

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT

HELD MAY 25, 2023

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, May 25, 2023 at 9:00 a.m., at the MCA – Cube, 8371 Northfield Boulevard, Denver, Colorado, and virtually via Zoom. Links and call-in information were provided.

ATTENDANCE

Directors in attendance:

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

Also in attendance:

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

NOTICE

It was noted that the agenda notice of the meeting had been properly

RECORD OF PROCEEDINGS

posted as required by law.

CONFLICTS OF INTEREST

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

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

Director Hundley and Director Bartlett noted their present and/or former positions with the MCA and will be filing Disclosure of Potential Conflict of Interest Statements with the Board and Secretary of State regarding the same.

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

All Directors stated that the participation of at least four of them in

RECORD OF PROCEEDINGS

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

NEWLY ELECTED BOARD MEMBERS

Ms. Mills acknowledged that the Oaths of Office have been administered to the newly elected Board members, King Harris, Rus Heise and Drew Bartlett, and such Oaths have been filed with the County Clerk and Recorder. Therefore, these Directors are fully seated.

MINUTES

The Board reviewed the Minutes of the April 27, 2023 regular meeting. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the regular meeting.

PUBLIC ART

The Board reviewed the Public Art Report submitted by Ms. Neal, a copy of which is attached hereto. Ms. Neal provided the proposal from Paper Airplane Design to provide for the cleaning, maintenance and conservation for *The Eye and the Horizon (After Monet)* and *The Picnic* for the amount of \$3,200.18. Ms. Neal requested approval of such proposal. Upon motion duly made, seconded and unanimously carried, the Board approved the proposal for such cleaning,

RECORD OF PROCEEDINGS

maintenance and conservation. Upon motion duly made, seconded and unanimously carried, the Board accepted the Public Art Report.

TREASURER'S REPORT

Ms. Bevier provided the financial report through April 30, 2023. After discussion and motion duly made, seconded and unanimously carried, the Board (i) accepted the Treasurer's Report and (ii) authorized the payment of all accounts, including current payables in conformance with budgetary appropriations, the encumbrance of all funds necessary for infrastructure projects, and the investment of any surplus funds.

2022 AUDIT

Ms. Wheeler reported that the auditor is currently working on the draft 2022 Audit, which may be ready for review by the Board at the next regular meeting.

DEVELOPMENT MANAGER'S REPORT

Mr. Truesdale presented the trade contracts for BrightView Landscape for the landscaping for Navigator Park for approval. Upon motion duly made, seconded and unanimously carried, the Board accepted the Development Manager's Report.

LEGAL REPORT

Mr. Cockrel reported on discussions with representatives from the Westerly Creek Metropolitan District and the Master Community Association (MCA) regarding the transfer of oversight responsibility for District parks, pools and related facilities, all of which are going well.

Mr. Cockrel further reported that he contacted the property owners complaining of the overflow parking problem within the neighborhoods adjacent to the Northfield High School. The streets within Filing 47 have been conveyed to the City, which has the responsibility to handle any parking violations. He also advised that conversations are ongoing with DPS and the City Parks and

RECORD OF PROCEEDINGS

Recreation Department regarding parking options for the high school students.

Mr. Cockrel presented the Resolution Authorizing the Conveyance of Real Property for the street and park property to be conveyed to the City and County of Denver. Upon motion duly made, seconded and unanimously carried, the Board adopted such Resolution.

Mr. Cockrel presented the Resolution Authorizing the Acquisition of Real Property for the street and park property to be conveyed to the District from FC Stapleton. Upon motion duly made, seconded and unanimously carried, the Board adopted such Resolution.

ADJOURNMENT

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



Secretary for the Meeting

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

NOTICE IS HEREBY GIVEN that the regular meeting of the Board of Directors of the Park Creek Metropolitan District, City and County of Denver, Colorado, will be held on Thursday, May 25, 2023, at 9:00 a.m. at the MCA – Cube, 8371 Northfield Boulevard, Denver, Colorado. The meeting will also be held virtually via Zoom. To virtually 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/81192655381>

Or One tap mobile:

+17193594580,,81192655381# US

+16699009128,,81192655381# US (San Jose)

Webinar ID: 811 9265 5381

AGENDA

1. Public comment.
2. Disclosure of potential conflicts of interest.
3. Approval of Minutes of April 27, 2023 regular meeting.
4. Public Art Report (Barbara Neal).
5. Treasurer’s Report (Jan Bevier and Diane Wheeler).
 - Review and acceptance of current financial statements.
 - 2022 Audit.
6. Development Manager’s Report (Gary Truesdale).
 - Discussion and approval of project awards, contracts and change orders.
7. Attorney’s Report (Paul Cockrel).
 - Consider adoption of Resolution Authorizing the Acquisition of Real Property from FC Stapleton
 - Consider adoption of Resolution Authorizing the Conveyance of Real Property to the City and County of Denver
 - Status report on discussions with Westerly Creek Metropolitan District regarding transfer of District parks and related facilities.
8. Any other matter that may come before the Board.
9. Next Board meeting scheduled for June 22, 2023.

This meeting is open to the public.

PARK CREEK METROPOLITAN DISTRICT

By /s/ James D. Chrisman
Secretary

May 18, 2023

MEMORANDUM

TO: The Board of the Park Creek Metropolitan District
FROM: Barbara Neal
Public Art Consultant for Central Park
RE: Public Art Projects Update

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

Commission: \$100,000

Artist: Ilan Averbuch (Long Island City, NY)

Completed. 2006

Monitor.

Assessed 4/20/23

Estimate for annual maintenance and conservation in the spring/summer is attached to a recommendation for this care.

Northfield *Airfoils*

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Completed. 2006

Monitor.

Awaiting final confirmation from Lary Herkal, the general manager of the Shops at Northfield, that Stockdale Management LLC does not have an alternative location for the sculptures. Also, will request a time line for removal of the sculptures.

Received updated drawings from Kaia Nesbitt (HDR Landscape Architect) for integration of the Airfoils into Navigator Park. Patrick Marold, the artist, agrees to this placement.

Continuing to monitor scheduling of the maintenance and conservation of the fourth Airfoil at Montview High School.

Central Park Recreation Center *Staplefield and Thought Balloons*

Commission: \$250,000

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

Completed. 2011

Thought Balloons commissioned by Arts and Venues Denver Public Art Program

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

Monitor.

Assessed 4/20/23

Thought Balloons is currently inactive. Checked with Erica Garcia (Arts and Venues) for an estimate when it might be activated again.
Staplefield is functioning properly.

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

F15 Pool *Conditional Reflections*

Commission: \$75,000
Artists: Jeanine Centuori and Russell Rock of UrbanRock Design (Los Angeles, CA)
Completed. 2008
Deaccessioned 2013

Eastbridge Town Center *Talking Parking Meters*

Commission: \$100,000
Artists: Jim Green (Denver, CO) and Ryan Elmendorf (Denver, CO)
Completed. 2017
Monitor.
Assessed 4/20/23
Will follow up on broken concrete around the Greetings meter at the steps leading up to the plaza.

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

Commission: \$110,000
Artist: Gerald Heffernon (Winters, CA)
Completed. 2009
Monitor.
Assessed 4/10/23
Estimate for annual maintenance and conservation in the spring/summer is attached to a recommendation for this care.

Central Park Boulevard Median *Prairie Reef*

Commission: \$150,000
Artist: Erick Johnson (Fort Collins, CO)
Completed. 2010
Monitor.
Assessed 4/20/23

Community Garden *Garden Stories*

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

Westerly Creek

Chorus

Commission: \$155,000

Artist: Thomas Sayre (Raleigh, NC)

Completed. 2010

Conveyed to the City and County of Denver 2011 via an Assignment of Interest.
Monitor.

Assessed 4/20/23

Advised Erica Garcia about removal of this paint and graffiti.

Prairie Basin Park

Phantom Pavilion

Commission: \$175,000

Artist: Volkan Alkanoglu (Portland, OR)

Completed: 2018

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

Assessed 4/10/23

Will continue to follow up with Erica Garcia about removal of the graffiti and replacement of the curbs.

