

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT

HELD MAY 26, 2022

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, May 26, 2022 at 9:00 a.m., virtually via Zoom. Links and call-in information were provided.

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#### ATTENDANCE

##### Directors in attendance:

King H. Harris, Chair

Rus Heise

Brian Fennelly

James Chrisman

Shalise Hudley

Andrew Bartlett

##### Directors absent:

John Moye

##### Also, in attendance:

Jan Bevier of Stapleton Development Corp.

Tammi Holloway of Stapleton Development Corp.

Diane Wheeler of Simmons & Wheeler

Barbara Neal, Public Art Consultant

Gary Truesdale of Brookfield Properties Development

Sarah French of Brookfield Properties Development

Kerry O’Connell of M.A. Mortenson

Keven Burnett of MCA

Shannon Gifford of City and County of Denver

Ty Holt of The Holt Group (special counsel)

Lucius Ashby of Banks, Finley, White & Co.

Paul R. Cockrel of Cockrel Ela Glesne Greher & Ruhland, P.C.

Micki L. Mills of Cockrel Ela Glesne Greher & Ruhland, P.C.

Sarah Luetjen of Cockrel Ela Glesne Greher & Ruhland, P.C.

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### NOTICE

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

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### 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.

Directors Harris and Moye also have previously filed Disclosure of Potential Conflict of Interest Statements with the Board and the Secretary of State in accordance with statutory requirements. Such conflicts arise from their respective director or officer positions 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 otherwise enable the Board to act; that written disclosures of such

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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. As set forth below, Director Fennelly stated that, in order to make a quorum of the Board, he would be voting on the Resolution authorizing the issuance of the Series 2022 Subordinate Reimbursement Revenue Note, the proceeds of which will be used to retire certain obligations to Forest City. 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.

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### OATHS OF OFFICE

Ms. Mills confirmed that the Oaths of Office for all newly elected Board members have been properly filed with the Denver County Clerk and Recorder, Denver District Court and the Division of Local Government. All Board members are fully seated.

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### ROLL CALL

Ms. Mills conducted a roll call of each of the Board members, with all present except for Director Moye.

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### BOARD MEMBER COMMENT

Director Hudley questioned when the official opening of the Pump Park would be and whether there would be an opening ceremony. Mr. O'Connell stated the opening should be later in the summer. No one was aware of an opening ceremony. Director Hudley also questioned when the bathrooms would be open. Mr. O'Connell indicated they would be open soon.

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### BOARD OFFICERS

Upon motion duly made, seconded and unanimously carried, the Board elected the officers to the Board as follows:

King Harris – Chair  
Rus Heise – Vice President  
James Chrisman – Secretary/Treasurer  
Brian Fennelly – Assistant Secretary  
Shalise Hudley – Assistant Secretary  
Andrew Bartlett – Assistant Secretary  
John Moye – Assistant Secretary  
Tammi Holloway – Assistant Secretary

### MINUTES

The Board reviewed the Minutes of the April 28, 2022 regular meeting and Executive Session. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the regular meeting. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the Executive Session.

### PUBLIC ART

The Board reviewed the Public Art Projects Update submitted by Ms. Neal, a copy of which is attached hereto. Ms. Neal requested approval of a change order for the maintenance and conservation of the *Talking Parking Meters* in the amount of \$300, for a new total of \$1,763.30. Upon motion duly made, seconded and unanimously carried, the Board accepted the Public Art Report and approved the request for funding maintenance and repair costs.

### TREASURER'S REPORT

Ms. Bevier provided the financial report through April 30, 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

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funds necessary for infrastructure projects, and the investment of any surplus funds.

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### 2021 AUDIT

Ms. Bevier provided a status report on the completion of the 2021 Audit. There is still a list of documents to be provided to the auditor. Chair Harris stated that he wanted the audit completed by June 15<sup>th</sup>.

Mr. Ashby discussed the items required to be completed before the audit can be finalized. Chair Harris will meet with the auditors, Ms. Bevier and Ms. Wheeler to finalize issues in order for the audit to be ready for presentation to the Board by June 15<sup>th</sup>.

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### DEVELOPMENT MANAGER'S REPORT

Mr. Truesdale presented the work order and change orders, and the trade contract assignments as reflected in the Development Manager's Report attached hereto and incorporated herein by this reference. Upon motion duly made, seconded and unanimously carried, the Board approved the work order, change orders and trade contract assignments, as reflected in the Development Manager's Report attached hereto.

Mr. Truesdale reported on various development issues.

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### LEGAL REPORT

Mr. Cockrel reported on the progress of the street transfers to the City. Mr. Cockrel further reported that he is working with DURA on encumbering the \$5.3 million for the completion of certain park improvements.

Chair King reported that the Westerly Creek Metropolitan District Board has appointed the two (2) ex officio Board members.

Mr. Burnett questioned which streets had been transferred, since it is imperative that the MCA know which are the City streets when complaints are received regarding parking violations. Mr. Cockrel summarized the transfers and indicated will continue to provide Mr. Burnett the information.

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EXECUTIVE  
SESSION

Chair Harris then moved that the regular meeting of the Board be temporarily adjourned and that the Board reconvene in Executive Session for the sole purpose of providing direction to and receiving advice of Special Counsel regarding Westerly Creek Metropolitan District matters in accordance with Section 24-6-402(4)(b) and (e), C.R.S. The motion was seconded and unanimously carried. The Board temporarily adjourned the regular meeting at 9:48 a.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 9:55 a.m.

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ADJOURNMENT

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



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Secretary for the Meeting

**NOTICE OF REGULAR MEETING OF THE BOARD OF DIRECTORS OF  
PARK CREEK METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the regular meeting of the Board of Directors of the Park Creek Metropolitan District, City and County of Denver, Colorado, will be held on Thursday, May 26, 2022, at 9:00 a.m. Due to public health concerns, the meeting will be held virtually via Zoom. To join the meeting, please visit the following link or call one of the following phone numbers:

Please click this URL to join. <https://us02web.zoom.us/j/88369560176>  
Or join by phone: US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782  
or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592  
Webinar ID: 883 6956 0176

**AGENDA**

1. Public comment.
2. Administer Director Oaths of Office (if necessary).
3. Disclosure of potential conflicts of interest.
4. Elect Board Officers.
5. Approval of Minutes of April 28, 2022 regular meeting and Executive Session.
6. Public Art Report (Barbara Neal).
7. Treasurer's Report (Jan Bevier and Diane Wheeler).
  - Review and acceptance of current financial statements
  - Status of 2021 Audit
8. Development Manager's Report (Gary Truesdale).
  - Discussion and approval of project awards, contracts and change orders
9. Attorney's Report (Paul Cockrel).
  - Pending matters.
10. Executive Session including determining negotiation positions (Section 24-6-402(4)(e), C.R.S.) and consultation with (i) District general counsel regarding legal advice on refinancing matters and (ii) special counsel regarding legal advice on Westerly Creek Metropolitan District matters (Section 24-6-402(4)(b), C.R.S.).
11. Any other matter that may come before the Board.
12. Next Board meeting scheduled for June 23, 2022.

This meeting is open to the public, except for the Executive Session.

May 19, 2022

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 29<sup>th</sup> Avenue and Xenia Street)** *The Eye and the Horizon (After Monet)*

Commission: \$100,000

Artist: Ilan Averbuch (Long Island City, NY)

Completed. 2006

Monitor.

Assessed April 19<sup>th</sup>.

Working with Paper Airplane Design on scheduling this maintenance and conservation.

**Northfield** *Airfoils*

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Completed. 2006

Monitor.

Assessed April 19<sup>th</sup>.

These three airfoils are in good condition.

Continuing to follow up with Becca Meyers, Principal, Montview High School, to arrange for repair of the fourth airfoil on this campus.

**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.

Assessed April 20<sup>th</sup>. Both artworks are functioning as expected.

