

# RECORD OF PROCEEDINGS

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

HELD MARCH 25, 2021

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, March 25, 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.

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ATTENDANCE

Directors in attendance:

King H. Harris, Chair  
Rus Heise  
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  
Tammi Holloway of Stapleton Development Corp.  
Barbara Neal, Public Art Consultant  
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  
David A. Greher of Collins Cockrel & Cole  
Micki L. Mills 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.

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### CONFLICTS OF INTEREST

It was reported that Directors Chrisman and Fennelly had previously filed a Disclosure of Potential Conflict of Interest Statement with the Board and the Secretary of State in accordance with statutory requirements. 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.

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### MINUTES

The Board reviewed the Minutes of the February 25, 2021 regular meeting and Executive Session. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of such meetings.

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### PUBLIC ART

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

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### TREASURER'S REPORT

Ms. Bevier provided the financial report through February 28, 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

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surplus funds.

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### 2020 AUDIT

Ms. Wheeler reported that Hiratsuka & Associates will begin the audit of the District's 2020 fiscal year financial statements in April.

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### DEVELOPMENT MANAGER'S REPORT

In Mr. Hancock's absence, Mr. O'Connell 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. O'Connell reported on various development issues. Upon motion duly made, seconded and unanimously carried, the Board approved the work order as reflected in the Development Manager's Report attached hereto.

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### LEGAL REPORT

Mr. Cockrel advised that since the SDC offices have moved from Suite 200 to Suite 300, the posting location for the District's meeting notices must be changed beginning with the next Board meeting. Mr. Cockrel then presented the Resolution Designating Location to Post Notice designating the ground floor lobby of the offices of SDC, 7350 East 29<sup>th</sup> Avenue, as the location where the agenda notice will be posted at least 24 hours prior to each meeting of a quorum of the Board. Upon motion duly made, seconded and unanimously carried, the Board adopted the Resolution, a copy of which is attached hereto.

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### EXECUTIVE SESSION

Chair Harris then moved that the regular meeting of the Board be temporarily adjourned and that the Board reconvene in Executive Session for the sole purpose of (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

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regular meeting at 9:18 a.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 9:42 a.m.

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### ADJOURNMENT

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



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Secretary for the Meeting

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

NOTICE IS HEREBY GIVEN that the regular meeting of the Board of Directors of the Park Creek Metropolitan District, City and County of Denver, Colorado, will be held on Thursday, March 25, 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 February 25, 2021 regular meeting and Executive Session.
4. Public Art Report (Barbara Neal).
5. Treasurer's Report (Jan Bevier and Diane Wheeler).
  - Review and acceptance of current financial statements
6. Development Manager's Report (Forrest Hancock).
  - Discussion and approval of project awards, contracts and change orders
7. Attorney's Report (Paul Cockrel).
  - Consider adoption of revised Resolution Designating Location to Post Notice
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 April 22, 2021.

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

PARK CREEK METROPOLITAN DISTRICT

By           /s/ James D. Chrisman            
Secretary

March 18, 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 29<sup>th</sup> Avenue and Xenia Street)** *The Eye and the Horizon (After Monet)*

Commission: \$100,000

Artist: Ilan Averbuch (Long Island City, NY)

Completed. 2006

Monitor.

Maintenance and conservation approved in January will be scheduled for late spring.

**Northfield** *Airfoils*

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Completed. 2006

Monitor.

Maintenance and conservation approved in January will be 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.

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

*The Picnic*

Commission: \$110,000

Artist: Gerald Heffernon (Winters, CA)

Completed. 2009

Monitor.

Maintenance and conservation approved in January will be scheduled for late spring/early summer.

**Central Park Boulevard Median**

*Prairie Reef*

Commission: \$150,000

Artist: Erick Johnson (Fort Collins, CO)

Completed. 2010

Monitor.

Maintenance and conservation approved in February will be 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.

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.

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.

**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.

**North End Neighborhoods (north of 56<sup>th</sup> 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.

We have an estimate from Mortenson of mid-summer as the best time for expansion and installation of the donated sculpture for the North End Park in Filing 57. The artist is scheduled to do this work then.

**Prickly Plume Park**      *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Estimated Installation: Spring 2021

We continue to follow up on the building permit. Final installation plans are being worked out between Mortenson and the fabricator. We will proceed as soon we can once the weather permits.

**PARK CREEK METROPOLITAN DISTRICT**

Monthly Financial Report

Period Ended February 28, 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)

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

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- Westerly Creek Taxes represent the current month's property and specific ownership tax income from Westerly Creek which is less 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 \$1.35m was advanced by Forest City for infrastructure.
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**Comments - Statement of Net Assets**

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

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**Comments - Infrastructure Funding Report:**

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**General Comments:**

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Park Creek Metropolitan District  
Balance Sheet Governmental Fund  
February 28, 2021

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 6,812,448	
Miscellaneous Receivables	1,097,316	
Intercompany Receivable	13,024,371	
Clearing - Job costs	<u>2</u>	
Total Current Assets		\$ 20,934,138
<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	304,913	
2015 Bonds COI	18,464	
2015 Bonds - Debt Serv	146	
2016A Sr bonds - revenue	552,049	
2016A Sr bonds - SO tax	531,787	
2016A Project	31	
2017A Sr Bonds COI	48,635	
2017B Sr Bonds COI	4,306	
2018A Senior Bonds -Debt fund	17,424	
2019 Debt fund	9,173	
2020 Bonds - reserve acct	1,800,042	
2020 Bonds - Revenue bonds	<u>3,694,202</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 6,981,273</u>
Long Term Fund Assets		\$ 6,981,273
Prepaid Casualty Insurance	<u>\$ 131,083</u>	
Long Term Capital Assets		<u>\$ 131,083</u>
Total Long Term Assets		<u>\$ 7,112,356</u>
<b>Total Assets</b>		<u><b>\$ 28,046,494</b></u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 3,381,281	
Accrued Expenses	<u>241,288</u>	
Total Current Liabilities		\$ 3,622,569
<u>Long Term Liabilities</u>		
Long Term Liabilities		<u>                    </u>
Total Liabilities		\$ 3,622,569
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 13,328,389	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>11,095,537</u>	
Total Net Assets		<u>\$ 24,423,926</u>
<b>Total Liabilities &amp; Net Assets</b>		<u><b>\$ 28,046,495</b></u>

unaudited

**Park Creek Metropolitan District**  
Revenue, Expenditures and Change in Net Assets  
All Funds Combined  
For the 2 Months Ended February 28, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b>Revenue:</b>						
16,822,307	13,154,504	(3,667,803)	Westerly Creek taxes	19,528,920	13,906,253	(5,622,667)
2,175,000	202,721	(1,972,279)	Developer Advances	4,350,000	227,123	(4,122,877)
16,667	-	(16,667)	Misc Income	33,333	-	(33,333)
74,999	248,945	173,946	Dura rev - 2014 D2 loan	149,999	236,143	86,144
529,500	105,500	(424,000)	TOS Facility Fees	529,500	105,500	(424,000)
43,000	17,121	(25,879)	Damage Fees	43,000	39,182	(3,818)
730,500	166,000	(564,500)	Facility Fees	730,500	166,000	(564,500)
11,750	3,410	(8,340)	Mailbox Fees	11,750	3,410	(8,340)
41,667	164	(41,503)	Aurora Use tax, etc	83,333	164	(83,169)
8,333	-	(8,333)	City/Cty Denver IC-4B contrib	16,666	-	(16,666)
25,000	-	(25,000)	Contributions - CCD/CDOT	50,000	(36,769)	(86,769)
8,333	58,231	49,898	DURA Revenue	16,666	163,239	146,573
-	32,710	32,710	Dura revenue	-	42,919	42,919
10,083	35	(10,048)	Interest Income	20,166	82	(20,084)
<b>20,497,139</b>	<b>13,989,341</b>	<b>(6,507,798)</b>	<b>Total: Revenue</b>	<b>25,563,833</b>	<b>14,853,246</b>	<b>(10,710,587)</b>
<b>Expenditures</b>						
-	49,595	(49,595)	Trunk Total	-	184,885	(184,885)
424,667	133,503	291,164	Trunk Open Space Total	849,333	454,127	395,206
2,217,000	1,262,613	954,387	In Tract Total	4,434,000	1,916,503	2,517,497
-	-	-	Recreation Center Total	-	-	-
-	226	(226)	Denver Water Total	-	420	(420)
<b>2,641,667</b>	<b>1,445,938</b>	<b>1,195,729</b>	<b>Subtotal: Infrastructure</b>	<b>5,283,333</b>	<b>2,555,934</b>	<b>2,727,399</b>
-	746,930	(746,930)	Interest - Notes	-	746,930	(746,930)
-	-	-	Bond Issuance Costs	-	786	(786)
-	-	-	Trustee Fees	7,500	19,150	(11,650)
30,000	-	30,000	Insurance	30,000	11,688	18,312
39,000	9,604	29,396	Other Capital Expenditures	79,500	20,172	59,328
69,000	756,534	(687,534)	<b>Subtotal: Other Capital</b>	<b>117,000</b>	<b>798,726</b>	<b>(681,726)</b>
<b>General and Administrative Expenses</b>						
255,284	214,363	40,921	Park Creek General Fund Expense	376,770	267,172	109,598
165,733	130,132	35,601	Westerly Creek Expenses	189,461	135,877	53,584
421,017	344,496	76,521	<b>Subtotal: G&amp;A</b>	<b>566,231</b>	<b>403,049</b>	<b>163,182</b>
<b>3,131,684</b>	<b>2,546,967</b>	<b>584,717</b>	<b>Total: Expenditures</b>	<b>5,966,564</b>	<b>3,757,710</b>	<b>2,208,854</b>
<b>17,365,455</b>	<b>11,442,374</b>	<b>(5,923,081)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>19,597,269</b>	<b>11,095,537</b>	<b>(8,501,732)</b>
(174,090)	(168,223)	5,867	Transfer (To) From Bond Funds	(325,080)	(346,801)	(21,721)
175,340	168,223	(7,117)	Transfer (To) From General Funds	327,580	346,801	19,221
(1,250)	-	1,250	Transfer (To) From Capital Funds	(2,500)	-	2,500
-	-	-	Total: Other Financing Sources/(Uses)	-	-	-
<b>17,365,455</b>	<b>11,442,374</b>	<b>(5,923,081)</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>19,597,269</b>	<b>11,095,537</b>	<b>(8,501,732)</b>

**Park Creek Metropolitan District**  
**Revenue, Expenditures and Change in Net Assets**  
**Park Creek General Fund**  
**For the 2 Months Ended February 28, 2021**

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b><u>Revenue:</u></b>						
855,253	570,125	(285,128)	Westerly Creek Taxes - O&M and SO	1,275,888	765,897	(509,991)
83	-	(83)	Interest income	166	-	(166)
<u>855,336</u>	<u>570,125</u>	<u>(285,211)</u>	<b>Total: Revenue</b>	<b>1,276,054</b>	<b>765,897</b>	<b>(510,157)</b>
<b><u>Expenditures</u></b>						
<b><u>General and Administrative Expenditures</u></b>						
685	1,515	(830)	Staff Services	1,370	2,200	(830)
250	95	155	Office Services	584	1,226	(642)
99	99	-	Office Rent	198	198	-
-	275	(275)	Rent - Storage	-	550	(550)
-	124	(124)	Dues	-	124	(124)
7,500	7,500	-	Professional Services	15,000	17,500	(2,500)
5,000	9,226	(4,226)	Legal Fees	10,000	11,603	(1,603)
592	124	469	Accounting Services	1,183	124	1,060
11,258	-	11,258	Contingency	22,517	-	22,517
35,000	-	35,000	Insurance Expense	35,000	32,735	2,265
1,250	-	1,250	Public Art Maintenance	2,500	200	2,300
625	-	625	Public Art Monitoring	1,250	-	1,250
183,834	186,102	(2,268)	District MCA Maint	273,494	191,156	82,338
9,191	9,304	(113)	District MCA Fee	13,674	9,557	4,117
<u>4,973</u>	<u>3,904</u>	<u>1,069</u>	Westerly Creek Expenses	<u>5,685</u>	<u>4,076</u>	<u>1,609</u>
<u>260,257</u>	<u>218,267</u>	<u>41,990</u>	Subtotal: G&A	<u>382,455</u>	<u>271,248</u>	<u>111,207</u>
<u>260,257</u>	<u>218,267</u>	<u>41,990</u>	<b>Total: Expenditures</b>	<b>382,455</b>	<b>271,248</b>	<b>111,207</b>
<u>595,079</u>	<u>351,857</u>	<u>(243,222)</u>	<b>Revenue Over/(Under) Expenditures</b>	<b>893,599</b>	<b>494,648</b>	<b>(398,951)</b>
(174,090)	(168,223)	5,867	Transfer (To) From Bond Funds	(325,080)	(346,801)	(21,721)
(1,250)	-	1,250	Transfer (To) From Capital Funds	(2,500)	-	2,500
<u>(175,340)</u>	<u>(168,223)</u>	<u>7,117</u>	<b>Total: Other Financing Sources/(Uses)</b>	<b>(327,580)</b>	<b>(346,801)</b>	<b>(19,221)</b>
<u><u>419,739</u></u>	<u><u>183,634</u></u>	<u><u>(236,105)</u></u>	<b>Increase/(Decrease) in Net Assets</b>	<u><b>566,019</b></u>	<u><b>147,848</b></u>	<u><b>(418,171)</b></u>

