197)	64,803
<u>(85,606)</u>	<u>(268,661)</u>	<u>(183,055)</u>	Increase/(Decrease) in Net Assets	<u>(3,121,987)</u>	<u>833,155</u>	<u>3,955,142</u>

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Debt Fund
For the 12 Months Ended December 31, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			Revenue:			
1,484	204	(1,280)	Westerly Creek Taxes - Debt Service	45,524,228	44,400,281	(1,123,947)
	11,880,000	11,880,000	Bond Proceeds	39,270,000	66,880,000	27,610,000
			Earned Bond Premium	2,500,000		(2,500,000)
			Misc Income	5,000		(5,000)
285,000		(285,000)	Subsidy Payments	570,000		(570,000)
			Interest Income		30	30
84	84,754	84,670	Investment Income	1,000	269,711	268,711
286,568	11,964,958	11,678,390	Total: Revenue	87,870,228	111,550,022	23,679,794
			Expenditures			
			Payment to Refunding Escrow	40,770,000		40,770,000
24,500,000	16,044,467	8,455,533	Interest Expense	49,000,000	30,859,185	18,140,815
	2,044,492	(2,044,492)	Interest Exp - Notes Stapleton Land		2,044,492	(2,044,492)
	3,177,778	(3,177,778)	Interest Exp notes - Lapsis		3,177,778	(3,177,778)
			Payment on Advances - Interest		882,357	(882,357)
			Payment on Notes - Interest		312,075	(312,075)
4,647,500	9,840,625	(5,193,125)	Payments on District Bond Principal	9,295,000	9,840,625	(545,625)
	(125,235)	125,235	Bond Issuance Costs		442,215	(442,215)
			Developer Advances Repayments		53,238,119	(53,238,119)
29,147,500	30,982,126	(1,834,626)	Subtotal: Other Capital	99,065,000	100,796,844	(1,731,844)
			General and Administrative Expenses			
15	2	13	Payments to Westerly Creek	460,030	446,702	13,328
15	2	13	Subtotal: G&A	460,030	446,702	13,328
29,147,515	30,982,128	(1,834,613)	Total Expenditures	99,525,030	101,243,547	(1,718,517)
(28,860,947)	(19,017,170)	9,843,777	Revenue Over/(Under) Expenditures	(11,654,802)	10,306,475	21,961,277
140,000	331,034	191,034	Transfer (To) From General Funds	700,000	650,197	(49,803)
140,000	331,034	191,034	Transfer (To) From Capital Funds	700,000	650,197	(49,803)
(28,720,947)	(18,686,137)	10,034,810	Increase/(Decrease) in Net Assets	(10,954,802)	10,956,672	21,911,474

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Capital Fund
For the 12 Months Ended December 31, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			Revenue:			
	32,120,000	32,120,000	Bond Proceeds		32,120,000	32,120,000
			Misc Income	200,000	127	(199,873)
1,791,666	804,582	(987,084)	Developer Advance Receipts - FC	21,500,000	12,169,188	(9,330,812)
	21	21	Developer Advance		1,015	1,015
	25,137	25,137	DURA Revenue	55,000	1,322,281	1,267,281
	6,241	6,241	Dura rev - 2014 D2 loan	55,000	358,611	303,611
69,250		(69,250)	TOS Facility Fees	831,000	430,500	(400,500)
8,334		(8,334)	Damage Fees	100,000	53,473	(46,527)
101,334		(101,334)	Facility Fees	1,216,000	584,000	(632,000)
2,000		(2,000)	Mailbox Fees	24,000	13,020	(10,980)
58,334		(58,334)	Aurora Use tax, etc	700,000	718,214	18,214
2,030,918	32,955,981	30,925,063	Total: Revenue	24,681,000	47,770,430	23,089,430
			Expenditures			
	643	(643)	Trunk Total		214,864	(214,864)
425,000	85,280	339,720	Trunk Open Space Total	5,100,000	4,644,933	455,067
1,833,334	854,346	978,988	InTract Total	22,000,000	12,279,278	9,720,722
	21	(21)	Recreation Center Total		1,015	(1,015)
			Denver Water Total			
2,258,334	940,290	1,318,044	Subtotal: Infrastructure	27,100,000	17,140,090	9,959,910
	34,351	(34,351)	Interest Expense		1,346,946	(1,346,946)
	(300,793)	300,793	Bond Issuance Costs		(300,793)	300,793
			Trustee Fees	30,000	27,100	2,900
	26,928,686	(26,928,686)	Developer Advances Repayments		26,928,686	(26,928,686)
	24,578	(24,578)	Insurance Expense	20,000	37,643	(17,643)
			Dues	1,500	1,114	386
			CCD Review/Monitoring Fee	10,500	10,500	
1,500	1,438	62	Accounting Services	18,000	7,443	10,557
			Bank Charges		9,099	(9,099)
16,666		16,666	Interim Damage Repairs	200,000	7,134	192,866
			Misc. Art expenses		7,181	(7,181)
18,166	26,688,260	(26,670,094)	Subtotal: Other Capital	280,000	28,082,053	(27,802,053)
			General and Administrative Expenses			
			Subtotal: G&A			
2,276,500	27,628,550	(25,352,050)	Total: Expenditures	27,380,000	45,222,143	(17,842,143)
(245,582)	5,327,431	5,573,013	Revenue Over/(Under) Expenditures	(2,699,000)	2,548,287	5,247,287
			Transfer (To) From Bond Funds	15,000		(15,000)
1,250		(1,250)	Transfer (To) From General Funds	15,000		(15,000)
1,250		(1,250)	Total: Other Financing Sources/(Uses)			
(244,332)	5,327,431	5,571,763	Increase/(Decrease) in Net Assets	(2,684,000)	2,548,287	5,232,287

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 12 Months Ended December 31, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
1,484	187	(1,297)	Property Tax - Debt	45,524,228	44,407,482	(1,116,746)
45	6	(39)	Property Tax - O&M	1,404,319	1,373,427	(30,892)
194,884	152,483	(42,401)	Specific Ownership tax	2,808,650	2,201,230	(607,420)
-	17	17	Interest Income	-	(7,201)	(7,201)
-	1	1	Interest income	-	(223)	(223)
196,413	152,693	(43,720)	Total: Revenue	49,737,197	47,974,716	(1,762,481)
<u>Expenditures</u>						
<u>General and Administrative Expenditures</u>						
-	-	-	WCMD Expenses	223,000	60,000	163,000
15	2	13	Treasury Commission - DS	460,030	446,702	13,328
-	-	-	Treasury Commission - OM	14,228	13,816	412
15	2	13	Subtotal: G&A	697,258	520,518	176,740
15	2	13	Total: Expenditures	697,258	520,518	176,740
196,398	152,691	(43,707)	Revenue Over/(Under) Expenditures	49,039,939	47,454,198	(1,585,741)
15	2	(13)	Transfers From Park Creek	697,258	520,518	(176,740)
(196,413)	(152,693)	43,720	Transfers(To) Park Creek	(49,737,197)	(47,974,716)	1,762,481
(196,398)	(152,691)	43,707	Total: Other Financing Sources/(Uses)	(49,039,939)	(47,454,198)	1,585,741
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

**Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report**

As of December 31, 2022

	In-tract	Trunk											Developer Contributions & Advances - Non GCP Funds	Total	
		TIF Funds inc D2 Loan, Exceeds Rev & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP Funds	FCS/COPS- Section 10	Art Funds	System Development Fees	TOS Fees - Section 10	CDOT FUNDS	CCD funds IC-4B	DPS Advances				
Available balances															2,160,127
System Development Fees										324,728	1,835,400				0
TIF Revenue (includes unreleased, released and encumbered)			0				0								0
Good Citizen Payment ("GCP") IFDA F3															0
Developer Contribution and Advances for IC4 from IFDA F4															16,948
CCD/CDOT funds													16,948		477,730
COPS/Section 10															0
DPS advances															0
Total	0	0	0	0	477,730	0	324,728	1,835,400	0	16,948	0	0	0	0	2,654,805
Remaining to be Paid on Approved IFDA's and other approved projects															0
IFDA #1 & 1A	0														0
IFDA #15 & 15A	430,690														0
IFDA #17															0
IFDA 19 - Filing 19 Earthwork															0
IFDA 32	29,982														111,442
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011	937,256	111,442													0
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)	914,142													0	287,314
IFDA 36 - F36 and amendment to IFDA28 (May 2012)	1,388,683	287,314													53,288
IFDA 40 - Filing 40	277,426	53,288											0		0
IFDA 41 - Filing 41													0		0
IFDA 42 - Filing 42															0
IFDA 44 - Filing 44															0
IFDA 45 - Filing 45															38
IFDA 47 - Filing 47	2,353,499	38													0
IFDA 48 - Filing 48															0
IFDA 49 - Filing 49	9,465,302				11,914				342,200						354,114
IFDA 52 - Filing 52	123,255	470,115													470,115
IFDA 53 - Filing 53	5,835														0
IFDA 54 - Filing 54	1,352,129								67,417						67,417
IFDA 55 - Filing 55															0
IFDA 56 - Filing 56	80,275														0
IFDA 57 - Filing 57	8,439,117														0
IFDA 59 - Filing 59	230,486														0
IFDA 60 - Filing 60	145,261														0
IFDA AB															0
IFDA AC	58,521														45,962
IFDA IC4 - CPB I70 Interchange connections (IFDA F4 identifies funding sources)	271,356														107,045
IFDA IC4A - Feb 2011 (does not include Private Funding)	478,097	107,045													250,872
IFDA IC4B - Funded by CCD	2,126,357	69,883													69,883
IFDA MB															0
IFDA MC															0
IFDA MD	20,001														53,503
IFDA ME		53,503													78,554
IFDA MF	628,646	78,554													654,919
IFDA MG	6,497,515														1,999
IFDA ML	56,982	654,919													349,043
IFDA P8 - West Detention Pond Park & Northfield Linear Park		1,999													329,867
IFDA PA		349,043													893,695
IFDA PB		329,867													6,828,455
IFDA PC		893,695													0
IFDA PD		6,828,455													0
Approved Uses - Remaining to be Paid	36,310,813	10,289,160	0	0	11,914	0	0	409,617	0	250,872	0	45,962	11,007,525		
Funds Remaining	(36,310,813)	(10,289,160)	0	0	0	0	324,728				0	(45,962)	(8,352,720)		

**Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report**

As of December 31, 2022

	Trunk														Total
	In-tract	TIF Funds inc D2 Loan, Excess Rev & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP Funds	FCS/COPS Section 10	Art Funds	System Development Fees	TOS Fees - Section 10	CDOT FUNDS	CCD funds IC-4B	DPS Advances	Developer Contributions & Advances - Non GCP Funds			
	Developer Advances														
Anticipated near term funding sources														0	
														0	
														0	
														0	
Total Anticipated Funding Sources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Amount available / (required) after funding approved IFDAs	(36,310,813)	(10,289,160)	0	0	0	0	324,728	0	0	0	0	(45,962)	(8,352,720)		
IFDA's submitted but not yet approved														0	
														0	
														0	
Total Pending Uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Funding Available / (Required)	(36,310,813)	(10,289,160)	0	0	0	0	324,728	0	0	0	0	(45,962)	(8,352,720)		
Future Projects : Cost														0	
														-	
Total Future Projects Before Funding Sources	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
Future Projects : Funding Sources														0	
														0	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Net Future Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw 183/96/NA/69/51
 As of: 12/31/2022

		Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Trunk	Filing 15 Total IFDA 15	10,323,181	10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
		10,323,181	10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
Trunk	Filing 34 Total IFDA 34	5,918,735	5,918,735	-	5,918,735	5,807,293	111,442	5,807,293	111,442
		5,918,735	5,918,735	-	5,918,735	5,807,293	111,442	5,807,293	111,442
Trunk	Filing 36 Total IFDA 36	2,678,281	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
		2,678,281	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 40 Total IFDA 40	240,101	240,101	-	240,101	186,813	53,288	186,813	53,288
		240,101	240,101	-	240,101	186,813	53,288	186,813	53,288
Trunk	Filing 43 Total IFDA 43	125,658	125,639	(26,102)	99,537	99,537	0	99,537	0
		125,658	125,639	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 47 Total IFDA 47	671,755	671,755	(81,155)	590,601	590,563	38	590,563	38
		671,755	671,755	(81,155)	590,601	590,563	38	590,563	38
Trunk Park Trunk	Filing 49 Total IFDA 49	7,899,280	7,899,280	(1,967,686)	5,947,590	5,942,894	4,696	5,935,676	11,914
		924,221	924,221	-	924,221	599,973	324,248	582,021	342,200
		8,823,501	8,823,501	(1,967,686)	6,871,811	6,542,866	328,945	6,517,697	354,115
Trunk	Filing 52 Total IFDA 52	2,056,690	2,056,690	(105,000)	1,951,690	1,481,576	470,115	1,481,576	470,115
		2,056,690	2,056,690	(105,000)	1,951,690	1,481,576	470,115	1,481,576	470,115
Park Trunk	Filing 54 Total IFDA 54	412,152	412,151	-	412,151	344,734	67,417	344,734	67,417
		412,152	412,151	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing A1 Total IFDA A1	2,750,000	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
		2,750,000	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
Trunk	Filing IC-4 Total IFDA C4	16,803,727	16,803,726	1	16,803,727	16,758,085	45,642	16,757,765	45,962
		16,803,727	16,803,726	1	16,803,727	16,758,085	45,642	16,757,765	45,962
Trunk	Filing IC-4A Total IFDA C4A	1,922,816	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
		1,922,816	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing IC-4B Total IFDA IC-4B	8,400,000	8,400,000	364,999	8,764,999	8,635,902	129,098	8,514,128	250,872
		8,400,000	8,400,000	364,999	8,764,999	8,635,902	129,098	8,514,128	250,872
Trunk	Filing MB Total IFDA MB	4,834,360	4,834,360	(1,054,999)	3,779,362	3,706,018	69,883	3,706,018	69,883
		4,834,360	4,834,360	(1,054,999)	3,779,362	3,706,018	69,883	3,706,018	69,883
Trunk	Filing ME Total IFDA ME	625,236	625,236	-	625,236	571,733	53,503	571,733	53,503
		625,236	625,236	-	625,236	571,733	53,503	571,733	53,503
Trunk	Filing MF Total IFDA MF	90,494	90,494	-	90,494	8,479	78,554	8,479	78,554
		90,494	90,494	-	90,494	8,479	78,554	8,479	78,554
Trunk	Filing ML Total IFDA ML	13,498,494	13,498,494	264,676	13,498,494	12,898,293	600,201	12,843,575	654,919
		13,498,494	13,498,494	264,676	13,498,494	12,898,293	600,201	12,843,575	654,919
Park Trunk	Filing N/F Linear Park Total IFDA P8	5,949,489	5,949,489	1,077,075	7,085,638	7,083,639	1,999	7,083,639	1,999
		5,949,489	5,949,489	1,077,075	7,085,638	7,083,639	1,999	7,083,639	1,999
Park Trunk	Filing PA Total IFDA PA	19,242,911	19,242,911	1,059,421	20,302,332	19,953,290	349,043	19,953,290	349,043
		19,242,911	19,242,911	1,059,421	20,302,332	19,953,290	349,043	19,953,290	349,043
Park Trunk	Filing PB Total IFDA PB	14,450,857	14,450,856	(608,767)	13,842,089	13,571,887	270,202	13,512,221	329,867
		14,450,857	14,450,856	(608,767)	13,842,089	13,571,887	270,202	13,512,221	329,867
Park Trunk	Filing PC Total IFDA PC	10,512,911	6,900,000	4,926,292	11,826,292	11,602,191	224,102	10,932,597	893,695
		10,512,911	6,900,000	4,926,292	11,826,292	11,602,191	224,102	10,932,597	893,695
Park Trunk	Filing PD Total IFDA PD	6,958,768	6,958,768	-	6,958,768	156,227	6,802,541	130,312	6,828,455
		6,958,768	6,958,768	-	6,958,768	156,227	6,802,541	130,312	6,828,455