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.  
Assessed January 11<sup>th</sup>

The sound technician has installed upgraded sound mechanism in each meter. In the reinstallation process, it was noted that the speaker for the “Nature Sounds” meter had failed. Requested permission for a Change Order for \$300 for installation of a new speaker. Change Order Request attached.

**Ellipse II (East 35<sup>th</sup> Avenue and Xenia Street)**                      *The Picnic*

Commission: \$110,000  
Artist: Gerald Heffernon (Winters, CA)  
Completed. 2009  
Monitor.  
Assessed January 10<sup>th</sup>

Received maintenance and conservation estimates from Paper Airplane Design and Pacific Coast Conservation for cleaning, renewing patina, waxing and reinstallation of the dog element taken to the Master Community Association (MCA) for security. Received approval for the recommendation for Pacific Coast Conservation (PCC) to do this work. I will meet conservators at MCA 5/23 when they pick up the element stored there. They plan to do the maintenance and conservation and patina work on the sculpture in early August and reinstall the dog element then, too.

**Central Park Boulevard Median**                      *Prairie Reef*

Commission: \$150,000  
Artist: Erick Johnson (Fort Collins, CO)  
Completed. 2010  
Monitor.  
Assessed April 20<sup>th</sup>. Conservation of the elements of this sculpture is holding up very well.

**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.

No update as yet from Erica Garcia, Arts and Venues Denver. She is the person arranging for maintenance and conservation of artworks that have been conveyed to Denver Parks, City and County of Denver, on what conservation they plan to do and the schedule.

**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.

Assessed April 19<sup>th</sup>. The vessels appear to be in good condition.

Worked with Erica Garcia on identifying the vessels with graffiti. This project is on her list for graffiti removal as is *Woven Light*, the structure in Conservatory Green commissioned by Arts and Venues Denver. In April, I alerted her to graffiti on that artwork as well.

**Prairie Basin Park**

*Phantom Pavilion*

Commission: \$175,000

Artist: Volkan Alkanoglu (Portland, OR)

Completed: 2018

Monitor.

Assessed April 19<sup>th</sup>.

Working with Paper Airplane Design on scheduling this maintenance and conservation. Arts and Venues is preparing the Assignment of Interest document for conveyance to present to City Council for approval.

**Sandhills Prairie Park**

*Drift Inversion*

Commission: \$175,000

Artist: David Franklin (Indianola, WA)

Completed: 2017

Monitor.

Assessed April 19<sup>th</sup>.

Working with Paper Airplane Design on scheduling this maintenance and conservation. Arts and Venues is preparing the Assignment of Interest document for conveyance to present to City Council for approval.

**The Bluffs Park** *Wind Gate Art Suite*

*The Five*

*First Light*

*Beyond the Plains*

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)  
Completed: 2019  
Monitor.  
Assessed April 19<sup>th</sup>.

Arts and Venues is preparing the Assignment of Interest document for conveyance to present to City Council for approval.

**North End Park** *Alta*

Donation

Artist: Rodrigo Nava (Putney, VT)  
To be installed.

Have requested an update for the timing of his trip to Denver for completion of the expansion and installation of the final sculptural element for North End Park. Will advise of specific dates when available.

**Prickly Plume Park** *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Completed 2021

Monitor.

Assessed April 19<sup>th</sup> .

Worked with Keven Burnett and Kerry O'Connell on removal of chalk graffiti on the back of the Open House sign and on some of the vertical elements.

May 19, 2022

MEMORANDUM

INCORPORATED  
PO BOX 40373  
DENVER COLORADO  
8 0 2 0 4  
3 0 3 8 3 0 8 7 9 1

TO: The Park Creek Metropolitan District

FROM: Barbara Neal  
Public Art Consultant for Stapleton

RE: Request for a Change Order for the Maintenance and Conservation of Artwork on the Talking Parking Meters at the Eastbridge Town Center Plaza.

The sound technician, Nathan Koral, who has been doing the maintenance and conservation on the Talking Parking Meters at the Eastbridge Plaza has completed his work on the "Greetings" meter and the "Transportation" meter. Each is functioning very well, as intended. I checked out the new sound technology on Friday, May 6<sup>th</sup> and noted the marked improvement.

The third meter ("Nature Sounds") is working well except that with the improved sound now available, it's obvious that the speaker is no longer functioning properly and needs to be replaced. This was not noticeable before the new sound system was installed and was not included in the original estimate.

The original estimate for this maintenance and conservation approved by PCMD at the February meeting was \$1,463.30. I have asked the sound technician to send me a change order for the cost of the new speaker and the labor to install it, \$300.00. He has sent it and it's attached to this memorandum.

Recommendation: Acceptance of the change order for purchase and installation of the new speaker for the "Nature Sounds" meter of the three Talking Parking Meters at Eastbridge Town Center Plaza.

**ACTION REQUESTED:** Acceptance of this recommendation for change order for \$300.00. The new total for this maintenance and conservation work is \$1,763.30.

Thank you very much for your consideration of this request.

Attachment

From: re engineering <quickbooks@notification.intuit.com>  
Sent: Tuesday, May 10, 2022 10:09 AM  
To: barbneal@mindspring.com  
Subject: Invoice 001009 from re engineering

INVOICE 001009 DETAILS  
re engineering

DUE 05/10/2022  
\$300.00  
Review and pay

Powered by QuickBooks

Hi Barbara,

Here is the invoice for the speaker repair on the Nature meter. Let us know if you have any questions.

Have a great day!

Re:engineering  
Bill to  
Park Creek Metropolitan District  
7350 East 29th Avenue, Suite 200  
Denver, Colorado 80238

Terms  
Due on receipt

time and materials  
\$300.00

Unexpected damage to speaker for the Nature meter

1 X \$300.00

Balance due  
\$300.00

Review and pay

re engineering  
940 s jason street unit 9 CO 80223 US  
+1 7203091519  
accounting@reengineering.co

If you receive an email that seems fraudulent, please check with the business owner before paying.

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**PARK CREEK METROPOLITAN DISTRICT**  
Monthly Financial Report  
Period Ended April 30, 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)
- 4) Summary Report of Trunk IFDAs (2 pages)
- 5) Summary Report of In-Tract IFDAs (2 pages)

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**Comments - Changes in Net Assets - All Funds Combined**

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- Westerly Creek Taxes represent the current month's property and specific ownership tax income from Westerly Creek which is more than budget for the month and less than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 57, 60, MG and PC. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$1.56m was advanced by Forest City for infrastructure.
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**Comments - Statement of Net Assets**

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- 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.

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**Comments - Infrastructure Funding Report:**

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**General Comments:**

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Park Creek Metropolitan District  
Balance Sheet Governmental Fund  
April 30, 2022

	<u>Assets</u>
<u>Current Assets</u>	
BW Deposit and Cash Accounts	\$ 9,801,526
Miscellaneous Receivables	3,488,009
Intercompany Receivable	6,092,783
Clearing - Job costs	(178,267)
Total Current Assets	\$ 19,204,051
<u>Long Term Assets</u>	
<u>Fund Investments</u>	
Trustee '03 Taxable Note Reimb Ac	\$ 93
2016A Sr bonds - revenue	18,914,050
2016A Sr bonds - SO tax	614,542
2020 Bonds - reserve acct	1,800,174
2020 Bonds - Revenue bonds	5
Total Ltd Prop Tax Funds (InTract)	\$ 21,328,865
Long Term Fund Assets	\$ 21,328,865
Prepaid Casualty Insurance	\$ 106,505
Long Term Capital Assets	\$ 106,505
Total Long Term Assets	\$ 21,435,370
<b>Total Assets</b>	<b>\$ 40,639,421</b>
<u>Liabilities and Net Assets</u>	
<u>Current Liabilities</u>	
Accounts Payable	\$ 4,747,699
Accrued Expenses	323,790
Total Current Liabilities	\$ 5,071,489
<u>Long Term Liabilities</u>	
Long Term Liabilities	\$ 5,071,489
Total Liabilities	\$ 5,071,489
<u>Net Assets</u>	
Net Assets - Prior Period	\$ 11,361,798
Property Conveyance	24,206,135
Incr / (Decr) in Net Assets	\$ 35,567,933
Total Net Assets	\$ 40,639,422
<b>Total Liabilities &amp; Net Assets</b>	<b>\$ 40,639,422</b>

unaudited



**Park Creek Metropolitan District**  
**Revenue, Expenditures and Change in Net Assets**  
**All Funds Combined**  
**For the 4 Months Ended April 30, 2022**