**Park Creek Metropolitan District**  
Revenues, Expenditures and Changes in Net Assets  
Park Creek Debt Fund  
For the 2 Months Ended February 28, 2021

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b><u>Revenue:</u></b>						
15,967,054	12,584,379	(3,382,675)	Westerly Creek Taxes - Debt Service	18,253,032	13,140,356	(5,112,676)
10,000	35	(9,965)	Investment Income	20,000	82	(19,918)
<u>15,977,054</u>	<u>12,584,414</u>	<u>(3,392,640)</u>	<b>Total: Revenue</b>	<u>18,273,032</u>	<u>13,140,438</u>	<u>(5,132,594)</u>
<b><u>Expenditures</u></b>						
	<u>746,930</u>	<u>(746,930)</u>	Interest Exp - Notes		<u>746,930</u>	<u>(746,930)</u>
	746,930	(746,930)	Subtotal: Other Capital		746,930	(746,930)
<b><u>General and Administrative Expenses</u></b>						
<u>160,760</u>	<u>126,228</u>	<u>34,532</u>	Payments to Westerly Creek	<u>183,776</u>	<u>131,801</u>	<u>51,975</u>
160,760	126,228	34,532	Subtotal: G&A	183,776	131,801	51,975
<u>160,760</u>	<u>873,158</u>	<u>(712,398)</u>	<b>Total Expenditures</b>	<u>183,776</u>	<u>878,731</u>	<u>(694,955)</u>
<u>15,816,294</u>	<u>11,711,255</u>	<u>(4,105,039)</u>	<b>Revenue Over/(Under) Expenditures</b>	<u>18,089,256</u>	<u>12,261,707</u>	<u>(5,827,549)</u>
174,090	168,223	(5,867)	Transfer (To) From General Funds	325,080	346,801	21,721
174,090	168,223	(5,867)	Transfer (To) From Capital Funds	325,080	346,801	21,721
			<b>Total: Other Financing Sources/(Uses)</b>	<u>325,080</u>	<u>346,801</u>	<u>21,721</u>
<u>15,990,384</u>	<u>11,879,479</u>	<u>(4,110,905)</u>	<b>Increase/(Decrease) in Net Assets</b>	<u>18,414,336</u>	<u>12,608,508</u>	<u>(5,805,829)</u>

**Park Creek Metropolitan District**  
Revenues, Expenditures and Changes in Net Assets  
Park Creek Capital Fund  
For the 2 Months Ended February 28, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b>Revenue:</b>						
16,667		(16,667)	Misc Income	33,333		(33,333)
2,175,000	202,746	(1,972,254)	Developer Advance Receipts - FC	4,350,000	226,953	(4,123,047)
	(24)	(24)	Developer Advance		170	170
8,333	90,941	82,608	DURA Revenue	16,666	206,158	189,492
74,999	248,945	173,946	Dura rev - 2014 D2 loan	149,999	236,143	86,144
529,500	105,500	(424,000)	TOS Facility Fees	529,500	105,500	(424,000)
43,000	17,121	(25,879)	Damage Fees	43,000	39,182	(3,818)
730,500	166,000	(564,500)	Facility Fees	730,500	166,000	(564,500)
11,750	3,410	(8,340)	Mailbox Fees	11,750	3,410	(8,340)
41,667	164	(41,503)	Aurora Use tax, etc	83,333	164	(83,169)
8,333		(8,333)	City/Cty Denver IC-4B contrib	16,666		(16,666)
25,000		(25,000)	Contributions - CCD/CDOT	50,000	(36,769)	(86,769)
<u>3,664,749</u>	<u>834,803</u>	<u>(2,829,946)</u>	<b>Total: Revenue</b>	<u>6,014,747</u>	<u>946,912</u>	<u>(5,067,835)</u>
<b>Expenditures</b>						
	49,595	(49,595)	Trunk Total		184,885	(184,885)
424,667	133,503	291,164	Trunk Open Space Total	849,333	454,127	395,206
2,217,000	1,262,613	954,387	InTract Total	4,434,000	1,916,503	2,517,497
	226	(226)	Recreation Center Total			
			Denver Water Total		420	(420)
<u>2,641,667</u>	<u>1,445,938</u>	<u>1,195,729</u>	<b>Subtotal: Infrastructure</b>	<u>5,283,333</u>	<u>2,555,934</u>	<u>2,727,399</u>
			Bond Issuance Costs		786	(786)
			Trustee Fees	7,500	19,150	(11,650)
30,000		30,000	Insurance Expense	30,000	11,688	18,312
	1,114	(1,114)	Dues	1,500	1,114	386
1,500	1,112	389	Accounting Services	3,000	1,112	1,889
			Bank Charges		7,199	(7,199)
<u>37,500</u>	<u>7,378</u>	<u>30,122</u>	<b>Interim Damage Repairs</b>	<u>75,000</u>	<u>10,748</u>	<u>64,252</u>
<u>69,000</u>	<u>9,604</u>	<u>59,396</u>	<b>Subtotal: Other Capital</b>	<u>117,000</u>	<u>51,796</u>	<u>65,204</u>
			General and Administrative Expenses			
			Subtotal: G&A			
<u>2,710,667</u>	<u>1,455,541</u>	<u>1,255,126</u>	<b>Total: Expenditures</b>	<u>5,400,333</u>	<u>2,607,730</u>	<u>2,792,603</u>
<u>954,082</u>	<u>(620,739)</u>	<u>(1,574,821)</u>	<b>Revenue Over/(Under) Expenditures</b>	<u>614,414</u>	<u>(1,660,819)</u>	<u>(2,275,233)</u>
			Transfer (To) From Bond Funds			
1,250		(1,250)	Transfer (To) From General Funds	2,500		(2,500)
1,250		(1,250)	Total: Other Financing Sources/(Uses)	2,500		(2,500)
<u>955,332</u>	<u>(620,739)</u>	<u>(1,576,071)</u>	<b>Increase/(Decrease) in Net Assets</b>	<u>616,914</u>	<u>(1,660,819)</u>	<u>(2,277,733)</u>

**Westerly Creek Metropolitan District**  
**Revenue, Expenditures and Change in Net Assets**  
**WCMD General Fund**  
**For the 2 Months Ended February 28, 2021**

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b>Revenue:</b>						
13,629,923	12,585,644	(1,044,279)	Property Tax - Debt	15,581,298	13,146,166	(2,435,132)
421,643	389,247	(32,396)	Property Tax - O&M	482,008	406,582	(75,426)
308,851	180,917	(127,934)	Specific Ownership tax	607,189	359,494	(247,695)
-	(1,265)	(1,265)	Interest Income	-	(5,810)	(5,810)
-	(39)	(39)	Interest income	-	(180)	(180)
<b>14,360,417</b>	<b>13,154,504</b>	<b>(1,205,913)</b>	<b>Total: Revenue</b>	<b>16,670,495</b>	<b>13,906,253</b>	<b>(2,764,242)</b>
<b>Expenditures</b>						
<u>General and Administrative Expenditures</u>						
137,235	126,228	11,007	Treasury Commission - DS	156,882	131,801	25,081
4,245	3,904	341	Treasury Commission - OM	4,854	4,076	778
141,480	130,132	11,348	Subtotal: G&A	161,736	135,877	25,859
<b>141,480</b>	<b>130,132</b>	<b>11,348</b>	<b>Total: Expenditures</b>	<b>161,736</b>	<b>135,877</b>	<b>25,859</b>
<b>14,218,937</b>	<b>13,024,371</b>	<b>(1,194,566)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>16,508,759</b>	<b>13,770,376</b>	<b>(2,738,383)</b>
141,480	130,132	(11,348)	Transfers From Park Creek	161,736	135,877	(25,859)
(14,360,417)	(13,154,504)	1,205,913	Transfers(To) Park Creek	(16,670,495)	(13,906,253)	2,764,242
(14,218,937)	(13,024,371)	1,194,566	Total: Other Financing Sources/(Uses)	(16,508,759)	(13,770,376)	2,738,383
<b>-</b>	<b>-</b>	<b>-</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>



Park Creek Metropolitan District  
Infrastructure IFDA Funding Projection Report

As of February 28, 2021

	In-trust	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											
<b>Available balances</b>																								
System Development Fees																								
TIF Revenue (includes unencumbered, released and encumbered)																								
Good Citizen Payment ("GCP") IFDA F3																								
Developer Contribution and Advances for IC4 from IFDA F4																								
CCD/CDOT funds																								
FCS - DPS site payment																								
DPS advances																								
Total	0	938,527	0	874	409,577	5,225	554,347	3,399,975	0	6,013,340														
<b>Remaining to be Paid on Approved IFDA's and other approved projects</b>																								
IFDA #1 & 1A	2,028,429																							
IFDA #12 & 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	937,256																							
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)	912,011																							
IFDA 36 - F36 and amendment to IFDA28 (May 2012)	1,382,206																							
IFDA 40 - Filing 40	295,820																							
IFDA 41 - Filing 41	95,546																							
IFDA 42 - Filing 42	3,685,339																							
IFDA 44 - Filing 44	158,813																							
IFDA 45 - Filing 45	3,571,271																							
IFDA 47 - Filing 47	2,606,140																							
IFDA 48 - Filing 48	27,282																							
IFDA 49 - Filing 49	9,833,779																							
IFDA 52 - Filing 52	1,155,085																							
IFDA 53 - Filing 53	2,308																							
IFDA 54 - Filing 54	6,469,564																							
IFDA 55 - Filing 55	25,736																							
IFDA 56 - Filing 56	648,511																							
IFDA 57 - Filing 57	21,123,987																							
IFDA 59 - Filing 59	476,914																							
IFDA AB	978,310																							
IFDA AC	708,680																							
IFDA B A1 (Art IFDA)																								
IFDA IC1 - CPB I70 Interchange connections (IFDA F4 identifies funding sources)	271,356																							
IFDA IC4A - Feb 2011 (does not include Private Funding)	478,097																							
IFDA ICHB - Funded by CCD																								
IFDA MB	2,464,612																							
IFDA MC	1,817,192																							
IFDA MD	1,146,205																							
IFDA ME	1,435,684																							
IFDA MF	4,643,984																							
IFDA ML	559,084																							
IFDA JG	7,070																							
IFDA P8 - West Detention Pond Park & Northfield Linear Park	16,212																							
IFDA PA	648,942																							
IFDA PB	1,295,231																							
IFDA PC	1,696,730																							
Approved Uses - Remaining to be Paid	73,423,100																							
Funds Remaining	(73,423,100)																							
Anticipated near term funding sources																								

Park Creek Metropolitan District  
Infrastructure IFDA Funding Projection Report

As of February 28, 2021

	In-tract	Trunk										Developer Contributions & Advances - Non GCP Funds	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		
Total Anticipated Funding Sources	0	0	0	0	0	0	0	0	0	0	0	0	0
Amount available / (required) after funding approved IFDAs	(73,423,100)	(6,559,354)	0	874	0	(251,032)	(1,079,028)	(45,962)	(4,782,376)				
IFDA's submitted but not yet approved													
IFDA PC - CFN approved for \$6.9m	3,612,910						1,592,932						
Total Pending Uses	3,612,910	0	0	0	0	0	0	0	0	0	0	0	0
Funding Available / (Required)	(77,036,010)	(6,559,354)	0	874	0	(251,032)	(1,079,028)	(45,962)	(4,782,376)				
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 F3 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 17/97/4/66/4/7/29  
 As of: 2/28/2021

	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
		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	11,442
		5,918,735	-	5,918,735	5,814,981	103,754	5,807,293	11,442
Trunk	Filing 36 Total IFDA 36	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,053	287,829
		2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,053	287,829
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 IFDA 41	6,506,844	1,400,000	7,906,844	7,180,361	726,483	7,180,361	726,483
Trunk	Filing 41 Total IFDA 41	1,099,010	491,150	1,590,160	1,237,615	352,544	1,237,615	352,544
Trunk	Filing 41 Total IFDA 41	7,605,854	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	10,834,879	1,912	10,828,498	8,293
		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	125,658	(26,102)	99,537	99,537	0	99,537	0
		125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 44 Total IFDA 44	70,557	-	70,557	47,558	22,999	46,568	23,969
		70,557	-	70,557	47,558	22,999	46,568	23,969
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
Trunk	Filing 45 Total IFDA 45	1,467,531	(363,500)	1,000,964	963,324	120,707	963,324	120,707
Trunk	Filing 45 Total IFDA 45	16,338,856	(2,412,932)	13,925,921	13,797,068	128,856	13,792,988	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 IFDA 49	7,899,280	(1,967,666)	5,947,590	5,942,894	4,696	5,933,706	13,885
Trunk	Filing 49 Total IFDA 49	924,221	-	924,221	599,373	324,248	582,021	342,200
Trunk	Filing 49 Total IFDA 49	8,823,501	(1,967,666)	6,871,511	6,542,865	328,645	6,515,726	356,085
Trunk	Filing 52 Total IFDA 52	2,056,690	(105,000)	1,951,690	1,490,068	461,622	1,477,860	473,830
		2,056,690	(105,000)	1,951,690	1,490,068	461,622	1,477,860	473,830
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	3,705,018	69,883	3,706,018	69,883
		4,834,360	(1,054,999)	3,779,362	3,705,018	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