Sandhills Prairie Park

Drift Inversion

Commission: \$175,000

Artist: David Franklin (Indianola, WA)

Completed: 2017

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

Assessed 4/10/23

Will follow up with Erica Garcia for scheduling cleaning.

The Bluffs Park *Wind Gate Art Suite*

The Five

First Light

Beyond the Plains

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)

Completed: 2019

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

Assessed 4/10/23

North Park *Alta*

Donation

Artist: Rodrigo Nava (Putney, VT)

Completed 2022.

Monitor.

Assessed 4/10/23

Awaiting final landscaping.

Prickly Plume Park *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Completed 2021

Monitor.

Assessed 4/20/23

Barbara Neal

Public Art Consultant for Central Park

303-519-6611 (c)

barbaraneal35@gmail.com

May 18, 2023

MEMORANDUM

INCORPORATED
PO BOX 40373
DENVER COLORADO
8 0 2 0 4

TO: The Park Creek Metropolitan District

FROM: Barbara Neal
Public Art Consultant for Stapleton

RE: Request for Maintenance and Conservation of Artwork

- *The Eye and the Horizon (After Monet)*
- *The Picnic*

At my request, Noah Manos, Paper Airplane Design, has submitted an estimate for routine cleaning/maintenance/conservation for the artworks noted above. Paper Airplane Design has performed this work effectively for several years.

The Eye and the Horizon (After Monet) 2006

This sculpture requires annual remediation of oxidation, scratching and marring and repainting of affected areas.

The Picnic 2009

This bronze sculpture requires annual conservation which includes, removal of debris, washing, cleaning weepholes for drainage, and application of wax coat.

Total cost for Maintenance and Conservation of three artworks: \$3,200.18

Recommendation: Acceptance of the Paper Airplane Design estimate of \$3,200.18 for cleaning, maintenance and conservation of *The Eye and the Horizon (After Monet)* and *The Picnic*.

This work can be scheduled in June.

ACTION REQUESTED: Acceptance of this recommendation for maintenance and conservation work totaling \$3,200.18.

Thank you very much for your consideration of this request.

PROPOSAL

MAY 16, 2023

TERMS: GOOD FOR 90 DAYS

***REPRICE MATERIAL AFTER 30 DAYS

Pg. 1 of 2

CLIENT: PARK CREEK METROPOLITAN DISTRICT

c/o BARBARA NEAL
7350 E 29th Avenue,
Suite 300
Denver, Colorado 80238

SCOPE OF WORK: General Conservation & Maintenance work for THE PICNIC and THE EYE OF THE HORIZON artworks.

SOW DETAIL:

THE PICNIC

- Remove existing debris and clean drainage weep holes
- Hand wash artwork with biodegradable soap and water
- Apply wax coat (tree wax) and buff

THE EYE OF THE HORIZON

- Grind & sand oxidation on surface of metal elements
- Paint damaged areas using Pro-Cryl and Sher-Cryl system to match existing
- Polish stainless steel plaque

INCLUDES: All Labor, Materials, Equipment, Delivery to Site

EXCLUDES: Structural Engineering, ROW / Occupancy Permits



PAPER AIRPLANE

6311 N. WASHINGTON ST., UNIT D
DENVER, COLORADO 80216

WWW.PAPERAIRPLANEDESIGNCO.COM

(720) 446-6244

PROPOSAL

MAY 16, 2023

TERMS: GOOD FOR 90 DAYS

***REPRICE MATERIAL AFTER 30 DAYS

Pg. 2 of 2

CLIENT: PARK CREEK METROPOLITAN DISTRICT
c/o MORTENSON CONSTRUCTION
7350 E 29th Avenue,
Suite 300
Denver, Colorado 80238

BILLING DETAIL:

ADMINISTRATION	\$312.50
CONDITION REPORTING	\$250.00
LABOR	\$2,100.00
MATERIALS	\$187.68
MOBILIZATION	\$250.00
EQUIPMENT	\$100.00

PROJECT TOTAL: \$3,200.18

PAYMENT SCHEDULE:

START WORK DEPOSIT:	50% of Contract Sum
FINAL PAYMENT:	50% of Contract Sum

***After approval of final punch list and project closeout

CLIENT SIGNATURE: _____

DATE: _____

* All fabrication produced to client approved shop drawings

* Designs Produced by PAPER AIRPLANE are not intended for reuse

* Any changes to the scope of work require a Change Order

* Client agrees to PAPER AIRPLANE'S General Contract Conditions by execution of this document



PAPER AIRPLANE

6311 N. WASHINGTON ST., UNIT D
DENVER, COLORADO 80216

WWW.PAPERAIRPLANEDESIGNCO.COM

(720) 446-6244

PARK CREEK METROPOLITAN DISTRICT

Monthly Financial Report
Period Ended April 30, 2023

The following reports are attached to this narrative:

- 1) Statement of Net Assets (1 page)
- 2) Changes in Net Assets for All Funds Combined, General, Capital, Debt and Westerly Creek (5 pages)
- 3) Infrastructure Funding Projection Report (2 pages)
- 4) Summary Report of Trunk IFDAs (2 pages)
- 5) Summary Report of In-Tract IFDAs (2 pages)

Comments - Changes in Net Assets - All Funds Combined

- Westerly Creek Taxes represent the current month's property and specific ownership tax income from Westerly Creek which is more than budget for the month and more than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 57 and MG. The revenue and corresponding infrastructure variances are due to timing.
-
-

Comments - Statement of Net Assets

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

Comments - Infrastructure Funding Report:

•

General Comments:

•

Park Creek Metropolitan District
Balance Sheet Governmental Fund
April 30, 2023

<u>Assets</u>		
<u>Current Assets</u>		
BW Deposit and Cash Accounts	\$ 8,948,485	
Miscellaneous Receivables	7,045	
Intercompany Receivable	5,502,920	
Clearing - Job costs	<u>(400,417)</u>	
Total Current Assets		\$ 14,058,032
<u>Long Term Assets</u>		
<u>Fund Investments</u>		
2022 Senior - Improvement Project	\$ 1,714,466	
2022 Senior - COI acct	35,799	
Trustee '03 Taxable Note Reimb Ac	3	
2016A Sr bonds - revenue	20,144,964	
2016A Sr bonds - admin	23	
2016A Sr bonds - SO tax	677,422	
2020 Bonds - reserve acct	1,841,174	
2020 Bonds - Revenue bonds	5	
2022 Senior - Captitalized Intere	1,973,563	
2022 Senior - Project Acct	14,679	
2022 Senior - COI acct	<u>13,090</u>	
Total Ltd Prop Tax Funds (InTract)		<u>\$ 26,415,186</u>
Long Term Fund Assets		\$ 26,415,186
Prepaid Casualty Insurance	<u>\$ 81,927</u>	
Long Term Capital Assets		<u>\$ 81,927</u>
Total Long Term Assets		<u>\$ 26,497,113</u>
Total Assets		<u>\$ 40,555,145</u>
<u>Liabilities and Net Assets</u>		
<u>Current Liabilities</u>		
Accounts Payable	\$ 1,681,077	
Accrued Expenses	<u>138,860</u>	
Total Current Liabilities		\$ 1,819,937
<u>Long Term Liabilities</u>		
Long Term Liabilities		<u>\$ 1,819,937</u>
<u>Net Assets</u>		
Net Assets - Prior Period	\$ 25,699,912	
Property Conveyance		
Incr / (Decr) in Net Assets	<u>13,035,297</u>	
Total Net Assets		<u>\$ 38,735,209</u>
Total Liabilities & Net Assets		<u>\$ 40,555,146</u>

