

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT

HELD APRIL 22, 2021

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, April 22, 2021 at 9:00 a.m. Due to the public health concerns, the meeting was held virtually via Zoom. Links and call-in information were provided.

ATTENDANCE

Directors in attendance:

King H. Harris
Rus Heise, Acting Chair
James Chrisman
Brian Fennelly

Director absente (whose absence was excused):

John Moye

Also, in attendance:

Jan Bevier of Stapleton Development Corp.
Diane Wheeler of Simmons & Wheeler
Barbara Neal, Public Art Consultant
Forrest Hancock of Brookfield Properties Development
Sarah French of Brookfield Properties Development
Keven Burnett of MCA
Kerry O’Connell of M.A. Mortenson
Shannon Gifford of City and County of Denver
Joseph Stanoch of CRL Associates
Ty Holt of The Holt Group (special counsel)
Megan Murphy of White Bear Ankele Tanaka & Waldron
(Westerly Creek Metropolitan District)
Katie Dell of Westerly Creek Metropolitan District
Paul R. Cockrel of Collins Cockrel & Cole
Micki L. Mills of Collins Cockrel & Cole
Sarah Luetjen of Collins Cockrel & Cole

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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. Such conflicts arise from their employment relationships or officership or directorship positions with Forest City Stapleton, Inc., Forest City Stapleton Land, LLC or other subsidiaries of Forest City Enterprises, L.P. of its related entity, Brookfield Properties Development (collectively “Forest City”), the developer of property within the District and Westerly Creek Metropolitan District (together with the District, the “Districts”), including entering into various reimbursement, funding, management and service agreements with the District. Director Fennelly also disclosed his potential conflict of interest arising from his officership or directorship 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 directorship or officership positions with Stapleton Development Corporation, a non-profit corporation, 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 Districts 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 three of them in

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the meeting was necessary to obtain a quorum of the Board or 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 directorship or officership 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 Stapleton Development Corporation 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 March 25, 2021 regular meeting and Executive Sessions. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of such meetings.

PUBLIC ART

The Board reviewed the Public Art Projects Update submitted by Ms. Neal, a copy of which is attached hereto. Ms. Neal reported that certain artwork pieces have been vandalized with graffiti, which she will arrange to have cleaned. 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 March 31, 2021. 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.

2020 AUDIT

Ms. Wheeler reported that the draft 2020 audit should be ready for review at the May Board meeting.

DEVELOPMENT
MANAGER'S
REPORT

Mr. Hancock presented the work and change order approval recommendations, as reflected in the Development Manager's Report attached hereto and incorporated herein by this reference. Mr. Hancock reported on various development issues, including progress on the MLK Extension Project. Mr. Hancock summarized the current and future District infrastructure projects through 2024, when all in-track and trunk infrastructure is projected to be completed and final acceptance by the City has occurred. Upon motion duly made, seconded and unanimously carried, the Board approved the work and change orders as reflected in the Development Manager's Report attached hereto.

LEGAL REPORT

Mr. Cockrel had nothing to report in regular session.

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 (i) receiving advice of general counsel with respect to the MLK extension project and (ii) providing direction to and receiving advice of special counsel on negotiations with Westerly Creek Metropolitan District 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 9:25 a.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 10:07 a.m.

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ADJOURNMENT

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

Micki Mills

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, April 22, 2021, 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/83643559541>
Or join by phone: Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or
+1 669 900 9128 or +1 253 215 8782
Webinar ID: 836 4355 9541

AGENDA

1. Public comment.
2. Disclosure of potential conflicts of interest.
3. Approval of Minutes of March 25, 2021 regular meeting and Executive Sessions.
4. Public Art Report (Barbara Neal).
5. Treasurer's Report (Jan Bevier and Diane Wheeler).
 - Review and acceptance of current financial statements
 - Status of 2020 Audit
6. Development Manager's Report (Forrest Hancock).
 - Discussion and approval of project awards, contracts and change orders
7. Attorney's Report (Paul Cockrel).
8. Any other matter that may come before the Board.
9. Executive Session including determining negotiation positions (Section 24-6-402(4)(e), C.R.S.) and consultation (i) with District counsel regarding legal advice on MLK Extension Project Contract and (ii) with special counsel regarding legal advice on Westerly Creek Metropolitan District matters (Section 24-6-402(4)(b), C.R.S.).
10. Next Board meeting scheduled for May 27, 2021.

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

PARK CREEK METROPOLITAN DISTRICT

By /s/ James D. Chrisman
Secretary

April 15, 2021

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.

Assessed 4/7/21. No remarkable changes.

Maintenance and conservation are scheduled for late spring.

Northfield *Airfoils*

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Completed. 2006

Monitor.

Assessed 4/7/21. No remarkable changes.

Maintenance and conservation are scheduled for late spring.

Central Park Recreation Center *Staplefield and Thought Balloons*

Commission: \$250,000

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

Completed. 2011

Monitor.

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.

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

The Central Park Recreation Center remains closed.

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 4/7/21. Comments:

- Greetings meter has several deep chips in the paint on the head of the meter. Sound menu is performing as intended.
- Nature sounds meter is performing as intended.
- Transportation meter volume is significantly diminished.

Will request an estimate for repair.

Ellipse II (East 35th Avenue and Xenia Street) *The Picnic*

Commission: \$110,000
Artist: Gerald Heffernon (Winters, CA)
Completed. 2009
Monitor.
Assessed 4/7/21. No remarkable changes. However, the sculpture may need re-patina in 2022.
Maintenance and conservation are scheduled for late spring/early summer.

Central Park Boulevard Median *Prairie Reef*

Commission: \$150,000
Artist: Erick Johnson (Fort Collins, CO)
Completed. 2010
Monitor.
Assessed 4/7/21. No remarkable changes.
Maintenance and conservation are scheduled for late spring/early summer.

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.
Assessed 4/7/21. No remarkable changes.
Will continue to remind Arts and Venues that each of the elements in this artwork needs 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.
Assessed 4/7/21. No remarkable changes.

Prairie Basin Park *Phantom Pavilion*

Commission: \$175,000
Artist: Volkan Alkanoglu (Portland, OR)
Completed: 2018
Monitor.
No response to date from either Denver Parks or Arts and Venues regarding the missing ADA curbs.
No update is available as yet from Michael Chavez, Public Art Manager for Arts and Venues regarding completion of the Assignment of Interest process for transferring this artwork to the City.
Assessed 4/7/21. The ADA curbs are still missing. There is some graffiti on one of the arches in the interior. Requesting estimates for removal of the graffiti.
Received assistance from Kerry O'Connell in solutions for placement of a new identification plaque. Will request an estimate.

Sandhills Prairie Park *Drift Inversion*

Commission: \$175,000
Artist: David Franklin (Indianola, WA)
Completed: 2017
Monitor.
No update is available as yet from Michael Chavez, Public Art Manager for Arts and Venues regarding completion of the Assignment of Interest process for transferring this artwork to the City.
Assessed 4/7/21. No remarkable changes. This artwork will need to be cleaned in 2022 to remove insect debris from the profiles adjacent to the lights.

North End Neighborhoods (north of 56th Avenue) *Wind Gate Art Suite*

The Five

First Light

Beyond the Plains

Commission: \$300,000
Artist: Rodrigo Nava (Putney, VT)
Completed: 2019

Monitor.
No update is available as yet from Michael Chavez, Public Art Manager for Arts and Venues regarding completion of the Assignment of Interest process for transferring this artwork to the City.
Assessed 4/7/21. No remarkable changes.
Mid-summer is the estimated target date for expansion and installation of the donated sculpture for the North End Park in Filing 57. The artist is scheduled to come to Colorado to do this work then.

Prickly Plume Park *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Estimated Installation: Spring 2021

The Vacation Permit has been approved by the City (1/12/21). Continuing to follow up on the building permit. Payment has been received and JunoWorks awaits the permit document. Final installation plans are being confirmed with Mortenson and the fabricator, JunoWorks. Installation will proceed as soon once the weather permits.