Park Creek Metropolitan District  
 Trunk IFDAs #All Open- Filing #All Open  
 Draw 17974/66d729  
 As of: 2/28/2021

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	Amount Paid	A-B Remaining to Pay on CFN
Trunk	13,488,494	13,488,494	264,676	13,488,494	12,992,636	505,856	11,833,617	1,664,877
	IFDA ML	13,488,494	264,676	13,488,494	12,992,636	505,856	11,833,617	1,664,877
Trunk	4,749,091	4,749,091	-	4,749,091	3,313,268	1,435,823	3,303,490	1,445,602
Park Trunk	6,956,860	6,956,860	(86,000)	6,870,879	6,065,500	805,379	6,065,500	805,379
	IFDA P6	11,705,971	(86,000)	11,619,971	9,378,768	2,241,202	9,368,990	2,250,981
Park Trunk	19,000,000	19,000,000	(2,658,689)	16,341,311	16,341,311	0	16,341,311	0
	IFDA P7	19,000,000	(2,658,689)	16,341,311	16,341,311	0	16,341,311	0
Park Trunk	5,949,489	5,949,489	1,077,075	7,085,638	7,085,024	614	7,089,426	16,212
	IFDA P8	5,949,489	1,077,075	7,085,638	7,085,024	614	7,089,426	16,212
Park Trunk	19,242,911	19,242,911	1,162,953	20,405,864	19,894,419	511,446	19,756,923	648,942
	IFDA PA	19,242,911	1,162,953	20,405,864	19,894,419	511,446	19,756,923	648,942
Park Trunk	14,450,857	14,450,856	-	14,450,856	13,396,860	1,053,976	13,157,625	1,293,231
	IFDA PB	14,450,857	-	14,450,856	13,396,860	1,053,976	13,157,625	1,293,231
Park Trunk	10,512,911	6,900,000	-	6,900,000	6,844,015	55,985	5,203,270	1,696,730
	IFDA PC	10,512,911	-	6,900,000	6,844,015	55,985	5,203,270	1,696,730
Total Trunk Job Costs	118,286,267	118,286,248	(5,657,160)	112,880,408	108,601,726	4,024,383	107,173,756	5,452,354
Total Park Trunk Job Costs	80,015,962	76,403,049	(397,011)	75,982,044	72,772,795	3,292,316	70,721,748	5,943,363
Total	198,302,229	194,689,296	(6,054,171)	188,362,452	181,374,521	7,316,699	177,895,504	10,795,717
Trunk								
Trunk								
Trunk								
Total All IFDAs	198,302,229	194,689,296	(6,054,171)	188,362,452	181,374,521	7,316,699	177,895,504	10,795,717
							Remaining to Pay	10,795,717
							Less: Remaining to Commit	(7,316,699)
							Remaining to Pay - on existing commitments	\$ 3,479,018
								\$
								\$

Series 2001 Bnnd - Trunk Project Proceeds after Draw #:

	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	7,865,442	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)		(2,151,524)	
IFDA 1	42,349,686	42,349,686	(1,837,012)	40,512,674	40,937,291	(424,617)		(424,617)	
In-Tract	10,989,825	10,989,825	(275,308)	10,714,517	8,261,471	2,453,046		2,453,046	
IFDA 1A	10,989,825	10,989,825	(275,308)	10,714,517	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		430,690	
IFDA 15	13,897,856	13,897,856	(304,024)	13,593,832	13,156,784	437,049		430,690	
In-Tract	10,130,330	10,130,330	59,463	10,189,794	10,179,030	10,764		10,764	
IFDA 17	10,130,330	10,130,330	59,463	10,189,794	10,179,030	10,764		10,764	
In-Tract	16,988,554	16,988,554	(653,941)	16,334,612	13,333,460	3,001,152		3,015,377	
IFDA 19	16,988,554	16,988,554	(653,941)	16,334,612	13,333,460	3,001,152		3,015,377	
In-Tract	8,480,866	8,480,867	(2)	8,480,864	7,674,046	812,989		937,256	
IFDA 34	8,480,866	8,480,867	(2)	8,480,864	7,674,046	812,989		937,256	
In-Tract	5,404,254	5,404,254	(766,501)	4,647,753	4,359,991	287,762		439,780	
Filing FIK Total	2,592,337	2,592,337	756,501	3,348,837	2,876,456	472,382		472,231	
IFDA 35	7,996,591	7,996,591	-	7,996,591	7,236,447	760,144		912,011	
In-Tract	31,228,859	31,228,859	(78,501)	31,150,358	29,768,152	1,382,206		1,382,206	
IFDA 36	31,228,859	31,228,859	(78,501)	31,150,358	29,768,152	1,382,206		1,382,206	
In-Tract	5,212,621	5,212,621	-	5,212,621	4,948,818	263,803		295,820	
IFDA 40	5,212,621	5,212,621	-	5,212,621	4,948,818	263,803		295,820	
In-Tract	1,796,644	1,796,644	326,500	2,123,144	2,027,598	95,546		95,546	
IFDA 41	1,796,644	1,796,644	326,500	2,123,144	2,027,598	95,546		95,546	
In-Tract	16,952,761	16,952,761	-	16,952,761	13,267,423	3,685,338		3,685,339	
IFDA 42	16,952,761	16,952,761	-	16,952,761	13,267,423	3,685,338		3,685,339	
In-Tract	1,781,421	1,781,421	-	1,781,421	1,625,677	155,744		158,813	
IFDA 44	1,781,421	1,781,421	-	1,781,421	1,625,677	155,744		158,813	
In-Tract	35,656,775	35,656,775	(529,280)	35,127,495	31,556,224	3,571,271		3,571,271	
IFDA 45	35,656,775	35,656,775	(529,280)	35,127,495	31,556,224	3,571,271		3,571,271	
In-Tract	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318		2,606,140	
IFDA 47	15,875,085	15,875,085	-	15,875,085	13,293,766	2,581,318		2,606,140	
In-Tract	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221		27,282	
IFDA 48	1,583,241	1,583,241	64,000	1,647,241	1,630,020	17,221		27,282	
In-Tract	58,653,806	58,653,806	-	58,653,806	48,986,686	9,667,120		9,653,779	
IFDA 49	58,653,806	58,653,806	-	58,653,806	48,986,686	9,667,120		9,653,779	
In-Tract	7,788,143	7,788,143	-	7,788,143	6,669,106	1,119,036		1,155,085	
IFDA 52	7,788,143	7,788,143	-	7,788,143	6,669,106	1,119,036		1,155,085	
In-Tract	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10		2,308	
IFDA 53	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10		2,308	
In-Tract	53,859,266	53,859,266	-	53,859,266	48,539,409	5,319,856		6,469,564	
IFDA 54	53,859,266	53,859,266	-	53,859,266	48,539,409	5,319,856		6,469,564	

	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	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	2,379,844	587,030	2,318,363	648,511
		2,966,874	-	2,966,874	2,379,844	587,030	2,318,363	648,511
In-Tract	Filing 57 Total IFDA 57	52,110,215	-	52,110,215	44,097,427	8,012,788	30,986,227	21,123,987
		52,110,215	-	52,110,215	44,097,427	8,012,788	30,986,227	21,123,987
In-Tract	Filing 59 Total IFDA 59	2,209,768	-	2,209,768	1,973,230	236,538	1,732,854	476,914
		2,209,768	-	2,209,768	1,973,230	236,538	1,732,854	476,914
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	4,393,713	708,680
		5,102,392	-	5,102,392	4,475,075	627,318	4,393,713	708,680
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	6,712,618	1,817,192	6,712,618	1,817,192
		8,507,309	-	8,507,309	6,712,618	1,817,192	6,712,618	1,817,192
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	10,143,967	4,643,984
		14,787,951	-	14,787,951	10,576,854	4,211,097	10,143,967	4,643,984
In-Tract	Filing ML Total IFDA MI	3,013,788	356,938	3,386,789	3,181,098	205,690	2,827,704	559,084
		3,013,788	356,938	3,386,789	3,181,098	205,690	2,827,704	559,084
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	417,802,756	57,399,308	401,779,130	73,423,100

**WESTERLY CREEK METROPOLITAN DISTRICT**  
Monthly Financial Report  
Period Ended February 28, 2021

The following reports are attached to this narrative:

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

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Changes in Fund Balance

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

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

**Westerly Creek Metropolitan District**  
**Revenue, Expenditures and Change in Net Assets**  
**WCMD General Fund**  
**For the 2 Months Ended February 28, 2021**

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b>Revenue:</b>						
13,629,923	12,585,644	(1,044,279)	Property Tax - Debt	15,581,298	13,146,166	(2,435,132)
421,643	389,247	(32,396)	Property Tax - O&M	482,008	406,582	(75,426)
308,851	180,917	(127,934)	Specific Ownership tax	607,189	359,494	(247,695)
-	(1,265)	(1,265)	Interest Income	-	(5,810)	(5,810)
-	(39)	(39)	Interest income	-	(180)	(180)
<u>14,360,417</u>	<u>13,154,504</u>	<u>(1,205,913)</u>	<b>Total: Revenue</b>	<u>16,670,495</u>	<u>13,906,253</u>	<u>(2,764,242)</u>
<b>Expenditures</b>						
<u>General and Administrative Expenditures</u>						
137,235	126,228	11,007	Treasury Commission - DS	156,882	131,801	25,081
4,245	3,904	341	Treasury Commission - OM	4,854	4,076	778
141,480	130,132	11,348	Subtotal: G&A	161,736	135,877	25,859
<u>141,480</u>	<u>130,132</u>	<u>11,348</u>	<b>Total: Expenditures</b>	<u>161,736</u>	<u>135,877</u>	<u>25,859</u>
<u>14,218,937</u>	<u>13,024,371</u>	<u>(1,194,566)</u>	<b>Revenue Over/(Under) Expenditures</b>	<u>16,508,759</u>	<u>13,770,376</u>	<u>(2,738,383)</u>
141,480	130,132	(11,348)	Transfers From Park Creek	161,736	135,877	(25,859)
<u>(14,360,417)</u>	<u>(13,154,504)</u>	<u>1,205,913</u>	Transfers(To) Park Creek	<u>(16,670,495)</u>	<u>(13,906,253)</u>	<u>2,764,242</u>
<u>(14,218,937)</u>	<u>(13,024,371)</u>	<u>1,194,566</u>	<b>Total: Other Financing Sources/(Uses)</b>	<u>(16,508,759)</u>	<u>(13,770,376)</u>	<u>2,738,383</u>
<u>-</u>	<u>-</u>	<u>-</u>	<b>Increase/(Decrease) in Net Assets</b>	<u>-</u>	<u>-</u>	<u>-</u>



**PARK CREEK METROPOLITAN DISTRICT**  
Monthly Financial Report  
Period Ended January 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)

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

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- Westerly Creek Taxes represent the current month's property and specific ownership tax income from Westerly Creek which is less than budget for the month and less than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 57, MF, ML and PC. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$1.5m was advanced by Forest City for infrastructure.
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**Comments - Statement of Net Assets**

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

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**Comments - Infrastructure Funding Report:**

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**General Comments:**

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

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 8,256,661	
Miscellaneous Receivables	874,285	
Intercompany Receivable	745,632	
Clearing - Job costs	<u>8,534</u>	
Total Current Assets		\$ 9,885,112
<u>Long Term Assets</u>		
<u>Fund Investments</u>		
Trustee '03 District Funds	\$ 93	
Trustee '03 Taxable Note Reimb Ac	293,789	
Trustee '13 Sub - Cap Int	304,912	
2015 Bonds COI	18,464	
2015 Bonds - Debt Serv	146	
2016A Sr bonds - revenue	455,152	
2016A Sr bonds - SO tax	353,207	
2016A Project	31	
2017A Sr Bonds COI	48,635	
2017B Sr Bonds COI	4,306	
2018A Senior Bonds -Debt fund	17,424	
2019 Debt fund	9,173	
2020 Bonds - reserve acct	1,800,033	
2020 Bonds - Revenue bonds	<u>3,694,184</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 6,999,548</u>
Long Term Fund Assets		\$ 6,999,548
Prepaid Casualty Insurance	<u>\$ 131,083</u>	
Long Term Capital Assets		<u>\$ 131,083</u>
Total Long Term Assets		<u>\$ 7,130,631</u>
<b>Total Assets</b>		<u><b>\$ 17,015,743</b></u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 3,889,164	
Accrued Expenses	<u>145,028</u>	
Total Current Liabilities		\$ 4,034,192
<u>Long Term Liabilities</u>		
Long Term Liabilities		
Total Liabilities		\$ 4,034,192
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 13,328,389	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>(346,837)</u>	
Total Net Assets		<u>\$ 12,981,552</u>
<b>Total Liabilities &amp; Net Assets</b>		<u><b>\$ 17,015,744</b></u>

unaudited

**Park Creek Metropolitan District**  
**Revenue, Expenditures and Change in Net Assets**  
**All Funds Combined**  
**For the 1 Month Ended January 31, 2021**

