

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT

HELD JUNE 24, 2021

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, June 24, 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, Chair

Rus Heise

James Chrisman

Brian Fennelly

Director absent (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

Keven Burnett of MCA

Kerry O’Connell of M.A. Mortenson

Shannon Gifford of City and County of Denver

Tom Wendelin of RBC Capital Markets

Ty Holt of The Holt Group (special counsel)

Katie Dell of Westerly Creek Metropolitan District

Megan Murphy of White Bear Ankele Tanaka & Waldron
(Westerly Creek Metropolitan District)

Paul R. Cockrel of Collins Cockrel & Cole

Micki L. Mills of Collins Cockrel & Cole

Crystal Schott 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.

Ms. Mills submitted the following two additional agenda items for consideration by the Board, which were accepted:

1. Approval of the 23rd Amendment to the AECOM Professional Services Agreement.
2. Ratification of the engagement of Hogan Lovells as the District's bond counsel for the Series 2021 Bond refinancing.

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,

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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 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 May 27, 2021 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 requested approval to arrange for the maintenance and conservation work on the Talking Parking Meters in the amount of \$1,250. Chair Harris questioned if this maintenance work would be required on a regular basis. The Board and Mr. Burnett discussed the possibility of the

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MCA taking over this regular maintenance responsibility. Mr. Burnett indicated that Exhibit A to the MCA Agreement with the District could be amended to add the maintenance of art work as an additional MCA responsibility. Mr. Burnett and Mr. Cockrel will prepare the amendment for review by both parties. Upon motion duly made, seconded and unanimously carried, the Board accepted the Public Art Report. Upon motion duly made, seconded and unanimously carried the Board approved the recommended maintenance of the Talking Parking Meters in the amount of \$1,250.

TREASURER'S REPORT

Ms. Bevier provided the financial report through May 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 funds necessary for infrastructure projects, and the investment of any surplus funds.

DEVELOPMENT MANAGER'S REPORT

Mr. Hancock reported on various development issues, including progress on the repair and acceptance of the MLK Extension Project. There were no change orders, work orders or trade contracts requiring approval.

Upon discussion and motion duly made, seconded and unanimously carried, the Board approved the 23rd Amendment to the AECOM Professional Services Agreement.

LEGAL REPORT

Mr. Cockrel presented and reviewed the Tri-Party Agreement between the District, FC Stapleton II, LLC and the High Street Residential relating to the District's funding and construction of the public plaza on Uinta Street between 36th Street and 37th Place. Upon discussion and motion duly made, seconded and unanimously carried the Board approved the Agreement.

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Upon motion duly made, seconded and unanimously carried the Board ratified approval of the engagement of Hogan Lovells as the District's bond counsel for the Series 2021 Bond refinancing.


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 9:34 a.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 9:57 a.m.

ADJOURNMENT

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



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, June 24, 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 May 27, 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).
 - Review and approval of Tri-Party Agreement between District, FC Stapleton II, LLC and High Street Residential
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 July 22, 2021.

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

PARK CREEK METROPOLITAN DISTRICT

By /s/ James D. Chrisman
Secretary

June 17, 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.
Maintenance and conservation have been completed.

Northfield *Airfoils*
Commission: \$100,000
Artist: Patrick Marold (Denver, CO)
Completed. 2006
Monitor.
Maintenance and conservation have been completed.

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.
Will assess the artworks in the Central Park Recreation Center when it's open.

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.

The sound technician has assessed the problems and will send me 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.

Maintenance and conservation have been completed.

Central Park Boulevard Median *Prairie Reef*

Commission: \$150,000

Artist: Erick Johnson (Fort Collins, CO)

Completed. 2010

Monitor.

Maintenance and conservation work will be completed by June 30th.

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.

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.

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. The ADA curbs are still missing.

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.

We await an estimate for replacement of the identification plaque.

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.

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.

By July 1st we expect to have a date for when the artist will come to Denver to expand and install the donated sculpture for the North End Park in Filing 57.

Prickly Plume Park *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Estimated Installation: Spring/Summer 2021

Footings have been installed this week. Installation of the sculpture/structure is currently slated for late June/early July per the fabricator's schedule.

June 23, 2021

MEMORANDUM

INCORPORATED
PO BOX 40373
DENVER COLORADO
80204
303 830 8791

TO: The Park Creek Metropolitan District

FROM: Barbara Neal
Public Art Consultant for Stapleton

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

At my request, Nathan Koral, a sound technician working with re:engineering has conducted an assessment of the three Talking Parking Meters at the Eastbridge Town Center Plaza. This public artwork had been accepted by Park Creek Metropolitan District in October 2017. The three-year warranty has expired.