PARK CREEK METROPOLITAN DISTRICT

Monthly Financial Report
Period Ended March 31, 2021

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)

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 more than budget for the month and less than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 54, 57 and PC. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$1.35m was advanced by Forest City for infrastructure.
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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:

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General Comments:

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Park Creek Metropolitan District
Balance Sheet Governmental Fund
March 31, 2021

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 8,841,288	
Miscellaneous Receivables	1,325,614	
Intercompany Receivable	4,290,785	
Clearing - Job costs	<u>2</u>	
Total Current Assets		\$ 14,457,689
<u>Long Term Assets</u>		
<u>Fund Investments</u>		
Trustee '03 District Funds	\$ 93	
Trustee '03 Taxable Note Reimb Ac	7	
Trustee '13 Sub - Cap Int	304,915	
2015 Bonds COI	18,465	
2015 Bonds - Debt Serv	146	
2016A Sr bonds - revenue	13,010,201	
2016A Sr bonds - SO tax	700,012	
2016A Project	31	
2017A Sr Bonds COI	48,635	
2017B Sr Bonds COI	4,306	
2018A Senior Bonds -Debt fund	17,425	
2019 Debt fund	9,173	
2020 Bonds - reserve acct	1,800,051	
2020 Bonds - Revenue bonds	<u>3,694,219</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 19,607,677</u>
Long Term Fund Assets		\$ 19,607,677
Prepaid Casualty Insurance	<u>\$ 131,083</u>	
Long Term Capital Assets		<u>\$ 131,083</u>
Total Long Term Assets		<u>\$ 19,738,760</u>
Total Assets		<u>\$ 34,196,449</u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 3,465,691	
Accrued Expenses	<u>155,421</u>	
Total Current Liabilities		\$ 3,621,112
<u>Long Term Liabilities</u>		
Long Term Liabilities		<u>\$ 3,621,112</u>
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 13,328,389	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>17,246,949</u>	
Total Net Assets		<u>\$ 30,575,338</u>
Total Liabilities & Net Assets		<u>\$ 34,196,450</u>

unaudited

Park Creek Metropolitan District
 Revenue, Expenditures and Change in Net Assets
 All Funds Combined
 For the 3 Months Ended March 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
3,160,529	4,669,137	1,508,608	Westerly Creek taxes	22,689,449	18,575,390	(4,114,059)
2,175,000	2,154,808	(20,192)	Developer Advances	6,525,000	2,381,931	(4,143,069)
17,917	-	(17,917)	Misc Income	51,250	-	(51,250)
75,001	(76,998)	(151,999)	Dura rev - 2014 D2 loan	225,000	159,145	(65,855)
-	166,000	166,000	TOS Facility Fees	529,500	271,500	(258,000)
-	17,666	17,666	Damage Fees	43,000	56,848	13,848
-	263,000	263,000	Facility Fees	730,500	429,000	(301,500)
-	5,425	5,425	Mailbox Fees	11,750	8,835	(2,915)
-	19,768	19,768	Good Citizen's Payments	-	19,768	19,768
41,667	7,488	(34,179)	Aurora Use tax, etc	125,000	7,652	(117,348)
8,334	-	(8,334)	City/Cty Denver IC-4B contrib	25,000	-	(25,000)
25,000	39,346	14,346	Contributions - CCD/CDOT	75,000	2,577	(72,423)
8,334	179,801	171,467	DURA Revenue	25,000	343,040	318,040
-	2,260	2,260	Dura revenue	-	45,180	45,180
10,084	30	(10,054)	Interest Income	30,250	112	(30,138)
5,521,866	7,447,731	1,925,865	Total: Revenue	31,085,699	22,300,977	(8,784,722)
Expenditures						
-	52,505	(52,505)	Trunk Total	-	237,389	(237,389)
424,667	125,585	299,082	Trunk Open Space Total	1,274,000	579,712	694,288
2,217,000	788,249	1,428,751	InTract Total	6,651,000	2,511,751	4,139,249
-	-	-	Recreation Center Total	-	-	-
-	44	(44)	Denver Water Total	-	464	(464)
2,641,667	966,383	1,675,284	Subtotal: Infrastructure	7,925,000	3,329,317	4,595,683
-	438,222	(438,222)	Interest Exp - InTract Notes	-	438,222	(438,222)
-	-	-	Interest - Notes	-	746,930	(746,930)
-	-	-	Bond Issuance Costs	-	786	(786)
-	-	-	Trustee Fees	7,500	19,150	(11,650)
-	-	-	Insurance	30,000	11,688	18,312
39,000	11,344	27,656	Other Capital Expenditures	118,500	31,516	86,984
39,000	449,566	(410,566)	Subtotal: Other Capital	156,000	1,248,292	(1,092,292)
General and Administrative Expenses						
1,121,596	28,725	1,092,871	Park Creek General Fund Expense	1,498,366	295,897	1,202,469
30,085	44,644	(14,559)	Westerly Creek Expenses	219,546	180,522	39,024
1,151,681	73,370	1,078,311	Subtotal: G&A	1,717,912	476,419	1,241,493
3,832,348	1,489,319	2,343,029	Total: Expenditures	9,798,912	5,054,028	4,744,884
1,689,518	5,958,412	4,268,894	Revenue Over/(Under) Expenditures	21,286,787	17,246,949	(4,039,838)
(168,223)	-	168,223	Transfer (To) From Bond Funds	(493,303)	(346,801)	146,502
169,473	-	(169,473)	Transfer (To) From General Funds	497,053	346,801	(150,252)
(1,250)	-	1,250	Transfer (To) From Capital Funds	(3,750)	-	3,750
-	-	-	Total: Other Financing Sources/(Uses)	-	-	-
1,689,518	5,958,412	4,268,894	Increase/(Decrease) in Net Assets	21,286,787	17,246,949	(4,039,838)

Park Creek Metropolitan District
 Revenue, Expenditures and Change in Net Assets
 Park Creek General Fund
 For the 3 Months Ended March 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
262,074	325,460	63,386	Westerly Creek Taxes - O&M and SO	1,537,962	1,091,357	(446,605)
84	-	(84)	Interest income	250	-	(250)
<u>262,158</u>	<u>325,460</u>	<u>63,302</u>	Total: Revenue	<u>1,538,212</u>	<u>1,091,357</u>	<u>(446,855)</u>
Expenditures						
<u>General and Administrative Expenditures</u>						
685	1,451	(766)	Staff Services	2,055	3,651	(1,596)
464	58	406	Office Services	1,048	1,283	(235)
33	33	-	Office Rent	231	231	-
-	408	(408)	Rent - Storage	-	958	(958)
-	-	-	Dues	-	124	(124)
7,500	7,500	-	Professional Services	22,500	25,000	(2,500)
5,000	5,032	(32)	Legal Fees	15,000	16,634	(1,634)
592	-	592	Accounting Services	1,775	124	1,652
11,259	-	11,259	Contingency	33,776	-	33,776
1,000,000	-	1,000,000	Reserve for Improvements	1,000,000	-	1,000,000
-	-	-	Insurance Expense	35,000	32,735	2,265
1,250	10,376	(9,126)	Public Art Maintenance	3,750	10,576	(6,826)
625	1,950	(1,325)	Public Art Monitoring	1,875	1,950	(75)
89,703	1,826	87,877	District MCA Maint	363,197	192,983	170,214
4,485	92	4,393	District MCA Fee	18,159	9,649	8,510
903	1,339	(436)	Westerly Creek Expenses	6,588	5,416	1,172
<u>1,122,499</u>	<u>30,064</u>	<u>1,092,435</u>	Subtotal: G&A	<u>1,504,954</u>	<u>301,313</u>	<u>1,203,641</u>
<u>1,122,499</u>	<u>30,064</u>	<u>1,092,435</u>	Total: Expenditures	<u>1,504,954</u>	<u>301,313</u>	<u>1,203,641</u>
(860,341)	295,396	1,155,737	Revenue Over/(Under) Expenditures	<u>33,258</u>	<u>790,044</u>	<u>756,786</u>
(168,223)	-	168,223	Transfer (To) From Bond Funds	(493,303)	(346,801)	146,502
(1,250)	-	1,250	Transfer (To) From Capital Funds	(3,750)	-	3,750
(169,473)	-	169,473	Total: Other Financing Sources/(Uses)	(497,053)	(346,801)	150,252
<u>(1,029,814)</u>	<u>295,396</u>	<u>1,325,210</u>	Increase/(Decrease) in Net Assets	<u>(463,795)</u>	<u>443,244</u>	<u>907,039</u>