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b>Revenue:</b>						
2,706,613	751,749	(1,954,864)	Westerly Creek taxes	2,706,613	751,749	(1,954,864)
2,175,000	24,401	(2,150,599)	Developer Advances	2,175,000	24,401	(2,150,599)
16,666	-	(16,666)	Misc Income	16,666	-	(16,666)
75,000	(12,802)	(87,802)	Dura rev - 2014 D2 loan	75,000	(12,802)	(87,802)
-	22,061	22,061	Damage Fees	-	22,061	22,061
41,666	-	(41,666)	Aurora Use tax, etc	41,666	-	(41,666)
8,333	-	(8,333)	City/Cty Denver IC-4B contrib	8,333	-	(8,333)
25,000	(36,769)	(61,769)	Contributions - CCD/CDOT	25,000	(36,769)	(61,769)
8,333	105,008	96,675	DURA Revenue	8,333	105,008	96,675
-	10,209	10,209	Dura revenue	-	10,209	10,209
10,083	47	(10,036)	Interest Income	10,083	47	(10,036)
<b>5,066,694</b>	<b>863,905</b>	<b>(4,202,789)</b>	<b>Total: Revenue</b>	<b>5,066,694</b>	<b>863,905</b>	<b>(4,202,789)</b>
<b>Expenditures</b>						
-	135,289	(135,289)	Trunk Total	-	135,289	(135,289)
424,666	320,624	104,042	Trunk Open Space Total	424,666	320,624	104,042
2,217,000	653,889	1,563,111	InTract Total	2,217,000	653,889	1,563,111
-	-	-	Recreation Center Total	-	-	-
-	194	(194)	Denver Water Total	-	194	(194)
2,641,666	1,109,997	1,531,669	Subtotal: Infrastructure	2,641,666	1,109,997	1,531,669
-	786	(786)	Bond Issuance Costs	-	786	(786)
7,500	19,150	(11,650)	Trustee Fees	7,500	19,150	(11,650)
-	11,688	(11,688)	Insurance	-	11,688	(11,688)
40,500	10,569	29,931	Other Capital Expenditures	40,500	10,569	29,931
48,000	42,192	5,808	Subtotal: Other Capital	48,000	42,192	5,808
<b>General and Administrative Expenses</b>						
121,486	52,809	68,677	Park Creek General Fund Expense	121,486	52,809	68,677
23,728	5,745	17,983	Westerly Creek Expenses	23,728	5,745	17,983
145,214	58,554	86,660	Subtotal: G&A	145,214	58,554	86,660
<b>2,834,880</b>	<b>1,210,742</b>	<b>1,624,138</b>	<b>Total: Expenditures</b>	<b>2,834,880</b>	<b>1,210,742</b>	<b>1,624,138</b>
<b>2,231,814</b>	<b>(346,837)</b>	<b>(2,578,651)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>2,231,814</b>	<b>(346,837)</b>	<b>(2,578,651)</b>
(150,990)	(178,577)	(27,587)	Transfer (To) From Bond Funds	(150,990)	(178,577)	(27,587)
152,240	178,577	26,337	Transfer (To) From General Funds	152,240	178,577	26,337
(1,250)	-	1,250	Transfer (To) From Capital Funds	(1,250)	-	1,250
-	-	-	Total: Other Financing Sources/(Uses)	-	-	-
<b>2,231,814</b>	<b>(346,837)</b>	<b>(2,578,651)</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>2,231,814</b>	<b>(346,837)</b>	<b>(2,578,651)</b>

**Park Creek Metropolitan District**  
 Revenue, Expenditures and Change in Net Assets  
 Park Creek General Fund  
 For the 1 Month Ended January 31, 2021

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<b>Revenue:</b>						
420,635	195,772	(224,863)	Westerly Creek Taxes - O&M and SO	420,635	195,772	(224,863)
83	-	(83)	Interest income	83	-	(83)
<b>420,718</b>	<b>195,772</b>	<b>(224,946)</b>	<b>Total: Revenue</b>	<b>420,718</b>	<b>195,772</b>	<b>(224,946)</b>
<b>Expenditures</b>						
<u>General and Administrative Expenditures</u>						
685	685	-	Staff Services	685	685	-
334	1,131	(797)	Office Services	334	1,131	(797)
99	99	-	Office Rent	99	99	-
-	275	(275)	Rent - Storage	-	275	(275)
7,500	10,000	(2,500)	Professional Services	7,500	10,000	(2,500)
5,000	2,377	2,623	Legal Fees	5,000	2,377	2,623
591	-	591	Accounting Services	591	-	591
11,259	-	11,259	Contingency	11,259	-	11,259
-	32,735	(32,735)	Insurance Expense	-	32,735	(32,735)
1,250	200	1,050	Public Art Maintenance	1,250	200	1,050
625	-	625	Public Art Monitoring	625	-	625
89,660	5,054	84,606	District MCA Maint	89,660	5,054	84,606
4,483	253	4,230	District MCA Fee	4,483	253	4,230
712	172	540	Westerly Creek Expenses	712	172	540
122,198	52,981	69,217	Subtotal: G&A	122,198	52,981	69,217
<b>122,198</b>	<b>52,981</b>	<b>69,217</b>	<b>Total: Expenditures</b>	<b>122,198</b>	<b>52,981</b>	<b>69,217</b>
<b>298,520</b>	<b>142,791</b>	<b>(155,729)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>298,520</b>	<b>142,791</b>	<b>(155,729)</b>
(150,990)	(178,577)	(27,587)	Transfer (To) From Bond Funds	(150,990)	(178,577)	(27,587)
(1,250)	-	1,250	Transfer (To) From Capital Funds	(1,250)	-	1,250
(152,240)	(178,577)	(26,337)	Total: Other Financing Sources/(Uses)	(152,240)	(178,577)	(26,337)
<b>146,280</b>	<b>(35,786)</b>	<b>(182,066)</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>146,280</b>	<b>(35,786)</b>	<b>(182,066)</b>

**Park Creek Metropolitan District**  
**Revenues, Expenditures and Changes in Net Assets**  
**Park Creek Capital Fund**  
**For the 1 Month Ended January 31, 2021**

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b><u>Revenue:</u></b>						
16,666		(16,666)	Misc Income	16,666		(16,666)
2,175,000	24,207	(2,150,793)	Developer Advance Receipts - FC	2,175,000	24,207	(2,150,793)
	194	194	Developer Advance		194	194
8,333	115,217	106,884	DURA Revenue	8,333	115,217	106,884
75,000	(12,802)	(87,802)	Dura rev - 2014 D2 loan	75,000	(12,802)	(87,802)
	22,061	22,061	Damage Fees		22,061	22,061
41,666		(41,666)	Aurora Use tax, etc	41,666		(41,666)
8,333		(8,333)	City/Cty Denver IC-4B contrib	8,333		(8,333)
25,000	(36,769)	(61,769)	Contributions - CCD/CDOI	25,000	(36,769)	(61,769)
<b>2,349,998</b>	<b>112,109</b>	<b>(2,237,889)</b>	<b>Total: Revenue</b>	<b>2,349,998</b>	<b>112,109</b>	<b>(2,237,889)</b>
<b><u>Expenditures</u></b>						
	135,289	(135,289)	Trunk Total		135,289	(135,289)
424,666	320,624	104,042	Trunk Open Space Total	424,666	320,624	104,042
2,217,000	653,889	1,563,111	InTract Total	2,217,000	653,889	1,563,111
			Recreation Center Total			
	194	(194)	Denver Water Total		194	(194)
2,641,666	1,109,997	1,531,669	Subtotal: Infrastructure	2,641,666	1,109,997	1,531,669
	786	(786)	Bond Issuance Costs		786	(786)
7,500	19,150	(11,650)	Trustee Fees	7,500	19,150	(11,650)
	11,688	(11,688)	Insurance Expense		11,688	(11,688)
1,500		1,500	Dues	1,500		1,500
1,500		1,500	Accounting Services	1,500		1,500
	7,199	(7,199)	Bank Charges		7,199	(7,199)
37,500	3,370	34,130	Interim Damage Repairs	37,500	3,370	34,130
48,000	42,192	5,808	Subtotal: Other Capital	48,000	42,192	5,808
<b><u>General and Administrative Expenses</u></b>						
			Subtotal: G&A			
2,689,666	1,152,189	1,537,477	<b>Total: Expenditures</b>	2,689,666	1,152,189	1,537,477
<b>(339,668)</b>	<b>(1,040,080)</b>	<b>(700,412)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>(339,668)</b>	<b>(1,040,080)</b>	<b>(700,412)</b>
<b><u>Transfer (To) From Bond Funds</u></b>						
1,250		(1,250)	Transfer (To) From Bond Funds	1,250		(1,250)
1,250		(1,250)	Transfer (To) From General Funds	1,250		(1,250)
			Total: Other Financing Sources/(Uses)			
<b>(338,418)</b>	<b>(1,040,080)</b>	<b>(701,662)</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>(338,418)</b>	<b>(1,040,080)</b>	<b>(701,662)</b>

**Park Creek Metropolitan District**  
**Revenues, Expenditures and Changes in Net Assets**  
**Park Creek Debt Fund**  
**For the 1 Month Ended January 31, 2021**

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b><u>Revenue:</u></b>						
2,285,978	555,977	(1,730,001)	Westerly Creek Taxes - Debt Service	2,285,978	555,977	(1,730,001)
<u>10,000</u>	<u>47</u>	<u>(9,953)</u>	Investment Income	<u>10,000</u>	<u>47</u>	<u>(9,953)</u>
<b>2,295,978</b>	<b>556,024</b>	<b>(1,739,954)</b>	<b>Total: Revenue</b>	<b>2,295,978</b>	<b>556,024</b>	<b>(1,739,954)</b>
<b><u>Expenditures</u></b>						
Subtotal: Other Capital						
<u>General and Administrative Expenses</u>						
<u>23,016</u>	<u>5,573</u>	<u>17,443</u>	Payments to Westerly Creek	<u>23,016</u>	<u>5,573</u>	<u>17,443</u>
<u>23,016</u>	<u>5,573</u>	<u>17,443</u>	Subtotal: G&A	<u>23,016</u>	<u>5,573</u>	<u>17,443</u>
<b>23,016</b>	<b>5,573</b>	<b>17,443</b>	<b>Total Expenditures</b>	<b>23,016</b>	<b>5,573</b>	<b>17,443</b>
<u>2,272,962</u>	<u>550,452</u>	<u>(1,722,510)</u>	<b>Revenue Over/(Under) Expenditures</b>	<u>2,272,962</u>	<u>550,452</u>	<u>(1,722,510)</u>
150,990	178,577	27,587	Transfer (To) From General Funds	150,990	178,577	27,587
<u>150,990</u>	<u>178,577</u>	<u>27,587</u>	Transfer (To) From Capital Funds	<u>150,990</u>	<u>178,577</u>	<u>27,587</u>
<u>150,990</u>	<u>178,577</u>	<u>27,587</u>	Total: Other Financing Sources/(Uses)	<u>150,990</u>	<u>178,577</u>	<u>27,587</u>
<b><u>2,423,952</u></b>	<b><u>729,029</u></b>	<b><u>(1,694,923)</u></b>	<b>Increase/(Decrease) in Net Assets</b>	<b><u>2,423,952</u></b>	<b><u>729,029</u></b>	<b><u>(1,694,923)</u></b>

**Westerly Creek Metropolitan District**  
**Revenue, Expenditures and Change in Net Assets**  
**WCMD General Fund**  
**For the 1 Month Ended January 31, 2021**

