# MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT

#### **HELD JANUARY 28, 2021**

The regular meeting of the Board of Directors ("Board") of the Park Creek Metropolitan District ("Park Creek" or "District") was held on Thursday, January 28, 2021 at 9:00 a.m. Due to the public health concerns the meeting was held virtually via Zoom. Links and call-in information were provided.

#### **ATTENDANCE**

Directors in attendance:

King H. Harris, Chair

Rus Heise

John Moye

James Chrisman

Brian Fennelly

#### Also, in attendance:

Jan Bevier of Stapleton Development Corp.

Tammi Holloway of Stapleton Development Corp.

Diane Wheeler of Simmons & Wheeler

Barbara Neal, Public Art Consultant

Forrest Hancock of Brookfield Properties Development

Sarah French of Brookfield Properties Development

Kerry O'Connell of M.A. Mortenson

Shannon Gifford of City and County of Denver

Michael Kerrigan of City and County of Denver

Laura Perry of City and County of Denver

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

#### **NOTICE**

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

# CONFLICTS OF INTEREST

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

Directors Harris and Moye also have previously filed Disclosure of Potential Conflict of Interest Statements with the Board and the Secretary of State in accordance with statutory requirements. Such conflicts arise from their respective directorship or officership positions with Stapleton Development Corporation, a non-profit corporation, which is responsible for the disposition of the development property owned by the City and County of Denver ("City") within the Districts, including entering into agreements with the Districts and with SDC Services Corp., a subsidiary company, which provides administrative services to the Districts under the Professional Services Agreement.

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

All Directors stated that the participation of at least three of them in the meeting was necessary to obtain a quorum of the Board or

otherwise enable the Board to act; that written disclosures of such potential conflicts of interest of each Director had been filed with the Board and the Secretary of State in accordance with statutory requirements; and that the nature of each Director's private interests related to their directorship or officership positions with either Forest City Stapleton, Inc., Forest City Stapleton Land, LLC or other subsidiaries of Forest City Enterprises, L.P, the Master Community Association, Inc., and Stapleton Development Corporation or SDC Services Corp. After each Director had summarily stated for the record the fact and nature of his private interests and had further stated that the determination to participate in voting or take any other action on any contract or other matter in which he may have a private interest would be made in compliance with Section 24-18-201(1)(b)(V), C.R.S., on an ad hoc basis, the Board turned its attention to the agenda items.

## **MINUTES**

The Board reviewed the Minutes of the December 17, 2020 regular meeting and Executive Session. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of such meetings.

# PUBLIC ART

The Board reviewed the Public Art Projects Update submitted by Ms. Neal, a copy of which is attached hereto. Ms. Neal further reported that an assessment was conducted on three artworks in the Central Park Public Art Collection and determined that each requires maintenance and conservation work, as reflected on Ms. Neal's memorandum attached hereto. Upon motion duly made, seconded and unanimously carried, the Board approved the maintenance and conservation work as requested and accepted the Public Art Report.

# TREASURER'S REPORT

Ms. Bevier reported that the December financial statements are not yet ready, but provided a financial report through December 31, 2020. 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.

#### **2020 AUDIT**

Ms. Wheeler presented the engagement letter from Hiratsuka & Associates for preparation of the audit of the District's 2020 fiscal year financial statements.

The Board discussed obtaining a different auditing firm for the 2021 fiscal year and directed Mr. Cockrel to work with Ms. Wheeler on obtaining proposals.

# DEVELOPMENT MANAGER'S REPORT

Mr. Hancock presented the work order approval recommendation in Filing MB, as reflected in the Development Manager's Report attached hereto and incorporated herein by this reference. Mr. Hancock 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.

#### LEGAL REPORT

Mr. Cockrel presented the Resolution Designating Location to Post Notice designating the offices of SDC 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.

## EXECUTIVE SESSION

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

counsel with respect to the MLK extension project and (ii) providing direction to and receiving advice of special counsel on negotiations with Westerly Creek Metropolitan District in accordance with Section 24-6-402(4)(b) and (e), C.R.S. The motion was seconded and unanimously carried. The Board temporarily adjourned the regular meeting at 9:25 a.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 10:30 a.m.

<b>ENGAGEMENT OF</b>
HOGAN LOVELLS

Upon motion duly made, seconded and unanimously carried, the Board ratified the engagement of Hogan Lovells as special counsel for purposes of negotiations with Westerly Creek Metropolitan District.

**ADJOURNMENT** 

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

Secretary for the Meeting

Mich: Mills

## 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, January 28, 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. <a href="https://us02web.zoom.us/j/83643559541">https://us02web.zoom.us/j/83643559541</a>
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 December 17, 2020 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 Resolution Designating Posting Location
- 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 with District counsel regarding legal advice on MLK Extension Project Contract and 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 February 25, 2021.