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Capital Fund
For the 3 Months Ended March 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
16,667		(16,667)	Misc Income	50,000		(50,000)
2,175,000	2,154,558	(20,442)	Developer Advance Receipts - FC	6,525,000	2,381,511	(4,143,489)
	250	250	Developer Advance		420	420
8,334	182,061	173,727	DURA Revenue	25,000	388,219	363,219
75,001	(76,998)	(151,999)	Dura rev - 2014 D2 loan	225,000	159,145	(65,855)
	166,000	166,000	TOS Facility Fees	529,500	271,500	(258,000)
	17,666	17,666	Damage Fees	43,000	56,848	13,848
	263,000	263,000	Facility Fees	730,500	429,000	(301,500)
	5,425	5,425	Mailbox Fees	11,750	8,835	(2,915)
	19,768	19,768	Good Citizen's Payments		19,768	19,768
41,667	7,488	(34,179)	Aurora Use tax, etc	125,000	7,652	(117,348)
8,334		(8,334)	City/Cty Denver IC-4B contrib	25,000		(25,000)
25,000	39,346	14,346	Contributions - CCD/CDOT	75,000	2,577	(72,423)
2,350,003	2,778,564	428,561	Total: Revenue	8,364,750	3,725,476	(4,639,274)
Expenditures						
	52,505	(52,505)	Trunk Total		237,389	(237,389)
424,667	125,585	299,082	Trunk Open Space Total	1,274,000	579,712	694,288
2,217,000	788,249	1,428,751	InTract Total	6,651,000	2,511,751	4,139,249
			Recreation Center Total			
	44	(44)	Denver Water Total		464	(464)
2,641,667	966,383	1,675,284	Subtotal: Infrastructure	7,925,000	3,329,317	4,595,683
	438,222	(438,222)	Interest Expense		438,222	(438,222)
			Bond Issuance Costs		786	(786)
			Trustee Fees	7,500	19,150	(11,650)
			Insurance Expense	30,000	11,688	18,312
			Dues	1,500	1,114	386
1,500		1,500	Accounting Services	4,500	1,112	3,389
			Bank Charges		7,199	(7,199)
37,500	11,344	26,156	Interim Damage Repairs	112,500	22,093	90,407
39,000	449,566	(410,566)	Subtotal: Other Capital	156,000	501,362	(345,362)
General and Administrative Expenses						
			Subtotal: G&A			
2,680,667	1,415,949	1,264,718	Total: Expenditures	8,081,000	3,830,679	4,250,321
(330,664)	1,362,615	1,693,279	Revenue Over/(Under) Expenditures	283,750	(105,204)	(388,954)
			Transfer (To) From Bond Funds			
1,250		(1,250)	Transfer (To) From General Funds	3,750		(3,750)
1,250		(1,250)	Total: Other Financing Sources/(Uses)	3,750		(3,750)
(329,414)	1,362,615	1,692,029	Increase/(Decrease) in Net Assets	287,500	(105,204)	(392,704)

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Debt Fund
For the 3 Months Ended March 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
2,898,455	4,343,677	1,445,222	Westerly Creek Taxes - Debt Service	21,151,487	17,484,033	(3,667,454)
1,250		(1,250)	Misc Income	1,250		(1,250)
10,000	30	(9,970)	Investment Income	30,000	112	(29,888)
<u>2,909,705</u>	<u>4,343,707</u>	<u>1,434,002</u>	Total: Revenue	<u>21,182,737</u>	<u>17,484,144</u>	<u>(3,698,593)</u>
<u>Expenditures</u>						
			Interest Exp - Notes		746,930	(746,930)
			Subtotal: Other Capital		746,930	(746,930)
<u>General and Administrative Expenses</u>						
29,182	43,305	(14,123)	Payments to Westerly Creek	212,958	175,106	37,852
29,182	43,305	(14,123)	Subtotal: G&A	212,958	175,106	37,852
<u>29,182</u>	<u>43,305</u>	<u>(14,123)</u>	Total Expenditures	<u>212,958</u>	<u>922,036</u>	<u>(709,078)</u>
<u>2,880,523</u>	<u>4,300,401</u>	<u>1,419,878</u>	Revenue Over/(Under) Expenditures	<u>20,969,779</u>	<u>16,562,108</u>	<u>(4,407,671)</u>
168,223		(168,223)	Transfer (To) From General Funds	493,303	346,801	(146,502)
168,223		(168,223)	Transfer (To) From Capital Funds	493,303	346,801	(146,502)
<u>3,048,746</u>	<u>4,300,401</u>	<u>1,251,655</u>	Increase/(Decrease) in Net Assets	<u>21,463,082</u>	<u>16,908,909</u>	<u>(4,554,173)</u>

Westerly Creek Metropolitan District
 Revenue, Expenditures and Change in Net Assets
 WCMD General Fund
 For the 3 Months Ended March 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
2,474,202	4,343,197	1,868,995	Property Tax - Debt	18,055,500	17,489,363	(566,137)
76,540	134,326	57,786	Property Tax - O&M	558,548	540,908	(17,640)
147,100	191,120	44,020	Specific Ownership tax	754,289	550,614	(203,675)
-	480	480	Interest Income	-	(5,330)	(5,330)
-	15	15	Interest income	-	(165)	(165)
2,697,842	4,669,137	1,971,295	Total: Revenue	19,368,337	18,575,390	(792,947)
Expenditures						
<u>General and Administrative Expenditures</u>						
24,912	43,305	(18,393)	Treasury Commission - DS	181,794	175,106	6,688
771	1,339	(568)	Treasury Commission - OM	5,625	5,416	209
25,683	44,644	(18,961)	Subtotal: G&A	187,419	180,522	6,897
25,683	44,644	(18,961)	Total: Expenditures	187,419	180,522	6,897
2,672,159	4,624,492	1,952,333	Revenue Over/(Under) Expenditures	19,180,918	18,394,868	(786,050)
25,683	44,644	18,961	Transfers From Park Creek	187,419	180,522	(6,897)
(2,697,842)	(4,669,137)	(1,971,295)	Transfers(To) Park Creek	(19,368,337)	(18,575,390)	792,947
(2,672,159)	(4,624,492)	(1,952,333)	Total: Other Financing Sources/(Uses)	(19,180,918)	(18,394,868)	786,050
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report