<u>Current</u> <u>Budget</u>	<u>Actual</u>	<u>Favorable</u> <u>(Unfavorable)</u>		<u>YTD</u> <u>Budget</u>	<u>Actual</u>	<u>Favorable</u> <u>(Unfavorable)</u>
<b><u>Revenue:</u></b>						
1,951,375	560,522	(1,390,853)	Property Tax - Debt	1,951,375	560,522	(1,390,853)
60,365	17,336	(43,029)	Property Tax - O&M	60,365	17,336	(43,029)
298,338	178,577	(119,761)	Specific Ownership tax	298,338	178,577	(119,761)
-	(4,545)	(4,545)	Interest Income	-	(4,545)	(4,545)
-	(141)	(141)	Interest income	-	(141)	(141)
<b>2,310,078</b>	<b>751,749</b>	<b>(1,558,329)</b>	<b>Total: Revenue</b>	<b>2,310,078</b>	<b>751,749</b>	<b>(1,558,329)</b>
<b><u>Expenditures</u></b>						
<b><u>General and Administrative Expenditures</u></b>						
19,647	5,573	14,074	Treasury Commission - DS	19,647	5,573	14,074
609	172	437	Treasury Commission - OM	609	172	437
20,256	5,745	14,511	Subtotal: G&A	20,256	5,745	14,511
<b>20,256</b>	<b>5,745</b>	<b>14,511</b>	<b>Total: Expenditures</b>	<b>20,256</b>	<b>5,745</b>	<b>14,511</b>
<b>2,289,822</b>	<b>746,005</b>	<b>(1,543,817)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>2,289,822</b>	<b>746,005</b>	<b>(1,543,817)</b>
20,256	5,745	(14,511)	Transfers From Park Creek	20,256	5,745	(14,511)
<b>(2,310,078)</b>	<b>(751,749)</b>	<b>1,558,329</b>	Transfers(To) Park Creek	<b>(2,310,078)</b>	<b>(751,749)</b>	<b>1,558,329</b>
<b>(2,289,822)</b>	<b>(746,005)</b>	<b>1,543,817</b>	<b>Total: Other Financing Sources/(Uses)</b>	<b>(2,289,822)</b>	<b>(746,005)</b>	<b>1,543,817</b>
<b>-</b>	<b>-</b>	<b>-</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>

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

As of January 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-B	DPS Advances	Developer Contributions & Advances - Non GCP Funds
<b>Available balances</b>													
System Development Fees													4,513,980
TIF Revenue (includes unlicensed, released and encumbered)													943,732
Good Citizen Payment ("GCP") IFDA F3													874
Developer Contribution and Advances for IC4 from IFDA F4													744,163
CCD/CDOT funds													409,577
FCS - DPS site payment													0
DPS advances													0
<b>Total</b>													6,612,346
<b>Remaining to be Paid on Approved IFDA's and other approved projects</b>													
IFDA #1 & 1A	2,028,429												0
IFDA #15 & 15A	430,690												0
IFDA #17	10,764												0
IFDA 19 - Filing 19 Earthwork	3,015,377												0
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011	937,236												0
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)	912,011												0
IFDA 36 - F36 and amendment to IFDA28 (May 2012)	1,382,206												0
IFDA 40 - Filing 40	364,927												0
IFDA 41 - Filing 41	95,546												0
IFDA 42 - Filing 42	3,685,339												0
IFDA 44 - Filing 44	158,813												0
IFDA 45 - Filing 45	3,571,309												0
IFDA 47 - Filing 47	2,606,140												0
IFDA 48 - Filing 48	27,282												0
IFDA 49 - Filing 49	9,862,730												0
IFDA 52 - Filing 52	1,155,085												0
IFDA 53 - Filing 53	(14,534)												0
IFDA 54 - Filing 54	6,490,041												0
IFDA 55 - Filing 55	25,736												0
IFDA 56 - Filing 56	648,564												0
IFDA 57 - Filing 57	22,056,166												0
IFDA 59 - Filing 59	478,773												0
IFDA AB	978,310												0
IFDA AC	708,680												0
IFDA #A1 (Art IFDA)													0
IFDA IC4 - CPB I70 interchange connections (IFDA F4 identifies funding sources)	271,356												0
IFDA IC4A - Feb 2011 (does not include Private Funding)	478,097												0
IFDA IC4B - Funded by CCD													0
IFDA MB	2,585,615												0
IFDA MC	1,817,237												0
IFDA MD	1,146,203												0
IFDA ME	1,435,684												0
IFDA MF	4,762,263												0
IFDA ML	625,965												0
IFDA P6	7,070												0
IFDA P8 - West Detention Pond Park & Northfield Linear Park													0
IFDA PA	16,212												0
IFDA PB	651,751												0
IFDA PC	1,306,369												0
	1,991,142												0
<b>Approved Uses - Remaining to be Paid</b>	74,745,130	0	0	0	13,925	5,225	805,379	409,617	727,215	250,872	1,079,028	65,730	11,409,247
<b>Funds Remaining</b>	(74,745,130)	0	874	0	(145,532)	0	(1,079,028)	(65,730)	(4,796,901)				
<b>Anticipated near term funding sources</b>													





Park Creek Metropolitan District  
 Trunk IFDAs #All Open- Filing #All Open  
 Draw NA/72/45/27  
 As of: 1/31/2021

	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	5,814,981	103,754	5,807,293	111,442
Trunk	Filing 36 Total IFDA 36	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,053	287,629
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	7,160,361	726,483	7,180,361	726,483
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	125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 44 Total IFDA 44	70,557	-	70,557	47,558	22,999	46,568	23,989
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
Trunk	Filing 47 Total IFDA 47	1,467,531	(383,500)	1,084,031	963,324	120,707	963,324	120,707
Trunk	Filing 49 Total IFDA 49	16,338,856	(2,412,932)	13,925,924	13,797,063	128,861	13,792,886	133,036
Trunk	Filing 52 Total IFDA 52	671,755	(81,155)	590,601	590,563	38	590,166	435
Trunk	Filing 54 Total IFDA 54	7,899,290	(1,967,666)	5,931,624	5,942,894	4,696	5,933,666	13,925
Trunk	Filing 55 Total IFDA 55	924,221	-	924,221	599,973	324,248	592,021	342,200
Trunk	Filing 56 Total IFDA 56	8,823,501	(1,967,686)	6,855,815	6,542,866	328,945	6,515,666	355,125
Trunk	Filing 57 Total IFDA 57	2,056,690	(105,000)	1,951,690	1,489,951	461,739	1,477,798	473,892
Trunk	Filing 58 Total IFDA 58	412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing 59 Total IFDA 59	2,750,000	123,750	2,873,750	2,873,750	0	2,868,525	5,225
Trunk	Filing 60 Total IFDA 60	16,803,727	1	16,803,727	16,776,066	27,661	16,737,997	65,730
Trunk	Filing 61 Total IFDA 61	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,863,323	153,428
Trunk	Filing 62 Total IFDA 62	8,400,000	364,999	8,764,999	8,684,221	80,779	8,514,128	250,872
Trunk	Filing 63 Total IFDA 63	4,834,360	(1,054,999)	3,779,362	3,706,018	69,883	3,706,018	69,883
Trunk	Filing 64 Total IFDA 64	625,236	-	625,236	571,733	53,503	554,052	71,184
Trunk	Filing 65 Total IFDA 65	90,494	-	90,494	8,479	78,554	7,133	79,900
Trunk	Filing 66 Total IFDA 66	90,494	-	90,494	8,479	78,554	7,133	79,900



Park Creek Metropolitan District  
 In-Tract IFDAs #All Open- Filing #All Open  
 Draw 190  
 As of: 1/31/2021

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	Contracted	Uncontracted	Amount Paid	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	13,156,794	437,049	13,163,142	430,690
IFDA 15	13,897,856	13,897,856	(304,024)	13,593,832	13,156,794	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	2,876,456	472,381
IFDA 35	7,996,591	7,996,591	-	7,996,591	7,236,447	760,144	7,064,560	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	4,879,711	332,910	4,847,894	364,927
IFDA 40	5,212,621	5,212,621	-	5,212,621	4,879,711	332,910	4,847,894	364,927
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	13,267,423	3,685,338	13,267,422	3,685,339
IFDA 42	16,952,761	16,952,761	-	16,952,761	13,267,423	3,685,338	13,267,422	3,685,339
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	(529,280)	35,127,495	31,556,224	3,571,271	31,556,186	3,571,309
IFDA 45	35,656,775	35,656,775	(529,280)	35,127,495	31,556,224	3,571,271	31,556,186	3,571,309
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	48,791,076	9,862,730
IFDA 49	58,653,806	58,653,806	-	58,653,806	48,986,686	9,667,120	48,791,076	9,862,730
In-Tract	7,788,143	7,788,143	-	7,788,143	6,669,106	1,119,036	6,633,058	1,155,085
IFDA 52	7,788,143	7,788,143	-	7,788,143	6,669,106	1,119,036	6,633,058	1,155,085
In-Tract	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,253,110	(14,534)
IFDA 53	1,998,696	1,998,696	239,880	2,238,576	2,238,566	10	2,253,110	(14,534)
In-Tract	53,859,266	53,859,266	-	53,859,266	48,535,627	5,323,639	47,369,225	6,490,041
IFDA 54	53,859,266	53,859,266	-	53,859,266	48,535,627	5,323,639	47,369,225	6,490,041

	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	1,874,362	78,499	1,952,862	1,932,500	20,361	1,927,126	25,736
	1,874,362	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	-	2,966,874	2,379,790	587,084	2,318,310	648,564
	2,966,874	2,966,874	-	2,966,874	2,379,790	587,084	2,318,310	648,564
In-Tract Filing 57 Total IFDA 57	52,110,215	52,110,215	-	52,110,215	43,555,041	8,555,174	30,054,049	22,056,166
	52,110,215	52,110,215	-	52,110,215	43,555,041	8,555,174	30,054,049	22,056,166
In-Tract Filing 59 Total IFDA 59	2,209,768	2,209,768	-	2,209,768	2,049,495	160,273	1,730,995	478,773
	2,209,768	2,209,768	-	2,209,768	2,049,495	160,273	1,730,995	478,773
In-Tract Filing AB Total IFDA AB	19,093,169	19,093,169	-	19,093,169	18,114,911	978,258	18,114,859	978,310
	19,093,169	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	-	5,102,392	4,475,075	627,318	4,393,713	708,680
	5,102,392	5,102,392	-	5,102,392	4,475,075	627,318	4,393,713	708,680
In-Tract Filing IC-4 Total IFDA C4	2,306,634	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
	2,306,634	2,306,634	-	2,306,634	2,035,278	271,356	2,035,278	271,356
In-Tract Filing IC-4A Total IFDA C4A	2,042,680	2,042,680	2	2,042,682	1,564,584	478,097	1,564,750	478,097
	2,042,680	2,042,680	2	2,042,682	1,564,584	478,097	1,564,750	478,097
In-Tract Filing MB Total IFDA MB	7,851,158	7,851,158	-	7,851,158	5,395,529	2,455,629	5,265,544	2,585,615
	7,851,158	7,851,158	-	7,851,158	5,395,529	2,455,629	5,265,544	2,585,615
In-Tract Filing MC Total IFDA MC	8,507,309	8,507,309	-	8,507,309	6,712,573	1,817,237	6,712,573	1,817,237
	8,507,309	8,507,309	-	8,507,309	6,712,573	1,817,237	6,712,573	1,817,237
In-Tract Filing MD Total IFDA MD	4,981,832	4,981,832	-	4,981,832	3,835,629	1,146,203	3,835,629	1,146,203
	4,981,832	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	-	7,387,006	5,951,322	1,435,684	5,951,322	1,435,684
	7,387,006	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	-	14,787,951	10,414,744	4,373,207	10,025,688	4,762,263
	14,787,951	14,787,951	-	14,787,951	10,414,744	4,373,207	10,025,688	4,762,263
In-Tract Filing ML Total IFDA MI	3,013,788	3,013,788	356,938	3,366,789	3,180,735	206,054	2,760,824	625,965
	3,013,788	3,013,788	356,938	3,366,789	3,180,735	206,054	2,760,824	625,965
In-Tract Filing P6 Total IFDA P6	253,954	253,954	-	253,954	246,884	7,070	246,884	7,070
	253,954	253,954	-	253,954	246,884	7,070	246,884	7,070
Total Job costs	477,710,116	477,710,117	(2,552,786)	475,173,394	417,101,175	58,100,889	400,457,102	74,745,128

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

The following reports are attached to this narrative:

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

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Changes in Fund Balance

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- Monthly tax income is less than budget for the current month and less than budget for year.
- Property taxes under by \$1.4m and SO taxes under by \$119k.
- 

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General Comments:

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

**Westerly Creek Metropolitan District**  
**Revenue, Expenditures and Change in Net Assets**  
**WCMD General Fund**  
**For the 1 Month Ended January 31, 2021**

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b>Revenue:</b>						
1,951,375	560,522	(1,390,853)	Property Tax - Debt	1,951,375	560,522	(1,390,853)
60,365	17,336	(43,029)	Property Tax - O&M	60,365	17,336	(43,029)
298,338	178,577	(119,761)	Specific Ownership tax	298,338	178,577	(119,761)
-	(4,545)	(4,545)	Interest Income	-	(4,545)	(4,545)
-	(141)	(141)	Interest income	-	(141)	(141)
<b>2,310,078</b>	<b>751,749</b>	<b>(1,558,329)</b>	<b>Total: Revenue</b>	<b>2,310,078</b>	<b>751,749</b>	<b>(1,558,329)</b>
<b>Expenditures</b>						
<u>General and Administrative Expenditures</u>						
19,647	5,573	14,074	Treasury Commission - DS	19,647	5,573	14,074
609	172	437	Treasury Commission - OM	609	172	437
20,256	5,745	14,511	Subtotal: G&A	20,256	5,745	14,511
<b>20,256</b>	<b>5,745</b>	<b>14,511</b>	<b>Total: Expenditures</b>	<b>20,256</b>	<b>5,745</b>	<b>14,511</b>
<b>2,289,822</b>	<b>746,005</b>	<b>(1,543,817)</b>	<b>Revenue Over/(Under) Expenditures</b>	<b>2,289,822</b>	<b>746,005</b>	<b>(1,543,817)</b>
20,256	5,745	(14,511)	Transfers From Park Creek	20,256	5,745	(14,511)
(2,310,078)	(751,749)	1,558,329	Transfers(To) Park Creek	(2,310,078)	(751,749)	1,558,329
(2,289,822)	(746,005)	1,543,817	Total: Other Financing Sources/(Uses)	(2,289,822)	(746,005)	1,543,817
<b>-</b>	<b>-</b>	<b>-</b>	<b>Increase/(Decrease) in Net Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>

March 25, 2021

Park Creek Metropolitan District Board Meeting

Development Manager Report

Project Update-

MLK road project continues to wait for a response from the city regarding their approval of the suggested surface repairs.