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b>Revenue:</b>						
5,299,445	6,162,920	863,475	Westerly Creek taxes	25,833,043	24,952,883	(880,160)
1,791,667	1,992,437	200,770	Developer Advances	7,166,667	5,303,804	(1,862,863)
-	-	-	Bond Proceeds	-	55,000,000	55,000,000
51,250	-	(51,250)	Misc Income	102,500	-	(102,500)
13,750	(329,653)	(343,403)	Dura rev - 2014 D2 loan	27,500	135,259	107,759
69,250	99,000	29,750	TOS Facility Fees	277,000	299,000	22,000
8,333	11,533	3,200	Damage Fees	33,333	37,843	4,510
101,333	118,000	16,667	Facility Fees	405,333	398,000	(7,333)
2,000	2,790	790	Mailbox Fees	8,000	8,990	990
58,333	17,292	(41,041)	Aurora Use tax, etc	233,333	20,264	(213,069)
13,750	8,378	(5,372)	DURA Revenue	27,500	(4,319)	(31,819)
-	156,607	156,607	Dura revenue	-	574,598	574,598
166	19	(147)	Interest Income	666	76	(590)
<b>7,409,277</b>	<b>8,239,321</b>	<b>830,044</b>	<b>Total: Revenue</b>	<b>34,114,875</b>	<b>86,726,398</b>	<b>52,611,523</b>
<b>Expenditures</b>						
-	20,816	(20,816)	Trunk Total	-	128,218	(128,218)
425,000	649,151	(224,151)	Trunk Open Space Total	1,700,000	1,742,830	(42,830)
1,833,333	2,228,027	(394,694)	InTract Total	7,333,333	4,410,105	2,923,228
-	-	-	Recreation Center Total	-	-	-
-	228	(228)	Denver Water Total	-	638	(638)
<b>2,258,333</b>	<b>2,898,222</b>	<b>(639,889)</b>	<b>Subtotal: Infrastructure</b>	<b>9,033,333</b>	<b>6,281,792</b>	<b>2,751,541</b>
-	147,228	(147,228)	Interest Exp - InTract Notes	-	286,534	(286,534)
-	-	-	Payment on Notes - Interest	-	312,075	(312,075)
-	-	-	Bond Issuance Costs	-	603,882	(603,882)
-	-	-	Trustee Fees	21,526	19,150	2,376
-	-	-	Payment on Advances - Principal	-	40,768,979	(40,768,979)
-	-	-	Payment on Notes - Principal	-	12,469,140	(12,469,140)
-	-	-	Insurance	20,000	13,065	6,935
18,167	6,494	11,673	Other Capital Expenditures	74,168	19,796	54,372
18,167	153,721	(135,554)	Subtotal: Other Capital	115,694	54,492,620	(54,376,926)
<b>General and Administrative Expenses</b>						
1,236,022	324,722	911,300	Park Creek General Fund Expense	2,821,364	657,488	2,163,876
274,085	57,277	216,808	Westerly Creek Expenses	474,941	242,439	232,502
1,510,107	381,999	1,128,108	Subtotal: G&A	3,296,305	899,927	2,396,378
<b>3,786,607</b>	<b>3,433,942</b>	<b>352,665</b>	<b>Total: Expenditures</b>	<b>12,445,332</b>	<b>61,674,339</b>	<b>(49,229,007)</b>
<b>3,622,670</b>	<b>4,805,379</b>	<b>1,182,709</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>21,669,543</b>	<b>25,052,059</b>	<b>3,382,516</b>
-	(90,178)	(90,178)	Transfer (To) From Bond Funds	(420,000)	(319,163)	100,837
1,250	90,178	88,928	Transfer (To) From General Funds	425,000	319,163	(105,837)
(3,750)	-	3,750	Transfer (To) From Capital Funds	(7,500)	-	7,500
(2,500)	-	2,500	Total: Other Financing Sources/(Uses)	(2,500)	-	2,500
<b>3,620,170</b>	<b>4,805,379</b>	<b>1,185,209</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>21,667,043</b>	<b>25,052,059</b>	<b>3,385,016</b>

**Park Creek Metropolitan District**  
**Revenue, Expenditures and Change in Net Assets**  
**Park Creek General Fund**  
**For the 4 Months Ended April 30, 2022**

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
			<b><u>Revenue:</u></b>			
395,808	617,349	221,541	Westerly Creek Taxes - O&M and SO	1,649,089	1,403,163	(245,926)
83	-	(83)	Interest income	333	-	(333)
<u>395,891</u>	<u>617,349</u>	<u>221,458</u>	<b>Total: Revenue</b>	<u>1,649,422</u>	<u>1,403,163</u>	<u>(246,259)</u>
			<b><u>Expenditures</u></b>			
			<b><u>General and Administrative Expenditures</u></b>			
785	737	48	Staff Services	5,855	5,551	304
61	111	(50)	Office Services	656	547	109
33	33	-	Office Rent	132	132	-
-	492	(492)	Rent - Storage	-	1,476	(1,476)
-	-	-	Dues	-	124	(124)
10,416	7,500	2,916	Professional Services	-	32,500	9,166
18,750	2,519	16,231	Legal Fees	41,666	12,479	62,521
1,458	138	1,320	Accounting Services	75,000	481	5,352
34,858	-	34,858	Contingency	5,833	-	69,716
1,000,000	-	1,000,000	Reserve for Improvements	69,716	-	2,000,000
-	-	-	Bond Issuance Expenses	2,000,000	-	(36,432)
8,833	-	8,833	Insurance Expense	-	31,232	(8,899)
6,250	-	6,250	Public Art Maintenance	22,333	732	11,768
1,875	-	1,875	Public Art Monitoring	12,500	1,175	2,575
145,432	298,279	(152,847)	District MCA Maint	3,750	509,170	46,950
7,271	14,914	(7,643)	District MCA Fee	556,120	25,458	2,345
<u>224,533</u>	<u>1,718</u>	<u>222,815</u>	Westerly Creek Expenses	27,803	7,273	223,285
1,460,555	326,440	1,134,115	Subtotal: G&A	<u>230,558</u>	<u>664,761</u>	<u>2,387,161</u>
<u>1,460,555</u>	<u>326,440</u>	<u>1,134,115</u>	<b>Total: Expenditures</b>	<u>3,051,922</u>	<u>664,761</u>	<u>2,387,161</u>
<u>(1,064,664)</u>	<u>290,909</u>	<u>1,355,573</u>	<b>Revenue Over/(Under) Expenditures</b>	<u>(1,402,500)</u>	<u>738,402</u>	<u>2,140,902</u>
-	(90,178)	(90,178)	Transfer (To) From Bond Funds	(420,000)	(319,163)	100,837
(3,750)	-	3,750	Transfer (To) From Capital Funds	(7,500)	-	7,500
(3,750)	(90,178)	(86,428)	Total: Other Financing Sources/(Uses)	<u>(427,500)</u>	<u>(319,163)</u>	<u>108,337</u>
<u>(1,068,414)</u>	<u>200,730</u>	<u>1,269,144</u>	<b>Increase/(Decrease) in Net Assets</b>	<u>(1,830,000)</u>	<u>419,238</u>	<u>2,249,238</u>

Park Creek Metropolitan District  
Revenues, Expenditures and Changes in Net Assets  
Park Creek Debt Fund  
For the 4 Months Ended April 30, 2022