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

# PARK CREEK METROPOLITAN DISTRICT

Ву	/s/ James D. Chrisman	
	Secretary	

I hereby certify that a copy of the foregoing Notice of Regular Meeting was, by me personally, posted at the designated location at least 24 hours prior to the meeting.

#### **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.

Checked 1-12-21 There are several small chips in the paint and some new abrasion on the base of one of the vertical elements that need to be repaired and repainted. Requested the annual assessment of this artwork from Paper Airplane Design and an estimate for any conservation necessary.

Paper Airplane Design has assessed this sculpture and sent the estimate for the necessary conservation. The recommendation will be presented to PCMD for consideration at the January meeting.

Northfield

Airfoils

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Completed. 2006

Monitor.

Checked 1-12-21. There are no new issues with this artwork. Paper Airplane Design has assessed this sculpture and has submitted an estimate for general cleaning and replacement. There are numerous missing rivets but as there is no structural problem this does not need to be done at this time. However, replacement of missing rivets is very time-consuming and will need to done within the next five years

The recommendation will be presented to PCMD for consideration at the January meeting.

Arrangements for conservation will comply with the guidelines required by the Shops at Northfield.

Diana Fiore has received the fully signed Ownership Agreement confirming PCMD ownership of this artwork.

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, <a href="http://thoughtballoons.org/">http://thoughtballoons.org/</a> will continue to solicit suggestions for dialogue text indefinitely.

The Central Park Recreation Center currently 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.

Checked 1/12/21: All the meters are functioning as intended. The plastic dome for the Transportation meter has been replaced. There are no new issues with this artwork at this time.

Tyler Carlson has received the fully signed Ownership Agreement confirming PCMD ownership of this artwork.

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

Commission: \$110,000

Artist: Gerald Heffernon (Winters, CA)

Completed. 2009

Monitor.

Checked 1/12/21: Aside from the squeegee scattered around the sculptural elements, there are no new concerns with this artwork.

Paper Airplane Design has assessed this sculpture. The conservator, Noah Manos, has submitted an estimate for the annual cleaning and waxing and any conservation necessary. The recommendation will be presented to PCMD for consideration at the January meeting.

Central Park Boulevard Median Prairie Reef

Commission: \$150,000

Artist: Erick Johnson (Fort Collins, CO)

Completed. 2010

Monitor.

**Checked 1/12/21:** Noah Manos of Paper Airplane Design assessed the condition of this sculpture in late October. In addition to the chip in one of the south elements several of the concrete bases show cracks and spalling. I met with Noah Manos, the conservator, and Garrett Bonin from ProCoat on December 3<sup>rd</sup> to determine the cause of the failure of the protective coating and possible solutions.

Advised Forrest Hancock and Kerry O'Connell of this issue with the concrete bases and met with them on site December 18th and followed up with copies of the original engineering and installation plans. Mr. O'Connell has provided a detailed analysis and recommendations for repair.

These recommendations have been sent to the conservator. He will provide an estimate for the repairs and conservation. I will review the estimate and expect to bring a recommendation to the PCMD for consideration in February.

#### 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.

Checked 1/12/21: There appear to be no new issues with this artwork. The surface finish on these elements is chipped and peeling; the wrought steel is oxidizing. 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.

Checked 1/12/21: There appear to be no concerns with this artwork at this time.

#### Prairie Basin Park

Phantom Pavilion

Commission: \$175,000

Artist: Volkan Alkanoglu (Portland, OR)

Completed: 2018

Monitor.

Checked 1/12/21: The concrete curbs that comply with ADA guidelines have not been replaced by Denver Parks. I have again sent a notice to Arts and Venues and to Denver

Parks. There have been some stickers added to a couple of arches and they will need to be carefully removed at the next cleaning.

We are still working on replacement of the plaque for this artwork. The intent is to be able to attach the plaque to one of the curved cylinders that serve as seating structures inside the pavilion.

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.

Checked 1/12/21: There are no issues with this artwork. It will need to be washed in another year to remove the insect debris collecting around the lights. 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 56th Avenue) Wind Gate Art Suite

The Five First Light Beyond the Plains

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)

Completed: 2019

Monitor.

Checked 1/12/21: There are no issues with this artwork.

The Bluffs Park has not been conveyed to the City.

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 confirmed that Mortenson has all the necessary information to install the footers for the donated sculpture that will be sited in the North End Park. Expansion and installation of the sculpture is now estimated to take place this summer. This time line is workable for the artist.