PC Parks continue to progress, the bathroom is now fully permitted and should place in April. Our plan is to open the new area in June/July based on turf health and growth.

Filing 57 continues to develop slowly. Unfortunately, the blizzard has delayed the road contractor from being able to move back in. Final paving should still happen by mid-summer.

Over all site work-. Mortenson continues to manage all the trades very well with completing the city punchlist work throughout the project. CPB, portions of F49 and F54 should be complete in the next few weeks.

Work Order Approval

**Work Order #179 Aurora Filing 1 & 2 MA Mortenson \$ 19,431**

Striping for final acceptance of the roads in Aurora Filings 1 and 2.

DBE for this Work Order is 0%

**Work Order #180 Filing 49 MA Mortenson \$ 47,010**

Striping for final acceptance and materials testing for the repairs by Ground Engineering.

DBE for this Work Order is 0%

Change Order Approval

**Change Order #2 Filing 59 ESI Inc \$ 32,548**

Misc changes due to design changes and additional work required by City inspectors at connections.

\*\*\* At the time of receipt the CO was not signed by the contractor.

I will sign it upon my return\*\*\*

**Change Order #4 Filing 57 Martin Martietts \$ 26,895**

Misc items for signage (Bid vs Issued plans) Winter protection as needed Additional Curb and Gutter and back charges for minor utility damages.

\*\*\* At the time of receipt the CO was not signed. I will sign it upon my return\*\*\*



## SELF PERFORM WORK ORDER

Date: March 15, 2021      APPROVED MAR 16 REC'D  
Work Order No: 179 Aurora Filing 1 and 2 Striping  
Owner: Park Creek Metropolitan District  
Construction Manager: M. A. Mortenson Company  
Development Manager: Forest City Stapleton, Inc.

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

Description of Services:  
Aurora Filing 1 and 2 Striping

Phase/Work Included in this Work Order:  
Aurora Filing 1 and 2 Striping for Final Acceptance.

Construction Management Services for Aurora Filing 1 and 2:

	<b>Total WO 179</b>	<b>In-Tract</b>
<b>TOTAL Work Order</b>	<b>\$19,431</b>	<b>\$19,431</b>
<b>Fees &amp; Inspections</b>	<b>\$0</b>	<b>\$0</b>
<b>Direct Work (Final Acceptance)</b>	<b>\$17,000</b>	<b>\$17,000</b>
<b>Survey and Testing (Final Acceptance)</b>	<b>\$0</b>	<b>\$0</b>
<b>General Conditions (Final Acceptance)</b>	<b>\$1,921</b>	<b>\$1,921</b>
<b>Erosion Control</b>	<b>\$0</b>	<b>\$0</b>
<b>CM Fees (Final Acceptance)</b>	<b>\$510</b>	<b>\$510</b>

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

This Work Order of Nineteen Thousand Four Hundred Thirty One Dollars and Zero Cents Consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Filing Aurora 1 & 2 Acceptance Repairs – 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

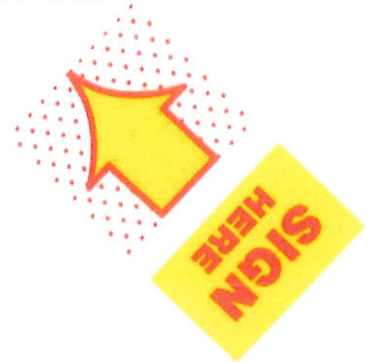
Mr. Forrest Hancock  
TITLE: Director, Development

**OWNER:**

**Park Creek Metropolitan District**

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

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





STAPLETON Filing AB  
March 16, 2021

Item Code	Description	TOTAL AB QTY Unit	Unit Cost	Total Cost	Total Cost
Filing AB					
	Schedule of Values 26th Ave Centerline Striping	1.00 LS 1.00 LS	\$ 17,000.00		\$ 17,000 \$ -
	<b>TOTAL SUBCONTRACTED</b>				\$ 17,000
	Construction Management				
	Ground Engineering Cost (GC)	1.00 LS	\$ -		\$ -
	General Conditions (10%)	1.00 LS	\$ 1,700		\$ 1,700
	Liability Insurance (1.3%)	1.00 LS	\$ 221		\$ 221
	CM Fee (3% Subcontracted)	1.00 LS	\$ 510		\$ 510
	<b>TOTAL Construction Management</b>				\$ 2,431
	<b>TOTAL Filing AB</b>				
	<b>TOTALS</b>				\$ 19,431.00

## SELF PERFORM WORK ORDER

Date: March 15, 2021  
Work Order No: 180 Filing 49  
Owner: Park Creek Metropolitan District  
Construction Manager: M. A. Mortenson Company  
Development Manager: Forest City Stapleton, Inc.

RECEIVED MAR 16 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 0 and Ground Phase 0-4.

Construction Management Services for Filing 49 Final Acceptance:

	Total WO 179	In-Tract
<b>TOTAL Work Order</b>	<b>\$47,010</b>	<b>\$47,010</b>
<b>Fees &amp; Inspections</b>	<b>\$0</b>	<b>\$0</b>
<b>Direct Work (Final Acceptance)</b>	<b>\$6,500</b>	<b>\$6,500</b>
<b>Survey and Testing (Final Acceptance)</b>	<b>\$35,000</b>	<b>\$35,000</b>
<b>General Conditions (Final Acceptance)</b>	<b>\$4,125</b>	<b>\$4,125</b>
<b>Erosion Control</b>	<b>\$0</b>	<b>\$0</b>
<b>CM Fees (Final Acceptance)</b>	<b>\$1,386</b>	<b>\$1,386</b>

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

This Work Order of Forty-Seven Thousand Ten 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 Striping & Ground Engineering Testing  
– 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  
March 16, 2021

Item Code	Description	TOTAL AB QTY Unit	Unit Cost	Total Cost	Total Cost
Filing 49	Schedule of Values Final Acceptance Striping	1.00 LS	\$ 6,500.00		\$ 6,500
<b>TOTAL SUBCONTRACTED</b>					
	Construction Management	1.00 LS	\$ 35,000		\$ 35,000
	Ground Engineering Cost (GC)	1.00 LS	\$ 4,150		\$ 3,650
	General Conditions (10%)	1.00 LS	\$ 540		\$ 475
	Liability Insurance (1.3%)	1.00 LS	\$ 1,386		\$ 1,386
	CM Fee (3% Subcontracted)	1.00 LS			\$ 40,511
	<b>TOTAL Construction Management</b>				
<b>TOTAL Filing 49</b>					
					\$ 47,010.50
<b>TOTALS</b>					



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

March 16, 2021

Forrest Hancock  
Forest City Stapleton  
7351 East 29th Avenue  
Denver, CO 80238

**RE: Stapleton Filing 59  
ESI Change Order No. 2  
Mortenson Project No. 19060057**

Dear Forrest Hancock:

Attached you will find four (4) copies of Mortenson Construction Change Order No. 2 which includes the new roadway design changes, T&M work and adjusted quantities for the Filing 59 project.

The total proposed amount of this change order is \$32,548.00

The percentage of dollars committed to SBE/DBE included in this change is 0%  
The percentage of dollars committed to SBE/DBE contractors in the contract entirety is 25.8%

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

Sincerely,

A handwritten signature in blue ink that reads "Mercy Wright". The signature is written in a cursive, flowing style.

Mercy Wright  
Project Manager

Enclosures: Mortenson Change Order No. 2  
cc: 19060057 - 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.: 2

PROJECT: Filing 59 Roadways  
TO: ESI Inc  
1199 Atchison Court  
Castle Rock, CO 80109

DATE: 16-Mar-21

CONTRACT NO.: 59-002

DESCRIPTION CO #2 This Change Order is for the Initial concrete design change, deducts for unused items, and T&M work.  
OF CHANGE:

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

Line	Pay Item	Description	Non Park Trunk Amt	Park Trunk Amt	In-Tract Amount	Denver Water Amt	Total Amount
1	CO 2	Deduct Remove and Dispose Concrete Paving 11" (Dallas H2o Line)	\$0	\$0	(\$1,471)	\$0	(\$1,471)
2	CO 2	Add Removal and Disposal of 12" Concrete	\$0	\$0	\$2,040	\$0	\$2,040
3	CO 2	Deduct Concrete paving with Fibermesh 11" (Dallas H2o Line)	\$0	\$0	(\$12,482)	\$0	(\$12,482)
4	CO 2	Deduct 6.5" Asphalt Paving	\$0	\$0	(\$1,529)	\$0	(\$1,529)
5	CO 2	4" Agg. Base Course Concrete Paving (Dallas St.)	\$0	\$0	\$156	\$0	\$156
6	CO 2	12" Concrete Pavement (Dallas St.) (Including High Strength & expansion joints)	\$0	\$0	\$20,786	\$0	\$20,786
7	CO 2	Additional Cure Removal for stripping	\$0	\$0	\$325	\$0	\$325
8	CO 2	Time and Materials (Utility Work)	\$0	\$0	\$11,771	\$0	\$11,771
9	CO 2	Survey Re-Calcs and Re-Stakes	\$0	\$0	\$4,025	\$0	\$4,025
10	CO 2	Demo Asphalt at Beeler (Includes saw cutting, Removal, Haul & Disposal Fees)	\$0	\$0	\$3,142	\$0	\$3,142
11	CO 2	Fine Grading ABC	\$0	\$0	\$196	\$0	\$196
12	CO 2	Install Glasgrid	\$0	\$0	\$581	\$0	\$581
13	CO 2	Additional 6.5" Paving	\$0	\$0	\$4,859	\$0	\$4,859
14	CO 2	2" Mill & Overlay on Beeler	\$0	\$0	\$1,094	\$0	\$1,094
15	CO 2	Deduct Sign W/Mast arm mount R3-5L Left Arrow and Only	\$0	\$0	(\$220)	\$0	(\$220)
16	CO 2	Deduct Sign W/Mast arm mount R3-5R Right Arrow and Only	\$0	\$0	(\$220)	\$0	(\$220)
17	CO 2	Deduct Sign W/Post W9-2L Lane ends Merge Left	\$0	\$0	(\$280)	\$0	(\$280)
18	CO 2	Deduct Sign W/sign post mount R7-1L No Parking Any Time	\$0	\$0	(\$150)	\$0	(\$150)
19	CO 2	Deduct Sign W/sign post mount R7-1R No Parking Any Time	\$0	\$0	(\$75)	\$0	(\$75)

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$0	\$0	\$32,548	\$0	\$32,548
------------------------------------	-----	-----	----------	-----	----------

The original Contract Sum was	\$0	\$0	\$485,248	\$0	\$485,248
Net change by previously authorized Change Orders	\$0	\$0	\$51,399	\$0	\$51,399
The Contract Sum prior to this Change Order was	\$0	\$0	\$536,647	\$0	\$536,647
The Contract Sum will be modified in the amount of	\$0	\$0	\$32,548	\$0	\$32,548
The new Contract Sum including this Change Order will be	\$0	\$0	\$569,195	\$0	\$569,195

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. Suite 1920  
Denver, CO 80238

Accepted by: Contractor/Supplier  
ESI Inc  
1199 Atchison Court  
Castle Rock, CO 80109

By (Signature)  
Mercy Kilright  
(Printed Name)  
3.17.2021  
Date

By (Signature)  
Taylor Boehman  
(Printed Name)  
3/16/2021  
Date

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

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

King H. Harris, President  
Date

Please See Attached for Routing Information





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

PROJECT: Flng 59 Roadways  
 TO: ESI Inc  
 1199 Aitchison Court  
 Castle Rock, CO 80109

CONTRACTOR CHANGE ORDER BREAKOUT  
 Exhibit C

CHANGE ORDER NO.: 2

DATE: 16-Mar-21

CONTRACT NO.: 59-002

DESCRIPTION OF CHANGE: CO #2 This Change Order is for the initial concrete design change, deducts for unused items, and TSM work.