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			<b><u>Revenue:</u></b>			
4,903,637	5,545,571	641,934	Westerly Creek Taxes - Debt Service	24,183,954	23,549,720	(634,234)
1,250		(1,250)	Bond Proceeds		55,000,000	55,000,000
			Misc Income	2,500		(2,500)
83	19	(64)	Interest Income		30	30
4,904,970	5,545,590	640,620	Investment Income	333	47	(286)
			<b>Total: Revenue</b>	<b>24,186,787</b>	<b>78,549,796</b>	<b>54,363,009</b>
			<b><u>Expenditures</u></b>			
			Payment on Notes - Interest			
			Bond Issuance Costs		312,075	(312,075)
			Developer Advances Repayments		567,450	(567,450)
			Subtotal: Other Capital		53,238,119	(53,238,119)
					54,117,643	(54,117,643)
			<b><u>General and Administrative Expenses</u></b>			
49,552	55,558	(6,006)	Payments to Westerly Creek	244,383	235,166	9,217
49,552	55,558	(6,006)	Subtotal: G&A	244,383	235,166	9,217
49,552	55,558	(6,006)	<b>Total Expenditures</b>	<b>244,383</b>	<b>54,352,809</b>	<b>(54,108,426)</b>
4,855,418	5,490,031	634,613	<b>Revenue Over/(Under) Expenditures</b>	<b>23,942,404</b>	<b>24,196,987</b>	<b>254,583</b>
	90,178	90,178	Transfer (To) From General Funds			
	90,178	90,178	Transfer (To) From Capital Funds	420,000	319,163	(100,837)
			Total: Other Financing Sources/(Uses)	420,000	319,163	(100,837)
<b>4,855,418</b>	<b>5,580,210</b>	<b>724,792</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>24,362,404</b>	<b>24,516,150</b>	<b>153,746</b>

**Park Creek Metropolitan District**  
**Revenues, Expenditures and Changes in Net Assets**  
**Park Creek Capital Fund**  
**For the 4 Months Ended April 30, 2022**

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
			<b><u>Revenue:</u></b>			
50,000		(50,000)	Misc Income	100,000		(100,000)
1,791,667	1,992,208	200,541	Developer Advance Receipts - FC	7,166,667	5,303,166	(1,863,501)
	228	228	Developer Advance		638	638
13,750	164,985	151,235	DURA Revenue		570,279	542,779
13,750	(329,653)	(343,403)	Dura rev - 2014 D2 loan	27,500	135,259	107,759
69,250	99,000	29,750	TOS Facility Fees	27,500	299,000	22,000
8,333	11,533	3,200	Damage Fees	277,000	37,843	4,510
101,333	118,000	16,667	Facility Fees	33,333	398,000	(7,333)
2,000	2,790	790	Mailbox Fees	405,333	8,990	990
58,333	17,292	(41,041)	Aurora Use tax, etc	8,000	20,264	(213,069)
<u>2,108,416</u>	<u>2,076,383</u>	<u>(32,033)</u>	<b>Total: Revenue</b>	<u>233,333</u>	<u>20,264</u>	<u>(213,069)</u>
			<b><u>Expenditures</u></b>	<u>8,278,666</u>	<u>6,773,439</u>	<u>(1,505,227)</u>
	20,816	(20,816)	Trunk Total		128,218	(128,218)
425,000	649,151	(224,151)	Trunk Open Space Total		1,742,830	(42,830)
1,833,333	2,228,027	(394,694)	InTract Total	1,700,000	4,410,105	2,923,228
	228	(228)	Recreation Center Total	7,333,333	638	(638)
<u>2,258,333</u>	<u>2,898,222</u>	<u>(639,889)</u>	Denver Water Total	<u>9,033,333</u>	<u>6,281,792</u>	<u>2,751,541</u>
	147,228	(147,228)	Subtotal: Infrastructure		286,534	(286,534)
			Interest Expense		19,150	2,376
			Trustee Fees	21,526	13,065	6,935
			Insurance Expense	20,000	1,114	386
1,500	1,240	260	Dues	1,500	4,329	1,671
			Accounting Services	6,000	9,099	(9,099)
<u>16,667</u>	<u>5,254</u>	<u>11,413</u>	Bank Charges	<u>66,668</u>	<u>5,254</u>	<u>61,414</u>
18,167	153,721	(135,554)	Interim Damage Repairs	115,694	338,545	(222,851)
			Subtotal: Other Capital			
			<b><u>General and Administrative Expenses</u></b>			
			Subtotal: G&A			
<u>2,276,500</u>	<u>3,051,944</u>	<u>(775,444)</u>	<b>Total: Expenditures</b>	<u>9,149,027</u>	<u>6,620,336</u>	<u>2,528,691</u>
<u>(168,084)</u>	<u>(975,561)</u>	<u>(807,477)</u>	<b>Revenue Over/(Under) Expenditures</b>	<u>(870,361)</u>	<u>153,103</u>	<u>1,023,464</u>
			Transfer (To) From Bond Funds			
1,250		(1,250)	Transfer (To) From General Funds	5,000		(5,000)
1,250		(1,250)	Total: Other Financing Sources/(Uses)	5,000		(5,000)
<u>(166,834)</u>	<u>(975,561)</u>	<u>(808,727)</u>	<b>Increase/(Decrease) in Net Assets</b>	<u>(865,361)</u>	<u>153,103</u>	<u>1,018,464</u>

**Westerly Creek Metropolitan District**  
**Revenue, Expenditures and Change in Net Assets**  
**WCMD General Fund**  
**For the 4 Months Ended April 30, 2022**

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
			<b><u>Revenue:</u></b>			
4,903,637	5,543,943	640,306	Property Tax - Debt	24,183,954	23,578,726	(605,228)
151,266	171,462	20,196	Property Tax - O&M	746,021	729,239	(16,782)
244,543	445,836	201,293	Specific Ownership tax	903,071	674,822	(228,250)
-	1,628	1,628	Interest Income	-	(29,006)	(29,006)
-	50	50	Interest income	-	(897)	(897)
<b>5,299,446</b>	<b>6,162,920</b>	<b>863,474</b>	<b>Total: Revenue</b>	<b>25,833,046</b>	<b>24,952,883</b>	<b>(880,163)</b>
			<b><u>Expenditures</u></b>			
			<b><u>General and Administrative Expenditures</u></b>			
223,000	-	223,000	WCMD Expenses	223,000	-	223,000
49,552	55,558	(6,006)	Treasury Commission - DS	244,383	235,166	9,217
1,533	1,718	(185)	Treasury Commission - OM	7,558	7,273	285
274,085	57,277	216,808	Subtotal: G&A	474,941	242,439	232,502
<b>274,085</b>	<b>57,277</b>	<b>216,808</b>	<b>Total: Expenditures</b>	<b>474,941</b>	<b>242,439</b>	<b>232,502</b>
<b>5,025,361</b>	<b>6,105,643</b>	<b>1,080,282</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>25,358,105</b>	<b>24,710,444</b>	<b>(647,661)</b>
274,085	57,277	(216,808)	Transfers From Park Creek	474,941	242,439	(232,502)
(5,299,446)	(6,162,920)	(863,474)	Transfers(To) Park Creek	(25,833,046)	(24,952,883)	880,163
(5,025,361)	(6,105,643)	(1,080,282)	Total: Other Financing Sources/(Uses)	(25,358,105)	(24,710,444)	647,661
<b>-</b>	<b>-</b>	<b>-</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>





Park Creek Metropolitan District  
 Trunk IFDAs #All Open- Filing #All Open  
 Draw NA/68/NA/61/43  
 As of: 4/30/2022