unaudited

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
All Funds Combined
For the 4 Months Ended April 30, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
6,172,761	5,892,823	(279,938)	Westerly Creek taxes	26,017,182	27,121,143	1,103,961
1,666,667	61	(1,666,606)	Developer Advances	6,666,667	(849,427)	(7,516,094)
2,500	-	(2,500)	Misc Income	9,999	-	(9,999)
-	2,690	2,690	Dura rev - 2014 D2 loan	-	66,362	66,362
48,375	54,500	6,125	TOS Facility Fees	208,250	217,000	8,750
6,511	4,992	(1,519)	Damage Fees	26,339	23,257	(3,082)
116,000	74,000	(42,000)	Facility Fees	406,000	330,000	(76,000)
1,860	1,550	(310)	Mailbox Fees	7,130	6,510	(620)
58,333	10,040	(48,293)	Aurora Use tax, etc	233,333	11,317	(222,016)
583,333	-	(583,333)	DURA Revenue	2,333,333	(378)	(2,333,711)
-	(149)	(149)	Dura revenue	-	22,642	22,642
83	40,298	40,215	Interest Income	583	135,386	134,803
8,656,423	6,080,806	(2,575,617)	Total: Revenue	35,908,816	27,083,813	(8,825,003)
Expenditures						
-	1,370	(1,370)	Trunk Total	-	4,158	(4,158)
583,333	18,312	565,021	Trunk Open Space Total	2,333,333	49,511	2,283,822
1,584,583	863,962	720,621	InTract Total	6,338,333	2,649,793	3,688,540
-	-	-	Recreation Center Total	-	-	-
83	13	70	Denver Water Total	333	172	161
2,167,999	883,657	1,284,342	Subtotal: Infrastructure	8,671,999	2,703,634	5,968,365
83,333	85,590	(2,257)	Interest Exp - Notes Stapleton Land	333,333	347,837	(14,504)
-	-	-	Bond Issuance Costs	-	1,750	(1,750)
-	(11,550)	11,550	Trustee Fees	26,700	31,050	(4,350)
-	-	-	Payment on Notes - Principal	-	10,000,000	(10,000,000)
-	-	-	Insurance	11,688	11,945	(257)
1,667	297	1,370	Other Capital Expenditures	13,168	55,984	(42,816)
85,000	74,337	10,663	Subtotal: Other Capital	384,889	10,448,567	(10,063,678)
General and Administrative Expenses						
561,988	81,646	480,342	Park Creek General Fund Expense	2,376,966	529,311	1,847,655
173,630	56,952	116,678	Westerly Creek Expenses	437,830	336,332	101,498
735,618	138,598	597,020	Subtotal: G&A	2,814,796	865,643	1,949,153
2,988,617	1,096,593	1,892,024	Total: Expenditures	11,871,684	14,017,844	(2,146,160)
5,667,806	4,984,213	(683,593)	Revenue Over/(Under) Expenditures	24,037,132	13,065,969	(10,971,163)
(84,625)	(26,158)	58,467	Transfer (To) From Bond Funds	(521,651)	(368,966)	152,685
84,875	26,158	(58,717)	Transfer (To) From General Funds	522,151	368,966	(153,185)
-	-	-	Transfer (To) From Capital Funds	-	-	-
250	-	(250)	Total: Other Financing Sources/(Uses)	500	-	(500)
5,668,056	4,984,213	(683,843)	Increase/(Decrease) in Net Assets	24,037,632	13,065,969	(10,971,663)

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
Park Creek General Fund
For the 4 Months Ended April 30, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
436,453	380,281	(56,172)	Westerly Creek Taxes - O&M and SO	1,620,318	1,349,655	(270,663)
-	-	-	Interest income	250	-	(250)
436,453	380,281	(56,172)	Total: Revenue	1,620,568	1,349,655	(270,913)
Expenditures						
General and Administrative Expenditures						
855	866	(11)	Staff Services	3,539	3,574	(35)
59	97	(38)	Office Services	632	341	291
33	33	-	Office Rent	132	132	-
-	492	(492)	Rent - Storage	-	1,968	(1,968)
-	-	-	Dues	-	124	(124)
83	-	83	Professional Services	333	5,000	(4,667)
-	-	-	Trustee Fees	-	11,550	(11,550)
6,250	5,493	758	Legal Fees	25,000	11,191	13,809
-	1,375	(1,375)	Accounting Services	-	4,948	(4,948)
12,374	-	12,374	Contingency	49,494	-	49,494
439,927	-	439,927	Reserve for Improvements	1,759,706	-	1,759,706
-	-	-	Insurance Expense	45,000	41,047	3,953
2,083	-	2,083	Public Art Maintenance	8,333	250	8,083
-	-	-	Public Art Monitoring	1,875	-	1,875
95,547	69,800	25,747	District MCA Maint	459,927	427,797	32,130
4,777	3,490	1,287	District MCA Fee	22,995	21,390	1,605
115,739	1,709	114,030	Westerly Creek Expenses	191,617	78,040	113,577
677,727	83,354	594,373	Subtotal: G&A	2,568,583	607,351	1,961,232
677,727	83,354	594,373	Total: Expenditures	2,568,583	607,351	1,961,232
(241,274)	296,927	538,201	Revenue Over/(Under) Expenditures	(948,015)	742,304	1,690,319
(84,625)	(26,158)	58,467	Transfer (To) From Bond Funds	(521,651)	(368,966)	152,685
-	-	-	Transfer (To) From Capital Funds	-	-	-
(84,625)	(26,158)	58,467	Total: Other Financing Sources/(Uses)	(521,651)	(368,966)	152,685
(325,899)	270,769	596,668	Increase/(Decrease) in Net Assets	(1,469,666)	373,337	1,843,003

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Capital Fund
For the 4 Months Ended April 30, 2023

<u>Current Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>		<u>YTD Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
			<u>Revenue:</u>			
2,083		(2,083)	Misc Income	8,333		(8,333)
1,666,667		(1,666,667)	Developer Advance Receipts - FC	6,666,667	(849,576)	(7,516,243)
	61	61	Developer Advance		149	149
583,333	(149)	(583,482)	DURA Revenue	2,333,333	22,264	(2,311,069)
	2,690	2,690	Dura rev - 2014 D2 loan		66,362	66,362
48,375	54,500	6,125	TOS Facility Fees	208,250	217,000	8,750
6,511	4,992	(1,519)	Damage Fees	26,339	23,257	(3,082)
116,000	74,000	(42,000)	Facility Fees	406,000	330,000	(76,000)
1,860	1,550	(310)	Mailbox Fees	7,130	6,510	(620)
58,333	10,040	(48,293)	Aurora Use tax, etc	233,333	11,317	(222,016)
	<u>12,851</u>	<u>12,851</u>	Investment Income		<u>50,817</u>	<u>50,817</u>
<u>2,483,162</u>	<u>160,535</u>	<u>(2,322,627)</u>	Total: Revenue	<u>9,889,385</u>	<u>(121,900)</u>	<u>(10,011,285)</u>
			<u>Expenditures</u>			
	1,370	(1,370)	Trunk Total		4,158	(4,158)
583,333	18,312	565,021	Trunk Open Space Total	2,333,333	49,511	2,283,822
1,584,583	863,962	720,621	InTract Total	6,338,333	2,649,793	3,688,540
			Recreation Center Total			
<u>83</u>	<u>13</u>	<u>70</u>	Denver Water Total	<u>333</u>	<u>172</u>	<u>161</u>
2,167,999	883,657	1,284,342	Subtotal: Infrastructure	8,671,999	2,703,634	5,968,365
83,333	85,590	(2,257)	Interest Expense	333,333	347,837	(14,504)
			Bond Issuance Costs		1,277	(1,277)
			Trustee Fees	26,700	19,500	7,200
			Insurance Expense	11,688	11,945	(257)
			Dues	1,500	1,114	386
1,667	297	1,370	Accounting Services	6,668	2,950	3,718
			Bank Charges		8,986	(8,986)
			Interim Damage Repairs	<u>5,000</u>	<u>42,935</u>	<u>(37,935)</u>
<u>85,000</u>	<u>85,887</u>	<u>(887)</u>	Subtotal: Other Capital	<u>384,889</u>	<u>436,544</u>	<u>(51,655)</u>
			General and Administrative Expenses			
			Subtotal: G&A			
<u>2,252,999</u>	<u>969,545</u>	<u>1,283,454</u>	Total: Expenditures	<u>9,056,888</u>	<u>3,140,178</u>	<u>5,916,710</u>
<u>230,163</u>	<u>(809,009)</u>	<u>(1,039,172)</u>	Revenue Over/(Under) Expenditures	<u>832,497</u>	<u>(3,262,078)</u>	<u>(4,094,575)</u>
			Transfer (To) From Bond Funds			
250		(250)	Transfer (To) From General Funds	500		(500)
250		(250)	Total: Other Financing Sources/(Uses)	500		(500)
<u>230,413</u>	<u>(809,009)</u>	<u>(1,039,422)</u>	Increase/(Decrease) in Net Assets	<u>832,997</u>	<u>(3,262,078)</u>	<u>(4,095,075)</u>