Prickly Plume Park Open House

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

The vacation process appears to be nearly complete. We're monitoring the progress on the building permit as well. There will be a slight change in the site of the artwork to avoid irrigation valve control boxes. The final engineering drawings with all necessary adjustments have been delivered. The identification plaque has been revised and refabricated. We have requested the final installation plans from the fabricator. We will proceed as we can once the permits are granted and weather permits.

January 21, 2021

#### **MEMORANDUM**

INCORPORATED
PO BOX 40373
DENVER COLORADO
S 9 2 0 4

103 830 8791

TO:

The Park Creek Metropolitan District

FROM:

Barbara Neal

Public Art Consultant for Stapleton

RE:

Request for Maintenance and Conservation of Artwork in the

Central Park Public Art Collection

At my request, Noah Manos, the conservator for Paper Airplane Design, has conducted an assessment of three artworks in the Central Park Public Art Collection. Each artwork will need maintenance and conservation work as noted below. The maintenance and conservation work will be done in accordance with the instructions provided by each of the artists.

Ellipse I: The Eye and The Horizon (After Monet) Installed in 2006. This sculpture located at East 29<sup>th</sup> Avenue and Xenia Street, receives annual inspection with maintenance, and conservation as necessary. The estimate for repair and conservation dated 1/13/21 will cover touch up painting of damaged areas of the steel vertical elements using Pro-Cryl and Sher-Cryl system to match existing paint.

The cost estimate for this treatment would be \$502.60.

#### Recommendation

Ongoing conservation is necessary for *The Eye and The Horizon (After Monet)*. I recommend accepting Paper Airplane Design's estimate for repairing this artwork. This work can be scheduled as weather permits in the spring.

Ellipse II: *The Picnic*, installed in 2009, is a bronze sculpture located at East 35<sup>th</sup> Avenue and Xenia Street. This artwork receives annual inspection, cleaning and waxing. In addition to the general cleaning of the sculpture and surrounding footprint, the conservator will seal the bronze using a wax finish.

The cost estimate for this maintenance and conservation is \$1,752.20.

#### **Recommendation:**

Annual cleaning and waxing of *The Picnic* are necessary for this sculpture. I recommend accepting Paper Airplane Design's estimate for maintenance and conservation of this artwork. This work can be scheduled as weather permits in the spring.

The Shops at Northfield: Airfoils sculpture was installed 2006. The three sculptural elements were created from horizontal tail stabilizers of 737 planes. The sculptures have not been cleaned since installation. The estimate for general cleaning of the three airfoils will include power washing, cleaning the sweep skirts and polishing.

There are numerous missing rivets but as there is no structural problem this does not need to be done at this time. However, replacement of missing rivets is very time-consuming and will need to done within the next five years

The cost estimate for this maintenance and conservation is \$3,506.80.

#### **Recommendation:**

I recommend accepting Paper Airplane Design's estimate for this maintenance and conservation of the artwork. This work can be scheduled as weather permits.

ACTION REQUESTED: Acceptance of these recommendations totaling \$5,761.60 so this maintenance and conservation work can be accomplished as the weather permits.

Thank you very much for your consideration of this request.

#### PARK CREEK METROPOLITAN DISTRICT

Monthly Financial Report Period Ended December 31, 2020

The	foll	owing	reports	are	attached	to	this 1	narrat	ive:

- 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 (over budget by \$376k) and specific ownership (under budget by \$707k) 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 and PC. The revenue and corresponding infrastructure variances are due to timing.
- · A total of approximately \$3.4m was advanced by Forest City for for infrastructure.