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw 183/96/NA/69/51
 As of: 12/31/2022

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Total Trunk Job Costs	78,838,809	78,838,789	(3,168,728)	75,421,381	73,661,241	2,005,842	73,472,233	2,194,850
Total Park Trunk Job Costs	58,451,309	54,838,396	6,454,021	61,351,491	53,311,939	6,039,552	52,538,814	8,812,677
Total	137,290,118	133,677,185	3,285,293	136,772,872	126,973,180	10,045,394	126,011,047	11,007,527

Park Creek Metropolitan District
 In-Tract IFDAs #All Open- Filing #All Open
 Draw 213
 As of: 12/31/2022

		Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 15 Total IFDA 15	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
		13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract	Filing 17 Total IFDA 17	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
		10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract	Filing 32 Total	16,929,665	16,929,665	792,092	17,721,757	17,745,648	(23,891)	17,691,775	29,982
	Filing 34 Total	370,052	370,052	(341,542)	28,511	28,511	-	28,511	-
	IFDA 32	17,299,717	17,299,717	450,551	17,750,268	17,774,159	(23,891)	17,720,286	29,982
In-Tract	Filing 34 Total IFDA 34	8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
		8,480,866	8,480,867	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
In-Tract	Filing 35 Total	5,404,254	5,404,254	(756,501)	4,647,753	4,205,843	441,910	4,205,843	441,910
	Filing/IK Total	2,592,337	2,592,337	756,501	3,348,837	2,876,456	472,382	2,876,606	472,231
	IFDA 35	7,996,591	7,996,591	-	7,996,591	7,082,299	914,292	7,082,449	914,142
In-Tract	Filing 36 Total IFDA 36	31,228,859	31,228,859	(78,501)	31,150,358	29,761,675	1,388,683	29,761,675	1,388,683
		31,228,859	31,228,859	(78,501)	31,150,358	29,761,675	1,388,683	29,761,675	1,388,683
In-Tract	Filing 40 Total IFDA 40	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,935,195	277,426
		5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,935,195	277,426
In-Tract	Filing 42 Total IFDA 42	16,952,761	16,952,761	(3,066,225)	13,886,536	13,886,537	(1)	13,886,537	(1)
		16,952,761	16,952,761	(3,066,225)	13,886,536	13,886,537	(1)	13,886,537	(1)
In-Tract	Filing 45 Total IFDA 45	35,656,775	35,656,775	(4,101,347)	31,555,428	31,555,427	1	31,555,427	1
		35,656,775	35,656,775	(4,101,347)	31,555,428	31,555,427	1	31,555,427	1
In-Tract	Filing 47 Total IFDA 47	15,875,085	15,875,085	-	15,875,085	13,521,585	2,353,499	13,521,585	2,353,499
		15,875,085	15,875,085	-	15,875,085	13,521,585	2,353,499	13,521,585	2,353,499
In-Tract	Filing 48 Total IFDA 48	1,583,241	1,583,241	46,780	1,630,021	1,630,020	1	1,630,020	1
		1,583,241	1,583,241	46,780	1,630,021	1,630,020	1	1,630,020	1
In-Tract	Filing 49 Total IFDA 49	58,653,806	58,653,806	-	58,653,806	49,447,902	9,205,904	49,188,504	9,465,302
		58,653,806	58,653,806	-	58,653,806	49,447,902	9,205,904	49,188,504	9,465,302
In-Tract	Filing 52 Total IFDA 52	7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
		7,788,143	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract	Filing 53 Total IFDA 53	1,998,696	1,998,696	271,230	2,269,926	2,264,091	5,835	2,264,091	5,835
		1,998,696	1,998,696	271,230	2,269,926	2,264,091	5,835	2,264,091	5,835
In-Tract	Filing 54 Total IFDA 54	53,859,266	53,859,266	(4,274,632)	49,584,633	48,855,233	729,400	48,232,505	1,352,129
		53,859,266	53,859,266	(4,274,632)	49,584,633	48,855,233	729,400	48,232,505	1,352,129
In-Tract	Filing 55 Total IFDA 55	1,874,362	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
		1,874,362	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	Filing 56 Total IFDA 56	2,966,874	2,966,874	(531,983)	2,434,891	2,354,616	80,275	2,354,616	80,275
		2,966,874	2,966,874	(531,983)	2,434,891	2,354,616	80,275	2,354,616	80,275
In-Tract	Filing 57 Total IFDA 57	52,110,215	52,110,215	-	52,110,215	45,563,082	6,547,133	43,671,097	8,439,117
		52,110,215	52,110,215	-	52,110,215	45,563,082	6,547,133	43,671,097	8,439,117
In-Tract	Filing 59 Total IFDA 59	2,209,768	2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486
		2,209,768	2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486

Park Creek Metropolitan District
 In-Tract IFDAs #All Open- Filing #All Open
 Draw 213
 As of: 12/31/2022

		Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 60 Total IFDA 60	1,945,158	1,945,158	-	1,945,158	1,879,063	66,095	1,799,897	145,261
In-Tract	Filing AC Total IFDA AC	5,102,392	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,471,555	58,521
In-Tract	Filing IC-4 Total IFDA C4	2,306,634	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
In-Tract	Filing IC-4A Total IFDA C4A	2,042,680	2,042,680	2	2,042,682	1,564,584	478,097	1,564,750	478,097
In-Tract	Filing MB Total IFDA MB	7,851,158	7,851,158	-	7,851,158	5,724,801	2,126,357	5,724,801	2,126,357
In-Tract	Filing MC Total IFDA MC	8,507,309	8,507,309	(1,738,800)	6,712,763	6,712,764	(0)	6,712,764	(0)
In-Tract	Filing MD Total IFDA MD	4,981,832	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
In-Tract	Filing ME Total IFDA ME	7,387,006	7,387,006	(1,373,860)	5,951,322	5,951,322	0	5,951,322	0
In-Tract	Filing MF Total IFDA MF	14,787,951	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,479,546	628,646
In-Tract	Filing MG Total IFDA MG	12,740,445	12,740,445	-	12,740,445	10,117,161	2,623,284	6,242,930	6,497,515
In-Tract	Filing ML Total IFDA MI	3,013,788	3,013,788	356,938	3,386,789	3,347,877	38,912	3,329,807	56,982
	Total Job costs	416,442,183	416,442,184	(20,447,768)	395,685,953	366,497,575	29,194,549	359,381,477	36,310,813