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Debt Fund
For the 4 Months Ended April 30, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
5,736,308	5,512,542	(223,766)	Westerly Creek Taxes - Debt Service	24,396,864	25,771,488	1,374,624
417		(417)	Misc Income	1,666		(1,666)
83	27,447	27,364	Investment Income	333	84,569	84,236
5,736,808	5,539,989	(196,819)	Total: Revenue	24,398,863	25,856,057	1,457,194
Expenditures						
			Interest Exp notes - Lapsis		42,222	(42,222)
			Bond Issuance Costs		473	(473)
	(11,550)	11,550	Trustee Fees			
			Developer Advances Repayments		10,000,000	(10,000,000)
	(11,550)	11,550	Subtotal: Other Capital		10,042,695	(10,042,695)
General and Administrative Expenses						
57,891	55,244	2,647	Payments to Westerly Creek	246,213	258,291	(12,078)
57,891	55,244	2,647	Subtotal: G&A	246,213	258,291	(12,078)
57,891	43,694	14,197	Total Expenditures	246,213	10,300,987	(10,054,774)
5,678,917	5,496,295	(182,622)	Revenue Over/(Under) Expenditures	24,152,650	15,555,071	(8,597,579)
84,625	26,158	(58,467)	Transfer (To) From General Funds	521,651	368,966	(152,685)
84,625	26,158	(58,467)	Transfer (To) From Capital Funds	521,651	368,966	(152,685)
5,763,542	5,522,453	(241,089)	Increase/(Decrease) in Net Assets	24,674,301	15,924,037	(8,750,264)

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 4 Months Ended April 30, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
5,736,308	5,512,256	(224,052)	Property Tax - Debt	24,396,864	25,772,359	1,375,495
176,831	170,482	(6,349)	Property Tax - O&M	752,073	797,083	45,010
259,623	209,790	(49,833)	Specific Ownership tax	868,247	552,599	(315,648)
58	286	228	Interest Income	233	(871)	(1,104)
-	9	9	Interest income	-	(27)	(27)
6,172,820	5,892,823	(279,997)	Total: Revenue	26,017,417	27,121,143	1,103,726
Expenditures						
General and Administrative Expenditures						
113,948	-	113,948	WCMD Expenses	184,000	70,052	113,948
57,891	55,244	2,647	Treasury Commission - DS	246,213	258,291	(12,078)
1,791	1,709	82	Treasury Commission - OM	7,617	7,988	(371)
173,630	56,952	116,678	Subtotal: G&A	437,830	336,332	101,498
173,630	56,952	116,678	Total: Expenditures	437,830	336,332	101,498
5,999,190	5,835,871	(163,319)	Revenue Over/(Under) Expenditures	25,579,587	26,784,811	1,205,224
173,630	56,952	(116,678)	Transfers From Park Creek	437,830	336,332	(101,498)
(6,172,820)	(5,892,823)	279,997	Transfers(To) Park Creek	(26,017,417)	(27,121,143)	(1,103,726)
(5,999,190)	(5,835,871)	163,319	Total: Other Financing Sources/(Uses)	(25,579,587)	(26,784,811)	(1,205,224)
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

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

As of April 30, 2023

	In-tract Developer Advances	TIF Funds Inc					Trunk					Developer Contributions & Advances - Non GCP Funds	Total	
		TOS Funds (TIF funded & D2 loan)	GCP Funds	FCS/COPS- Section 10	Art Funds	System Development Fees	TOS Fees - Section 10	CDOT FUNDS	CCD funds IC-4B	DPS Advances				
Available balances														
System Development Fees									347,336	1,871,797				2,219,134
TIF Revenue (includes unencumbered, released and encumbered)		0												0
Good Citizen Payment ("GCP") IFDA F3														0
Developer Contribution and Advances for IC4 from IFDA F4														0
CCD/CDOT funds												16,948		16,948
COPS/Section 10							477,538							477,538
DPS advances														0
Total		0	0	0	0	477,538	0	0	347,336	1,871,797	0	16,948	0	2,713,620
Remaining to be Paid on Approved IFDA's and other approved projects														
IFDA #1 & 1A	0													0
IFDA #15 & 15A	430,690													0
IFDA #17														0
IFDA 19 - Filing 19 Earthwork														0
IFDA 32	3,280													0
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011	937,256													0
IFDA 35 - F35 and Fulton, Iola and Kingston connecting streets to Aurora (Feb 2012)	0													0
IFDA 36 - F36 and amendment to IFDA28 (May 2012)	0													0
IFDA 40 - Filing 40														0
IFDA 41 - Filing 41														0
IFDA 42 - Filing 42														0
IFDA 44 - Filing 44														0
IFDA 45 - Filing 45														0
IFDA 47 - Filing 47														0
IFDA 48 - Filing 48	2,196,769	38												0
IFDA 49 - Filing 49	9,421,587													0
IFDA 52 - Filing 52	125,255	469,923				11,914				342,200				0
IFDA 53 - Filing 53	5,835													0
IFDA 54 - Filing 54	879,799									67,417				0
IFDA 55 - Filing 55	80,033													0
IFDA 56 - Filing 56	7,548,223													0
IFDA 57 - Filing 57	230,486													0
IFDA 59 - Filing 59	75,933													0
IFDA 60 - Filing 60														0
IFDA AB														0
IFDA AC														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	107,045											45,962	45,962
IFDA IC4B - Funded by CCD											250,872			250,872
IFDA MB														0
IFDA MC														0
IFDA MD	20,001													0
IFDA ME	621,826	53,503												0
IFDA MF	5,154,715	78,554												0
IFDA MG	3,119,008													0
IFDA MH	54,643													0
IFDA ML		602,932												0
IFDA P8 - West Detention Pond Park & Northfield Linear Park		1,999												1,999
IFDA PA		332,769												332,769
IFDA PB		305,944												305,944
IFDA PC		735,701												735,701
IFDA PD		6,828,455												6,828,455
Approved Uses - Remaining to be Paid	31,652,792	9,915,619	0	0	0	11,914	0	0	0	409,617	0	250,872	0	45,962
														10,633,984

Park Creek Metropolitan District
Infrastructure IFDA Funding Projection Report

As of April 30, 2023

	In-tract	Trunk										Total	
		TIF Funds inc D2 Loan, Excess Rev & Encumbered Excess - PB (9,915,619)	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 (45,962)
Funds Remaining	(31,652,792)	0	0	0	0	0	347,336	0	0	0	0	(45,962)	(7,920,364)
Anticipated near term funding sources													
Total Anticipated Funding Sources	0	0	0	0	0	0	0	0	0	0	0	0	0
Amount available / (required) after funding approved IFDAs	(31,652,792)	(9,915,619)	0	0	0	0	347,336	0	0	0	0	(45,962)	(7,920,364)
IFDA's submitted but not yet approved													
Total Pending Uses	0	0	0	0	0	0	0	0	0	0	0	0	0
Funding Available / (Required)	(31,652,792)	(9,915,619)	0	0	0	0	347,336	0	0	0	0	(45,962)	(7,920,364)
Future Projects : Cost													
Total Future Projects Before Funding Sources	-	-	-	-	-	-	-	-	-	-	-	-	-
Future Projects : Funding Sources													
Total	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Net Future Projects	-	-	-	-	-	-	-	-	-	-	-	-	-