#### Comments - Statement of Net Assets

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

# Comments - Infrastructure Funding Report: General Comments:

#### Park Creek Metropolitan District

Balance Sheet Governmental Fund December 31, 2020

Assets		
Current Assets		
BW Deposit and Cash Accounts	\$ 8,711,558	
Miscellaneous Receivables	2,284,321	
Intercompany Receivable	151,099	
Clearing - Job costs	<u>8,534</u>	
Total Current Assets		\$ 11,155,512
Long Term Assets		
Fund Investments		
Trustee '03 District Funds	\$ 93	
Trustee '03 Taxable Note Reimb Ac	293,788	
Trustee '13 Sub - Cap Int	304,910	
2015 Bonds COI	18,464	
2015 Bonds - Debt Serv	146	
2016A Sr bonds - revenue	397	
2016A Sr bonds - SO tax	655,356	
2016A Project	31	
2017A Sr Bonds COI	48,634	
2017B Sr Bonds COI	4,306	
2018A Senior Bonds -Debt fund	17,424	
2019 Debt fund	9,173	
2020 Bonds - reserve acct	1,800,024	
2020 Bonds - Revenue bonds	3,629,548	
2020 Bonds - COI	64,616	
Total Ltd Prop Tax Funds (InTract)	-	\$ 6,846,913
Long Term Fund Assets		\$ 6,846,913
Prepaid Casualty Insurance	\$ 155,661	
Long Term Capital Assets	-	\$ 155,661
Total Long Term Assets		\$ 7,002,574
Total Assets	=	\$ 18,158,086
Liabilities and	Net Assets	
Current Liabilities		
Accounts Payable	\$ 4,346,283	
Accrued Expenses	197,440	
Total Current Liabilities		\$ 4,543,723
Long Term Liabilities		
Long Term Liabilities		
Total Liabilities		\$ 4,543,723
Net Assets		
Net Assets - Prior Period	\$ 8,804,619	
Property Conveyance		
Incr / (Decr) in Net Assets	4,809,744	
Total Net Assets		\$ 13,614,364
Total Liabilities & Net Assets		\$ 18,158,086

# Park Creek Metropolitan District Revenues, Expenditures and Changes in Net Assets Park Creek Capital Fund For the 12 Months Ended December 31, 2020