WESTERLY CREEK METROPOLITAN DISTRICT

Monthly Financial Report

Period Ended December 31, 2022

The following reports are attached to this narrative:

- 1) Statement of Revenues, Expenditures and Changes in Net Assets - General Fund (1 page)

Changes in Fund Balance

- Monthly tax income is less than budget for the current month and less than budget for year.
-
-

General Comments:

- All tax income is transferred to Park Creek.
- All Westerly Creek expenses are funded by Park Creek.
 - Year to date G & A expenditures are more than budget due to election costs.
 - Treasurers fee expense is 1% of property tax income and therefore varies inversely with the property tax income variance.
- Westerly Creek has no assets and therefore there is no Statement of Assets report.

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 12 Months Ended December 31, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
1,484	187	(1,297)	Property Tax - Debt	45,524,228	44,407,482	(1,116,746)
45	6	(39)	Property Tax - O&M	1,404,319	1,373,427	(30,892)
194,884	152,483	(42,401)	Specific Ownership tax	2,808,650	2,201,230	(607,420)
-	17	17	Interest Income	-	(7,201)	(7,201)
-	1	1	Interest income	-	(223)	(223)
196,413	152,693	(43,720)	Total: Revenue	49,737,197	47,974,716	(1,762,481)
Expenditures						
<u>General and Administrative Expenditures</u>						
-	-	-	WCMD Expenses	223,000	60,000	163,000
15	2	13	Treasury Commission - DS	460,030	446,702	13,328
-	-	-	Treasury Commission - OM	14,228	13,816	412
15	2	13	Subtotal: G&A	697,258	520,518	176,740
15	2	13	Total: Expenditures	697,258	520,518	176,740
196,398	152,691	(43,707)	Revenue Over/(Under) Expenditures	49,039,939	47,454,198	(1,585,741)
15	2	(13)	Transfers From Park Creek	697,258	520,518	(176,740)
(196,413)	(152,693)	43,720	Transfers(To) Park Creek	(49,737,197)	(47,974,716)	1,762,481
(196,398)	(152,691)	43,707	Total: Other Financing Sources/(Uses)	(49,039,939)	(47,454,198)	1,585,741
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

Park Creek District Board Meeting

Development Manager Agenda

February 23, 2023

Project Update

Award Recommendation

Work Order Approval

Filing 57

Mortenson W/O #197	\$33,458
Repairs necessary for acceptance	

Maintenance

Mortenson W/O #198	\$265,297
Maintenance for IFDA's 60, MG and MH	

Change Order Approval

Filing 57

BrightView Landscape C/O #8	\$28,949
Weed Abatement; Grading	

BrightView Landscape C/O #10	\$671,493
Restore Areas in PD from F57 Construction, Import Soil	

Mortenson C/O #7	\$336,985
Extended GC's	

Contract Assignments

IFDA MH

Contractor	Type of Work	Contract No.	Contract Date	Revised Contract	Amount Paid
M.A. Mortenson Company	Construction Management Services for IFDA MG: F64 3 Acre Park; Que Cutter Railroad Signal; F63 Alley	195	9/20/22	561,560.00	38,717.00
Concrete Expres, Inc.	Filing 63 45th Place Alley / Roadways	63-0010	7/27/22	207,146.00	183,057.00

SELF PERFORM WORK ORDER

Date: January 31, 2023

Work Order No: 197- Concrete Repairs, UCS, & Diamond Plumbing

Owner: Park Creek Metropolitan District

Construction Manager: M. A. Mortenson Company

Development Manager: Forest City Stapleton, Inc.

In accordance with the Short Form Contract Amendment between the Developer and Contractor dated April 29, 2005, ("Contract") the following services are hereby authorized. Capitalized terms shall have the meaning set forth in the Contract. The terms and conditions of the Contract shall apply to this Work Order except to the extent expressly modified by this Work Order. Any such modification shall be set forth on pages attached to this Work Order and shall reference the specific paragraph of the Contract to be modified.

Description of Services:

Concrete Repairs
 UCS
 Diamond Plumbing Bathroom Fix Prairie Meadow

F57 maintenance

Phase/Work Included in this Work Order:

F57

Construction Management Services for Stapleton Acceptance Fixes:

	Total WO 197	In-Tract
TOTAL Work Order	\$33,458	\$33,458
Direct Work (Final Acceptance)	\$29,152	\$29,152
Survey and Testing (Final Acceptance)	\$0	\$0
General Conditions (Final Acceptance)	\$3,332	\$3,332
CM Fees (Final Acceptance)	\$974	\$974

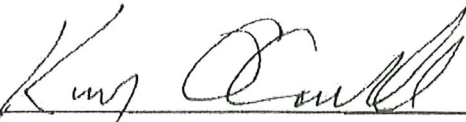
This Work Order Thirty- Three Thousand Four Hundred Fifty- Eight Dollars and No Cents. Consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Diamond Plumbing
 UCS

This Work Order may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same instrument.

CONTRACTOR:

M. A. Mortenson Company

BY: 

TITLE: PROJECT EXEC
1/31/23

**DEVELOPMENT MANAGER
RECOMMENDATION FOR APPROVAL**

Forest City Stapleton Inc.

BY: 

TITLE: Director, Development

OWNER:

Park Creek Metropolitan District

BY: _____
Secretary

BY: _____
President



Prairie Meadow Bathroomand UCS Costs
1/31/2023

Item	Cost	Units	Quantities	Total Cost
Concrete Repairs	\$ 4,684.00	LS	1	\$ 4,684.00
UCS	\$ 7,056.00	Monthly	3	\$ 21,168.00
Diamond Plumbing	\$ 3,299.30	LS	1	\$ 3,299.30
Total Subcontracted				\$ 29,151
Construction Mangement				
General Conditions (10%)				\$ 2,915
Liability Insurance (1.3%)				\$ 417
CM Fee (3% Subcontracted)				\$ 974
TOTAL Construction Mangement				\$ 4,306
Total				\$ 33,458

WORK ORDER

Date: February 14, 2023

Work Order No: 198
2023 Maintenance

Owner: Park Creek Metropolitan District

Construction Manager: M. A. Mortenson Company

Development Manager: Forest City Stapleton, Inc.

In accordance with the Short Form Contract between the Developer and Contractor dated June 9, 2001, ("Contract") the following services are hereby authorized. Capitalized terms shall have the meaning set forth in the Contract. The terms and conditions of the Contract shall apply to this Work Order except to the extent expressly modified by this Work Order. Any such modification shall be set forth on pages attached to this Work Order and shall reference the specific paragraph of the Contract to be modified.