	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	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
Trunk	Filing 28 Total IFDA 28	10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
Trunk	Filing 34 Total IFDA 34	553,850	-	553,850	553,850	-	553,850	-
Trunk	Filing 36 Total IFDA 36	5,918,735	-	5,918,735	5,807,310	111,425	5,807,293	11,442
Trunk	Filing 40 Total IFDA 40	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 42 Total IFDA 42	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 43 Total IFDA 43	240,101	-	240,101	186,813	53,288	186,813	53,288
Trunk	Filing 44 Total IFDA 44	240,101	-	240,101	186,813	53,288	186,813	53,288
Trunk	Filing 45 Total IFDA 45	12,695,791	(1,859,000)	10,836,791	10,834,879	1,912	10,834,879	1,912
Trunk	Filing 46 Total IFDA 46	12,695,791	(1,859,000)	10,836,791	10,834,879	1,912	10,834,879	1,912
Trunk	Filing 47 Total IFDA 47	125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 48 Total IFDA 48	125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 49 Total IFDA 49	14,871,325	(2,029,432)	12,841,893	12,833,744	8,149	12,833,744	8,149
Trunk	Filing 50 Total IFDA 50	1,467,531	(383,500)	1,084,031	963,324	120,707	963,324	120,707
Trunk	Filing 51 Total IFDA 51	16,338,856	(2,412,932)	13,925,924	13,797,068	128,856	13,797,068	128,856
Trunk	Filing 52 Total IFDA 52	671,755	(81,155)	590,601	590,563	38	590,563	38
Trunk	Filing 53 Total IFDA 53	671,755	(81,155)	590,601	590,563	38	590,563	38
Trunk	Filing 54 Total IFDA 54	7,899,280	(1,967,686)	5,931,594	5,942,894	4,696	5,936,676	11,914
Trunk	Filing 55 Total IFDA 55	924,221	-	924,221	599,973	324,248	599,973	324,248
Trunk	Filing 56 Total IFDA 56	8,823,501	(1,967,686)	6,855,815	6,542,866	328,945	6,517,697	354,115
Trunk	Filing 57 Total IFDA 57	2,056,690	(105,000)	1,951,690	1,480,987	470,703	1,480,987	470,703
Trunk	Filing 58 Total IFDA 58	2,056,690	(105,000)	1,951,690	1,480,987	470,703	1,480,987	470,703
Trunk	Filing 59 Total IFDA 59	412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing 60 Total IFDA 60	412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing 61 Total IFDA 61	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
Trunk	Filing 62 Total IFDA 62	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
Trunk	Filing 63 Total IFDA 63	16,803,727	1	16,803,727	16,776,066	27,661	16,757,765	45,962
Trunk	Filing 64 Total IFDA 64	16,803,727	1	16,803,727	16,776,066	27,661	16,757,765	45,962
Trunk	Filing 65 Total IFDA 65	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing 66 Total IFDA 66	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing 67 Total IFDA 67	8,400,000	364,999	8,764,999	8,684,049	80,950	8,514,128	250,872
Trunk	Filing 68 Total IFDA 68	8,400,000	364,999	8,764,999	8,684,049	80,950	8,514,128	250,872
Trunk	Filing 69 Total IFDA 69	4,834,360	(1,054,999)	3,779,362	3,706,018	69,883	3,706,018	69,883
Trunk	Filing 70 Total IFDA 70	4,834,360	(1,054,999)	3,779,362	3,706,018	69,883	3,706,018	69,883
Trunk	Filing 71 Total IFDA 71	625,236	-	625,236	571,733	53,503	571,733	53,503
Trunk	Filing 72 Total IFDA 72	625,236	-	625,236	571,733	53,503	571,733	53,503
Trunk	Filing 73 Total IFDA 73	90,494	-	90,494	8,479	78,554	7,133	79,900
Trunk	Filing 74 Total IFDA 74	90,494	-	90,494	8,479	78,554	7,133	79,900
Trunk	Filing 75 Total IFDA 75	13,498,494	264,676	13,498,494	12,886,325	612,168	12,742,509	755,985
Trunk	Filing 76 Total IFDA 76	13,498,494	264,676	13,498,494	12,886,325	612,168	12,742,509	755,985
Trunk	Filing 77 Total IFDA 77	5,949,489	1,077,075	7,085,638	7,085,638	614	7,083,639	1,999
Trunk	Filing 78 Total IFDA 78	5,949,489	1,077,075	7,085,638	7,085,638	614	7,083,639	1,999
Trunk	Filing 79 Total IFDA 79	19,242,911	1,059,421	20,302,332	19,919,696	382,636	19,919,696	382,636



Park Creek Metropolitan District  
 Trunk IFDAs #All Open- Filing #All Open  
 Draw NA/68/NA/61/43  
 As of: 4/30/2022

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
IFDA PA	19,242,911	19,242,911	1,059,421	20,302,332	19,919,696	382,636	19,919,696	382,636
Park Trunk								
Filing PB Total IFDA PB	14,450,857	14,450,856	-	14,450,856	13,489,045	961,810	13,408,424	1,042,432
Filing PC Total IFDA PC	10,512,911	6,900,000	4,926,292	11,826,292	11,549,309	276,983	7,875,665	3,950,627
Total Trunk Job Costs	106,959,774	106,959,755	(7,057,160)	99,653,915	97,937,304	1,962,313	97,591,705	2,307,911
Total Park Trunk Job Costs	52,960,072	49,347,159	6,679,288	56,002,454	53,951,105	2,134,416	50,177,502	5,908,019
Total	159,919,847	156,306,914	(377,872)	155,656,369	151,888,409	4,096,728	147,769,207	8,215,931

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 15 Total IFDA 15	13,897,866	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract	Filing 17 Total IFDA 17	13,897,866	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract	Filing 32 Total Filing 34 Total IFDA 32	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract	Filing 34 Total IFDA 34	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract	Filing 35 Total Filing FIK Total IFDA 35	16,929,665	691,868	17,621,533	17,621,533	(0)	17,621,533	(0)
In-Tract	Filing 36 Total IFDA 36	370,052	(341,542)	28,511	28,511	-	28,511	(0)
In-Tract	Filing 36 Total IFDA 36	17,299,717	350,327	17,650,044	17,650,044	(0)	17,650,044	(0)
In-Tract	Filing 34 Total IFDA 34	8,480,866	(2)	8,480,864	7,671,140	815,995	7,549,779	937,256
In-Tract	Filing 35 Total Filing FIK Total IFDA 35	8,480,866	(2)	8,480,864	7,671,140	815,995	7,549,779	937,256
In-Tract	Filing 42 Total IFDA 42	5,404,254	(756,501)	4,647,753	4,210,731	437,023	4,205,843	441,910
In-Tract	Filing 45 Total IFDA 45	2,592,337	756,501	3,348,837	2,876,456	472,382	2,876,606	472,231
In-Tract	Filing 47 Total IFDA 47	7,996,591	-	7,996,591	7,087,186	909,405	7,082,449	914,142
In-Tract	Filing 48 Total IFDA 48	31,228,859	(78,501)	31,150,358	29,761,675	1,388,683	29,761,675	1,388,683
In-Tract	Filing 49 Total IFDA 49	31,228,859	(78,501)	31,150,358	29,761,675	1,388,683	29,761,675	1,388,683
In-Tract	Filing 42 Total IFDA 42	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
In-Tract	Filing 45 Total IFDA 45	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853
In-Tract	Filing 47 Total IFDA 47	16,952,761	-	16,952,761	13,862,221	3,090,540	13,862,221	3,090,540
In-Tract	Filing 48 Total IFDA 48	16,952,761	-	16,952,761	13,862,221	3,090,540	13,862,221	3,090,540
In-Tract	Filing 49 Total IFDA 49	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
In-Tract	Filing 52 Total IFDA 52	35,656,775	(529,280)	35,127,495	31,555,427	3,572,068	31,555,427	3,572,068
In-Tract	Filing 53 Total IFDA 53	15,875,085	-	15,875,085	13,293,766	2,581,318	13,269,689	2,605,395
In-Tract	Filing 54 Total IFDA 54	15,875,085	-	15,875,085	13,293,766	2,581,318	13,269,689	2,605,395
In-Tract	Filing 55 Total IFDA 55	1,583,241	64,000	1,647,241	1,630,020	17,221	1,630,020	17,221
In-Tract	Filing 56 Total IFDA 56	1,583,241	64,000	1,647,241	1,630,020	17,221	1,630,020	17,221
In-Tract	Filing 57 Total IFDA 57	58,653,806	-	58,653,806	49,299,366	9,354,439	49,074,708	9,579,098
In-Tract	Filing 58 Total IFDA 58	58,653,806	-	58,653,806	49,299,366	9,354,439	49,074,708	9,579,098
In-Tract	Filing 59 Total IFDA 59	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract	Filing 60 Total IFDA 60	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract	Filing 61 Total IFDA 61	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
In-Tract	Filing 62 Total IFDA 62	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
In-Tract	Filing 63 Total IFDA 63	53,859,266	(4,274,632)	49,584,633	48,839,060	745,574	48,123,625	1,461,009
In-Tract	Filing 64 Total IFDA 64	53,859,266	(4,274,632)	49,584,633	48,839,060	745,574	48,123,625	1,461,009
In-Tract	Filing 65 Total IFDA 65	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	Filing 66 Total IFDA 66	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	Filing 67 Total IFDA 67	2,966,874	(531,983)	2,434,891	2,354,126	80,765	2,354,126	80,765
In-Tract	Filing 68 Total IFDA 68	2,966,874	(531,983)	2,434,891	2,354,126	80,765	2,354,126	80,765
In-Tract	Filing 69 Total IFDA 69	52,110,215	-	52,110,215	45,276,034	6,834,181	41,982,765	10,127,450
In-Tract	Filing 70 Total IFDA 70	52,110,215	-	52,110,215	45,276,034	6,834,181	41,982,765	10,127,450
In-Tract	Filing 71 Total IFDA 71	2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486
In-Tract	Filing 72 Total IFDA 72	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 205  
 As of: 4/30/2022