I had checked the meters in April and noted the following concerns:

- 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.

Nathan has assessed the meters and his estimate for maintenance and repair is attached. He confirmed the issues noted and also that the speaker in the greetings meter may need to be replaced. His estimate also includes a thorough sound check on each of the meters.

- The Greetings meter will need repair and repainting as well as installation of a new speaker.
- We will check the sound volume and menu on the Transportation meter.
- We will confirm sound volume and menu on the Nature meter.

Recommendation: Acceptance of the re:engineering estimate of \$1,250.00 for repair, and adjustment of the sound menus of the three Talking Parking Meters at Eastbridge Town Center Plaza. This work can be scheduled as soon as possible.

ACTION REQUESTED: Acceptance of this recommendation for maintenance and conservation work totaling \$1,250.00 as soon as it can be scheduled.

Thank you very much for your consideration of this request.

Attachment

re engineering

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

Estimate

ADDRESS

Park Creek Metropolitan
District
7350 East 29th Avenue, Suite
200
Denver, Colorado 80238

ESTIMATE # 1001
DATE 06/23/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Labor	labor cost for paint repair	1	375.00	375.00
Labor	labor cost for audio repair	1	625.00	625.00
materials	possible materials needed for audio repair including a new speaker	1	150.00	150.00
materials	paint repair materials	1	100.00	100.00

Hi Barbara,

TOTAL

\$1,250.00

Here is our estimate for repairing the paint on the Parking Meter and the audio including replacing the speaker if necessary.

Let us know if you have any questions and we'll get it scheduled.

Thanks!

re:engineering

Accepted By

Accepted Date

PARK CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended May 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 57, ML and PC. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$2.5m was advanced by Forest City for infrastructure.
-

Comments - Statement of Net Assets

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

Comments - Infrastructure Funding Report:

•

General Comments:

•

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

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 8,626,915	
Miscellaneous Receivables	3,073,432	
Intercompany Receivable	4,687,763	
Clearing - Job costs	<u>1,619,969</u>	
Total Current Assets		\$ 18,008,079
<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	304,918	
2015 Bonds COI	18,465	
2015 Bonds - Debt Serv	146	
2016A Sr bonds - revenue	20,310,651	
2016A Sr bonds - SO tax	700,018	
2016A Project	31	
2017A Sr Bonds COI	48,636	
2017B Sr Bonds COI	4,306	
2018A Senior Bonds -Debt fund	17,425	
2019 Debt fund	9,173	
2020 Bonds - reserve acct	1,800,069	
2020 Bonds - Revenue bonds	<u>3,694,256</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 26,908,192</u>
Long Term Fund Assets		\$ 26,908,192
Prepaid Casualty Insurance	<u>\$ 131,083</u>	
Long Term Capital Assets		<u>\$ 131,083</u>
Total Long Term Assets		<u>\$ 27,039,275</u>
Total Assets		<u>\$ 45,047,355</u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 4,552,798	
Accrued Expenses	<u>254,239</u>	
Total Current Liabilities		\$ 4,807,037
<u>Long Term Liabilities</u>		
Long Term Liabilities		<u>\$ 4,807,037</u>
Total Liabilities		\$ 4,807,037
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 13,328,389	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>26,911,930</u>	
Total Net Assets		<u>\$ 40,240,318</u>
Total Liabilities & Net Assets		<u>\$ 45,047,355</u>

unaudited

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
All Funds Combined
For the 5 Months Ended May 31, 2021