As of March 31, 2021

	In-tract	Trunk										Total											
		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-1B	DPS Advances		Developer Contributions & Advances - Non GCP Funds										
Available balances																							
System Development Fees																							
TIF Revenue (includes unleased, released and encumbered)																							
Good Citizen Payment ("GCP") IFDA F3																							
Developer Contribution and Advances for IC-1 from IFDA F4																							
CCD/CDOF funds																							
FCS - DPS site payment																							
DPS advances																							
Total																							
Remaining to be Paid on Approved IFDA's and other approved projects																							
IFDA #1 & 1A		2,028,429																					
IFDA #15 & 15A		430,690																					
IFDA #17		10,764																					
IFDA 19 - Filing 19 Earthwork		3,015,377																					
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011		912,011																					
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)		1,382,206																					
IFDA 36 - F36 and amendment to IFDA 28 (May 2012)		289,853																					
IFDA 40 - Filing 40		95,546																					
IFDA 41 - Filing 41		3,604,925																					
IFDA 42 - Filing 42		158,813																					
IFDA 44 - Filing 41		3,571,271																					
IFDA 45 - Filing 45		2,606,140																					
IFDA 47 - Filing 47		27,282																					
IFDA 48 - Filing 48		9,806,144																					
IFDA 49 - Filing 49		1,157,291																					
IFDA 52 - Filing 52		596																					
IFDA 53 - Filing 53		6,448,006																					
IFDA 54 - Filing 54		25,736																					
IFDA 55 - Filing 55		648,464																					
IFDA 56 - Filing 56		20,867,276																					
IFDA 57 - Filing 57		434,510																					
IFDA 59 - Filing 59		978,310																					
IFDA AB		698,130																					
IFDA AC																							
IFDA #A1 (Art IFDA)																							
IFDA IC4 - CPB I79 interchange connections (IFDA F4 identifies funding sources)		271,356																					
IFDA IC4A - Feb 2011 (does not include Private Funding)		478,097																					
IFDA IC4B - Funded by CCD																							
IFDA VB		2,464,612																					
IFDA MC		1,817,155																					
IFDA MD		1,146,203																					
IFDA ME		1,435,684																					
IFDA MF		4,617,100																					
IFDA ML		548,139																					
IFDA PG		7,070																					
IFDA PR - West Detention Pond Park & Northfield Linear Park																							
IFDA PA																							
IFDA PB																							
IFDA PC																							
Approved Uses - Remaining to be Paid		72,920,442																					
Funds Remaining		(6,366,818)																					
Anticipated near term funding sources																							

Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report

As of March 31, 2021

	In-tract	Trunk										Total				
		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			
Total Anticipated Funding Sources		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Amount available / (required) after funding approved IFDAs		(72,920,442)	0	874	0	(251,032)						(1,079,028)	(45,962)	(4,587,869)		
IFDA's submitted but not yet approved																
IFDA PC - CFN approved for \$6.9m		3,612,910														
Total Pending Uses		3,612,910														
Funding Available / (Required)		(76,333,352)	0	874	0	(251,032)						(1,079,028)	(45,962)	(4,587,869)		
Future Projects - Cost																
Total Future Projects Before Funding Sources																
Future Projects - Funding Sources																
Total																
Total Net Future Projects																

* Activity in current month.

Note 1 - Negative amounts represent a shortfall in funding. In-tract funding shortfalls are funded by developer advances. Trunk funding shortfalls for projects that are not GCP/Developer contribution projects may be funded from reduction of costs for approved IFDAs, trunk advances or other available sources. The district can not approve expenditures if adequate funding is not identified.

Note 2 - IFDA F3 designated \$9M for "GCP Parks Projects" identified as P2 (Est. \$3M) and Westerly Creek North (Est. \$6M). IFDA F5 reallocated \$5.4 million of GCP to a new school at Stapleton. This line reflects a 'placeholder' for the project equal to the GCP reallocated with the expectation that construction of the project will start when environmental remediation is completed by CCD.

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw NA/75/NA/48/30
 As of: 3/31/2021

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		9,893,057	9,888,386	4,671	9,893,056	1
	10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
Trunk	Filing 28 Total IFDA 28						
	553,850		553,850	553,850	-	553,850	-
	553,850		553,850	553,850	-	553,850	-
Trunk	Filing 34 Total IFDA 34						
	5,918,735		5,918,735	5,814,981	103,754	5,807,293	111,442
	5,918,735		5,918,735	5,814,981	103,754	5,807,293	111,442
Trunk	Filing 36 Total IFDA 36						
	2,678,231	(250,000)	2,428,231	2,302,217	277,665	2,292,567	287,314
	2,678,231	(250,000)	2,428,231	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 40 Total IFDA 40						
	240,101		240,101	186,813	53,288	186,813	53,288
	240,101		240,101	186,813	53,288	186,813	53,288
Trunk	Filing 41 Total Park Trunk						
	6,506,844	1,400,000	7,906,844	7,180,361	726,483	7,180,361	726,483
	1,959,010	491,150	1,590,160	1,237,615	352,544	1,237,615	352,544
	7,503,854	1,891,150	9,497,004	8,417,976	1,079,028	8,417,976	1,079,028
Trunk	Filing 42 Total IFDA 42						
	12,695,791	(1,859,000)	10,836,791	10,834,679	1,912	10,828,498	8,293
	12,695,791	(1,859,000)	10,836,791	10,834,679	1,912	10,828,498	8,293
Trunk	Filing 43 Total IFDA 43						
	125,656	(26,102)	99,537	99,537	0	99,537	0
	125,656	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 44 Total IFDA 44						
	70,557		70,557	47,558	22,999	48,568	23,989
	70,557		70,557	47,558	22,999	48,568	23,989
Trunk	Filing 45 Total Park Trunk						
	14,871,325	(2,029,432)	12,841,893	12,833,744	8,149	12,829,564	12,329
	1,467,531	1,467,531	1,000,964	963,324	120,707	963,324	120,707
	16,338,856	(2,412,932)	13,924,867	13,797,068	126,856	13,792,688	133,036
Trunk	Filing 47 Total IFDA 47						
	671,755	(81,155)	590,601	590,563	38	590,166	435
	671,755	(81,155)	590,601	590,563	38	590,166	435
Trunk	Filing 49 Total Park Trunk						
	7,899,280	(1,967,686)	5,947,590	5,942,894	4,696	5,935,676	11,914
	924,221		924,221	599,973	324,248	582,021	342,200
	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	(105,000)	1,951,690	1,490,121	461,569	1,480,121	471,569
	2,056,690	(105,000)	1,951,690	1,490,121	461,569	1,480,121	471,569
Trunk	Filing 54 Total IFDA 54						
	412,152		412,151	344,734	67,417	344,734	67,417
	412,152		412,151	344,734	67,417	344,734	67,417
Trunk	Filing A1 Total IFDA A1						
	2,750,000	123,750	2,873,750	2,873,750	0	2,868,525	5,225
	2,750,000	123,750	2,873,750	2,873,750	0	2,868,525	5,225
Trunk	Filing IC-4 Total IFDA C4						
	16,803,727	1	16,803,727	16,776,066	27,661	16,757,765	45,962
	16,803,727	1	16,803,727	16,776,066	27,661	16,757,765	45,962
Trunk	Filing IC-4A Total IFDA C4A						
	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
	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	364,999	8,764,999	8,684,221	80,779	8,514,128	250,872
	8,400,000	364,999	8,764,999	8,684,221	80,779	8,514,128	250,872
Trunk	Filing MB Total IFDA MB						
	4,834,360	(1,054,999)	3,779,362	3,706,018	69,883	3,706,018	69,883
	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	571,733	53,503	554,052	71,184
	625,236		625,236	571,733	53,503	554,052	71,184
Trunk	Filing MF Total IFDA MF						
	90,494		90,494	8,479	78,554	7,133	79,900
	90,494		90,494	8,479	78,554	7,133	79,900