Description of Services:

Construction management services, general conditions, and direct work for supervision of Maintenance Activities for the following In-Tract Projects

Phase/Work Included in this Work Order:

IFDA MG Central Park Plaza (Does not include Beeler Ct)
Filing 60 40th Avenue
Filing MH Navigator Park

Construction Management Services for Maintenance

	Total WO 198	In Tract
Construction Management & UCS Utility Locate Services	\$265,297	\$265,297
	\$0	\$0
Total	\$265,297	\$265,297

DBE Contractors Participation (Civil Tech & UCS): \$ 91,417

Total DBE (34.5 %, based on Total WO): \$ 91,417

Personnel Rates: Set forth in the attached Schedule of Personnel Rates and Expenses

Estimated Substantial Completion Date: December 2023

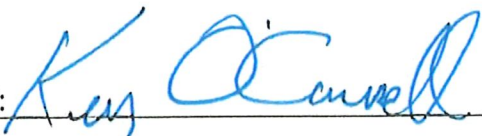
This Work Order consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: WO#198 back-up Dated 2/14/2023,

This Work Order may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, all of which together shall constitute on and the same instrument.

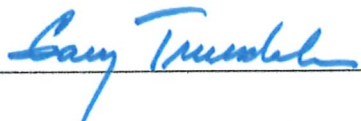
CONTRACTOR:

M. A. Mortenson Company

BY: 
Kerry O'Connell
TITLE: Project Executive

**DEVELOPMENT MANAGER
RECOMMENDATION FOR APPROVAL**

Forest City Stapleton Inc.

BY: 
TITLE: Sr. Dir. of Construction

OWNER:

Park Creek Metropolitan District

BY: _____
Secretary

BY: _____
President

Maintenance Budget Summary for Mortenson Work Order No. 198

Filing	Description	In-Tract	Trunk Non-Park	Denver Water	Total
IFDA MG Central Park Plaza		Plaza 2 years Roadway 3 Years			
	IFDA Maintenance Budget	\$188,291	\$0.00	\$0	\$188,291.00
	Reallocated / Previously Used Budget	\$0	\$0.00	\$0	\$0.00
	Future Phase Budget	\$0	\$0.00	\$0	\$0.00
	Available Budget - IFDA MG Central Park Plaza And Beeler Scope	\$188,291	\$0.00	\$0	\$188,291.00
	Future Metropolitan Janitorial Billings	\$0	\$0.00	\$0	\$0.00
	Total Mortenson Work Order No. 198	\$187,103	\$0.00	\$0	\$187,103.00
	Remaining Budget - IFDA MG Central Park Plaza	\$1,188	\$0.00	\$0	\$1,188.00
Filing 60 40th Avenue		Roadway 3 Years			
	IFDA Budget - Filing 60 40th Avenue	\$28,747	\$0.00	\$0	\$28,747.00
	Reallocated / Previously Used Budget	\$0	\$0.00	\$0	\$0.00
	Future Phase Budget	\$0	\$0.00	\$0	\$0.00
	Available Budget - Filing 60 40th Avenue	\$28,747	\$0.00	\$0	\$28,747.00
	Future Metropolitan Janitorial Billings	\$0	\$0.00	\$0	\$0.00
	Total Mortenson Work Order No. 171	\$28,747	\$0.00	\$0	\$28,747.00
	Remaining Budget - Filing 60 40th Avenue	\$0	\$0.00	\$0	\$0.00
IFDA MH Navigator Park , New Signal. 45th Place Alley		Park & Alley 2 Years			
	IFDA Budget - IFDA MH Navigator Park , New Signal. 45	\$49,447	\$0.00	\$0	\$49,447.00
	Reallocated / Previously Used Budget	\$0	\$0.00	\$0	\$0.00
	Future Phase Budget	\$0	\$0.00	\$0	\$0.00
	Available Budget - IFDA MH Navigator Park , New Signal	\$49,447	\$0.00	\$0	\$49,447.00
	Future Metropolitan Janitorial Billings	\$0	\$0.00	\$0	\$0.00
	Total Mortenson Work Order No. 171	\$49,447	\$0.00	\$0	\$49,447.00

Filing	Description	In-Tract	Trunk Non-Park	Denver Water	Total
	Remaining Budget - IFDA MH Navigator Park , New Sign	\$0	\$0.00	\$0	\$0.00
Summary					
	Total Future Metropolitan Janitorial Billings	\$0	\$0.00	\$0	\$0.00
	Total Mortenson Work Order No. 198	\$265,297	\$0.00	\$0	\$265,297.00

Summary	In-Tract	Trunk Park	Denver Water	Total
Construction Maintenance Budget's Per IFDA's	\$266,485	\$0	\$0	\$266,485
Mortenson	\$265,297	\$0	\$0	\$265,297



8560 Northfield Blvd
Unit 1920
Denver, CO 80238
main 720.920.4300
fax 720.920.4301
www.mortenson.com

January 30, 2023

Gary Truesdale
Brookfield Development
7351 East 29th Avenue
Denver, CO 80238

**RE: Filing 57 – Parks
Brightview Landscape Development, Change Order No. 8
Mortenson Project No. 18060044**

Dear Mr. Truesdale:

Attached you will find four (4) copies of Brightview Landscape Development, Change Order No. 8 which includes the following:

- Weed Abatement Butterfly Park
- Weed Abatement Elmira Median
- Weed Abatement Galena Median
- Extra Work Grading Dallas
- Extra Work Grading West Dallas
- Plaque and Engraving Inflation

The total proposed amount of this change order is \$28,949.

The percentage of dollars committed to SBE/DBE included in this change is 0%.

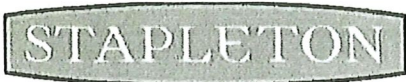
The percentage of dollars committed to SBE/DBE contractors in the contract entirety is 40.0%.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Kerry O'Connell
Project Executive

Enclosures: Brightview Landscape Development, Change Order No. 8
cc: 18060044 – 72.01 Mortenson



CONTRACTOR CHANGE ORDER
Exhibit C

The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

RECEIVED JAN 30 REC'D

CHANGE ORDER NO.: 8

PROJECT: Filing 57 Landscape
TO: Brightview Landscape Development
8888 North Molsenbocker Road
Parker, CO 80134

DATE: 27-Jan-23

CONTRACT NO.: 57-007

DESCRIPTION CO #8 Description- Delays in water meter to cause weed abatement and extra work to bring park to final design. Inflation
OF CHANGE: for the plaque and engraving in North End and Elmira median

Full and final settlement of all costs and charges, including all necessary labor, material, equipment, services, taxes, costs to maintain
schedule, bonds and insurance described in the following:

Line	Pay Item	Description	Non Park Trunk Amt	Park Trunk Amt	Denver Water Amt	In-Tract Amount	Total Amount
1	CO8.1	Weed Abatement Butterfly Park	\$0	\$0	\$0	\$4,230	\$4,230
2	CO8.2	Weed Abatement Elmira Median	\$0	\$0	\$0	\$8,612	\$8,612
3	CO8.3	Weed Abatement Galena Median	\$0	\$0	\$0	\$5,378	\$5,378
4	CO8.4	Extra Work Grading Dallas	\$0	\$0	\$0	\$3,619	\$3,619
5	CO8.5	Extra Work Grading West Dallas	\$0	\$0	\$0	\$1,510	\$1,510
6	CO8.6	Plaque and Engraving Inflation	\$0	\$0	\$0	\$5,600	\$5,600

landscape


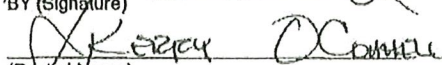
See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$0	\$28,949	\$28,949
------------------------------------	-----	-----	-----	----------	----------