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<u>Revenue:</u>						
4,170,891	4,958,403	787,512	Westerly Creek taxes	33,348,464	28,325,985	(5,022,479)
2,175,000	3,102,571	927,571	Developer Advances	10,875,000	7,298,285	(3,576,715)
16,667	-	(16,667)	Misc Income	84,583	-	(84,583)
74,999	8,673	(66,326)	Dura rev - 2014 D2 loan	374,999	201,121	(173,878)
529,500	441,800	(87,700)	TOS Facility Fees	1,059,000	758,800	(300,200)
43,000	60,668	17,668	Damage Fees	86,000	126,453	40,453
730,500	531,000	(199,500)	Facility Fees	1,461,000	1,017,000	(444,000)
11,750	10,385	(1,365)	Mailbox Fees	23,500	20,615	(2,885)
-	874	874	Good Citizen's Payments	-	20,642	20,642
41,667	306,690	265,023	Aurora Use tax, etc	208,333	314,342	106,009
8,333	-	(8,333)	City/Cty Denver IC-4B contrib	41,666	(874)	(42,540)
25,000	75,321	50,321	Contributions - CCD/CDOT	125,000	77,898	(47,102)
8,333	(378)	(8,711)	DURA Revenue	41,666	361,790	320,124
-	24,262	24,262	Dura revenue	-	101,281	101,281
10,083	98	(9,985)	Interest Income	50,416	255	(50,161)
7,845,723	9,520,366	1,674,643	Total: Revenue	47,779,627	38,623,594	(9,156,033)
<u>Expenditures</u>						
-	133,141	(133,141)	Trunk Total	5,000	428,003	(423,003)
424,667	100,338	324,329	Trunk Open Space Total	2,123,333	1,208,889	914,444
2,217,000	2,234,776	(17,776)	InTract Total	11,085,000	6,938,393	4,146,607
-	-	-	Recreation Center Total	-	-	-
-	18	(18)	Denver Water Total	-	5,466	(5,466)
2,641,667	2,468,273	173,394	Subtotal: Infrastructure	13,213,333	8,580,751	4,632,582
-	666,045	(666,045)	Interest Exp - InTract Notes	-	1,170,150	(1,170,150)
-	-	-	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
42,000	21,462	20,538	Other Capital Expenditures	199,500	60,554	138,946
42,000	687,507	(645,507)	Subtotal: Other Capital	237,000	2,009,257	(1,772,257)
<u>General and Administrative Expenses</u>						
167,154	102,922	64,232	Park Creek General Fund Expense	1,836,036	677,978	1,158,058
38,699	217,231	(178,532)	Westerly Creek Expenses	463,993	443,679	20,314
205,853	320,153	(114,300)	Subtotal: G&A	2,300,029	1,121,657	1,178,372
2,889,520	3,475,933	(586,413)	Total: Expenditures	15,750,362	11,711,664	4,038,698
4,956,203	6,044,433	1,088,230	Revenue Over/(Under) Expenditures	32,029,265	26,911,930	(5,117,335)
-	-	-	Transfer (To) From Bond Funds	(493,303)	(346,801)	146,502
1,250	-	(1,250)	Transfer (To) From General Funds	499,553	346,801	(152,752)
(1,250)	-	1,250	Transfer (To) From Capital Funds	(6,250)	-	6,250
-	-	-	Total: Other Financing Sources/(Uses)	-	-	-
4,956,203	6,044,433	1,088,230	Increase/(Decrease) in Net Assets	32,029,265	26,911,930	(5,117,335)

Park Creek Metropolitan District
 Revenue, Expenditures and Change in Net Assets
 Park Creek General Fund
 For the 5 Months Ended May 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
442,539	320,037	(122,502)	Westerly Creek Taxes - O&M and SO	2,278,806	1,753,494	(525,312)
83	-	(83)	Interest income	416	-	(416)
<u>442,622</u>	<u>320,037</u>	<u>(122,585)</u>	Total: Revenue	<u>2,279,222</u>	<u>1,753,494</u>	<u>(525,728)</u>
Expenditures						
<u>General and Administrative Expenditures</u>						
685	1,385	(700)	Staff Services	3,425	6,589	(3,164)
184	246	(62)	Office Services	1,423	1,613	(190)
33	33	-	Office Rent	297	297	-
-	408	(408)	Rent - Storage	-	1,774	(1,774)
-	-	-	Dues	-	124	(124)
7,500	7,500	-	Professional Services	37,500	40,000	(2,500)
5,000	4,450	551	Legal Fees	25,000	47,782	(22,782)
17,900	-	17,900	Accounting/Audit Fees	17,900	-	17,900
592	1,078	(486)	Accounting Services	2,958	1,294	1,664
11,258	-	11,258	Contingency	56,292	-	56,292
-	-	-	Reserve for Improvements	1,000,000	-	1,000,000
-	-	-	Insurance Expense	35,000	32,735	2,265
1,250	10,616	(9,366)	Public Art Maintenance	6,250	21,191	(14,941)
625	-	625	Public Art Monitoring	3,125	1,950	1,175
116,312	73,530	42,782	District MCA Maint	616,065	497,742	118,323
5,815	3,677	2,138	District MCA Fee	30,801	24,887	5,915
1,161	169,694	(168,533)	Westerly Creek Expenses	151,177	176,488	(25,311)
168,315	272,616	(104,301)	Subtotal: G&A	1,987,213	854,466	1,132,747
<u>168,315</u>	<u>272,616</u>	<u>(104,301)</u>	Total: Expenditures	<u>1,987,213</u>	<u>854,466</u>	<u>1,132,747</u>
<u>274,307</u>	<u>47,420</u>	<u>(226,887)</u>	Revenue Over/(Under) Expenditures	<u>292,009</u>	<u>899,028</u>	<u>607,019</u>
-	-	-	Transfer (To) From Bond Funds	(493,303)	(346,801)	146,502
(1,250)	-	1,250	Transfer (To) From Capital Funds	(6,250)	-	6,250
(1,250)	-	1,250	Total: Other Financing Sources/(Uses)	(499,553)	(346,801)	152,752
<u>273,057</u>	<u>47,420</u>	<u>(225,637)</u>	Increase/(Decrease) in Net Assets	<u>(207,544)</u>	<u>552,228</u>	<u>759,772</u>