	Approved IFDA	Original CFN	Amendments CFN	Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	9,990,789	9,990,789	(378,439)	9,612,350	7,885,442	1,726,908	7,885,442	1,726,908
In-Tract	32,358,896	32,358,896	(1,458,572)	30,900,324	33,051,848	(2,151,524)	33,051,848	(2,151,524)
IFDA 1	42,349,686	42,349,686	(1,837,012)	40,512,674	40,937,291	(424,617)	40,937,291	(424,617)
In-Tract	10,989,825	10,989,825	(275,308)	10,714,517	8,261,471	2,453,046	8,261,471	2,453,046
IFDA 1A	10,989,825	10,989,825	(275,308)	10,714,517	8,261,471	2,453,046	8,261,471	2,453,046
In-Tract	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
IFDA 15	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract	10,130,330	10,130,330	59,463	10,189,794	10,179,030	10,764	10,179,030	10,764
IFDA 17	10,130,330	10,130,330	59,463	10,189,794	10,179,030	10,764	10,179,030	10,764
In-Tract	16,988,554	16,988,554	(653,941)	16,334,612	13,333,460	3,001,152	13,319,235	3,015,377
IFDA 19	16,988,554	16,988,554	(653,941)	16,334,612	13,333,460	3,001,152	13,319,235	3,015,377
In-Tract	8,480,866	8,480,867	(2)	8,480,864	7,674,046	812,989	7,549,779	937,256
IFDA 34	8,480,866	8,480,867	(2)	8,480,864	7,674,046	812,989	7,549,779	937,256
In-Tract	5,404,254	5,404,254	(756,501)	4,647,753	4,359,991	287,762	4,207,974	439,780
Filing FIK 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	7,236,447	760,144	7,084,580	912,011
In-Tract	31,228,859	31,228,859	(78,501)	31,150,358	29,768,152	1,382,206	29,768,152	1,382,206
IFDA 36	31,228,859	31,228,859	(78,501)	31,150,358	29,768,152	1,382,206	29,768,152	1,382,206
In-Tract	5,212,621	5,212,621	-	5,212,621	4,954,785	257,836	4,922,768	289,853
IFDA 40	5,212,621	5,212,621	-	5,212,621	4,954,785	257,836	4,922,768	289,853
In-Tract	1,796,644	1,796,644	326,500	2,123,144	2,027,598	95,546	2,027,598	95,546
IFDA 41	1,796,644	1,796,644	326,500	2,123,144	2,027,598	95,546	2,027,598	95,546
In-Tract	16,952,761	16,952,761	-	16,952,761	13,347,837	3,604,924	13,347,836	3,604,925
IFDA 42	16,952,761	16,952,761	-	16,952,761	13,347,837	3,604,924	13,347,836	3,604,925
In-Tract	1,781,421	1,781,421	-	1,781,421	1,625,677	155,744	1,622,608	158,813
IFDA 44	1,781,421	1,781,421	-	1,781,421	1,625,677	155,744	1,622,608	158,813
In-Tract	35,656,775	35,656,775	(629,280)	35,127,495	31,556,224	3,571,271	31,556,224	3,571,271
IFDA 45	35,656,775	35,656,775	(629,280)	35,127,495	31,556,224	3,571,271	31,556,224	3,571,271
In-Tract	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,268,944	2,606,140
IFDA 47	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,268,944	2,606,140
In-Tract	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
IFDA 48	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282
In-Tract	58,653,806	58,653,806	-	58,653,806	48,986,686	9,667,120	48,847,662	9,806,144
IFDA 49	58,653,806	58,653,806	-	58,653,806	48,986,686	9,667,120	48,847,662	9,806,144
In-Tract	7,788,143	7,788,143	-	7,788,143	6,669,106	1,119,036	6,630,852	1,157,291
IFDA 52	7,788,143	7,788,143	-	7,788,143	6,669,106	1,119,036	6,630,852	1,157,291
In-Tract	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
IFDA 53	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596
In-Tract	53,859,266	53,859,266	-	53,859,266	48,539,634	5,319,632	47,411,259	6,448,006
IFDA 54	53,859,266	53,859,266	-	53,859,266	48,539,634	5,319,632	47,411,259	6,448,006

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 55 Total IFDA 55	1,874,362	78,499	1,952,862	1,932,500	20,361	1,927,126	25,736
		1,874,362	78,499	1,952,862	1,932,500	20,361	1,927,126	25,736
In-Tract	Filing 56 Total IFDA 56	2,966,874	-	2,966,874	2,379,991	586,983	2,318,410	648,464
		2,966,874	-	2,966,874	2,379,991	586,983	2,318,410	648,464
In-Tract	Filing 57 Total IFDA 57	52,110,215	-	52,110,215	44,097,427	8,012,788	31,242,939	20,867,276
		52,110,215	-	52,110,215	44,097,427	8,012,788	31,242,939	20,867,276
In-Tract	Filing 59 Total IFDA 59	2,209,768	-	2,209,768	1,973,230	236,538	1,775,258	434,510
		2,209,768	-	2,209,768	1,973,230	236,538	1,775,258	434,510
In-Tract	Filing AB Total IFDA AB	19,093,169	-	19,093,169	18,114,911	978,258	18,114,859	978,310
		19,093,169	-	19,093,169	18,114,911	978,258	18,114,859	978,310
In-Tract	Filing AC Total IFDA AC	5,102,392	-	5,102,392	4,475,075	627,318	4,404,262	698,130
		5,102,392	-	5,102,392	4,475,075	627,318	4,404,262	698,130
In-Tract	Filing IC-4 Total IFDA C4	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
		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	2,042,682	1,564,584	478,097	1,564,750	478,097
		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	5,395,529	2,455,629	5,386,546	2,464,612
		7,851,158	-	7,851,158	5,395,529	2,455,629	5,386,546	2,464,612
In-Tract	Filing MC Total IFDA MC	8,507,309	-	8,507,309	6,712,654	1,817,155	6,712,654	1,817,155
		8,507,309	-	8,507,309	6,712,654	1,817,155	6,712,654	1,817,155
In-Tract	Filing MD Total IFDA MD	4,981,832	-	4,981,832	3,835,629	1,146,203	3,835,629	1,146,203
		4,981,832	-	4,981,832	3,835,629	1,146,203	3,835,629	1,146,203
In-Tract	Filing ME Total IFDA ME	7,387,006	-	7,387,006	5,951,322	1,435,684	5,951,322	1,435,684
		7,387,006	-	7,387,006	5,951,322	1,435,684	5,951,322	1,435,684
In-Tract	Filing MF Total IFDA MF	14,787,951	-	14,787,951	10,576,854	4,211,097	10,170,851	4,617,100
		14,787,951	-	14,787,951	10,576,854	4,211,097	10,170,851	4,617,100
In-Tract	Filing ML Total IFDA MI	3,013,788	356,938	3,386,789	3,181,098	205,690	2,838,650	548,139
		3,013,788	356,938	3,386,789	3,181,098	205,690	2,838,650	548,139
In-Tract	Filing P6 Total IFDA P6	253,954	-	253,954	246,884	7,070	246,884	7,070
		253,954	-	253,954	246,884	7,070	246,884	7,070
	Total Job costs	477,710,116	(2,552,786)	475,173,394	417,869,445	57,312,619	402,281,788	72,920,442

WESTERLY CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended March 31, 2021

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 more 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 3 Months Ended March 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
2,474,202	4,343,197	1,868,995	Property Tax - Debt	18,055,500	17,489,363	(566,137)
76,540	134,326	57,786	Property Tax - O&M	558,548	540,908	(17,640)
147,100	191,120	44,020	Specific Ownership tax	754,289	550,614	(203,675)
-	480	480	Interest Income	-	(5,330)	(5,330)
-	15	15	Interest income	-	(165)	(165)
2,697,842	4,669,137	1,971,295	Total: Revenue	19,368,337	18,575,390	(792,947)
<u>Expenditures</u>						
<u>General and Administrative Expenditures</u>						
24,912	43,305	(18,393)	Treasury Commission - DS	181,794	175,106	6,688
771	1,339	(568)	Treasury Commission - OM	5,625	5,416	209
25,683	44,644	(18,961)	Subtotal: G&A	187,419	180,522	6,897
25,683	44,644	(18,961)	Total: Expenditures	187,419	180,522	6,897
2,672,159	4,624,492	1,952,333	Revenue Over/(Under) Expenditures	19,180,918	18,394,868	(786,050)
25,683	44,644	18,961	Transfers From Park Creek	187,419	180,522	(6,897)
(2,697,842)	(4,669,137)	(1,971,295)	Transfers(To) Park Creek	(19,368,337)	(18,575,390)	792,947
(2,672,159)	(4,624,492)	(1,952,333)	Total: Other Financing Sources/(Uses)	(19,180,918)	(18,394,868)	786,050
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

April 22, 2021

Park Creek Metropolitan District Board Meeting

Development Manager Agenda

Project Update-

MLK road project has received the approval to grind the ph 2 concrete and remove and replace any areas showing greater than ¼' of distress. City inspectors have identified 7 panels for removal and CRCC is working on a schedule.