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw NA/99/NA/NA/NA
 As of: 4/30/2023

	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 34 Total IFDA 34	5,918,735	-	5,918,735	5,807,293	111,442	5,807,293	111,442
Trunk	Filing 36 Total IFDA 36	2,678,281	(250,000)	2,428,281	2,302,217	277,665	2,292,567	287,314
Trunk	Filing 40 Total IFDA 40	240,101	(53,289)	186,813	186,813	(0)	186,813	(0)
Trunk	Filing 43 Total IFDA 43	125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 47 Total IFDA 47	671,755	(81,155)	590,601	590,563	38	590,563	38
Trunk	Filing 49 Total IFDA 49	7,899,280	(1,967,686)	5,947,590	5,935,676	11,914	5,935,676	11,914
Trunk	Filing 52 Total IFDA 52	2,056,690	(105,000)	1,951,690	1,481,767	469,923	1,481,767	469,923
Trunk	Filing 54 Total IFDA 54	412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing A1 Total IFDA A1	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
Trunk	Filing IC-4 Total IFDA C4	16,803,727	1	16,803,727	16,758,085	45,642	16,757,765	45,962
Trunk	Filing IC-4A Total IFDA C4A	1,922,816	(7,090)	1,915,726	1,909,705	107,045	1,909,705	107,045
Trunk	Filing IC-4B Total IFDA IC-4B	8,400,000	364,999	8,764,999	8,635,902	129,098	8,514,128	250,872
Trunk	Filing MB Total IFDA MB	4,834,360	(1,128,343)	3,706,017	3,706,018	(0)	3,706,018	(0)
Trunk	Filing ME Total IFDA ME	625,236	-	625,236	571,733	53,503	571,733	53,503
Trunk	Filing MF Total IFDA MF	90,494	-	90,494	8,479	78,554	8,479	78,554
Trunk	Filing ML Total IFDA ML	13,498,494	264,676	13,498,494	12,896,566	601,928	12,895,562	602,932
Trunk	Filing N/F Linear Park Total IFDA P8	5,949,489	1,077,075	7,085,638	7,083,639	1,999	7,083,639	1,999
Trunk	Filing PA Total IFDA PA	19,242,911	1,059,421	20,302,332	19,969,553	332,769	19,969,553	332,769
Trunk	Filing PB Total IFDA PB	14,450,857	(608,767)	13,842,089	13,544,791	297,298	13,536,145	305,944
Trunk	Filing PC Total IFDA PC	10,512,911	4,926,292	11,826,292	11,666,290	160,002	11,090,591	735,701
Trunk	Filing PD Total IFDA PD	6,958,768	-	6,958,768	5,617,848	1,340,920	5,617,848	1,340,920

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw N/A/99/N/A/N/A/N/A
 As of: 4/30/2023

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Total Trunk Job Costs	78,638,809	78,638,789	(3,295,361)	75,294,748	73,652,487	1,891,424	73,524,410	2,019,501
Total Park Trunk Job Costs	58,451,309	54,838,396	6,454,021	61,351,491	54,541,107	6,810,384	52,737,005	8,614,487
Total	137,290,118	133,677,185	3,158,660	136,646,239	128,193,594	8,701,808	126,261,415	10,633,987

Park Creek Metropolitan District
 In-Tract IFDAs #All Open- Filing #All Open
 Draw 217(4A)
 As of: 4/30/2023

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 15 Total IFDA 15	13,897,856	13,897,856 (304,024)	13,593,832	13,156,784	437,049	13,163,142	430,690
In-Tract	Filing 17 Total IFDA 17	10,130,330	48,699	10,179,029	10,179,030	(1)	10,179,030	(1)
In-Tract	Filing 32 Total Filing 34 Total IFDA 32	16,929,665 370,052	819,263 (341,542)	17,748,928 28,511	17,745,648 28,511	3,280	17,745,648	3,280
In-Tract	Filing 34 Total IFDA 34	17,299,717	477,722	17,777,439	17,774,159	3,280	17,774,159	3,280
In-Tract	Filing 35 Total FilingFIK Total IFDA 35	8,480,866	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
In-Tract	Filing 36 Total IFDA 36	8,480,866	(2)	8,480,864	7,671,140	815,895	7,549,779	937,256
In-Tract	Filing 35 Total FilingFIK Total IFDA 35	5,404,254	(1,198,411)	4,205,843	4,205,843	(0)	4,205,843	(0)
In-Tract	Filing 40 Total IFDA 40	2,592,337	284,269	2,876,606	2,876,456	150	2,876,606	(0)
In-Tract	Filing 42 Total IFDA 42	7,996,591	(914,142)	7,082,449	7,082,299	150	7,082,449	(0)
In-Tract	Filing 45 Total IFDA 45	31,228,859	(1,467,183)	29,761,676	29,761,675	1	29,761,675	1
In-Tract	Filing 47 Total IFDA 47	31,228,859	(1,467,183)	29,761,676	29,761,675	1	29,761,675	1
In-Tract	Filing 48 Total IFDA 48	5,212,621	(277,427)	4,935,194	4,935,195	(1)	4,935,195	(1)
In-Tract	Filing 49 Total IFDA 49	5,212,621	(277,427)	4,935,194	4,935,195	(1)	4,935,195	(1)
In-Tract	Filing 52 Total IFDA 52	16,952,761	(3,066,225)	13,886,536	13,886,537	(1)	13,886,537	(1)
In-Tract	Filing 53 Total IFDA 53	16,952,761	(3,066,225)	13,886,536	13,886,537	(1)	13,886,537	(1)
In-Tract	Filing 54 Total IFDA 54	35,656,775	(4,101,347)	31,555,428	31,555,427	1	31,555,427	1
In-Tract	Filing 55 Total IFDA 55	35,656,775	(4,101,347)	31,555,428	31,555,427	1	31,555,427	1
In-Tract	Filing 56 Total IFDA 56	15,875,085	-	15,875,085	13,678,316	2,196,769	13,678,316	2,196,769
In-Tract	Filing 57 Total IFDA 57	15,875,085	-	15,875,085	13,678,316	2,196,769	13,678,316	2,196,769
In-Tract	Filing 58 Total IFDA 58	1,583,241	46,780	1,630,021	1,630,020	1	1,630,020	1
In-Tract	Filing 59 Total IFDA 59	1,583,241	46,780	1,630,021	1,630,020	1	1,630,020	1
In-Tract	Filing 49 Total IFDA 49	58,653,806	-	58,653,806	49,346,468	9,307,338	49,232,219	9,421,587
In-Tract	Filing 52 Total IFDA 52	58,653,806	-	58,653,806	49,346,468	9,307,338	49,232,219	9,421,587
In-Tract	Filing 53 Total IFDA 53	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract	Filing 54 Total IFDA 54	7,788,143	(1,034,036)	6,754,107	6,630,852	123,255	6,630,852	123,255
In-Tract	Filing 55 Total IFDA 55	1,998,696	271,230	2,269,926	2,264,091	5,835	2,264,091	5,835
In-Tract	Filing 56 Total IFDA 56	1,998,696	271,230	2,269,926	2,264,091	5,835	2,264,091	5,835
In-Tract	Filing 57 Total IFDA 57	53,859,266	(4,274,632)	49,584,633	48,839,630	745,003	48,704,834	879,799
In-Tract	Filing 58 Total IFDA 58	53,859,266	(4,274,632)	49,584,633	48,839,630	745,003	48,704,834	879,799
In-Tract	Filing 59 Total IFDA 59	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	Filing 60 Total IFDA 60	1,874,362	52,764	1,927,126	1,927,126	1	1,927,126	1
In-Tract	Filing 61 Total IFDA 61	2,966,874	(531,983)	2,434,891	2,354,858	80,033	2,354,858	80,033
In-Tract	Filing 62 Total IFDA 62	2,966,874	(531,983)	2,434,891	2,354,858	80,033	2,354,858	80,033
In-Tract	Filing 63 Total IFDA 63	52,110,215	-	52,110,215	46,695,905	5,414,309	44,561,991	7,548,223
In-Tract	Filing 64 Total IFDA 64	52,110,215	-	52,110,215	46,695,905	5,414,309	44,561,991	7,548,223
In-Tract	Filing 65 Total IFDA 65	2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486
In-Tract	Filing 66 Total IFDA 66	2,209,768	-	2,209,768	1,979,283	230,486	1,979,283	230,486