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Non Park Trunk QTY	Park Trunk QTY	In-Tract QTY	Denver Water QTY	Total QTY	Total Cost
1	CO 2	Deduct Remove and Dispose Concrete Paving 11' (Dallas H2o Line)	Roadway	Design change	SF	\$1.85	0.00	0.00	(795.00)	0.00	(795.00)	\$1,471
2	CO 2	Add Removal and Disposal of 12" Concrete	Roadway	Design change	SF	\$3.40	0.00	0.00	600.00	0.00	600.00	\$2,040
3	CO 2	Deduct Concrete paving with Fibermesh 11' (Dallas H2o Line)	Roadway	Design change	SF	\$15.70	0.00	0.00	(795.00)	0.00	(795.00)	(\$12,482)
4	CO 2	Deduct 6.5" Asphalt Paving	Roadway	Design change	SY	\$27.30	0.00	0.00	(56.00)	0.00	(56.00)	(\$1,529)
5	CO 2	4" Agg. Base Course Concrete Paving (Dallas SL)	Roadway	Design change	SY	\$7.25	0.00	0.00	21.50	0.00	21.50	\$156
6	CO 2	12" Concrete Pavement, (Dallas SL) (Including High Strength & Expansion Joints)	Roadway	Design change	SF	\$19.00	0.00	0.00	1,094.00	0.00	1,094.00	\$20,786
7	CO 2	Additional Cure Removal for stripping	Roadway	Design change	LS	\$325.00	0.00	0.00	1.00	0.00	1.00	\$325
8	CO 2	Time and Materials (Utility Work)	Roadway	Utility Work for Acceptance	LS	\$11,771.22	0.00	0.00	1.00	0.00	1.00	\$11,771
9	CO 2	Survey Re-Calcs and Re-Stakes	Roadway	Staking for Remedialization	HR	\$175.00	0.00	0.00	23.00	0.00	23.00	\$4,025
10	CO 2	Demo Asphalt at Beeler (includes saw cutting, Removal, Haul & Disposal Fees)	Roadway	Request by CCD in order to tie in to existing road.	SY	\$17.65	0.00	0.00	178.00	0.00	178.00	\$3,142
11	CO 2	Fine Grading ABC	Roadway	Request by CCD in order to tie in to existing road.	SY	\$1.10	0.00	0.00	178.00	0.00	178.00	\$196
12	CO 2	Install Glassm'd	Roadway	Request by CCD in order to tie in to existing road.	SY	\$7.85	0.00	0.00	74.00	0.00	74.00	\$581
13	CO 2	Additional 6.5" Paving	Roadway	Request by CCD in order to tie in to existing road.	SY	\$27.30	0.00	0.00	178.00	0.00	178.00	\$4,859
14	CO 2	2" Mill & Overlay on Beeler	Roadway	Request by CCD in order to tie in to existing road.	SY	\$50.80	0.00	0.00	18.00	0.00	18.00	\$1,094
15	CO 2	Deduct Sign W/Mast arm mount, R3-SL Left Arrow and Only	Roadway	Not called out in Plan Drawings	EA	\$220.00	0.00	0.00	(1.00)	0.00	(1.00)	(\$220)
16	CO 2	Deduct Sign W/Mast arm mount, R3-SR Right Arrow and Only	Roadway	Not called out in Plan Drawings	EA	\$220.00	0.00	0.00	(1.00)	0.00	(1.00)	(\$220)
17	CO 2	Deduct Sign W/Post W/9-2L Lane ends Merge Left	Roadway	Not called out in Plan Drawings	EA	\$280.00	0.00	0.00	(1.00)	0.00	(1.00)	(\$280)
18	CO 2	Deduct Sign W/Sign post mount, R7-1L No Parking Any Time	Roadway	Not called out in Plan Drawings	EA	\$75.00	0.00	0.00	(2.00)	0.00	(2.00)	(\$150)
19	CO 2	Deduct Sign W/Sign post mount, R7-1R No Parking Any Time	Roadway	Not called out in Plan Drawings	EA	\$75.00	0.00	0.00	(1.00)	0.00	(1.00)	(\$75)
Total:											\$32,548	

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)

**NORTH OFFICE**

3313 Moline Street  
Aurora, CO 80010  
303-287-0777

**SOUTH OFFICE**

1199 Atchison Court  
Castle Rock, CO 80109  
303-841-0292

*Excellence In Civil Construction & Maintenance*

<b>To:</b> Mortenson	<b>Contact:</b> Mercy Wright
<b>Address:</b> 8560 Northfield Blvd #1920 Denver, CO 80238	<b>Phone:</b> 720.920.4300 <b>Fax:</b> 720.920.4301
<b>Project Name:</b> Stapleton Filling 59 - Roads Contract Match	<b>Bid Number:</b> 214696
<b>Project Location:</b> Dallas St. & Northfield Blvd., Denver, CO	<b>Bid Date:</b> 2/10/2020
<b>Addendum #:</b> CO 003	

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
CO 003 - Deduct Remove & Dispose Concrete Paving 11" (Dallas H2O Line)	-795.00	SF	\$1.85	(\$1,470.75)
CO 003 - Add Remove & Dispose Concrete 12"	600.00	SF	\$3.40	\$2,040.00
CO 003 - Deduct Concrete Paving W/Fibermesh 11" (Dallas H2O Line)	-795.00	SF	\$15.70	(\$12,481.50)
CO 003 - Deduct 6.5" Asphalt Paving	-56.00	SY	\$27.30	(\$1,528.80)
CO 003 - Add 4" Agg. Base Course Concrete Paving (Dallas St.)	21.50	SY	\$7.25	\$155.88
CO 003 - Add 12" Concrete Pavement (Dalls St.) (Including High Strength & Expansion Joints)	1,094.00	SF	\$19.00	\$20,786.00
CO 003 - Add Additional Cure Removal For Striping	1.00	LS	\$325.00	\$325.00
CO 003 - Time & Materials (Utility Work)	1.00	LS	\$11,771.22	\$11,771.22
CO 003 - Survey Re-Calcs & Re-stakes	23.00	HR	\$175.00	\$4,025.00
CO 003 Demo Asphalt @ Beeler Includes: Saw Cutting, Removal, Haul & Disposal Fees	178.00	SY	\$17.65	\$3,141.70
CO 003 Fine Grading ABC	178.00	SY	\$1.10	\$195.80
CO 003 Install Glasgrid	74.00	SY	\$7.85	\$580.90
CO 003 Additional 6.5" Paving	178.00	SY	\$27.30	\$4,859.40
CO 003 2" Mill & Overlay On Beeler	18.00	SY	\$60.80	\$1,094.40
CO 003 Deduct SIGN W/MAST ARM MOUNT - R3-5L - LEFT ARROW AND "ONLY"	-1.00	EACH	\$220.00	(\$220.00)
CO 003 Deduct SIGN W/MAST ARM MOUNT - R3-5R - RIGHT ARROW & "ONLY"	-1.00	EACH	\$220.00	(\$220.00)
CO 003 Deduct SIGN W/POST - W9-2L (30"X30") - "LANE ENDS MERGE LEFT"	-1.00	EACH	\$280.00	(\$280.00)
CO 003 Deduct SIGN W/SIGN POST MOUNT - R7-1L - "NO PARKING ANY TIME" (18"x24")	-2.00	EACH	\$75.00	(\$150.00)
CO 003 Deduct SIGN W/SIGN POST MOUNT - R7-1R- "NO PARKING ANY TIME" (18"x24")	-1.00	EACH	\$75.00	(\$75.00)

**Total Bid Price: \$32,549.25**



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

March 16, 2021

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

**RE: Filing 57 – Roads  
Martin Marietta Materials Change Order No. 4  
Mortenson Project No. 18060044**

Dear Forrest Hancock:

Attached you will find four (4) copies of Martin Marietta Materials, Inc. Change Order No. 4 which includes the following:

- Additional Pay Items for Signage scope based on the IFC drawings vs bid drawings.
- Quantity Reconciliation for Pay Items 25-28 based on Change Order Items listed as CO4.1 and CO4.3-CO4.5.
- Additional Pay Item for Winter Weather Protection for Concrete
- Back charge – Fix/Replace Curb Stop Boxes Damaged by Martin Marietta During Subgrade Prep Activities.
- Additional Quantity for Pay 24.000 Curb and Gutter based on C&G Removal required by CCD to facilitate moving MH access holes out of C&G alignment.

The total proposed amount of this change order is \$26,895.00.

The percentage of dollars committed to SBE/DBE included in this change is 92%.

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

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

Sincerely,

Joel Holland  
Project Manager

Enclosures: Martin Marietta Materials Change Order No. 4  
cc: 18060044 – 72.01 Mortenson

*I will sign  
one we receive  
a signed copy*



**CONTRACTOR CHANGE ORDER**  
Exhibit C

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

CHANGE ORDER NO.: 4

PROJECT: Filing 57 - Roads

DATE: 16-Mar-21

TO: Martin Marietta Materials, Inc.  
1627 Cole Blvd., Suite 200  
Lakewood, CO 80401

CONTRACT NO.: 57-005

DESCRIPTION: CO #4 Description - Pay Item Changes for Signage (Bid vs IFC). Also, Adding Winter Protection Item for Concrete. Also, OF CHANGE: adding back charge from Nelson for fixing/repairing curb stop boxes damaged by roadway work. Also, adding quantity for C&G due to CCD direction on moving MH access holes under C&G which required R&R of the C&G to rotate the MH lids.

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

Line	Item	Description	Non Park Trunk Amt	Park Trunk Amt	In-Tract Amount	Denver Water Amt	Total Amount
1	CO4.1	SIGN POST W/ TEMP FOUNDATION/BASE	\$0	\$0	\$2,966	\$0	\$2,966
2	CO4.2	TEMP SIGN POST MOUNT (EA SIGN OR SIGN SET - THIS ITEM INCLUDES INSTALL AND REMOVAL)	\$0	\$0	\$8,503	\$0	\$8,503
3	CO4.3	SIGN SET (2 EA) W/STREET LIGHT MOUNT - SNS-2 - 36" X14.4" - STREET NAME SIGNS	\$0	\$0	\$4,113	\$0	\$4,113
4	CO4.4	SIGN W/STREET LIGHT MOUNT - 30R1-1 - "STOP" SIGN	\$0	\$0	\$3,390	\$0	\$3,390
5	CO4.5	SIGN W/STREET LIGHT MOUNT - 36R6-1R - "ONE WAY" AND RIGHT ARROW SYMBOL	\$0	\$0	\$644	\$0	\$644
6	CO4.6	MOBILIZATION (MOVE SIGNS FROM TEMP MOUNT TO STREET LIGHTS) (1 PER PHASE - WILL ONLY PAY THIS ITEM IF SEPARATE MOBILIZATION IS REQUIRED)	\$0	\$0	\$1,186	\$0	\$1,186
7	CO4.7	CONCRETE WINTER PROTECTION	\$0	\$0	\$27,185	\$0	\$27,185
8	CO4.8	BACK CHARGE - NELSON FIX/REPAIR DAMAGED CURB STOP BOXES	\$0	\$0	(\$9,620)	\$0	(\$9,620)
9	24.000	CURB AND GUTTER W/FIBERMESH (INCL. BACKFILL) (2' PAN)	\$0	\$0	\$737	\$0	\$737
10	25.000	SIGN POST W/ FOUNDATION	\$0	\$0	(\$2,969)	\$0	(\$2,969)
11	26.000	SIGN SET (2 EA) W/SIGN POST MOUNT - SNS-2 - 36" X14.4" - STREET NAME SIGNS	\$0	\$0	(\$5,294)	\$0	(\$5,294)
12	27.000	SIGN W/SIGN POST MOUNT - 30R1-1 - "STOP" SIGN	\$0	\$0	(\$2,545)	\$0	(\$2,545)
13	28.000	SIGN W/SIGN POST MOUNT - 36R6-1R - "ONE WAY" AND RIGHT ARROW SYMBOL	\$0	\$0	(\$1,401)	\$0	(\$1,401)

See Attached for Additional Breakout Information

<b>Net Increase/Decrease to Contract:</b>	\$0	\$0	\$26,895	\$0	\$26,895
The original Contract Sum was	\$0	\$0	\$8,494,703	\$0	\$8,494,703
Net change by previously authorized Change Orders	\$0	\$0	\$301,832	\$0	\$301,832
The Contract Sum prior to this Change Order was	\$0	\$0	\$8,796,535	\$0	\$8,796,535
The Contract Sum will be modified in the amount of	\$0	\$0	\$26,895	\$0	\$26,895
The new Contract Sum including this Change Order will be	\$0	\$0	\$8,823,430	\$0	\$8,823,430

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. Suite 1920  
Denver, CO 80238

Accepted by: Contractor/Supplier  
Martin Marietta Materials, Inc.  
1627 Cole Blvd., Suite 200  
Lakewood, CO 80401

BY (Signature)

BY (Signature)

(Printed Name)

(Printed Name)

Date

Date

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

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

Forrest Hancock, Development Manager

King H. Harris, President

(Printed Name)

(Printed Name)

Date

Date

Please See Attached for Routing Information



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

PROJECT: Filing 57 - Roads  
TO: Martin Marietta Materials, Inc.  
1527 Cole Blvd., Suite 200  
Lakewood, CO 80401

DESCRIPTION OF CHANGE:

CO #4 Description - Pay Item Changes for Signage (Bid vs IFC). Also, adding back charge from Nelson for fixing/repairing curb stop boxes damaged by roadway work. Also, adding quantity for C&G due to CCD direction on moving MH access holes under C&G which required R&R of the C&G to rotate the MH lids.