Misc Income   Space	Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Bond Proceeds   R2,985,268   22,985,268   3,216   8.3     3,117,492				Revenue:			
Misc Income   R.216   S.2.						22,985,268	22,985,268
1,17,42						8,216	8.216
1,000	3 117 492	1.519.532	(1.597.960)		37,409,900	47,378,660	9,968,760
178,890	2,7,1,7,2			•		2,295	2,295
689,399         178,890         (510,509)         Dara rev - 2014 D2 loan         8,272,700         2,227,832         (6,044)           550,000         785,100         235,100         TOS Facility Fees         3,900,000         1,261,500         (2,638.)           45,000         129,490         84,490         Damage Fees         330,000         215,710         (114,565.00)         1,980         8,980         Malloox Fees         60,000         28,830         (31,106,406         106,406	6,825	(44,912)	(51,737)	DURA Revenue	27,300	1,015,024	987,724
Top   Section	,				8,272,700	2,227,832	(6.044,868)
19,000   129,490   84,490   394,000   394,000   394,000   394,000   394,000   394,000   394,000   394,000   394,000   394,000   394,000   394,000   394,000   394,000   394,000   394,000   395,000   398,00	,		1 /		3,900,000	1.261,500	(2,638,500)
565,000         959,000         394,000         Facility Fees         4,000,000         1,485,000         (2,151,50)           9,000         17,980         8,980         Mailbox Fees         60,000         28,830         (31, 106,406           106,406         106,406         Good Citizen's Payments         106,406         106,406         106,406           20,837         223         (20,614)         Aurora Use tax, etc         250,000         684,001         434,102           2,077         2,077         City/Cty Denver IC-4B contrib         207,284         207,282         20,282         20,282         21,503,282         21,503,282         21,503,282         21,503,282         21,503,282         21,503,282         21,503,282				•	330,000	215,710	(114,290)
9,000					4,000,000	1,485,000	(2,515,000)
106,406		,	8,980	Mailbox Fees	60,000	28.830	(31,170)
20,837   223   (20,614)   Aurora Use lax, etc   250,000   684,001   434,4   207,284			106,406	Good Citizen's Payments		106,406	106,406
2.077   2.077   2.077   2.077   City/Cty Denver IC-4B contrib   207.284   207.				Forest City Contrib - Dmg funds		32,325	32,325
333,337   334,346   1,009   Contributions - CCD/CDOT   4,000,000   2,344,536   (1,655,536,890   3,988,226   (1,348,664)   Total: Revenue   58,249,900   79,982,886   21,732,	20,837	223	(20,614)	Aurora Use tax, etc	250,000	684,001	434,001
5,336,890         3,988,226         (1,348,664)         Total: Revenue         58,249,900         79,982,886         21,732,           5,336,890         3,988,226         (1,348,664)         Total: Revenue         58,249,900         79,982,886         21,732,           512,300         52,429         459,871         Trunk Open Space Total         6,147,550         3,996,565         2,150,9           611,847         286,377         325,470         Trunk Open Space Total         7,342,167         5,821,050         1,521,3           3,117,492         1,479,083         1,638,409         InTract Total         37,409,900         47,072,066         (9,662,42)           94         (94)         Denver Water Total         2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (5,992,32)         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (2,320         (3,32,32)         (3,32,32)         (3,32,32)         (3,32,32)         (3,32,32)         (3,32,32)         (3,32,32)         (3,32,32) </td <td></td> <td>2,077</td> <td>2,077</td> <td>City/Cty Denver IC-4B contrib</td> <td></td> <td></td> <td>207,284</td>		2,077	2,077	City/Cty Denver IC-4B contrib			207,284
Expenditures   S12,300   52,429   459,871   Trunk Total   6,147,550   3,996,565   2,150.5     611,847   286,377   325,470   Trunk Open Space Total   7,342,167   5,821,050   1,521.     3,117,492   1,479,083   1,638,409   InTract Total   37,409,900   47,072,066   (9,662.     Recreation Center Total   2,320   (2.1.     4,241,639   1,817,983   2,423,656   Subtotal: Infrastructure   50,899,617   56,892,002   (5,992,000     4,241,639   1,817,983   2,423,656   Subtotal: Infrastructure   50,899,617   56,892,002   (2,000     5,899,617   56,892,002   (2,000     6,950   1,481,996   Interest Expense   30,000   11,216   18,20	333,337	334,346	1,009	Contributions - CCD/CDOT	4,000,000		(1,655,464)
512,300         52,429         459,871         Trunk Total         6,147,550         3,996,565         2,150,0           611,847         286,377         325,470         Trunk Open Space Total         7,342,167         5,821,050         1,521,1           3,117,492         1,479,083         1,638,409         InTract Total         37,409,900         47,072,066         (9,662, Recreation Center Total           94         (94)         Denver Water Total         2,320         (2,000, 200, 200, 200, 200, 200, 200, 20	5,336,890	3,988,226	(1,348,664)	Total: Revenue	58,249,900	79,982,886	21,732,986
512,300         52,429         459,871         Trunk Total         6,147,550         3,996,565         2,150,0           611,847         286,377         325,470         Trunk Open Space Total         7,342,167         5,821,050         1,521,1           3,117,492         1,479,083         1,638,409         InTract Total         37,409,900         47,072,066         (9,662, Recreation Center Total           94         (94)         Denver Water Total         2,320         (2,000, 200, 200, 200, 200, 200, 200, 20				Evnandituras			