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing AC Total IFDA AC	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,464,827	65,249
In-Tract	Filing IC-4 Total IFDA C4	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,464,827	65,249
In-Tract	Filing IC-4A Total IFDA C4A	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
In-Tract	Filing MB Total IFDA MB	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
In-Tract	Filing MC Total IFDA MC	2,042,680	2	2,042,682	1,564,584	478,097	1,564,750	478,097
In-Tract	Filing MD Total IFDA MD	2,042,680	2	2,042,682	1,564,584	478,097	1,564,750	478,097
In-Tract	Filing ME Total IFDA ME	7,851,158	-	7,851,158	5,518,182	2,332,976	5,518,182	2,332,976
In-Tract	Filing MF Total IFDA MF	7,851,158	-	7,851,158	5,518,182	2,332,976	5,518,182	2,332,976
In-Tract	Filing MG Total IFDA MG	8,507,309	-	8,507,309	6,712,764	1,817,046	6,712,764	1,817,046
In-Tract	Filing ML Total IFDA ML	8,507,309	-	8,507,309	6,712,764	1,817,046	6,712,764	1,817,046
In-Tract	Total Job costs	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
		4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
		7,387,006	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501
		7,387,006	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501
		14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,458,548	649,644
		14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,458,548	649,644
		12,740,445	-	12,740,445	9,034,620	3,705,825	1,366,983	11,373,462
		12,740,445	-	12,740,445	9,034,620	3,705,825	1,366,983	11,373,462
		3,013,788	356,938	3,366,789	3,236,275	150,513	3,187,548	199,241
		3,013,788	356,938	3,366,789	3,236,275	150,513	3,187,548	199,241
		414,497,026	(11,885,029)	402,372,781	362,368,615	40,032,837	350,032,538	52,369,079

**WESTERLY CREEK METROPOLITAN DISTRICT**  
Monthly Financial Report  
Period Ended April 20, 2022

The following reports are attached to this narrative:

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

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Changes in Fund Balance

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

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General Comments:

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- 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 4 Months Ended April 30, 2022**

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			<b>Revenue:</b>			
4,903,637	5,543,943	640,306	Property Tax - Debt	24,183,954	23,578,726	(605,228)
151,266	171,462	20,196	Property Tax - O&M	746,021	729,239	(16,782)
244,543	445,836	201,293	Specific Ownership tax	903,071	674,822	(228,250)
-	1,628	1,628	Interest Income	-	(29,006)	(29,006)
-	50	50	Interest income	-	(897)	(897)
<b>5,299,446</b>	<b>6,162,920</b>	<b>863,474</b>	<b>Total: Revenue</b>	<b>25,833,046</b>	<b>24,952,883</b>	<b>(880,163)</b>
			<b>Expenditures</b>			
			<u>General and Administrative Expenditures</u>			
223,000	-	223,000	WCMD Expenses	223,000	-	223,000
49,552	55,558	(6,006)	Treasury Commission - DS	244,383	235,166	9,217
1,533	1,718	(185)	Treasury Commission - OM	7,558	7,273	285
274,085	57,277	216,808	Subtotal: G&A	474,941	242,439	232,502
<b>274,085</b>	<b>57,277</b>	<b>216,808</b>	<b>Total: Expenditures</b>	<b>474,941</b>	<b>242,439</b>	<b>232,502</b>
<b>5,025,361</b>	<b>6,105,643</b>	<b>1,080,282</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>25,358,105</b>	<b>24,710,444</b>	<b>(647,661)</b>
274,085	57,277	(216,808)	Transfers From Park Creek	474,941	242,439	(232,502)
(5,299,446)	(6,162,920)	(863,474)	Transfers(To) Park Creek	(25,833,046)	(24,952,883)	880,163
(5,025,361)	(6,105,643)	(1,080,282)	Total: Other Financing Sources/(Uses)	(25,358,105)	(24,710,444)	647,661
-	-	-	<b>Increase/(Decrease) in Net Assets</b>	-	-	-

# Park Creek Metropolitan District Board Meeting

## Development Manager Agenda

May 26, 2022

### Project Update

### Award Recommendation

None

### Work Order Approval

#### MLK

Mortenson W/O #193	\$17,205
MLK and CPB Irrigation Controller Relocation	

### Change Order Approval

#### Filing 57

Mortenson C/O #6	\$196,020
Extended General Conditions	
SBE/DBE total contract 15%; this change 21%	

#### Filing PC

BrightView C/O #3	\$11,303
Inlet and Sidewalk Design Changes	
SBE/DBE total contract 18.5%; this change 40%	

BrightView C/O #4	\$47,810
Pump Track Fence	
SBE/DBE total contract 18.7%; this change 0%	

#### Filing MG/Plaza

Full Scope Civil C/O	\$TBD
Storm Stubs, Water Lowering	
SBE/DBE total contract %; this change %	

## Contract Assignments

IFDA 60

<b>Contractor</b>	<b>Type of Work</b>	<b>IFDA</b>	<b>Revised Contract</b>
M.A. Mortenson Company	Filing 60 - 40th Ave Extension	60	359,817.00
Elite Surface Infrastructure	Filing 60 - 40th Ave. Extension	60	1,171,458.00

# SELF PERFORM WORK ORDER

Date: May 18,2022  
Work Order No: 193 MLK and CPB Irrigation Controller Relocation  
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:

Re-locate irrigation backflow preventor  
Excavation and backfill  
1" Type K Copper  
Copper Fittings  
Silver Solder  
Electrical panel relocation

Phase/Work Included in this Work Order:

Martin Luther King Blvd. and Central Park Blvd.