Park Creek Metropolitan District
 In-Tract IFDAs #All Open- Filing #All Open
 Draw 217(4A)
 As of: 4/30/2023

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
In-Tract	Filing 60 Total IFDA 60	1,945,158 1,945,158	- -	1,945,158 1,945,158	1,909,104 1,909,104	36,054 36,054	1,969,225 1,869,225	75,933 75,933
In-Tract	Filing AC Total IFDA AC	5,102,392 5,102,392	(630,837) (630,837)	4,471,555 4,471,555	4,471,555 4,471,555	0 0	4,471,555 4,471,555	0 0
In-Tract	Filing IC-4 Total IFDA C4	2,306,634 2,306,634	- -	2,306,634 2,306,634	2,035,278 2,035,278	271,356 271,356	2,035,278 2,035,278	271,356 271,356
In-Tract	Filing IC-4A Total IFDA C4A	2,042,680 2,042,680	2 2	2,042,682 2,042,682	1,564,584 1,564,584	478,097 478,097	1,564,750 1,564,750	478,097 478,097
In-Tract	Filing MB Total IFDA MB	7,851,158 7,851,158	(2,126,357) (2,126,357)	5,724,802 5,724,802	5,724,801 5,724,801	0 0	5,724,801 5,724,801	0 0
In-Tract	Filing MC Total IFDA MC	8,507,309 8,507,309	(1,738,800) (1,738,800)	6,712,763 6,712,763	6,712,764 6,712,764	(0) (0)	6,712,764 6,712,764	(0) (0)
In-Tract	Filing MD Total IFDA MD	4,981,832 4,981,832	(1,077,705) (1,077,705)	3,855,630 3,855,630	3,835,629 3,835,629	20,001 20,001	3,835,629 3,835,629	20,001 20,001
In-Tract	Filing ME Total IFDA ME	7,387,006 7,387,006	(1,373,860) (1,373,860)	5,951,322 5,951,322	5,951,322 5,951,322	0 0	5,951,322 5,951,322	0 0
In-Tract	Filing MF Total IFDA MF	14,787,951 14,787,951	(3,521,300) (3,521,300)	11,108,192 11,108,192	10,681,506 10,681,506	426,686 426,686	10,486,366 10,486,366	621,826 621,826
In-Tract	Filing MG Total IFDA MG	12,740,445 12,740,445	- -	12,740,445 12,740,445	10,961,383 10,961,383	1,779,062 1,779,062	7,585,730 7,585,730	5,154,715 5,154,715
In-Tract	Filing MH Total IFDA MH	3,834,747 3,834,747	- -	3,834,747 3,834,747	1,239,494 1,239,494	2,595,253 2,595,253	715,738 715,738	3,119,008 3,119,008
In-Tract	Filing ML Total IFDA MI	3,013,788 3,013,788	373,000 373,000	3,386,789 3,386,789	3,347,692 3,347,692	39,097 39,097	3,332,146 3,332,146	54,643 54,643
	Total Job costs	420,276,930	(25,169,663)	394,782,743	369,783,905	25,005,008	363,136,286	31,652,793

WESTERLY CREEK METROPOLITAN DISTRICT

Monthly Financial Report
Period Ended April 30, 2023

The following reports are attached to this narrative:

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

Changes in Fund Balance

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

General Comments:

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

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 4 Months Ended April 30, 2023

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
5,736,308	5,512,256	(224,052)	Property Tax - Debt	24,396,864	25,772,359	1,375,495
176,831	170,482	(6,349)	Property Tax - O&M	752,073	797,083	45,010
259,623	209,790	(49,833)	Specific Ownership tax	868,247	552,599	(315,648)
58	286	228	Interest Income	233	(871)	(1,104)
-	9	9	Interest income	-	(27)	(27)
6,172,820	5,892,823	(279,997)	Total: Revenue	26,017,417	27,121,143	1,103,726
Expenditures						
<u>General and Administrative Expenditures</u>						
113,948	-	113,948	WCMD Expenses	184,000	70,052	113,948
57,891	55,244	2,647	Treasury Commission - DS	246,213	258,291	(12,078)
1,791	1,709	82	Treasury Commission - OM	7,617	7,988	(371)
173,630	56,952	116,678	Subtotal: G&A	437,830	336,332	101,498
173,630	56,952	116,678	Total: Expenditures	437,830	336,332	101,498
5,999,190	5,835,871	(163,319)	Revenue Over/(Under) Expenditures	25,579,587	26,784,811	1,205,224
173,630	56,952	(116,678)	Transfers From Park Creek	437,830	336,332	(101,498)
(6,172,820)	(5,892,823)	279,997	Transfers(To) Park Creek	(26,017,417)	(27,121,143)	(1,103,726)
(5,999,190)	(5,835,871)	163,319	Total: Other Financing Sources/(Uses)	(25,579,587)	(26,784,811)	(1,205,224)
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

Park Creek District Board Meeting

Development Manager Agenda

May 25, 2023

Project Update

Award Recommendation

IFDA MH

BrightView Landscape

\$2,124,367

Landscape for 3 acre Navigator park

Work Order Approval

Change Order Approval



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

May 17, 2023

Gary Truesdale
Forest City Stapleton
7351 East 29th Avenue
Denver, CO 80238

**RE: IFDA MH -Navigator (3 Acre) Park
Award Recommendation – Landscape
Mortenson Project No. 22060031**

Dear Gary:

Mortenson/Civil Technologies has reviewed the proposals for the Navigator Park Landscaping. It is our recommendation that the Park Creek Metropolitan District award the contract to **BrightView Landscape Development, Inc.** The scope of work for this contract includes the installation of the In-Track Park Landscaping and Structures in Navigator Park at Northfield and Beeler Court.


Proposed Contract Amount: \$2,124,367 IFDA Budget: \$1,874,363

The pricing results were as follows:

<u>Proposer</u>	<u>Amount</u>	<u>Score</u>	<u>Remarks</u>
BrightView Landscape (Post VE)	\$2,124,367	14	10 % SBE/DBE Participation
Brightview Landscape Original Bid	\$2,774,860	N/A	
ACC Mountain West	\$3,974,463	11	0 % SBE/DBE Participation
Environmental Landworks	\$5,150,698	9	0 % SBE/DBE Participation

This award recommendation is based on the best qualified responsive proposer as evaluated in accordance with the qualification standards established in the Request for Proposal. Please review and advise if you have any questions.

Sincerely,


Kerry O'Connell
Project Executive

Concurrence:


Gary Truesdale
Development Manager/ Forest City Stapleton Inc.