1,521	510.200	52.420	450 971		6 147 550	3 996 565	2,150,985
3,117,492   1,479,083   1,638,409   InTract Total   37,409,900   47,072,066   (9,662, Recreation Center Total   2,320   (2,320   4,241,639   1,817,983   2,423,656   Subtotal: Infrastructure   50,899,617   56,892,002   (5,992,304,646   6,950   6,950   1,817,983   269,823   Bond Issuance Costs   160,268   (160,268   160,268   1,500   1,216   18,500   1,216   18,500   1,216   18,500   1,485   CCD Review/Monitoring Fee   3,000   3,000   1,500   1,485   CCD Review/Monitoring Fee   3,000   3,000   1,5181   5,500   1,458   42   Accounting Services   18,000   12,581   5,500   3,000   1,500   1,458   42   Accounting Services   3,637   (3,307,500   4,504   32,996   Interim Damage Repairs   450,000   162,670   287.	· · · · · · · · · · · · · · · · · · ·	,	,				1,521,117
Recreation Center Total   2,320   (2.30)					, ,		(9,662,166)
94         (94)         Denver Water Total         2,320         (2.320           4,241,639         1,817,983         2,423,656         Subtotal: Infrastructure         50,899,617         56,892,002         (5,992,000)           961,699         (961,699)         Interest Expense         25,030,964         (25,030,964)         (25,030,	3,117,492	1,479,003	1,056,409		27,107,200	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	V /
4,241,639         1,817,983         2,423,656         Subtotal: Infrastructure         50,899,617         56,892,002         (5,992,002)           961,699         (961,699)         Interest Expense         25,030,964         (25,030,964)         (26,030,964)         (25,030,964)         (26,030,964)         (2		94	(94)			2.320	(2.320)
(269,823) 269,823 Bond Issuance Costs 160,268 (160,268) 6,950 Trustee Fees 15,000 15,150 ( Insurance Expense 30,000 11,216 18;  Dues 1,500 1,485  CCD Review/Monitoring Fee 3,000 3,000 1,500 1,485  ED Bank Charges 18,000 12,581 5.  Bank Charges 3,000 12,581 5.  Bank Charges 3,637 (3, 37,500 4,504 32,996 Interim Damage Repairs 450,000 162,670 287.	4,241,639				50.899,617	56,892,002	(5,992,385)
(269,823) 269,823 Bond Issuance Costs 160,268 (160,268) 6,950 Trustee Fees 15,000 15,150 ( Insurance Expense 30,000 11,216 18;  Dues 1,500 1,485  CCD Review/Monitoring Fee 3,000 3,000 1,500 1,485  ED Bank Charges 18,000 12,581 5.  Bank Charges 3,000 12,581 5.  Bank Charges 3,637 (3, 37,500 4,504 32,996 Interim Damage Repairs 450,000 162,670 287.		071.700	(0(1,(00)	Internal Frances		25 030 964	(25.030.964)
6,950 6,950 Trustee Fees 15,000 15,150 (  Insurance Expense 30,000 11,216 18,  Dues 1,500 1,485  CCD Review/Monitoring Fee 3,000 3,000  1,500 1,458 42 Accounting Services 18,000 12,581 5.  Bank Charges 3,000 3,637 (3, 37,500 4,504 32,996 Interim Damage Repairs 450,000 162,670 287.							(160,268)
Insurance Expense   30,000   11,216   18,	( 050	(269,823)	· ·		15,000		(150)
Dues     1.500     1.485       CCD Review/Monitoring Fee     3.000     3.000       1,500     1,458     42     Accounting Services     18,000     12,581     5.       Bank Charges     3,637     (3,3,637)     (3,3,637)     (3,4,504)     32,996     Interim Damage Repairs     450,000     162,670     287.	6.930		0,930		· ·		18,784
CCD Review/Monitoring Fee 3,000 3,000  1,500 1,458 42 Accounting Services 18,000 12,581 5.  Bank Charges 3,637 (3.  37,500 4,504 32,996 Interim Damage Repairs 450,000 162,670 287.				•	· ·		15
1,500     1,458     42 Accounting Services     18,000     12,581     5.       Bank Charges     3,637     (3.       37,500     4,504     32,996     Interim Damage Repairs     450,000     162,670     287.							15
Bank Charges 3.637 (3. 37,500 4,504 32,996 Interim Damage Repairs 450.000 162,670 287.	1.500	1 450	42				5,419
37,500 4,504 32,996 Interim Damage Repairs 450,000 162,670 287.	1,300	1,438	42		18,000		(3.637)
57,500 T.50T SE,770 Merini Duniage repairs	27.500	4.504	32,006	_	450,000		287.330
45,950 697,837 (651,887) Subtotal: Other Capital 517,500 25,400,972 (24,883,					517,500	25,400,972	(24,883,472)
Const. and Administrative Company				Constant Administration Frances			
General and Administrative Expenses Subtotal: G&A		100 PA PA			hangs gap Andre green meeters and a first definition to the property of the first hands and seems		
4,287,589 2,515,820 1,771,769 Total: Expenditures 51,417,117 82,292,973 (30,875,	4,287,589	2,515,820	1,771,769	Total: Expenditures	51,417,117	82,292,973	(30,875,856)
1,049,301 1,472,406 423,105 Revenue Over/(Under) Expenditures 6,832,783 (2,310,087) (9,142	1 040 301	1 472 406	423 105	Revenue Over/(Under) Evnenditures	6.832.783	(2.310.087)	(9,142,870)
1,047,301 1,472,400 423,103 Revenue Over/Condet/ Expenditures (1,047,301)	1,047,501	1,472,400	425,103	Revenue Over/Condent Expenditures	7,022,100	(_,,_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(2)2
Fransfer (To) From Bond Funds					****		(010.051)
The state of the s							(213,971)
17,917 (17,917) Total: Other Financing Sources/(Uses) 215,000 1,029 (213)	17,917		(17,917)	Total: Other Financing Sources/(Uses)	215,000	1,029	(213,971)
1,067,218 1,472,406 405,188 Increase/(Decrease) in Net Assets 7,047,783 (2,309,058) (9,356	1,067,218	1,472,406	405,188	Increase/(Decrease) in Net Assets	7,047,783	(2,309,058)	(9,356,841)