CONTRACTOR CHANGE ORDER BREAKOUT  
Exhibit C

CHANGE ORDER NO.: 4

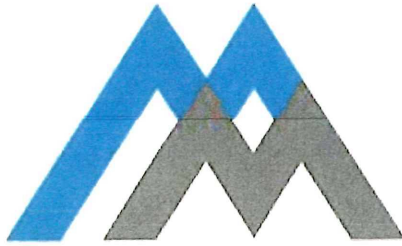
DATE: 15-Mar-21

CONTRACT NO.: 57-005

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Non Park Trunk QTY	Park Trunk QTY	In-Tract QTY	Denver Water QTY	Total QTY	Total Cost
1	CO4.1	SIGN POST W/ TEMP FOUNDATION/BASE	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$197.74			15.00		15.00	\$2,966
2	CO4.2	TEMP SIGN POST MOUNT (EA SIGN OR SIGN SET - THIS ITEM INCLUDES INSTALL AND REMOVAL)	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$197.74			43.00		43.00	\$8,503
3	CO4.3	SIGN SET (2 EA) W/ STREET LIGHT MOUNT - SNS-2 - 36" X14.4" - STREET NAME SIGNS	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$158.19			26.00		26.00	\$4,113
4	CO4.4	SIGN W/ STREET LIGHT MOUNT - 30R1-1 - "STOP" SIGN	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$225.99			15.00		15.00	\$3,390
5	CO4.5	SIGN W/ STREET LIGHT MOUNT - 36R6-1R - "ONE WAY" AND RIGHT ARROW SYMBOL	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$322.03			2.00		2.00	\$644
6	CO4.6	MOBILIZATION (MOVE SIGNS FROM TEMP MOUNT TO STREET LIGHTS) (1 PER PHASE - WILL ONLY PAY THIS ITEM IF SEPARATE MOBILIZATION IS REQUIRED)	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$169.49			7.00		7.00	\$1,186
7	CO4.7	PROTECTION (CONCRETE WINTER)	ROADWAY	Winter Protection for Concrete Work. During Winter Only.	SF	\$0.63			43,150.00		43,150.00	\$27,195
8	CO4.8	BACK CHARGE - NELSON FIX/REPAIR DAMAGED CURB STOP BOXES	ROADWAY	Back charge for Nelson Pipeline to fix/repair curb stop boxes damaged by Martin Marietta.	EA	\$260.00			(37.00)		(37.00)	(\$9,620)
9	24.000	CURB AND GUTTER W/ FIBER MESH (INCL BACKFILL) (2' PAN)	ROADWAY	Additional Quantity to Rotate MH Access out of Curb and Gutter due to CCD Inspector Direction per Email dated 1/27/21.	LF	\$21.07			35.00		35.00	\$737
10	25.000	SIGN POST W/ FOUNDATION	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$197.96			(15.00)		(15.00)	(\$2,969)
11	26.000	SIGN SET (2 EA) W/ SIGN POST MOUNT - SNS-2 - 36" X14.4" - STREET NAME SIGNS	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$203.62			(26.00)		(26.00)	(\$5,294)
12	27.000	SIGN W/ SIGN POST MOUNT - 30R1-1 - "STOP" SIGN	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$169.68			(15.00)		(15.00)	(\$2,545)
13	28.000	SIGN W/ SIGN POST MOUNT - 36R6-1R - "ONE WAY" AND RIGHT ARROW SYMBOL	ROADWAY	Pay Item Changes for Signage (Bid vs IFC)	EA	\$700.74			(2.00)		(2.00)	(\$1,401)
											Total:	\$26,895

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)



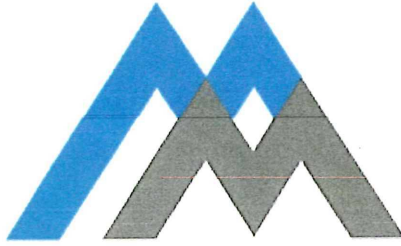
**Martin**  
Marietta

Metro Asphalt & Paving  
1627 Cole Blvd Suite 200  
Lakewood, CO 80401  
Phone (303) 657-4200  
Fax (303) 657-4414

<b>To:</b> MORTENSON	<b>Contact:</b> Joel Holland
<b>Address:</b> 700 MEADOW LANE NORTH MINNEAPOLIS, MN 55422	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Mortenson: C.O. Filing 57 Signs Mounted On Light Poles	<b>Estimate Number:</b> 23651
<b>Project Number:</b>	<b>Bid Date:</b> 1/27/2021
<b>Project Location:</b> Filing 57 Stapleton, Denver, CO	

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
10	SIGN POST W/ TEMP FOUNDATION / BASE	15.00	EACH	\$197.74	\$2,966.10
20	TEMP SIGN POST MOUNT (INSTALL & REMOVAL)	43.00	EACH	\$197.74	\$8,502.82
30	SNS 36" X 14.4" MOUNTED ON LIGHT POLE (2 EA)	26.00	EACH	\$158.19	\$4,112.94
40	R1-1 STOP SIGN (30" X 30") MOUNTED ON LIGHT POLE	15.00	EACH	\$225.99	\$3,389.85
50	R6-1 ONE WAY (36" X 12") MOUNTED ON LIGHT POLE	2.00	EACH	\$322.03	\$644.06
60	MOBILIZATION	7.00	EACH	\$169.49	\$1,186.43
25.000	SIGN POST W/FOUNDATION	(15.00)	EA	\$197.96	(\$2,969.00)
26.000	SIGN SET (2 EA) W/SIGN POST MOUNT - SNS-2 - 36"X14.4" - STREET NAME SIGNS	(26.00)	EA	\$203.62	(\$5,294.00)
27.000	SIGN W/SIGN POST MOUNT - 30R1-1 - "STOP" SIGN	(15.00)	EA	\$169.68	(\$2,545.00)
28.000	SIGN W/SIGN POST MOUNT - 36R6-1R - "ONE WAY" AND RIGHT ARROW SYMBOL	(2.00)	EA	\$700.74	(\$1,401.00)
	<b>TOTAL:</b>				<b><u>\$8,593.00</u></b>

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: <b>MORTENSON</b></p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p><b>CONFIRMED:</b> <b>Martin Marietta Materials, Inc. (Denver)</b></p> <hr/> <p><b>Brian Ruddell</b> Project Manager</p> <p><b>Brian.Ruddell@martinmarietta.com</b></p>
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**Martin**  
Marietta

Metro Asphalt & Paving  
1627 Cole Blvd Suite 200  
Lakewood, CO 80401  
Phone (303) 657-4200  
Fax (303) 657-4414

<b>To:</b> MORTENSON <b>Address:</b> 700 MEADOW LANE NORTH MINNEAPOLIS, MN 55422	<b>Contact:</b> Joel Holland <b>Phone:</b> <b>Fax:</b>
<b>Project Name:</b> Mortenson: C.O. Filing 57 Winter Protection & Damage Repair <b>Project Number:</b> <b>Project Location:</b> Filing 57 Stapleton, Denver, CO	<b>Estimate Number:</b> 23651 <b>Bid Date:</b> 3/11/2021

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
10	Concrete Winter Protection	43,150.00	SF	\$0.63	\$27,184.50

**Total Bid Price:** \$27,184.50

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and hereby accepted. Buyer: <u>MORTENSON</u> Signature: _____ Date of Acceptance: _____	<b>CONFIRMED:</b> Martin Marietta Materials, Inc. (Denver) _____ Brian Ruddell Project Manager  Brian.Ruddell@martinmarietta.com
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**Contractor:** Park Creek Metropolitan District  
 7350 E. 29th Ave. Suite 200  
 Denver, CO 80238

**Date:** 12/18/2020  
**Job:** Stapleton Filing 57  
 Denver, CO

**Document that Initiated the Change (ASI/RFI or EWO #) :** Fix/Replace Damaged Curb Stop Boxes

**Description of Work**

	<u>Units</u>	<u>UM</u>	<u>Unit Price</u>	<u>Price</u>
Prior to 12/7/2020: No Time Card Support	30	EA	\$260.00	\$ 7,800.00
12/7/20: Blk 18 Lot 16; Blk 19 Lots 2 & 5	3	EA	\$260.00	\$ 780.00
12/12/20: Blk 6 Lots 3, 4, & 5; Blk 19 Lot 17	4	EA	\$260.00	\$ 1,040.00

**Total Change Order Request: \$ 9,620.00**



**Cost Code Review**

**Cost Code: 9999.013. EWO - Replace/Repair Damaged Cu EA**

Code	Description	Class	Reg. Hours	OT Hours	Other Hours
<b>Date: 12/07/2020 Foreman: 24950 Shift: 1</b>					
<b>Time Card:</b>					
Production Quantities: 0.000					
24950	Cordova Fernando, Ilario	550	3.00	0.00	0.00
1068	TRUCK-3/4TON-LEASED		3.00	0.00	0.00
97467	Cordova, Demetrius	960	3.00	0.00	0.00
97431	Padilla, Erik Emanuel	710	3.00	0.00	0.00
97530	Trujillo, Richard	710	3.00	0.00	0.00
			<b>Labor Totals:</b>	<b>Hours -</b>	<b>12.0</b>
			<b>Equip Totals:</b>	<b>Hours -</b>	<b>3.0</b>

**Cost Code Notes:**

Slot: 2

**Company Note:** Fixed 3 curb stop boxes that where broke had to dig up all 3 all the way to fix and replace due to the curb stop being snapped in half.  
 We fixed these 3  
 Blk 19 lots 2, and 5  
 Blk 18 lot 16

**Indexes:**

**Inspector Note:**

**Cost Code Review**

**Cost Code: 9999.013. EWO - Replace/Repair Damaged Cu EA**

Code	Description	Class	Reg. Hours	OT Hours	Other Hours
<b>Date: 12/12/2020 Foreman: 24950 Shift: 1</b>					
<b>Time Card:</b>					
Production Quantities: 0.000					
97467	Cordova, Demetrius	960	2.50	0.00	0.00
97431	Padilla, Erik Emanuel	710	2.50	0.00	0.00
97530	Trujillo, Richard	710	2.50	0.00	0.00
<b>Labor Totals:</b>				<b>7.5</b>	
<b>Equip Totals:</b>				<b>0.0</b>	

**Cost Code Notes:**

Slot: 2

Company Note: Blk 19 lot 17

Blk 6 lots 3,4,5,

All curb stop boxes where broke in half had to replace 4 new curb stop boxes

**Indexes:**

**Inspector Note:**

**NOTE:**

Filters in effect.

All Foremen.

Cost Code = 9999.013..

Dates >= 03/18/2020 and Dates <= 12/16/2020.

**PARK CREEK METROPOLITAN DISTRICT**

**RESOLUTION DESIGNATING LOCATION TO POST NOTICE**

**WHEREAS**, pursuant to §§24-6-402(2)(c) and 32-1-903(2) C.R.S., notice and, where possible, the agenda of the Park Creek Metropolitan District (“District”) Board of Directors (“Board”) meetings at which the adoption of any formal action is to occur or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be posted within the boundaries of the District at least 24 hours prior to each meeting at a location designated at the first regular meeting of each year.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Park Creek Metropolitan District as follows:

Notices of meetings (regular, special and work/study session) of the Board required pursuant to §24-6-401, *et seq.*, C.R.S., shall be posted at least 24 hours prior to each meeting at the ground floor lobby of 7350 East 29th Avenue, Denver, Colorado.

ADOPTED this 25<sup>th</sup> day of March, 2021.

PARK CREEK METROPOLITAN DISTRICT

By King H. Harris  
King H. Harris, Chair

ATTEST:

By James Chrisman  
James Chrisman, Secretary