PC Parks- the bathroom is now installed along with the pavilion. Our plan is still to open the new area in June/July based on turf health and growth.

Filing 57 continues to develop, now at a much faster pace with better weather. Ph 5-6 will deliver in later May and the final Phase (7) will deliver in July. Parks construction is now underway.

Over all site work-. Mortenson continues to manage all the trades very well with completing the city punchlist work throughout the project. CPB should be complete soon (weather has delayed work) and Filing 54 punchlist is almost 100% complete.

Project future cast for remaining and potential work.

Work Order Approval

Work Order #178 Filing MB MA Mortenson \$117,371

Maintenance repairs for IC4 and District 4 near CPB and 40th ave.

DBE for this Work Order is 10%

Work Order #181 Filing 49 Ph 3-4 MA Mortenson \$ 62,415

Striping for final acceptance in Ph 3-4 and materials testing for the repairs by Ground Engineering.

DBE for this Work Order is 48%

Work Order #182 Filing 49 Ph 0-2 Reconciliation MA Mortenson \$ 4,948

Final acceptance quantity reconciliation

F49 Striping for final acceptance

DBE for this Work Order is 0%

Change Order Approval

Change Order #4 MLK Mortenson \$ 99,870

Misc cleanup on the project, removal of the temporary crosswalk, patching and sealing for city acceptance, traffic control for the Moline Hump repair.

DBE for the CO is 42.7%

WORK ORDER

Date: April 7, 2021
Work Order No: 178 – Filing MB
Owner: Park Creek Metropolitan District
Construction Manager: M. A. Mortenson Company
Development Manager: Forest City Stapleton, Inc.

RECEIVED APR 13 REC'D

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:

Provide funding for 2019 maintenance costs from IDFA: Filing MB for the maintenance repairs of IC4 and District 4 on Central Park Boulevard and E 40th Ave respectively. Mortenson will hire Scott Contracting to perform the repair work under the Maintenance contract. Civil Technologies' fees will be included in Mortenson's general conditions.

	Trunk	In-Tract	Denver Water	Total
Construction Maintenance Budget's Per IDFA's	\$0	\$117,371	\$0	\$117,371
Civil Technologies (in Mortenson's GCs)	\$0	\$10,670	\$0	\$10,670
Mortenson	\$0	\$117,371	\$0	\$117,371

This Work Order of **One Hundred Twenty-Four Thousand Three Hundred Eighty-Eight Dollars and zero cents (\$117,371)**, consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Maintenance Budget Summary for Mortenson Work Order No. 178

CONTRACTOR:


M. A. Mortenson Company

BY: 

Mercy Wright
Title: Project Manager

**DEVELOPMENT MANAGER
RECOMMENDATION FOR APPROVAL**

Forest City Stapleton Inc.

BY: 

Forrest Hancock.
Title: Director, Development

OWNER:

Park Creek Metropolitan District

BY:

Chairman of the Board



Maintenance Budget Summary for Mortenson Work Order No. 178

Filing	Description	Trunk	In-Tract	Denver Water	Total
Filing MB					
	IFDA Budget - Filing MB	\$0.00	\$106,701.00	\$0.00	\$106,701.00
	Denver Water Down Time		\$5,796.00		
	High Early Concrete		\$40,033.00		
	Subgrade Prep		\$48,561.00		
	CPB Inlet Mitigation		\$7,912.00		
	Liability Insurance		\$1,330.00		
	Fee		\$3,069.00		
	Reallocated / Previously Used Budget	\$0.00	\$0.00	\$0.00	\$0.00
	Future Phase Budget	\$0.00	\$0.00	\$0.00	\$0.00
	Available Budget - Filing MB	\$0.00	\$106,701.00	\$0.00	\$106,701.00
	Civil Technologies (Inc. in Mortenson GC's)	\$0.00	\$10,670.10	\$0.00	\$10,670.10
	Total Mortenson Work Order No. 178	\$0.00	\$117,371.10	\$0.00	\$117,371.10
Summary					
		Trunk	In-Tract	Denver Water	Total
	Construction Maintenance Budget's Per IFDA's	\$0	\$106,701	\$0	\$106,701
	Civil Technologies	\$0	\$10,670	\$0	\$10,670
	Mortenson	\$0	\$117,371	\$0	\$117,371

SELF PERFORM WORK ORDER

Date: April 6, 2021
Work Order No: 181 Filing 49 Phase 3 & 4
Owner: Park Creek Metropolitan District
Construction Manager: M. A. Mortenson Company
Development Manager: Forest City Stapleton, Inc.

RECEIVED APR 06 REC'D

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:

Filing 49 Final Acceptance Striping & Ground Engineering Testing

Phase/Work Included in this Work Order:

Filing 49 Striping Phase 3 & 4

Construction Management Services for Filing 49 Final Acceptance:

	Total WO 179	In-Tract
TOTAL Work Order	\$62,415	\$62,415
Fees & Inspections	\$0	\$0
Direct Work (Final Acceptance)	\$54,445	\$54,445
Survey and Testing (Final Acceptance)	\$0	\$0
General Conditions (Final Acceptance)	\$6,152	\$6,152
Erosion Control	\$0	\$0
CM Fees (Final Acceptance)	\$1,386	\$1,386

Civil Technologies Participation (0% of General Conditions): \$0.00

This Work Order of Sixty-Two Thousand Four Hundred Fifteen Dollars and Zero Cents Consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Filing 49 Final Acceptance Phase 3 and 4
– Construction Costs

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: Mercy Wright

Mercy Wright
TITLE: Project Manager

**DEVELOPMENT MANAGER
RECOMMENDATION FOR APPROVAL**

Forest City Stapleton Inc.

BY: Forrest Hancock

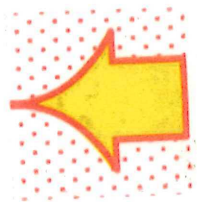
Mr. Forrest Hancock
TITLE: Director, Development

OWNER:

Park Creek Metropolitan District

BY: _____
Secretary

BY: _____
President





STAPLETON Filing 49 Phase 3 & 4
April 6, 2021

Item Code	Description	TOTAL AB QTY	Unit	Unit Cost	Total Cost	Total Cost
Filing 49	Schedule of Values					
	Three Sons F49 Phase 3 Acceptance (Concrete Only)	1.00	LS	\$ 30,351.00	1.00	\$ 30,351
	ESI F49 Phase 3&4 Asphalt Acceptance (Phase 4 Concrete Only)	1.00	LS	\$ 24,093.72	1.00	\$ 24,094
	TOTAL SUBCONTRACTED					\$ 54,445
	Construction Management	1.00	LS	\$ -		\$ -
	Ground Engineering Cost (GC)	1.00	LS	\$ 5,444		\$ 5,444
	General Conditions (10%)	1.00	LS	\$ 708		\$ 708
	Liability Insurance (1.3%)	1.00	LS	\$ 1,818		\$ 1,818
	CM Fee (3% Subcontracted)	1.00	LS	\$ -		\$ -
	TOTAL Construction Management					\$ 7,970
	TOTAL Filing 49					\$ 62,414.88
	TOTALS					\$ 62,414.88

SELF PERFORM WORK ORDER

Date: April 7, 2021
Work Order No: 182 Filing 49 Phase 0-2 Quantity Reconciliation
Owner: Park Creek Metropolitan District
Construction Manager: M. A. Mortenson Company
Development Manager: Forest City Stapleton, Inc.