# Park Creek Metropolitan District Revenues, Expenditures and Changes in Net Assets Park Creek Debt Fund

For the 12 Months Ended December 31, 2020

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
			Revenue:			
8,561	1,255	(7.306)	Westerly Creek Taxes - Debt Service	39,743,890	40,131.271	387,381
39,270,000	1,233		Bond Proceeds	39,270,000	99,014,732	59,744,732
2.500,000		(	Earned Bond Premium	2,500,000	, ,	(2,500,000)
4,500,000		(2,500,000)	Developer Advance		3,481,750	3,481,750
287,500	293.784	6.284	Subsidy Payments	575,000	591,348	16.348
207,500	275,701	0,201	Interest Income	212,000	143	143
10,000	165	(9.835)	Investment Income	120,000	5,034	(114.966)
42,076,061	295,204		Total: Revenue	82,208,890	143,224,278	61,015,388
			Expenditures			
40,770,000		40,770,000	Payment to Refunding Escrow	40,770,000		40,770,000
12,252,398	14,411,688		Interest Expense	24,504,797	29,716,692	(5,211,895)
	41,389	(41,389)	Interest Exp - Notes		1,430,972	(1,430,972)
2,622,500	6,950,000	(4,327,500)	Payments on District Bond Principal	5,245,000	6,950,000	(1,705,000)
1,000,000	272,528	727,472	Bond Issuance Costs	1,000,000	2,208,009	(1,208,009)
13,000,000	4.570.484	8,429.516	Developer Advances Repayments	13,000,000	96,845,085	(83,845,085)
69,644,898	26,246,089	43,398,809	Subtotal: Other Capital	84,519,797	137,150,758	(52,630,961)
			General and Administrative Expenses			
86	18	68	Payments to Westerly Creek	398,291	404,594	(6,303)
86	18	68	Subtotal: G&A	398,291	404,594	(6,303)
69,644,984	26,246,107	43,398,877	Total Expenditures	84,918,088	137,555,352	(52,637,264)
(27,568,923)	(25,950,903)	1,618,020	Revenue Over/(Under) Expenditures	(2,709,198)	5,668,926	8,378,124
140,000	150,990	10,990	Transfer (To) From General Funds Transfer (To) From Capital Funds	700,000	703,056	3,056
140,000	150,990	10,990		700,000	703,056	3,056
(27,428,923)	(25,799,913)	1,629,010	Increase/(Decrease) in Net Assets	(2,009,198)	6,371,982	8,381.180

# Park Creek Metropolitan District Revenue, Expenditures and Change in Net Assets Park Creek General Fund For the 12 Months Ended December 31, 2020

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
233,955 	151,029	(82,926) (250)	Revenue: Westerly Creek Taxes - O&M and SO Interest income	4,097,308 	3,402,433 (1) 3,402,431	(694,876) (1,001) (695,877)
234,205	151,029	(83,176)	Total: Revenue	4,090,300	3,402,433	(4)3,077
			<u>Expenditures</u>			
			General and Administrative Expenditures			
823	(6,775)		Staff Services	9,881	20,845	(10,964)
51	260		Office Services	1,142	2,841	(1,699)
78	305	(/	Office Rent	932	2,986	(2,054)
70	275	, ,	Rent - Storage	-	2,775	(2,775)
-	213		Dues	-	165	(165)
=,	7,500		Professional Services	-	84,520	(84,520)
2.000	3,093		Legal Fees	36.000	58,743	(22,743)
3.000	2,093		Accounting/Audit Fees	16,800	17,500	(700)
200	162		Accounting Services	2,500	1,398	1,102
209	102		Contingency	106,949	-	106,949
8,913	-		Insurance Expense	32,000	29.335	2,665
7.750	-		Public Art Maintenance	15.000	2,825	12,175
3,750	2 1 72		Public Art Maintenance Public Art Monitoring	2,000	5,923	(3,923)
500	2,173	( ) . /	<del>-</del>	2,000	461	(461)
-	461		Misc. Art expenses District MCA Maint	1,456,797	1,503,499	(46,702)
84,606	90,852			18,000	58,965	(40,965)
1,500	4,543		District MCA Fee	10,000	700	(700)
-	-		Miscellaneous Expense	157,851	158.045	(194)
10,734	102.040		Westerly Creek Expenses	1.855.852	1,951,526	(95,674)
114,164	102,849	11,315	Subtotal: G&A	1,033,032	1,551,520	(>0,0,7)
114,164	102,849	11,315	Total: Expenditures	1,855,852	1,951,526	(95,674)
120,041	48,180	(71,861)	Revenue Over/(Under) Expenditures	2,242,456	1,450,905	(791,551)
(1.250)	(150,990)	(149,740)	Transfer (To) From Bond Funds	(15,000)	(703,056)	(688,056)
(140,000)		140,000	Transfer (To) From Capital Funds	(700,000)	(1,029)	698.971
(141,250)	(150,990)	(9,740)	Total: Other Financing Sources/(Uses)	(715,000)	(704,085)	10,915
(21,209)	(102,810)	(81,601)	Increase/(Decrease) in Net Assets	1,527,456	746,820	(780,636)

# Park Creek Metropolitan District Revenue, Expenditures and Change in Net Assets All Funds Combined For the 12 Months Ended December 31, 2020