The original Contract Sum was	\$0	\$0	\$0	\$3,830,030	\$3,830,030
Net change by previously authorized Change Orders	\$0	\$0	\$0	\$128,459	\$128,459
The Contract Sum prior to this Change Order was	\$0	\$0	\$0	\$3,958,489	\$3,958,489
The Contract Sum will be modified in the amount of	\$0	\$0	\$0	\$28,949	\$28,949
The new Contract Sum including this Change Order will be	\$0	\$0	\$0	\$3,987,438	\$3,987,438

AS A RESULT OF THIS CHANGE THE SCHEDULE IS INCREASED BY 0 CONSECUTIVE CALENDAR DAYS
UNLESS STATED ABOVE, ALL CONTRACT PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT

Recommended by: Construction Manager
M.A. Mortenson Company
8560 Northfield Blvd., #1920
Denver, CO 80238

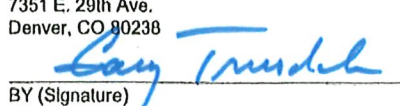

BY (Signature)

(Printed Name)
1/27/2023
Date

Accepted by: Contractor/Supplier
Brightview Landscape Development
8888 North Molsenbocker Road
Parker, CO 80134


BY (Signature)

(Printed Name)
Date

Approved by: Development Manager
Forest City Stapleton Inc.
7351 E. 29th Ave.
Denver, CO 80238


BY (Signature)
Gary Trusdale
(Printed Name)
Date

Approved by: Owner
The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

BY (Signature)

(Printed Name)
Date

Please See Attached for Routing Information



CONTRACTOR CHANGE ORDER BREAKOUT
Exhibit C

CHANGE ORDER NO.: 8

The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

PROJECT: Filing 57 Landscape
TO: Brightview Landscape Development
8888 North Molsenbocker Road
Parker, CO 80134

DATE: 27-Jan-23

CONTRACT NO.: 57-007

DESCRIPTION OF CHANGE: CO #8 Description- Delays in water meter to cause weed abatement and extra work to bring park to final design. Inflation for the plaque and engraving in North End and Elmira median

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Non Park Trunk QTY	Park Trunk QTY	Denver Water QTY	In-Tract QTY	Total QTY	Total Cost
1	CO8.1	Weed Abatement Butterfly Park	Erosion Control Butterfly	Weed Abatement due to Denver Water Water Meter Set	LS	\$4,230.00				1.00	1.00	\$4,230
2	CO8.2	Weed Abatement Elmira Median	EC Elmira	Weed Abatement due to Denver Water Water Meter Set	LS	\$8,612.00				1.00	1.00	\$8,612
3	CO8.3	Weed Abatement Galena Median	EC Galena	Weed Abatement due to Denver Water Water Meter Set	LS	\$5,378.00				1.00	1.00	\$5,378
4	CO8.4	Extra Work Grading Dallas	Excavation Dallas	Extra Grading to get site to Final Design	LS	\$3,619.00				1.00	1.00	\$3,619
5	CO8.5	Extra Work Grading West Dallas	Excavation Dallas	Extra Grading to get site to Final Design	LS	\$1,510.00				1.00	1.00	\$1,510
6	CO8.6	Plaque and Engraving Inflation	Site Amenities North	Inflation for the plaque and engraving	LS	\$5,600.00				1.00	1.00	\$5,600
7												
8												
9												
10												
11												
12												
13												
14												
15												

Total: \$28,949

CONSECUTIVE CALENDAR DAY INCREASE TO THE PROJECT SCHEDULE AS A RESULT OF THIS CHANGE IS 0 DAYS

Routing Information: 6 originals to Contractor for Signature (from Mortenson)
5 originals returned to Construction Manager for Signature (from Contractor)
5 originals forwarded to Development Manager for Signature (from Construction Manager)
5 originals forwarded to Owner for Signature (from Development Manager)
3 executed originals returned to Development Manager (from Owner)
2 executed originals returned to Construction Manager (from Development Manager)
1 executed original returned to Contractor (from Construction Manager)



CONTRACTOR CHANGE ORDER
Exhibit C

The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

CHANGE ORDER NO.: 10

PROJECT: Filing 57 Landscape
TO: Brightview Landscape Development
8888 North Molsenbocker Road
Parker, CO 80134

DATE: 15-Feb-23

CONTRACT NO.: 57-007

DESCRIPTION A. Restore the Areas in PD Park that were disturbed during F-57 Construction. Import soil that was used to finish Filing 57
OF CHANGE: B. Restore the Areas in Cottonwood Gallery that were impacted by F13,F47, And Park PB Construction and General Debris from various sources.. All Work to be done in full accordance with Plans Dated 12/16/22 by Civitas

Full and final settlement of all costs and charges, including all necessary labor, material, equipment, services, taxes, costs to maintain schedule, bonds and insurance described in the following:

Pay Line Item	Description	Non Park Trunk Amt	Park Trunk Amt	Denver Water Amt	In-Tract Amount	Total Amount
A.	PD Restoration					
203.000	Earthwork & Demolition	\$0	\$0	\$0	\$329,272	\$329,272
208.000	Erosion Control	\$0	\$0	\$0	\$57,005	\$57,005
505.000	Modular Block Walls	\$0	\$0	\$0	\$16,800	\$16,800
185.000	Survey & As builts	\$0	\$0	\$0	\$6,952	\$6,952
187.000	Mobilization	\$0	\$0	\$0	\$20,040	\$20,040
B.	Cottonwood Restoration					
203.000	Earthwork & Demolition	\$0	\$0	\$0	\$187,086	\$187,086
208.000	Erosion Control	\$0	\$0	\$0	\$23,440	\$23,440
185.000	Survey & As builts	\$0	\$0	\$0	\$10,710	\$10,710
187.000	Mobilization	\$0	\$0	\$0	\$20,188	\$20,188

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$0	\$671,493	\$671,493
The original Contract Sum was	\$0	\$0	\$0	\$3,830,030	\$3,830,030
Net change by previously authorized Change Orders	\$0	\$0	\$0	\$163,853	\$163,853
The Contract Sum prior to this Change Order was	\$0	\$0	\$0	\$3,993,883	\$3,993,883
The Contract Sum will be modified in the amount of	\$0	\$0	\$0	\$671,493	\$671,493
The new Contract Sum including this Change Order will be	\$0	\$0	\$0	\$4,665,376	\$4,665,376

AS A RESULT OF THIS CHANGE THE SCHEDULE IS INCREASED BY 60 CONSECUTIVE CALENDAR DAYS UNLESS STATED ABOVE, ALL CONTRACT PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT

Recommended by: Construction Manager
M.A. Mortenson Company
8560 Northfield Blvd., #1920
Denver, CO 80238

Accepted by: Contractor/Supplier
Brightview Landscape Development
8888 North Molsenbocker Road
Parker, CO 80134

BY (Signature)

BY (Signature)

(Printed Name)

(Printed Name)