RECEIVED APR 07 2021 REC'D

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:

Filing 49 Ph. 0-2 Final Acceptance Quantity Reconciliation

Phase/Work Included in this Work Order:

Filing 49 Striping Phase 0-2

Construction Management Services for Filing 49 Phase 0-2 Final Acceptance:

	Total WO 179	In-Tract
TOTAL Work Order	\$4,948	\$4,948
Fees & Inspections	\$0	\$0
Direct Work (Final Acceptance)	\$3,823	\$3,823
Survey and Testing (Final Acceptance)	\$0	\$0
General Conditions (Final Acceptance)	\$723	\$723
Erosion Control	\$0	\$0
CM Fees (Final Acceptance)	\$403	\$403

Civil Technologies Participation (0% of General Conditions): \$0.00

This Work Order of Four Thousand Nine Hundred Forty-Eight Dollars and Zero Cents consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Filing 49 Final Acceptance Phase 0-2 Additional Quantities

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: 

Mercy Wright
TITLE: Project Manager

**DEVELOPMENT MANAGER
RECOMMENDATION FOR APPROVAL**

Forest City Stapleton Inc.

BY: 

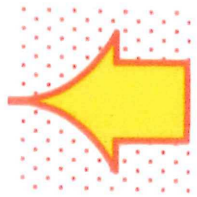
Mr. Forrest Hancock
TITLE: Director, Development

OWNER:

Park Creek Metropolitan District

BY: _____
Secretary

BY: _____
President





STAPLETON Filing 49 - WO 182- Final Acceptance Repair Work
April 7, 2021

Item Code	Description	TOTAL F45		Ph 1		Ph 2		CPB		TOTAL F45		Ph 1		Ph 2		CPB		Total Cost		
		QTY	Unit	QTY	Unit	QTY	Unit	QTY	Unit	QTY	Unit	QTY	Unit	QTY	Unit	QTY	Unit		QTY	Unit
Filing 49 WO #182 - Final Acceptance Repair Work																				
Central Park Boulevard (58th Ave - Akon Street, & Phases 1 & 2)																				
Schedule of Values																				
	Remove Concrete Paving 8" - 10"	0.00	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	\$ -
	Remove Concrete Ramp	25.00	SF	25	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	\$ 355.00
	Remove Concrete Curb	20.00	LF	20	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	\$ 240.00
	Replace Concrete Paving 8" - 10"	0.00	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	\$ -
	Replace Concrete Ramp	25.00	SF	25	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	\$ 375.00
	Replace Concrete Curb	20.00	LF	20	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	\$ 280.00
	Route & Seal	0.00	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	\$ -
	PDR (Partial Depth Repair)	0.00	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	0	SF	\$ -
	Grnd Flowline	0.00	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	0	LF	\$ -
	Muck Excavation	50.00	CY	50	CY	0	CY	0	CY	0	CY	0	CY	0	CY	0	CY	0	CY	\$ 2,573.00
	Mobilization	0.00	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	\$ -
	Traffic Control	0.00	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	\$ -
	TOTAL Description																			\$ 3,823.00
	Asphalt Crack Seal	0.00	LB	0	LB	0	LB	0	LB	0	LB	0	LB	0	LB	0	LB	0	LB	\$ 6.05
	Asphalt Infrared Patching	0.00	EA	0	EA	0	EA	0	EA	0	EA	0	EA	0	EA	0	EA	0	EA	\$ 141.67
	TOTAL SUBCONTRACTED																			\$ -
	TOTAL Schedule of Values																			\$ 3,823
	Construction Management																			\$ -
	Ground Engineering Cost (GC)	0.00	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	\$ 2,500
	General Conditions (10%)	1.00	LS	1	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	\$ 632
	Liability Insurance (1.3%)	1.00	LS	1	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	\$ 90
	CM Fee (8% SPW)	1.00	LS	1	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	\$ 306
	CM Fee (3% Subcontracted)	1.00	LS	1	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	0	LS	\$ 97
	TOTAL Construction Management																			\$ 1,125
TOTAL Filing 49 WO #182 - Final Acceptance Repair Work																				
	TOTALS																			\$ 4,948



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

April 14, 2021

RECEIVED APR 13 REC'D

Forrest Hancock
Brookfield Development
7351 East 29th Avenue
Denver, CO 80238

**RE: MLK Extension
Mortenson Change Order No. 4
Mortenson Project No. 16060001**

Dear Forrest Hancock:

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

- Clean Up CRCC yard
- Remove Solar Power Ped Crossing at 27th Ave. and raise pull boxes at Iola and MLK per CCD inspector direction.
- Asphalt Paving and Crack Seal at Moline St. "hump" repair.
- Removal of Thermo Crosswalk and Stop bars in MLK at Oswego St. per CCD direction and center line re-striping at Moline St. "hump" repair.
- Temporary Traffic Control for Moline St. "hump" repair.
- Fee reconciliation to date.

The total proposed amount of this change order is \$99,870.00.

The percentage of dollars committed to SBE/DBE included in this change is 42.7%.

The percentage of dollars committed to SBE/DBE contractors in the contract entirety is 17.3%.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel Holland", is written over a light blue circular stamp.

Joel Holland
Project Manager

Enclosures: Mortenson Change Order No. 4
cc: 16060001 - 91.03 Mortenson



CONTRACTOR CHANGE ORDER
Exhibit C

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

CHANGE ORDER NO.: 4

RECEIVED APR 13 REC'D

PROJECT: MLK Blvd Extension
TO: M.A. Mortenson Company
8560 Northfield Blvd., Unit 1920
Denver, CO 80238

DATE: 13-Apr-21

CONTRACT NO.: WO No. 147

**DESCRIPTION 0
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	Denver Water Amt	In-Tract Amount	Total Amount
1	0.000	Clean Up CRCC Yard	\$0	\$0	\$0	\$26,034	\$26,034
2	0.000	Remove Solar Power Ped Crossing, Raise Pull	\$0	\$0	\$0	\$6,310	\$6,310
3	0.000	Asphalt Paving and Crack Seal In Moline St. to fix	\$0	\$0	\$0	\$16,615	\$16,615
4	0.000	Removal of Thermo Crosswalk and Stop Bars in	\$0	\$0	\$0	\$8,790	\$8,790
5	0.000	Temporary Traffic Control at Moline St. for hump	\$0	\$0	\$0	\$850	\$850
6	0.000	Fee Reconciliation to date.	\$0	\$0	\$0	\$41,271	\$41,271
7							
8							

gc's

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$0	\$99,870	\$99,870
The original Contract Sum was	\$36,050	\$0	\$0	\$36,050	\$72,100
Net change by previously authorized Change Orders	\$1,608,274	\$0	\$0	\$300,809	\$1,909,083
The Contract Sum prior to this Change Order was	\$1,644,324	\$0	\$0	\$336,859	\$1,981,183
The Contract Sum will be modified in the amount of	\$0	\$0	\$0	\$99,870	\$99,870
The new Contract Sum including this Change Order will be	\$1,644,324	\$0	\$0	\$436,729	\$2,081,053

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., Unit 1920
Denver, CO 80238

Accepted by: Contractor/Supplier
M.A. Mortenson Company
8560 Northfield Blvd., Unit 1920
Denver, CO 80238

BY (Signature)

BY (Signature)

Joel Holland
(Printed Name)

Joel Holland
(Printed Name)

4/13/2021
Date

4/13/2021
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 200
Denver, CO 80238