Construction Management Services for Stapleton Acceptance Fixes:

	<b>Total WO 192</b>	<b>In-Tract</b>
<b>TOTAL Work Order</b>	<b>\$17,205</b>	<b>\$17,205</b>
<b>Direct Work (Final Acceptance)</b>	<b>\$14,277</b>	<b>\$14,277</b>
<b>Survey and Testing (Final Acceptance)</b>	<b>\$714</b>	<b>\$714</b>
<b>General Conditions (Final Acceptance)</b>	<b>\$1,713</b>	<b>\$1,713</b>
<b>CM Fees (Final Acceptance)</b>	<b>\$501</b>	<b>\$501</b>

This Work Order **Seventeen Thousand Two Hundred Five Dollars and No Cents.** Consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Diamond Plumbing Inc.

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: \_\_\_\_\_

*Kim O'Neil*  
*Project MGR*

**DEVELOPMENT MANAGER  
RECOMMENDATION FOR APPROVAL**

**Forest City Stapleton Inc.**

BY: \_\_\_\_\_

TITLE: Director, Development

**OWNER:**

**Park Creek Metropolitan District**

BY: \_\_\_\_\_

Secretary

BY: \_\_\_\_\_

President



CONTRACTOR CHANGE ORDER  
Exhibit C

RECEIVED APR 26 2022

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

CHANGE ORDER NO.: 6

PROJECT: Filing 57 - CONSTRUCTION MANAGEMENT

DATE: 26-Apr-22

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

CONTRACT NO.: WO#158

DESCRIPTION CO #6- Extended Mortenson GC's to end of 2022.  
OF CHANGE:

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	Project Executive	\$0	\$0	\$11,904	\$0	\$11,904
2	CO6.2	Project Engineer	\$0	\$0	\$20,480	\$0	\$20,480
3	CO6.3	Survey Equipment (GPS)	\$0	\$0	\$19,018	\$0	\$19,018
4	CO6.4	Survey Labor and Management	\$0	\$0	\$28,000	\$0	\$28,000
5	CO6.6	Pickup Trucks	\$0	\$0	\$6,860	\$0	\$6,860
6	CO6.7	Ground Engineering	\$0	\$0	\$36,465	\$0	\$36,465
7	CO6.8	Erosion Control labor	\$0	\$0	\$35,200	\$0	\$35,200
8	CO6.9	Utility Locates (UCS)	\$0	\$0	\$32,384	\$0	\$32,384
9	CO6.10	Fee (3%)	\$0	\$0	\$5,709	\$0	\$5,709

gc's

See Attached for Additional Breakout Information

<b>Net Increase/Decrease to Contract:</b>	\$0	\$0	\$196,020	\$0	\$196,020
The original Contract Sum was	\$0	\$0	\$91,114	\$0	\$91,114
Net change by previously authorized Change Orders	\$0	\$0	\$5,684,143	\$0	\$5,684,143
The Contract Sum prior to this Change Order was	\$0	\$0	\$5,775,257	\$0	\$5,775,257
The Contract Sum will be modified in the amount of	\$0	\$0	\$196,020	\$0	\$196,020
The new Contract Sum including this Change Order will be	\$0	\$0	\$5,971,277	\$0	\$5,971,277

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  
4715 N Willow St.  
Denver, CO 80238

BY (Signature)

(Printed Name)

Date

Approved by: Development Manager

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

Development Manger, James Chrisman

Date

Accepted by: Contractor/Supplier

M.A. Mortenson Company  
4715 N Willow St.  
Denver, CO 80238

BY (Signature)

(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



The Park Creek Metropolitan District  
7350 E. 28th Ave, Suite 200  
Denver, CO 80238

PROJECT: Filing 57 - CONSTRUCTION MANAGEMENT

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

DESCRIPTION OF CHANGE:

CO #6- Extended Mortenson GC's to end of 2022.

CHANGE ORDER NO.: 6

DATE: 26-Apr-22

CONTRACT NO.: WO#158

CONTRACTOR CHANGE ORDER BREAKOUT  
Exhibit C

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	Project Executive	GC's	Extend Project Executive's time to end of 2022	LS	\$11,904.00			1.00		1.00	\$11,904
2	CO6.2	Project Engineer	GC's	Extend Project Engineer's time to end of 2022	LS	\$20,480.00			1.00		1.00	\$20,480
3	CO6.3	Survey Equipment (GFS)	GC's	Extend survey equipment to end of 2022	LS	\$19,018.00			1.00		1.00	\$19,018
4	CO6.4	Survey Labor and Management	GC's	Extend survey crew and manager's time to end of 2022	LS	\$28,000.00			1.00		1.00	\$28,000
5	CO6.6	Pickup Trucks	GC's	Extend duration for pickup trucks to end of 2022	LS	\$8,860.00			1.00		1.00	\$8,860
6	CO6.7	Ground Engineering	GC's	Extend Ground Engineering's time to end of 2022	LS	\$36,465.00			1.00		1.00	\$36,465
7	CO6.8	Erosion Control Labor	GC's	Extend erosion control labor's time to end of 2022	LS	\$35,200.00			1.00		1.00	\$35,200
8	CO6.9	Utility Locates (UCS)	GC's	Extend USC's time to end of 2022	LS	\$32,384.00			1.00		1.00	\$32,384
9	CO6.10	Fee (3%)	GC's	Extend Mortenson's Fee to end of 2022	LS	\$5,709.00			1.00		1.00	\$5,709
											Total:	\$196,020

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

9 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)

4715 N Willow St.

4715 N Willow St.

Development Manger



4715 North Willow Street  
Denver, CO 80238  
main 720.920.4300  
fax 720.920.4301  
www.mortenson.com

RECEIVED APR 26 REC'D

April 26, 2021

Brookfield Development  
7351 East 29th Avenue  
Denver, CO 80238

**RE: Filing 57 – Construction Management  
Mortenson Order No. 6  
Mortenson Project No. 18060044**

Dear:

Attached you will find four (4) copies of Mortenson Change Order No. 6 which includes the following:

- Project Executive
- Project Engineer
- Survey Equipment (GPS)
- Survey Labor and Management
- Pickup Trucks
- Ground Engineering
- Erosion Control labor
- Utility Locates (UCS)
- Fee (3%)

The total proposed amount of this change order is \$196,020

The percentage of dollars committed to SBE/DBE included in this change is 21%.

The percentage of dollars committed to SBE/DBE contractors in the contract entirely is 15%.

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

Sincerely,

  
Kerry O'Connell  
Project Executive

Enclosures: Mortenson Change Order No. 6  
cc: 18060044 - 91.03 Mortenson



4715 N Willow St.  
Denver, CO 80238  
main 720.920.4300  
www.mortenson.com

May 19, 2022

Brookfield Development  
7351 East 29th Avenue  
Denver, CO 80238

**RE: Filling PC Phase 3 - Landscaping  
Brightview Landscape Development Change Order No. 3  
Mortenson Project No. 21060048**

Dear:

Attached you will find four (4) copies Brightview Landscape Development Change Order No. 3. This Change Order reflects the changes from design change 02 which includes the following:

- Pipe- SD PVC 6"
- Drain Inlet
- Labor to rest forms
- Superintendent to reset forms
- Skid steer
- Roller Compactor
- Water Truck
- Brightview Mark up
- Additional Supervision/ PM

The total proposed amount of this change order is \$11,303

The Percentage of dollars committed to SBE/DBE contractors in this change is 40%

The Percentage of dollars committed to SBE/DBE contractors in the contract entirety is 18.5%.

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. 3.  
cc: Cost Issues 21060048



CONTRACTOR CHANGE ORDER  
Exhibit C

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

CHANGE ORDER NO.: 3

PROJECT: PC Trunk Open Space Phase 3  
TO: Brightview Landscape Development Inc.  
8888 Molsenbocker Road  
Parker, CO 80134

DATE: 13-May-22

CONTRACT NO.: PC-004

DESCRIPTION CO #3 Description- Design Changes for adding a new inlet north of the project to capture water from the north and south.  
OF CHANGE: Reform 250ft of sidewalk forms and add 3" of dirt to match existing grades of the baseball field.