Attachments: Score Sheet, Sub List

CENTRAL PARK REDEVELOPMENT
 Filing 64 Navigator Park

PROPOSAL ANALYSIS
 PROJECT: Filing 64 Navigator Park
 SCOPE: Navigator Park
 RECOMMENDED PROPOSER:

PROPOSAL REQUIREMENT		ACC	BrightView	Environmental Landworks	CDI	Demilurge	MORTENSON - IFDA BUDGET	OVER / (UNDER) MAM ESTIMATE
A. STATEMENT OF QUALIFICATIONS		4	4	4	4			
B. REPRESENTATIVE PAST PROJECTS		4	4	3	3			
C. LIST OF PROPOSED CONTRACTORS		0	2	0	1			
		-0%	-10%	-0%				
		3	4	2	1			
D. PRICE RESPONSE		\$3,074,463	\$2,774,861	\$5,150,698	\$2,204,082	\$373,680	\$1,830,818	\$2,143,845
		Complete	Complete	Incomplete	Incomplete			
		11	14	9	9			

PROPOSER:	EMR (2021):	CREWS:	AVAIL:	MHS:	TOTAL SCORE
ACC	0.56	25	3	361177	
BrightView	0.83	15	5	590,637	
Environmental Landworks	0.73	20	1	383,157	
CDI	0.57	30	5	374,865	
Demilurge	0	1	1	20004	

Scoring is assigned as follows:

1. Maximum number of points available for each proposal requirement is equal to the total number of proposers being evaluated.
2. Proposal requirements A (Statement of Qualifications) and B (Representative Past Projects) are assigned the maximum number of points for that section if the proposer turned in all appropriate forms as required by the RFP. If proposer did not turn in statement of qualifications and representative past projects as required by the RFP, then a zero score was assigned. If proposer did not submit the proposal by the time stated in the RFP, then a score of zero was assigned.
3. Proposal requirements C (List of Proposed Contractors) and D (Price Response) are scored relative to the other proposers.
4. Proposers providing no participation in their listing of proposed contractors received a zero score for section C.



PART 2: SCHEDULE OF PRICING AND QUANTITIES
 DATE: May 16, 2013
 GEOTECHNICAL REPORT
 COMPANY: BrightView Landscape Development, Inc
 CONTACT: Kasia Armenta
 PHONE: (303) 841-8400
 CELL: (720) 369-5078
 EMAIL: kasia.armenta@brightview.com
 CITY, STATE: Parker, CO

PROJECT: 3 Acre Park
 PLAN DRAWINGS REF DRAWING LOG
 ADDENDUM 1, 2, 3

P & P Bond Included (Included in Prices) and Rate (PLEASE CIRCLE ONE AND FILL IN RATE)		NO - PLEASE ADD 1%	0.00%
Sales, Use Tax Included (City and County of Denver) (PLEASE CIRCLE ONE)		YES	
Bidding Per Plans & Specifications (PLEASE CIRCLE ONE)		YES	
Contractor Visited Project Site and is Familiar with Existing Project Conditions (PLEASE CIRCLE ONE)		YES	
Contractor Acknowledges Phasing Plans and Schedule in Proposal (PLEASE CIRCLE ONE)		YES	
Prevailing Wage Rates Included in Prices (PLEASE CIRCLE ONE)		YES	
General Liability Insurance (\$5 Million) (PLEASE CIRCLE ONE)		YES	
Pollution Liability Insurance (PLEASE CIRCLE ONE)		YES	
PRIME CONTR. IS: ACDBE, DBE, M/WBE, EOE, SBE, SDBE CERTIFIED? (PLEASE CIRCLE ONE)		NO	
Total Amount of Participation (ACDBE, DBE, M/WBE, EOE, SBE, SDBE) (FILL IN AMT)			\$ 206,869.00

3 Acre Park Landscaping						
#	Description	Contractor Quantities (for information only)	Bid Quantity	Unit	Unit Price	Total Price
LANDSCAPING						
	202 REMOVAL OF STRUCTURES AND OBSTRUCTIONS					
1	REMOVE AND DISPOSE CURB AND GUTTER - 2' PAN (BEELER COURT)		20	LF	\$9.75	\$ 195.00
	203 EXCAVATION AND EMBANKMENT					
3	CUT TO FILL (ONSITE)		4,100	CY	\$4.75	\$ 19,475.00
4	EXPORT (OFFSITE)		1,350	CY	\$7.00	\$ 9,450.00
5	GRADING (+/- .2' TO BALANCE)		155,300	SF	\$0.02	\$ 3,106.00
	207 TOPSOIL / UNDERDRAIN					
6	SOIL PREP - PLANTING AREAS (Type A) 4 cy / 1000sf		18,120	SF	\$0.27	\$ 4,892.40
7	SOIL PREP - SEED AREAS (Type D) 2cy/1000 sf		36,602	SF	\$0.18	\$ 6,588.36
8	SOIL PREP - TURF SOD (Type A) 4cy/1000sf		50,764	SF	\$0.27	\$ 13,706.28
9	FINE GRADING (+/- .1' TO BALANCE)		105,487	SF	\$0.05	\$ 5,274.35
	208 EROSION CONTROL					
10	CONCRETE WASHOUT (MAINTAIN AND DISPOSE)		1	EA	\$510.00	\$ 510.00
11	SURFACE ROUGHENING		3	AC	\$530.00	\$ 1,590.00
12	VEHICLE TRACKING CONTROL		1	EA	\$4,500.00	\$ 4,500.00
13	REMOVE AND DISPOSE VEHICLE TRACKING CONTROL		1	EA	\$4,600.00	\$ 4,600.00
	212 SEEDING, SODDING AND FERTILIZER					
14	SEED - NATIVE - TYPE 1		35,274	SF	\$0.07	\$ 2,469.18
15	SEED - NATIVE - NORTHFIELD ROW		1,320	SF	\$0.20	\$ 265.60
16	TURF - BLUE GRASS SOD In ROW Tree Lawns		10,610	SF	\$0.75	\$ 7,889.25
17	TURF - BLUE GRASS SOD (DROUGHT TOLERANT, BLUEGRASS, PERENNIAL RYE, & GRAMMA MIX)		40,245	SF	\$0.75	\$ 30,183.75
18	ARCTOSTAPHYLOS		58	EA	\$36.00	\$ 2,088.00
19	MAGNOLIA REPENS		324	EA	\$32.00	\$ 10,368.00
	213 MULCHING					
20	MULCH - WOOD (AT SHRUB BEDS)		18,120	SF	\$1.50	\$ 27,180.00
	214 PLANTING - PERENNIALS AND GRASSES					
21	PERENNIAL PLANTING AREAS - 1 GAL (@ 2' x 4' O.C. SPACING)		10,108	SF	\$4.75	\$ 48,298.00
	214 PLANTING - SHRUBS					
22	SHRUB - EVERGREEN - 5 GAL 1e1p		449	EA	\$65.00	\$ 29,185.00
23	SHRUB - DECIDUOUS - 1 GAL 5m6f		167	EA	\$39.00	\$ 6,513.00
24	SHRUB - GRASSES - 5 GAL		153	EA	\$75.00	\$ 11,475.00
	214 PLANTING - TREES - DECIDUOUS					
25	TREE - DECIDUOUS - 2' CAL (INSIDE PARK)		56	EA	\$695.00	\$ 38,920.00
27	TREE - DECIDUOUS - 2.5' CAL (IN ROW - TREE LAWN)		23	EA	\$750.00	\$ 17,250.00
28	TREE - FLOWERING - 2' CAL		34	EA	\$695.00	\$ 23,630.00
	214 PLANTING - TREES - EVERGREEN					
29	TREE - EVERGREEN - 8-10' HT (CON FER)		52	EA	\$795.00	\$ 41,340.00
	215 LANDSCAPE MAINTENANCE					
30	LANDSCAPE MAINTENANCE - 2 YEAR SUMMER (APRIL-OCT)		14	MO	\$4,500.00	\$ 63,000.00
31	LANDSCAPE MAINTENANCE - 2 YEAR WINTER (NOV-MARCH)		10	MO	\$2,800.00	\$ 28,000.00
	203 CULVERTS AND SEWERS					
35	CONNECT EX. PIPE SD - 12" PVC TO 18" RCP		1	EA	\$7,900.00	\$ 7,900.00
37	PIPE - SD - PVC - 12" (0-7)		441	LF	\$93.00	\$ 41,013.00
38	PLAYAREA SUBDRAIN - 4"		50	LF	\$35.00	\$ 1,750.00
39	FRENCH DRAIN AT SOUTH BORDER		376	LF	\$60.00	\$ 22,560.00
	204 MANHOLES, INLETS, AND VAULTS					
40	DRAIN INLET - NYLOPLAST W/GRATE - 12"		14	EA	\$2,400.00	\$ 33,600.00
	TYPE C MANHOLE					
	209 SIDEWALKS AND BIKEWAYS					
42	PAVING - CONCRETE W/JOINTING, BROOM FINISH - 4" THICK (INCL PREP) (PCMD SIDEWALKS ONSITE)		10,815	SF	\$12.25	\$ 132,483.75
43	PAVING - CONCRETE W/JOINTING, BROOM FINISH - 4" THICK (INCL PREP) (DOG PARK ENTRANCES)		175	SF	\$12.25	\$ 2,143.75
44	PAVING - CONCRETE W/JOINTING, BROOM FINISH - 6" THICK (INCL PREP) (CCD SIDEWALKS IN ROW)		6,005	SF	\$14.75	\$ 101,848.75
45	PAVING - CONCRETE W/JOINTING, BROOM FINISH - 6" THICK (TABLE AND BENCH PADS) (INCL PREP)		432	SF	\$14.75	\$ 6,372.00
46	PAVING - CRUSHER FINES - NON-STABILIZED - 4" (INCL PREP)		14,890	SF	\$2.00	\$ 29,780.00
47	PAVING - TRAIL GRAVEL - 4" (NOTED AS 'TQ' - ~2 FT WIDE)		3,325	SF	\$3.75	\$ 12,468.75
48	PEDESTAL - PLAYGROUND - ADA - 6" THICK (INCL PREP)		95	SF	\$35.00	\$ 3,325.00