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Capital Fund
For the 5 Months Ended May 31, 2021

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
			Revenue:			
16,667		(16,667)	Misc Income	83,333		(83,333)
2,175,000	3,102,553	927,553	Developer Advance Receipts - FC	10,875,000	7,292,820	(3,582,181)
	18	18	Developer Advance		5,466	5,466
8,333	23,884	15,551	DURA Revenue	41,666	463,071	421,405
74,999	8,673	(66,326)	Dura rev - 2014 D2 loan	374,999	201,121	(173,878)
529,500	441,800	(87,700)	TOS Facility Fees	1,059,000	758,800	(300,200)
43,000	60,668	17,668	Damage Fees	86,000	126,453	40,453
730,500	531,000	(199,500)	Facility Fees	1,461,000	1,017,000	(444,000)
11,750	10,385	(1,365)	Mailbox Fees	23,500	20,615	(2,885)
	874	874	Good Citizen's Payments		20,642	20,642
41,667	306,690	265,023	Aurora Use tax, etc	208,333	314,342	106,009
8,333		(8,333)	City/Cty Denver IC-4B contrib	41,666	(874)	(42,540)
25,000	75,321	50,321	Contributions - CCD/CDOT	125,000	77,898	(47,102)
3,664,749	4,561,865	897,116	Total: Revenue	14,379,497	10,297,354	(4,082,143)
			Expenditures			
	133,141	(133,141)	Trunk Total	5,000	428,003	(423,003)
424,667	100,338	324,329	Trunk Open Space Total	2,123,333	1,208,889	914,444
2,217,000	2,234,776	(17,776)	InTract Total	11,085,000	6,938,393	4,146,607
			Recreation Center Total			
	18	(18)	Denver Water Total		5,466	(5,466)
2,641,667	2,468,273	173,394	Subtotal: Infrastructure	13,213,333	8,580,751	4,632,582
	666,045	(666,045)	Interest Expense		1,170,150	(1,170,150)
			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
3,000		3,000	CCD Review/Monitoring Fee	3,000		3,000
1,500	9,704	(8,204)	Accounting Services	7,500	11,647	(4,147)
			Bank Charges		7,199	(7,199)
37,500	11,758	25,742	Interim Damage Repairs	187,500	40,594	146,906
42,000	687,507	(645,507)	Subtotal: Other Capital	237,000	1,262,327	(1,025,327)
			General and Administrative Expenses			
			Subtotal: G&A			
2,683,667	3,155,780	(472,113)	Total: Expenditures	13,450,333	9,843,078	3,607,255
981,082	1,406,085	425,003	Revenue Over/(Under) Expenditures	929,164	454,276	(474,888)
			Transfer (To) From Bond Funds			
1,250		(1,250)	Transfer (To) From General Funds	6,250		(6,250)
1,250		(1,250)	Total: Other Financing Sources/(Uses)	6,250		(6,250)
982,332	1,406,085	423,753	Increase/(Decrease) in Net Assets	935,414	454,276	(481,138)

Park Creek Metropolitan District
 Revenues, Expenditures and Changes in Net Assets
 Park Creek Debt Fund
 For the 5 Months Ended May 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			Revenue:			
3,728,352	4,638,366	910,014	Westerly Creek Taxes - Debt Service	31,069,658	26,572,490	(4,497,168)
	98	98	Misc Income	1,250		(1,250)
<u>10,000</u>		<u>(10,000)</u>	Interest Income		98	98
3,738,352	4,638,464	900,112	Investment Income	<u>50,000</u>	<u>157</u>	<u>(49,843)</u>
			Total: Revenue	31,120,908	26,572,746	(4,548,162)
			Expenditures			
			Interest Exp - Notes		746,930	(746,930)
			Subtotal: Other Capital		746,930	(746,930)
			<u>General and Administrative Expenses</u>			
<u>37,538</u>	<u>47,537</u>	<u>(9,999)</u>	Payments to Westerly Creek	<u>312,816</u>	<u>267,191</u>	<u>45,625</u>
37,538	47,537	(9,999)	Subtotal: G&A	312,816	267,191	45,625
<u>37,538</u>	<u>47,537</u>	<u>(9,999)</u>	Total Expenditures	312,816	1,014,121	(701,305)
3,700,814	4,590,927	890,113	Revenue Over/(Under) Expenditures	30,808,092	25,558,625	(5,249,467)
			Transfer (To) From General Funds	493,303	346,801	(146,502)
			Transfer (To) From Capital Funds			
			Total: Other Financing Sources/(Uses)	493,303	346,801	(146,502)
<u>3,700,814</u>	<u>4,590,927</u>	<u>890,113</u>	Increase/(Decrease) in Net Assets	<u>31,301,395</u>	<u>25,905,425</u>	<u>(5,395,970)</u>