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		Non Park	Park Trunk	In-Tract	Denver	Total
Line	Item Description	Trunk Amt	Amt	Amount	Water Amt	Amount
1	44.000 PIPE - SD - PVC - 6" (0'-10')	\$0	\$3,658	\$0	\$0	\$3,658
2	48.000 DRAIN INLET - 24"X24" RECT STRUCTURE	\$0	\$3,100	\$0	\$0	\$3,100
3	CO3.1 Labor Hours to reset forms	\$0	\$832	\$0	\$0	\$832
4	CO3.2 Superintendent to reset forms	\$0	\$504	\$0	\$0	\$504
5	CO3.3 Skidsteer	\$0	\$912	\$0	\$0	\$912
6	CO3.4 Roller Copactor	\$0	\$970	\$0	\$0	\$970
7	CO3.5 Water Truck	\$0	\$360	\$0	\$0	\$360
8	CO3.6 BrightView Markup 10%	\$0	\$744	\$0	\$0	\$744
9	CO3.7 Additional Supervision/ PM	\$0	\$223	\$0	\$0	\$223

landscape

See Attached for Additional Breakout Information

<b>Net Increase/Decrease to Contract:</b>	\$0	\$11,303	\$0	\$0	\$11,303
The original Contract Sum was	\$0	\$3,744,437	\$0	\$0	\$3,744,437
Net change by previously authorized Change Orders	\$0	\$75,314	\$0	\$0	\$75,314
The Contract Sum prior to this Change Order was	\$0	\$3,819,751	\$0	\$0	\$3,819,751
The Contract Sum will be modified in the amount of	\$0	\$11,303	\$0	\$0	\$11,303
The new Contract Sum including this Change Order will be	\$0	\$3,831,054	\$0	\$0	\$3,831,054

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  
4715 North Willow Street  
Denver, CO 80238

BY (Signature)

(Printed Name)

Date

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

BY (Signature)

Date

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

BY (Signature)

(Printed Name)

Date

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

BY (Signature)

Date

Please See Attached for Routing Information



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

PROJECT: PC Trunk Open Space Phase 3

TO: Brightview Landscape Development Inc.  
8888 Moisenbocker Road  
Parker, CO 80134

**DESCRIPTION OF CHANGE:**

CO #3 Description- Design Changes for adding a new inlet north of the project to capture water from the north and south. Reform 250ft of sidewalk forms and add 3" of dirt to match existing grades of the baseball field.

**CONTRACTOR CHANGE ORDER BREAKOUT**  
Exhibit C

CHANGE ORDER NO.: 3

DATE: 13-May-22

CONTRACT NO.: PC-004

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	44.000	PIPE - SD - PVC - 6" (0'-10') DRAIN INLET - 24"X24" RECT STRUCTURE W/18"X18" GRATE	Sewers	Design change added drain to capture water	LF	\$31.00		118.00			118.00	\$3,658
2	48.000		Inlets	Design change added drain to capture water Design Change to adjust sidewalk to match baseball field existing grades	EA	\$3,100.00		1.00			1.00	\$3,100
3	CO3.1	Labor Hours to reset forms	Sidewalks	Design Change to adjust sidewalk to match baseball field existing grades	HR	\$52.00		16.00			16.00	\$832
4	CO3.2	Superintendent to reset forms	Sidewalks	Design Change to adjust sidewalk to match baseball field existing grades	HR	\$63.00		8.00			8.00	\$504
5	CO3.3	Skidsteer	Sidewalks	Design Change to adjust sidewalk to match baseball field existing grades	HR	\$114.00		8.00			8.00	\$912
6	CO3.4	Roller Copactor	Sidewalks	Design Change to adjust sidewalk to match baseball field existing grades	HR	\$97.00		10.00			10.00	\$970
7	CO3.5	Water Truck	Sidewalks	Design Change to adjust sidewalk to match baseball field existing grades	HR	\$180.00		2.00			2.00	\$360
8	CO3.6	BrightView Markup 10%	GC	Design Change to adjust sidewalk to match baseball field existing grades	LS	\$744.00		1.00			1.00	\$744
9	CO3.7	Additional Supervision/ PM	GC	Design Change to adjust sidewalk to match baseball field existing grades	LS	\$223.20		1.00			1.00	\$223
10												
11												
12												
13												
14												
15												
<b>Total:</b>											<b>\$11,303</b>	

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 Contractor)
  - 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)



4715 N Willow St.  
Denver, CO 80238  
main 720.920.4300  
www.mortenson.com

May 19, 2022

Brookfield Development  
7351 East 29th Avenue  
Denver, CO 80238

**RE: Filing PC Phase 3 - Landscaping  
Brightview Landscape Development Change Order No. 4  
Mortenson Project No. 21060048**

Dear:

Attached you will find four (4) copies Brightview Landscape Development Change Order No. 4. This Change Order reflects the changes from design change 02 which includes the following:

- Two Rail Fence
- Brightview Mark up
- Additional Supervision/ PM

The total proposed amount of this change order is \$47,810

The Percentage of dollars committed to SBE/DBE contractors in this change is 0%

The Percentage of dollars committed to SBE/DBE contractors in the contract entirety is 18.7%.

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. 4.  
cc: Cost Issues 21060048





CONTRACTOR CHANGE ORDER  
Exhibit C

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

CHANGE ORDER NO.: 4

PROJECT: PC Trunk Open Space Phase 3  
TO: Brightview Landscape Development Inc.  
8888 Molsenbocker Road  
Parker, CO 80134

DATE: 17-May-22  
CONTRACT NO.: PC-004

DESCRIPTION CO #4 Description- Split two rail fence around pump track requested by Denver Parks and Rec  
OF CHANGE:

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	Item	Description	Non Park Trunk Amt	Park Trunk Amt	In-Tract Amount	Denver Water Amt	Total Amount
1	CO4.1	Two Rail Fence	\$0	\$44,269	\$0	\$0	\$44,269
2	CO4.2	Brightview OH& P 5%	\$0	\$2,213	\$0	\$0	\$2,213
3	CO4.3	Additional Supervision and PM	\$0	\$1,328	\$0	\$0	\$1,328

landscape

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$47,810	\$0	\$0	\$47,810
The original Contract Sum was	\$0	\$3,744,437	\$0	\$0	\$3,744,437
Net change by previously authorized Change Orders	\$0	\$86,617	\$0	\$0	\$86,617
The Contract Sum prior to this Change Order was	\$0	\$3,831,054	\$0	\$0	\$3,831,054
The Contract Sum will be modified in the amount of	\$0	\$47,810	\$0	\$0	\$47,810
The new Contract Sum including this Change Order will be	\$0	\$3,878,864	\$0	\$0	\$3,878,864

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  
4715 North Willow Street  
Denver, CO 80238

BY (Signature)

(Printed Name)

Date

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

(Printed Name)

Date

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

BY (Signature)

(Printed Name)

Date

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

King H. Harris, President

(Printed Name)

Date

Please See Attached for Routing Information



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

**CONTRACTOR CHANGE ORDER BREAKOUT**  
 Exhibit C

CHANGE ORDER NO.: 4

PROJECT: PC Trunk Open Space Phase 3

DATE: 17-May-22

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

CONTRACT NO.: PC-004

**DESCRIPTION OF CHANGE:**

CO #4 Description- Split two rail fence around pump track requested by Denver Parks and Rec

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	CO4.1	Two Rail Fence	Site Amenities	Two Rail Fence around pump track requested by DPR	LF	\$62.35		710.00			710.00	\$44,269
2	CO4.2	Brightview OH&P 5%	Site Amenities	BrightView 5% markup for overhead on line 1	LS	\$2,213.43		1.00			1.00	\$2,213
3	CO4.3	Additional Supervision and PM	Site Amenities	Brightview additional PM and Supervision	LS	\$1,328.06		1.00			1.00	\$1,328
4												
5												
6												
7												
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Total: \$47,810

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)