009 CURBS AND EDGERS						
49	CURB AND CUTTER (REPLACE REMOVED SECTIONS)	20	LF		\$54.00	\$ 1,080.00
50	EDGER - CONCRETE - 6"W X 12" TALL	1,170	LF		\$24.00	\$ 28,080.00
54	EDGER - STEEL - 6"	765	LF		\$9.25	\$ 7,076.25
013 LIGHTING						
55	200 AMP ELECTRICAL SERVICE	1	EA		\$34,000.00	\$ 34,000.00
57	ELECTRICAL OUTLETS AND LIGHTS AT SHADE STRUCTURE	4	EA		\$2,650.00	\$ 10,600.00
59	LIGHT - PEDESTALIAN (PER SPECS)	10	EA		\$9,750.00	\$ 97,500.00
60	POWER TO IRRIGATION CONTROLLER	1	EA		\$9,500.00	\$ 9,500.00
014 TRAFFIC CONTROL DEVICES						
61	SIGN POST W/ FOUNDATION (No Parking on northfield)	10	EA		\$960.00	\$ 9,600.00
019 WATER						
62	FLASHFILL (TRENCH BACKFILL @ WATER CROSSING NORTHFIELD BLVD) Patch Concrete street	10	CY		\$450.00	\$ 4,500.00
63	INSTALL BACKFLOW PREVENTER COMPLETE (INCL FEES/VAULT/BACKFLOW PREVENTER, CONN TO 2" ETC)	1	EA		\$10,000.00	\$ 10,000.00
64	INSTALL IRRIGATION SERVICE COMPLETE - 2" (INCL TAP/ FEES/METER/VAULT, CONNECTIONS, ETC)	1	EA		\$37,000.00	\$ 37,000.00
65	PIPE - WATER - COPPER - 2"	20	LF		\$65.00	\$ 1,300.00
023 IRRIGATION SYSTEM						
66	IRRIGATION SYSTEM (NOT INCL. NETAFIM) - NATIVE SEED & SOD	87,366	SF		\$2.00	\$ 174,732.00
67	IRRIGATION SYSTEM (NETAFIM) - SHRUB AREAS	18,120	SF		\$2.00	\$ 36,240.00
68	IRRIGATION SYSTEM (NOT INCL. NETAFIM) - TREES	165	EA		\$78.00	\$ 12,870.00
69	SLEEVE - 2" (UNDER ROW ROADWAY ONLY)	40	LF		\$100.00	\$ 4,000.00
70	IRRIGATION CONTROLLER (RAINMASTER)	1	EA		\$18,500.00	\$ 18,500.00
027 PAVEMENT MARKINGS						
72	EPOXY PAINT LINE - WHITE 3" (SPORT COURTS)	383	LF		\$1.35	\$ 517.05
033 SITE AMENITIES						
73	BASKETBALL BACKSTOP AND HOOP (STURDY)	1	EA		\$7,200.00	\$ 7,200.00
74	BENCH - BACKED W/FOUNDATION At Forrest	13	EA		\$4,300.00	\$ 55,900.00
75	BENCH - FLAT (Concrete Surface Mount) P/NIG TABLE	6	EA		\$3,700.00	\$ 22,200.00
76	BIKE RACK W/SURFACE MOUNT (AT CONCRETE PAVING)	7	EA		\$1,000.00	\$ 7,000.00
77	DOG PARK AGGREGATE OVER DRAIN ROCK - 6.0/12.0 (INCL. SUBGRADE PREP, FINE GRADE, WASHED GRAVEL, FABRIC, DOG PARK MIX, ETC)	10,000	SF		\$7.95	\$ 79,500.00
79	FENCE - CHAIN LINK (VINYL COATED WELDED WIRE MESH) (AT DOG PARK)	410	LF		\$70.00	\$ 28,700.00
80	GATE - CHAIN LINK (VINYL COATED WELDED WIRE MESH) (AT DOG PARK)	2	EA		\$3,150.00	\$ 6,300.00
81	LITTER RECEPTACLE	3	EA		\$4,200.00	\$ 12,600.00
82	PET WASTE STATION W/FOUNDATION	3	EA		\$940.00	\$ 2,820.00
83	PICNIC TABLE WITHOUT BENCHES	3	EA		\$5,800.00	\$ 17,400.00
84	PLAY EQUIPMENT CIP - NATURAL PLAY FEATURES (BOULDER STEPPING STONES)	12	EA		\$480.00	\$ 5,760.00
85	PLAY EQUIPMENT CIP - STONE WALL BLOCKS	51	EA		\$380.00	\$ 19,380.00
87	PLAY EQUIPMENT - DYNAMO SWING	1	EA		\$19,500.00	\$ 19,500.00
88	PLAY EQUIPMENT - DYNAMO BEEHIVE	1	EA		\$130,000.00	\$ 130,000.00
89	PLAY SURFACING - ENGINEERED WOOD FIBER (INCL. SUBGRADE PREP, FINE GRADE, WASHED GRAVEL, FABRIC, WOOD FIBER, PER LMS01)	2,700	SF		\$8.00	\$ 21,600.00
90	SEAT - BLOCK - LARGE	3	EA		\$3,000.00	\$ 9,000.00
91	SEAT - BLOCK - SMALL	10	EA		\$1,700.00	\$ 17,000.00
92	SHADE STRUCTURE - ICON	1	EA		\$75,000.00	\$ 75,000.00
93	SIGN W/FOUNDATION - PARK NAME - <i>Atlawrence</i>	1	EA		\$15,000.00	\$ 15,000.00
94	SIGN W/FOUNDATION - PARK REGULATORY	1	EA		\$1,200.00	\$ 1,200.00
95	UMBRELLA W/FOUNDATION (DOG PARK PER LS 503) <i>Landscaps Forms</i>	7	EA		\$9,800.00	\$ 68,600.00
					Sub-Total Landscaping:	\$ 1,998,592.47

3 Acre Park - General Conditions						
Description	Contractor Quantities (for information only)	Bid Quantity	Unit	Unit Price	Total Price	
96	SURVEY/AS BUILTS	1	LS	\$9,500.00	\$ 9,500.00	
97	TRAFFIC CONTROL	1	LS	\$18,000.00	\$ 18,000.00	
98	PERMITS - SHELTER	1	LS	\$10,700.00	\$ 10,700.00	
99	MOBILIZATION	1	LS	\$37,575.00	\$ 37,575.00	
					Sub-Total Alley General Conditions:	\$ 125,775.00

3 Acre Park - Force Account						
Description	Contractor Quantities (for information only)	Bid Quantity	Unit	Unit Price	Total Price	
					Sub-Total Force Account:	\$ -
Total Bid 3 Acre Park:				\$	2,124,367.47	