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 5 Months Ended May 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
3,182,625	4,635,293	1,452,668	Property Tax - Debt	26,521,927	26,572,794	50,867
98,455	143,360	44,905	Property Tax - O&M	820,458	821,839	1,381
279,064	176,582	(102,482)	Specific Ownership tax	1,124,752	931,665	(193,087)
-	3,073	3,073	Interest Income	-	(303)	(303)
-	95	95	Interest income	-	(9)	(9)
3,560,144	4,958,403	1,398,259	Total: Revenue	28,467,137	28,325,985	(141,152)
Expenditures						
General and Administrative Expenditures						
-	-	-	Staff Services	186,500	-	186,500
-	168,224	(168,224)	WCMD Expenscs	-	168,224	(168,224)
32,045	47,537	(15,492)	Treasury Commission - DS	267,040	267,191	(151)
991	1,470	(479)	Treasury Commission - OM	8,262	8,264	(2)
33,036	217,231	(184,195)	Subtotal: G&A	461,802	443,679	18,123
33,036	217,231	(184,195)	Total: Expenditures	461,802	443,679	18,123
3,527,108	4,741,172	1,214,064	Revenue Over/(Under) Expenditures	28,005,335	27,882,306	(123,029)
33,036	217,231	184,195	Transfers From Park Creek	461,802	443,679	(18,123)
(3,560,144)	(4,958,403)	(1,398,259)	Transfers(To) Park Creek	(28,467,137)	(28,325,985)	141,152
(3,527,108)	(4,741,172)	(1,214,064)	Total: Other Financing Sources/(Uses)	(28,005,335)	(27,882,306)	123,029
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

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

As of May 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
Available balances													
System Development Fees													3,908,096
TIF Revenue (includes unreleased, released and encumbered)													943,752
Good Citizen Payment ("GCP") IFDA F3								5,225					0
Developer Contribution and Advances for IC4 from IFDA F4													0
CCD/CDOT funds													704,815
FCS - DPS site payment							479,130						479,130
DPS advances													0
Total	0	938,527	0	0	479,130	5,225	652,847	3,255,250	687,867	16,948	0	0	6,035,794
Remaining to be Paid on Approved IFDA's and other approved projects													
IFDA #1 & 1A	2,028,429												0
IFDA #15 & 15A	430,690												0
IFDA #17	937,256												0
IFDA 19 - Filing 19 Earthwork	3,015,377												111,442
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011	912,011	111,442											0
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)	1,382,206	287,314											287,314
IFDA 36 - F36 and amendment to IFDA28 (May 2012)	289,853	53,288											53,288
IFDA 40 - Filing 40	95,546												1,079,028
IFDA 41 - Filing 41	3,563,797	8,293											8,293
IFDA 42 - Filing 42	155,744	22,999											22,999
IFDA 44 - Filing 44	3,571,271	133,036											133,036
IFDA 45 - Filing 45	2,606,140	435											435
IFDA 47 - Filing 47	27,282												0
IFDA 48 - Filing 48	9,799,011	471,460											354,114
IFDA 49 - Filing 49	123,255												471,460
IFDA 52 - Filing 52	596												0
IFDA 53 - Filing 53	1,949,429												67,417
IFDA 54 - Filing 54	0												0
IFDA 55 - Filing 55	114,344												0
IFDA 56 - Filing 56	18,088,539												0
IFDA 57 - Filing 57	405,960												0
IFDA 59 - Filing 59	958,004												0
IFDA AB	122,700												0
IFDA AC													0
IFDA # A1 (Art IFDA)													5,225
IFDA IC4 - CPB 170 interchange connections (IFDA F4 identifies funding sources)	271,356												45,962
IFDA IC4A - Feb 2011 (does not include Private Funding)	478,097	107,045											107,045
IFDA IC4B - Funded by CCD		69,883								250,872			250,872
IFDA MB	2,455,629												69,883
IFDA MC	1,817,118												0
IFDA MD	20,001												0
IFDA ME	313,501	55,230											55,230
IFDA MF	924,267	79,900											79,900
IFDA ML	467,758	939,276											1,555,589
IFDA P6	7,070	1,445,602											2,250,981
IFDA P8 - West Detention Pond Park & Northfield Linear Park		1,999											1,999
IFDA PA		643,268											643,268
IFDA PB		1,220,258											1,220,258
IFDA PC		1,033,205											1,033,205
Approved Uses - Remaining to be Paid	57,332,237	6,683,953	0	0	11,914	5,225	805,379	409,617	616,313	250,872	1,079,028	45,962	9,908,243
Funds Remaining	(57,332,237)	(5,745,406)	0	0	0	0	(152,532)	0	(1,079,028)	(45,962)			(3,872,449)
Anticipated near-term funding sources													