Date

Date

Approved by: Development Manager
Forest City Stapleton Inc.
7351 E. 29th Ave.
Denver, CO 80238

Approved by: Owner
The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 300
Denver, CO 80238

BY (Signature)

BY (Signature)

(Printed Name)

(Printed Name)

Date

Date

Please See Attached for Routing Information



The Park Creek Metropolitan District
7350 E 29th Ave. Suite 300
Denver, CO 80238

PROJECT: Filing 57 Landscape

TO: Brightview Landscape Development
8888 North Molsenbocker Road
Parker, CO 80134

CONTRACTOR CHANGE ORDER BREAKOUT
Exhibit C

CHANGE ORDER NO.: 10

DATE: 15-Feb-23

CONTRACT NO.: 57-007

DESCRIPTION OF CHANGE: A. Restore the Areas in PD Park that were disturbed during F-57 Construction. Import soil that was used to finish Filing 57 B. Restore the Areas in Cottonwood Gallery that were impacted by F13, F47, And Park PB Construction and General Debris from various sources. All Work to be done in full accordance with Plans Dated 12/16/22 by Civitas

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Non Park Trunk QTY	Park Trunk QTY	Denver Water QTY	In-Tract QTY	Total QTY	Total Cost
A. PD EXCAVATION AND EMBANKMENT Restore Park PD Areas to Build New Park												
1	203.020	STRIP TOPSOIL/STOCKPILE/RE-	Landscaping		CY	\$3.00:				1,000:	1,000	\$3,000
2	303.030	REMOVE EXISTING 8" THICK RECYCLED ASPHALT AND HAUL TO DUMP (At homebuilder yard)	Landscaping	Remove F-57 Homebuilder Laydown Yard Area	CY	\$15.25:				2,100:	2,100	\$32,025
3	203.040	CUT TO FILL (ONSITE)	Landscaping		CY	\$5.00:				10,994:	10,994	\$54,970
4	203.060	IMPORT TO FILL (FROM OFFSITE SOURCES)	Landscaping	Replace PD Dirt used to Finish F-57	CY	\$21.00:				11,000:	11,000	\$231,000
5	203.080	ROUGH GRADING (+/- .3' TO BALANCE)	Landscaping		SF	\$0.01:				827,710:	827,710	\$8,277
6	208.10	INLET PROTECTION	Landscaping	Prime Contractor Erosion Control Items for this scope	EA	\$220.00:				15:	15	\$3,300
7	208.20	SURFACE ROUGHENING	Landscaping		AC	\$290.00:				21:	21	\$6,090
8	208.30	VEHICLE TRACKING CONTROL	Landscaping		EA	\$4,800.00:				5:	5	\$24,000
9	208.40	REMOVE AND DISPOSE INLET PROTECTION	Landscaping		EA	\$41.00:				15:	15	\$615
10	208.50	REMOVE AND DISPOSE VEHICLE TRACKING CONTROL	Landscaping		EA	\$4,600.00:				5:	5	\$23,000
11	505.10	MODULAR BLOCK RETAINING WALL - 4/LD06	Landscaping	Wall at New Access to F-57 Storm Manhole	LF	\$140.00				120.00	120	\$16,800
12	185	SURVEY & AS-BUILTS	Landscaping		LS	\$6,952.00				1.00	1	\$6,952
13	187	MOBILIZATION	Landscaping		LS	\$20,040.00				1.00	1	\$20,040
B. COTTONWOOD EXCAVATION AND EMBANKMENT Restore Cottonwood Areas to Build New Park												
1	203.10	STRIP TOPSOIL/STOCKPILE/HAUL TO DUMP	Landscaping		CY	\$51.00:				2,806:	2,806	\$143,106
2	203.20	REMOVE EXISTING DEBRIS PILES (CTS) / Haul to Dump	Landscaping	CTS from Runways plus Trash	CY	\$180.00:				136:	136	\$24,480
3	203.30	CUT TO FILL (ONSITE) Allowance	Landscaping		CY	\$3.25:				6,000:	6,000	\$19,500
4	208.10	INLET PROTECTION	Landscaping	Prime Contractor Erosion Control items for this scope	EA	\$220.00:				10:	10	\$2,200
5	208.20	SURFACE ROUGHENING	Landscaping		AC	\$290.00:				7:	7	\$2,030
6	208.30	VEHICLE TRACKING CONTROL	Landscaping		EA	\$4,800.00:				2:	2	\$9,600
7	208.40	REMOVE AND DISPOSE INLET PROTECTION	Landscaping		EA	\$41.00:				10:	10	\$410
8	208.50	REMOVE AND DISPOSE VEHICLE TRACKING CONTROL	Landscaping		EA	\$4,600.00:				2:	2	\$9,200
9	185	SURVEY & AS-BUILTS	Landscaping		LS	\$10,710.00				1.00	1	\$10,710
10	187	MOBILIZATION	Landscaping		LS	\$20,188.00				1.00	1	\$20,188

Total: \$671,493

CONSECUTIVE CALENDAR DAY INCREASE TO THE PROJECT SCHEDULE AS A RESULT OF THIS CHANGE IS

80 DAYS

DBE PARTICIPATION THIS CHANGE _____ %



CONTRACTOR CHANGE ORDER
Exhibit C

The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 200
Denver, CO 80238

CHANGE ORDER NO.: 7

PROJECT: Filling 57 - CONSTRUCTION MANAGEMENT

DATE: 12-Feb-23

TO: M.A. Mortenson Company
8560 Northfield Blvd. Suite 1920
Denver, CO 80238

CONTRACT NO.: WO#158

DESCRIPTION OF CHANGE: Extend all GC's from 1/1/23 to 6/1/23 to complete Pocket Parks, Street Acceptance, and Earthwork Restoration Work

Full and final settlement of all costs and charges, including all necessary labor, material, equipment, services, taxes, costs to maintain schedule, bonds and insurance described in the following:

Line	Pay Item	Description	Non Park Trunk Amt	Park Trunk Amt	In-Tract Amount	Denver Water Amt	Total Amount
1	CO6.1	Erosion Control Maintenance	\$0	\$0	\$10,535	\$0	\$10,535
2	0.000	Fees and Inspections	\$0	\$0	\$7,475	\$0	\$7,475
3	0.000	Survey & Testing	\$0	\$0	\$47,633	\$0	\$47,633
4	0.000	General Conditions	\$0	\$0	\$241,969	\$0	\$241,969
6	0.000	3 % CM Fee	\$0	\$0	\$29,373	\$0	\$29,373

gc's

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$336,985	\$0	\$336,985
The original Contract Sum was	\$0	\$0	\$91,114	\$0	\$91,114
Net change by previously authorized Change Orders	\$0	\$0	\$5,880,163	\$0	\$5,880,163
The Contract Sum prior to this Change Order was	\$0	\$0	\$5,971,277	\$0	\$5,971,277
The Contract Sum will be modified in the amount of	\$0	\$0	\$336,985	\$0	\$336,985
The new Contract Sum including this Change Order will be	\$0	\$0	\$6,308,262	\$0	\$6,308,262

AS A RESULT OF THIS CHANGE THE SCHEDULE IS INCREASED BY 152 CONSECUTIVE CALENDAR DAYS UNLESS STATED ABOVE, ALL CONTRACT PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT