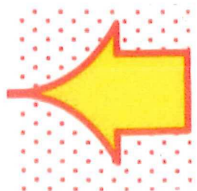
BY
Charles C. Nicola, Jr., Sr. Vice President

BY
Mr. King H. Harris

Date

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.: 4

PROJECT: MLK Blvd Extension

DATE: 13-Apr-21

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

CONTRACT NO.: WO No. 147

DESCRIPTION OF CHANGE:

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	Clean Up CRCC Yard and Stop Bars in MLK at Oswego St. due to CCD requirement.	GC	Clean up CRCC yard by Three Sons. Misc. work by WL Contractors - Remove Solar Power Ped Crossing at 27th Ave., Raise Pull Boxes at MLK/Iola, and associated traffic control.	LS	\$26,034.00					1.00	1.00	\$26,034
2	Remove Solar Power Ped Crossing, Raise Pull Boxes, associated traffic control.	GC	P&H Equipment Invoice to fix hump in Moline St. with Asphalt Paving and Crack Seal of Edges due to CCD inspector requirement.	LS	\$6,310.47					1.00	1.00	\$6,310
3	Asphalt Paving and Crack Seal in Moline St. to fix hump.	GC	Colorado Barricade Invoice to remove thermo crosswalk and stop bars at Oswego St. due to CCD requirement. Also, re-stripe double yellow center line in hump repair.	LS	\$16,615.00					1.00	1.00	\$16,615
4	Temporary Traffic Control at Moline St. for hump repair.	GC	Colorado Barricade Invoice for temporary traffic control in Moline St. for hump repair.	LS	\$8,790.06					1.00	1.00	\$8,790
5	Fee Reconciliation to date.	Fee	Fee Reconciliation through Brightview CO#1 and CRCC CO#15 (incl. ROM for Deductive COs).	LS	\$849.85					1.00	1.00	\$850
6						\$41,271.00				1.00	1.00	\$41,271
7												
8												
9												
10												
11												
12												
13												
14												
15												
Total:											\$99,870	

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)



THREE SONS CONSTRUCTION

6855 S Havana St, Suite 645
Centennial, CO 80112

Invoice

Date	Invoice #
12/10/2020	C201024-MLK

Bill To
M. A. Mortenson Company 5360 North Spruce Street Denver, CO 80238

Due Date	Project
1/9/2021	C201024 Stapleton MLK

Description	Qty	UOM	Rate	Amount
Yard Clean Up/Grading/Export to Landfill for MLK Extension Project	1	LS	26,034.00	26,034.00

Total	\$26,034.00
Payments/Credits	\$0.00
Balance Due	\$26,034.00



5920 Lamar Street, Arvada, CO 80003

Invoice

Mortenson - MHS
15621 18th Street, Suite 400
Denver, CO 80202

Date: December 22, 2020

From: 12/15/2020

To: 12/22/2020

Terms: Net 30

Invoice# 36451

P.O.#

Project # 5320

Project Desc: 27th & Moline

Customer#

Description	Quantity	Unit Amt	Total
Solar Power Crossing Work	1	6310.47	6310.47

Item Total:	\$6310.47
Retention:	0.00
Net Amount Due:	\$6310.47

A late payment charge at a rate of 1.5% per month will be added to all amounts past due. Terms: Net 30 days. MC/Visa Accepted.

W.L. Contractors, Inc. is an equal opportunity employer.

P&H Equipment, Inc.

181 E 56th Ave #100
Denver, CO 80216
Phone: (303) 339-3191

INVOICE #	DATE
1	1/2/2021

BILL TO

Joel Holland
Mortenson
1621 18th St. Suite 400
Denver CO 80202

DESCRIPTION	AMOUNT
Mobilization	2,750.00
HMA Paving 9"	12,265.00
Crack Seal	1,250.00
Crack Seal Mobilization	350.00
TOTAL	\$ 16,615.00



SIMONE PABELO
PROJECT
MANAGER

If you have any questions about this invoice, please contact
Simone, 720.525.6008, simone@phequipment.net



Colorado Barricade Co.

2295 S Lipan St
 Denver, CO 80223
 303-922-7815
 Fax 303-922-5433

E-INVOICE

Invoice Date	Invoice No.
1/29/2021	00021993

Terms: Net 30 Days

MA Mortenson Company
 Michelle Hansen
 1621 18th St Ste 400
 Denver, CO 80202

Job ID: 710873
 MLK & Moline St
 Denver, CO

Customer	Customer Job No.	Customer P.O. No.	Period Covered				Foreman Name / Phone#				
1020942		16060001	1/25/2021 - 1/29/2021				Manuel Rocha 713-494-9740				
DAILY / WEEKLY / MONTHLY PRICING											
Date	Description	From - To	Qty	Days	Qty	Daily\$	Qty	Weekly\$	Qty	Monthly\$	Total
----- RENTALS -----											
01/29/21	TRAFFIC CONE 36" HI STANDARD (TC) *	01/29 01/29	20	1	20	\$1.00					\$20.00
01/28/21	NO PARKING ANYTIME, R7-1 12X18 *	01/28 01/29	6	2	12	\$1.25					\$15.00
01/29/21	ROAD WORK AHEAD, W20-1A 48X48 *	01/29 01/29	3	1	3	\$2.25					\$6.75
01/29/21	ONE LANE ROAD AHEAD, W20-4AH 48X48 *	01/29 01/29	2	1	2	\$2.25					\$4.50
01/29/21	FLAGGER SYM, W20-7A 48X48 *	01/29 01/29	3	1	3	\$2.25					\$6.75
----- LABOR -----											
01/29/21	Flagging / Per Hour / 7A-5P M-F		8		8	\$32.00					\$256.00
01/25/21	Traffic Control Plan - Rush		1		1	\$140.00					\$140.00
01/29/21	TCS w/Truck 7A-5P M-F *		4		4	\$72.00					\$288.00
01/28/21	1 Man 7a-5p M-F-Delivery *		1.25		1.25	\$72.00					\$90.00

Note: The * indicates taxable items.

EQUIPMENT RENTAL TOTAL	\$53.00
SALES/ONE-TIME CHARGES	\$0.00
LABOR TOTAL	\$774.00
SUBTOTAL	\$827.00
SALES TAX (8.81%/4.81%)	\$22.85
TOTAL CHARGES	\$849.85
PLEASE PAY THIS AMOUNT	\$849.85

*** Job Complete ***

Stapleton Mortenson CM Fee Reconciliation

Project Filing ML
 Job Number 16060001
 WO Number 147 November 14, 2016

Original Mort Work Order

	Total WO	In-Tract	Trunk (Non- Park)
Total	\$72,100	\$36,050	\$36,050
Surveying & Testing	\$0		
Fees & Inspection	\$0		
General Conditions	\$70,000	\$35,000	\$35,000
CM Fees	\$2,100	\$1,050	\$1,050

Comments

Change Orders	GCs	3% Fee Inc.	Total
10/2/2017 CO #1 Pre-Construction CO#1	\$38,750	\$1,163	\$39,913
3/16/2018 CO #2 Pre-Construction CO#2	\$1,466,801	\$360,114	\$1,828,915
5/16/2018 CO #3 Prairie Dog Mitigation	\$40,255	\$0	\$40,255

Actual Costs / Final Prime Contractor Contract Amounts

	Billed to Date	Fee Earned to Date
CRCC MLK Ext. Project	\$ 11,593,538	\$ 339,315.90
Brightview Landscape	\$ 144,307	\$ 2,198.28
Xcel Dry Utilities and Lighting	\$ 119,560	\$ 0
Mort GC's Total Per Cost Plus Backup (Incl CO#4)	\$ 1,630,867	\$ 44,110
Total Project Actual Costs	\$ 13,488,272	\$ 385,624

Final 3% Fee	\$ 404,648
Fee Included in Contract to Date	\$ 363,377
Net +/-	\$ 41,271

WO #147 + CO #1 + CO #2 + CO #3