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

As of May 31, 2021

	In-tract		Trunk										Total
	Developer Advances	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	
Amount available / (required) after funding approved IFDAs	(57,532,237)	(5,745,406)	0	0	0	0	(152,532)	(1,079,028)	(45,962)	(3,872,449)			
IFDA's submitted but not yet approved													
IFDA PC - CFN approved for \$6.9m	3,612,910						1,592,952						
Total Pending Uses	3,612,910	0	0	0	0	0	0	0	0	0	0	0	
Funding Available / (Required)	(60,945,147)	(5,745,406)	0	0	0	0	(152,532)	(1,079,028)	(45,962)	(3,872,449)			
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 Western 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 NA777NA/50/32
 As of: 5/31/2021

	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	(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	-
Trunk	Filing 34 Total IFDA 34	5,918,735	-	5,918,735	5,810,145	108,590	5,807,293	111,442
Trunk	Filing 36 Total IFDA 36	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 40 Total IFDA 40	240,101	-	240,101	186,813	53,288	186,813	53,288
Trunk	Filing 41 Total IFDA 41	6,506,844	1,400,000	7,906,844	7,180,361	726,483	7,180,361	726,483
Park Trunk	Filing 41 Total IFDA 41	1,089,010	491,150	1,580,160	1,237,615	352,544	1,237,615	352,544
Trunk	Filing 42 Total IFDA 42	12,695,791	(1,859,000)	10,836,791	10,834,879	1,912	10,828,498	8,293
Trunk	Filing 43 Total IFDA 43	125,659	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 44 Total IFDA 44	70,557	-	70,557	47,558	22,999	47,558	22,999
Trunk	Filing 45 Total IFDA 45	14,871,325	(2,029,432)	12,841,893	12,833,744	8,149	12,829,564	12,329
Park Trunk	Filing 45 Total IFDA 45	1,467,531	(383,500)	1,084,031	963,324	120,707	963,324	120,707
Trunk	Filing 47 Total IFDA 47	671,755	(81,155)	590,601	590,563	38	590,166	435
Trunk	Filing 49 Total IFDA 49	7,899,280	(1,967,686)	5,947,590	5,942,894	4,696	5,935,876	11,914
Trunk	Filing 49 Total IFDA 49	924,221	-	924,221	599,973	324,248	582,021	342,200
Trunk	Filing 52 Total IFDA 52	8,823,501	(1,967,686)	6,871,811	6,542,866	328,945	6,517,697	354,115
Trunk	Filing 54 Total IFDA 54	2,056,690	(105,000)	1,951,690	1,480,613	471,077	1,480,231	471,460
Trunk	Filing 54 Total IFDA 54	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
Trunk	Filing IC-4 Total IFDA C4	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
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
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
Trunk	Filing ME Total IFDA ME	625,236	-	625,236	571,733	53,503	570,006	55,230
Trunk	Filing MF Total IFDA MF	90,494	-	90,494	8,479	78,554	7,133	79,900

Park Creek Metropolitan District
 In-Tract IDAs #All Open- Filing #All Open
 Draw 194
 As of: 5/31/2021