Recommended by: Construction Manager

M.A. Mortenson Company
8560 Northfield Blvd. Suite 1920
Denver, CO 80238

BY (Signature)

Kerry O'Connell
(Printed Name)

Date

Approved by: Development Manager

Forest City Stapleton Inc.
7351 E. 29th Ave.
Denver, CO 80238

Forrest Hancock, Development Manger

Date

Accepted by: Contractor/Supplier

M.A. Mortenson Company
8560 Northfield Blvd. Suite 1920
Denver, CO 80238

BY (Signature)

Kerry O'Connell
(Printed Name)

Date

Approved by: Owner

The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 200
Denver, CO 80238

King H. Harris, President

Date

Please See Attached for Routing Information



CONTRACTOR CHANGE ORDER BREAKOUT
Exhibit C

The Park Creek Metropolitan District
7350 E. 29th Ave. Suite 200
Denver, CO 80238

CHANGE ORDER NO.: 7

PROJECT: Filing 57 - CONSTRUCTION MANAGEMENT

DATE: 12-Feb-23

TO: M.A. Mortenson Company
8560 Northfield Blvd. Suite 1920
Denver, CO 80238

CONTRACT NO.: WO#158

DESCRIPTION OF CHANGE: Extend all GC's from 1/1/23 to 6/1/23 to complete Pocket Parks, Street Acceptance, and Earthwork Restoration Work

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Non Park Trunk QTY	Park Trunk QTY	In-Tract QTY	Denver Water QTY	Total QTY	Total Cost
1	CO6.1	Erosion Control Maintenance	GC's	Extend Project from 1/1/23 to 6/1/23	LS	\$10,535.00			1.00		1.00	\$10,535
2		Fees and Inspections	GC's		LS	\$7,475.00			1.00		1.00	\$7,475
3		Survey & Testing	GC's		LS	\$47,633.00			1.00		1.00	\$47,633
4		General Conditions	GC's		LS	\$241,969.00			1.00		1.00	\$241,969
5												
6		3 % CM Fee	GC's	On Hard Costs BV #10 plus above Costs	LS	\$29,373.15			1.00		1.00	\$29,373
7												
8												
9												
10												
11												
12												
13												
14												
15												

Total: \$336,985

CONSECUTIVE CALENDAR DAY INCREASE TO THE PROJECT SCHEDULE AS A RESULT OF THIS CHANGE IS

152 DAYS

PARK CREEK METROPOLITAN DISTRICT

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY

WHEREAS, the Park Creek Metropolitan District is a quasi-municipal corporation and political subdivision of the State of Colorado, formed and operated pursuant to Article 1, Title 32, C.R.S.; and

WHEREAS, the Board of Directors of the District is empowered to acquire real and personal property pursuant to Section 32-1-1001(1)(f), C.R.S., and to authorize its designees to act on its behalf; and

WHEREAS, the Board of Directors of the District has determined that the acquisition of the real property described on Exhibit A attached hereto and incorporated herein by this reference ("Property") is to the public benefit, health, safety, and welfare.

NOW, THEREFORE, be it resolved by the Board of Directors of the Park Creek Metropolitan District that the Property described hereinabove shall be acquired for good and valuable consideration, and hereby authorizes Tammi Holloway to execute any and all documents required to effect such conveyance.

ADOPTED AND APPROVED this 23rd day of February, 2023.

PARK CREEK METROPOLITAN
DISTRICT

By:



King H. Harris, Chair

ATTEST:



Assistant Secretary

EXHIBIT A

Legal Description of Property to be Acquired

A PORTION OF LOT 1, BLOCK 1, STAPLETON FILING NO. 59, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NUMBER 2019174399, SITUATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, AND IS CONSIDERED TO BEAR N89°27'38"E, MONUMENTED ON THE WEST END OF THE LINE BY THE NORTHWEST SECTION CORNER FOR SECTION 22 BEING A CALCULATED POSITION PER THE FOUND REFERENCE TIES AS DESCRIBED AND SHOWN IN THE MONUMENT RECORD DATED 04.06.2016 AND ON THE EAST END OF THE LINE BY A FOUND NO. 5 REBAR WITH A 2.5" ALUMINUM CAP STAMPED, "ZBS INC, T3S R67W, 1/4 S15/22, 1998, PLS 11434", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22;

THENCE WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, S89°27'38"W, A DISTANCE OF 1264.01 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTHFIELD BOULEVARD;

THENCE WITH THE WEST RIGHT OF WAY LINE OF NORTHFIELD BOULEVARD, N38°07'58"W, A DISTANCE OF 54.90 FEET TO THE **POINT OF BEGINNING**;

THENCE WITH SAID RIGHT OF WAY, S38°07'58"E, A DISTANCE OF 552.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID RIGHT OF WAY AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1°14'08", HAVING A RADIUS OF 658.50 FEET, AN ARC LENGTH OF 14.20 FEET, AND A CHORD BEARING S38°45'02"E, A CHORD DISTANCE OF 14.20 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, S58°00'00"W, A DISTANCE OF 59.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°19'52", HAVING A RADIUS OF 104.43 FEET, AN ARC LENGTH OF 68.04 FEET, AND A CHORD BEARING S77°06'17"W, A CHORD DISTANCE OF 66.84 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°04'30", HAVING A RADIUS OF 340.06 FEET, AN ARC LENGTH OF 65.73 FEET, AND A CHORD BEARING S52°54'06"W, A CHORD DISTANCE OF 65.63 FEET;

THENCE S47°21'51"W, A DISTANCE OF 17.26 FEET;

THENCE S53°51'03"W, A DISTANCE OF 13.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°40'55", HAVING A RADIUS OF 38.00 FEET, AN ARC LENGTH OF 10.40 FEET, AND A CHORD BEARING S62°25'38"W, A CHORD DISTANCE OF 10.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°46'54", HAVING A RADIUS OF 27.75 FEET, AN ARC LENGTH OF 17.81 FEET, AND A CHORD BEARING N18°24'02"W, A CHORD DISTANCE OF 17.51 FEET;

THENCE N0°00'35"W, A DISTANCE OF 59.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 62°07'00", HAVING A RADIUS OF 68.75 FEET, AN ARC LENGTH OF 74.53 FEET, AND A CHORD BEARING N31°04'04"W, A CHORD DISTANCE OF 70.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 75°15'47", HAVING A RADIUS OF 48.12 FEET, AN ARC LENGTH OF 63.21 FEET, AND A CHORD BEARING N22°42'30"W, A CHORD DISTANCE OF 58.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 102°01'52", HAVING A RADIUS OF 30.09 FEET, AN ARC LENGTH OF 53.58 FEET, AND A CHORD BEARING N35°10'48"W, A CHORD DISTANCE OF 46.78 FEET;

THENCE S89°59'40"W, A DISTANCE OF 293.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BEELER COURT;

THENCE WITH SAID RIGHT OF WAY LINE, N00°00'35"W, A DISTANCE OF 37.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°52'37", HAVING A RADIUS OF 216.00 FEET, AN ARC LENGTH OF 195.57 FEET, AND A CHORD BEARING N25°55'44"E, A CHORD DISTANCE OF 188.96 FEET;

THENCE CONTINUING WITH SAID RIGHT OF WAY LINE, N51°52'02"E, A DISTANCE OF 193.49 FEET TO THE **POINT OF BEGINNING**.