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	A		B		A-B Remaining to Pay on CFN
					Contracted	Uncontracted	Amount Paid		
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	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)	(2,151,524)
Filing 1 Total	42,349,686	42,349,686	(1,837,012)	40,512,674	40,937,291	(424,617)	40,937,291	(424,617)	(424,617)
Filing 1A Total	10,989,825	10,989,825	(275,308)	10,714,517	8,261,471	2,453,046	8,261,471	2,453,046	2,453,046
Filing 1A	10,989,825	10,989,825	(275,308)	10,714,517	8,261,471	2,453,046	8,261,471	2,453,046	2,453,046
In-Tract	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,156,784	437,049	437,049
In-Tract	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049	13,156,784	437,049	437,049
Filing 17 Total	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)	(1)
Filing 17	10,130,330	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)	(1)
In-Tract	16,988,554	16,988,554	(653,941)	16,334,612	13,319,235	3,015,377	13,319,235	3,015,377	3,015,377
In-Tract	16,988,554	16,988,554	(653,941)	16,334,612	13,319,235	3,015,377	13,319,235	3,015,377	3,015,377
Filing 34 Total	8,480,866	8,480,867	(2)	8,480,864	7,671,845	815,190	7,549,779	937,256	937,256
Filing 34	8,480,866	8,480,867	(2)	8,480,864	7,671,845	815,190	7,549,779	937,256	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	439,780
In-Tract	5,404,254	5,404,254	(756,501)	4,647,753	4,359,991	287,762	4,207,974	439,780	439,780
Filing 35 Total	2,592,337	2,592,337	756,501	3,348,837	2,876,456	472,382	2,876,456	472,382	472,382
Filing 35	2,592,337	2,592,337	756,501	3,348,837	2,876,456	472,382	2,876,456	472,382	472,382
In-Tract	7,996,591	7,996,591	-	7,996,591	7,236,447	760,144	7,084,580	912,011	912,011
In-Tract	7,996,591	7,996,591	-	7,996,591	7,236,447	760,144	7,084,580	912,011	912,011
Filing 36 Total	31,228,859	31,228,859	(78,501)	31,150,358	29,768,152	1,382,206	29,768,152	1,382,206	1,382,206
Filing 36	31,228,859	31,228,859	(78,501)	31,150,358	29,768,152	1,382,206	29,768,152	1,382,206	1,382,206
In-Tract	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853	289,853
In-Tract	5,212,621	5,212,621	-	5,212,621	4,935,195	277,426	4,922,768	289,853	289,853
Filing 41 Total	1,796,644	1,796,644	326,500	2,123,144	2,027,598	95,546	2,027,598	95,546	95,546
Filing 41	1,796,644	1,796,644	326,500	2,123,144	2,027,598	95,546	2,027,598	95,546	95,546
In-Tract	16,952,761	16,952,761	-	16,952,761	13,388,964	3,563,797	13,388,964	3,563,797	3,563,797
In-Tract	16,952,761	16,952,761	-	16,952,761	13,388,964	3,563,797	13,388,964	3,563,797	3,563,797
Filing 44 Total	1,781,421	1,781,421	-	1,781,421	1,625,677	155,744	1,625,677	155,744	155,744
Filing 44	1,781,421	1,781,421	-	1,781,421	1,625,677	155,744	1,625,677	155,744	155,744
In-Tract	35,656,775	35,656,775	(529,280)	35,127,495	31,556,224	3,571,271	31,556,224	3,571,271	3,571,271
In-Tract	35,656,775	35,656,775	(529,280)	35,127,495	31,556,224	3,571,271	31,556,224	3,571,271	3,571,271
Filing 47 Total	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,288,944	2,606,140	2,606,140
Filing 47	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318	13,288,944	2,606,140	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	27,282
In-Tract	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221	1,619,959	27,282	27,282
Filing 49 Total	58,653,806	58,653,806	-	58,653,806	49,106,206	9,547,600	48,854,795	9,799,011	9,799,011
Filing 49	58,653,806	58,653,806	-	58,653,806	49,106,206	9,547,600	48,854,795	9,799,011	9,799,011
In-Tract	7,788,143	7,788,143	(1,034,036)	6,754,107	6,632,648	121,459	6,630,852	123,255	123,255
In-Tract	7,788,143	7,788,143	(1,034,036)	6,754,107	6,632,648	121,459	6,630,852	123,255	123,255
Filing 53 Total	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596	596
Filing 53	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,237,980	596	596
In-Tract	53,859,266	53,859,266	(4,274,632)	49,584,633	48,544,210	1,040,424	47,635,205	1,949,429	1,949,429
In-Tract	53,859,266	53,859,266	(4,274,632)	49,584,633	48,544,210	1,040,424	47,635,205	1,949,429	1,949,429

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 55 Total IFDA 55	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	Filing 56 Total IFDA 56	2,966,874	(531,983)	2,434,891	2,379,984	54,907	2,320,546	114,344
In-Tract	Filing 57 Total IFDA 57	52,110,215	-	52,110,215	44,243,660	7,866,554	34,021,676	18,086,539
In-Tract	Filing 59 Total IFDA 59	2,209,768	-	2,209,768	2,007,243	202,526	1,803,809	405,960
In-Tract	Filing AB Total IFDA AB	19,093,169	-	19,093,169	18,135,164	958,004	18,135,164	958,004
In-Tract	Filing AC Total IFDA AC	5,102,392	(572,316)	4,530,076	4,471,555	58,521	4,407,376	122,700
In-Tract	Filing IC-4 Total IFDA C4	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
In-Tract	Filing MB Total IFDA MB	7,851,158	-	7,851,158	5,518,182	2,332,976	5,395,529	2,455,629
In-Tract	Filing MC Total IFDA MC	8,507,309	-	8,507,309	6,712,691	1,817,118	6,712,691	1,817,118
In-Tract	Filing MD Total IFDA MD	4,981,832	(1,077,705)	3,855,630	3,835,629	20,001	3,835,629	20,001
In-Tract	Filing ME Total IFDA ME	7,387,006	(1,073,859)	6,264,823	5,951,322	313,501	5,951,322	313,501
In-Tract	Filing MF Total IFDA MF	14,787,951	(3,521,300)	11,108,192	10,576,854	531,339	10,183,925	924,267
In-Tract	Filing ML Total IFDA MI	3,013,788	356,938	3,366,789	3,337,391	49,397	2,919,031	467,758
In-Tract	Filing P6 Total IFDA P6	253,954	-	253,954	246,884	7,070	246,884	7,070
	Total Job costs	477,710,116	(14,675,117)	462,795,783	418,452,876	44,371,578	405,492,382	57,332,238

WESTERLY CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended May 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 5 Months Ended May 31, 2021

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
Revenue:						
3,182,625	4,635,293	1,452,668	Property Tax - Debt	26,521,927	26,572,794	50,867
98,455	143,360	44,905	Property Tax - O&M	820,458	821,839	1,381
279,064	176,582	(102,482)	Specific Ownership tax	1,124,752	931,665	(193,087)
-	3,073	3,073	Interest Income	-	(303)	(303)
-	95	95	Interest income	-	(9)	(9)
<u>3,560,144</u>	<u>4,958,403</u>	<u>1,398,259</u>	Total: Revenue	<u>28,467,137</u>	<u>28,325,985</u>	<u>(141,152)</u>
Expenditures						
<u>General and Administrative Expenditures</u>						
-	-	-	Staff Services	186,500	-	186,500
-	168,224	(168,224)	WCMD Expenses	-	168,224	(168,224)
32,045	47,537	(15,492)	Treasury Commission - DS	267,040	267,191	(151)
991	1,470	(479)	Treasury Commission - OM	8,262	8,264	(2)
<u>33,036</u>	<u>217,231</u>	<u>(184,195)</u>	Subtotal: G&A	<u>461,802</u>	<u>443,679</u>	<u>18,123</u>
<u>33,036</u>	<u>217,231</u>	<u>(184,195)</u>	Total: Expenditures	<u>461,802</u>	<u>443,679</u>	<u>18,123</u>
<u>3,527,108</u>	<u>4,741,172</u>	<u>1,214,064</u>	Revenue Over/(Under) Expenditures	<u>28,005,335</u>	<u>27,882,306</u>	<u>(123,029)</u>
33,036	217,231	184,195	Transfers From Park Creek	461,802	443,679	(18,123)
<u>(3,560,144)</u>	<u>(4,958,403)</u>	<u>(1,398,259)</u>	Transfers(To) Park Creek	<u>(28,467,137)</u>	<u>(28,325,985)</u>	<u>141,152</u>
<u>(3,527,108)</u>	<u>(4,741,172)</u>	<u>(1,214,064)</u>	Total: Other Financing Sources/(Uses)	<u>(28,005,335)</u>	<u>(27,882,306)</u>	<u>123,029</u>
<u>-</u>	<u>-</u>	<u>-</u>	Increase/(Decrease) in Net Assets	<u>-</u>	<u>-</u>	<u>-</u>



Office of the State Auditor

Dianne E. Ray, CPA
State Auditor

Request for Extension of Time to File Audit

This request must be submitted no later than seven months following the fiscal year end. All requests submitted after this due date will not be considered.

Requests may be submitted via mail, fax or e-mail.

Government Name:	<u>Park Creek Metropolitan District</u>
Name of Contact:	<u>Diane Wheeler</u>
Address:	<u>304 Inverness Way South, Suite 490</u>
City/Zip Code	<u>Englewood, CO 80112</u>
Phone Number:	<u>303-689-0833</u>
Fax Number:	<u>N/A</u>
E-mail	<u>diane@simmonswheeler.com</u>
Fiscal Year Ending (mm/dd/yyyy):	<u>12/31/20</u>
Amount of Time Requested (in days): Not to exceed 60 days	<u>60</u>
Comments (optional):	<u></u>

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

Must be signed by a member of the governing board.

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



We Set the Standard for Good Government

June 24, 2021

Park Creek District Board Meeting

Development Manager Agenda

Project Update-

Moline Park art project installation is underway

Filing 57 phases 5-6 are paved with Ph 7 coming in July

Preparing to bid PC Ph3

Award Recommendation –

None

Work Order Approval

None

Change Order Approval

None

Contract Assignments

None