Part			Favorable		YTD		Favorable
August		Actual (			Budget	Actual	(Unfavorable)
14.516   151.234   (90,232)   Westorly Crest taxes   43.841,998   41.53.97   15.05.958   31.74.99.90   32.730.000   32.700.000   32.7	Buuget	Actual	CHW. O. do. o.				
24,516   15,284   0(1,27)   Westerly Creek bases   3,449.000   50.84C,2705   13,45.285   31,179.000   32,710.000   2,270.0000   2,270.0000   2,270.0000   2,270.0000   2,270.0000   2,200			j	Revenue:	42.041.100	12 522 704	(307.494)
1317.402	242.516	152,284	(90,232)	Westerly Creek taxes			
3270,000    -   2,250,000    Eared Broot Premium   2,200,000    2,20							
2,500,000		-				122,000,000	
Miss Informe		_	(2.500,000)	Earned Bond Premium	2,500,000	- 0.016	
1875-00   293.784   6.284   Subskyl Psyments   573.000   391.485   10.585   10.695   10.695   178.890   178.890   178.890   178.990   178.890   178.990   178.990   178.990   178.990   178.990   178.990   178.990   178.990   178.990   179.990	2,500,000	_			-	•	
178,900   78,100   25,100   25,100   25,100   26,103,500   30,100   25,100   26,103,500   35,000   120,100   26,103,500   35,000   120,100   26,103,500   35,000   29,000   34,400   34,400   34,000   34,000   34,000   34,000   34,000   36,100	207.500	203 784			575,000		
S50,000   785,100   235,100   Company   Comp							
15,000   129,400   384,90   341,000   361,00							
565,000					330,000		
17.950				<del>-</del>	4,000,000	1,485,000	
106,406   106,					60,000	28.830	
Priest City Control - Ding funds	9,000				-	106,406	
20,837   223   (20,614) Auroral Date Bax, etc.   250,000   604,007   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,284   207,285   207,2	-	106,406			-	32,325	
20.837	-	-			250,000	684,001	434,001
333,337   334,346   1,009   Contributions - CCD/CDOT   4,00,000   2,44-3,58   10,50,409   107,572   80,272   10,250   10,55   (10,085)   Interest Income   121,000   5,175   (11,825)   11,250   10,55   (10,085)   Interest Income   144,57,098   226,609,595   82,052,497   144,547,156   4,434,459   43,212,697   Trank Total   7,342,167   5,821,050   1,521,117   1,118,475   1,118	20,837		(20,614)	Aurora Use tax, etc	· <u>-</u>		207,284
133,337   334,346   1,000   0,007452   907,4	-				4 000 000	2.344.536	(1,655,464)
6.825 (44.153) (50.978) DURA Revenue 121.000 5.175 (115.825) 10.250 165 (10.085) Interest Income 121.000 5.175 (115.825) 10.250 165 (10.085) Interest Income 144.557,098 226.609.595 82.052.497	333,337						80,272
10.250	6,825	(44,153)			27,300		907,452
10.250		(759)			121 000		
A	10,250	<u> 165</u>					
Signature   Sign	47,647,156	4,434,459	(43,212,697)	Total: Revenue	144,557,070	220,007,373	02,002,00
512,300         52,429         459,871         Trunk Open Space Total         7,342,167         5,821,050         1,521,117           611,847         286,377         325,470         Frunk Open Space Total         37,409,900         47,072,066         (9,662,166)           3,117,492         1,479,083         1,638,409         InTract Total         37,409,900         47,072,066         (9,662,166)           -         94         (94)         Denver Water Total         -         2,320         (2,320)           4,241,639         1,817,983         2,423,656         Subtotal: Infrastructure         50,899,617         56,892,002         (599,2385)           -         961,699         (961,699)         Interest Exp - InTract Notes         -         25,030,964         (25,030,964)           40,770,000         -         40,770,000         Payment to Refunding Excrow         40,770,000         -         40,770,000         -         40,770,000         -         1,430,972         (1,430,972)         (1,430,972)         1,430,972         (1,430,972)         1,430,972         1,430,972         1,430,972         1,430,972         1,430,972         1,430,972         1,430,972         1,430,972         1,430,972         1,430,972         1,430,972         1,430,972         1,430,972 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>							
S12,300   52,429   459,871   Trunk (Total   7,342,167   5,821,050   1,521,117   3,117,492   1,479,083   1,638,409   1,638,409   1,670,000   4,072,066   1,638,409   1,638,409   1,638,409   1,638,409   1,817,983   2,423,656   2,423,656   2,424,639   1,817,983   2,423,656   2,423,656   2,423,656   2,424,639   2,421,639   2,423,656   2,423,656   2,423,656   2,423,656   2,423,656   2,423,656   2,423,656   2,423,656   2,423,656   2,423,656   2,433,666   2,437,600   2,233,666   2,437,600   2,233,666   2,437,600   2,233,666   2,437,600   2,233,666   2,437,600   2,243,647,77   2,716,692   3,233,666   2,437,600   2,413,899   2,413				Expenditures	C 1 17 550	2.004.545	2 150 985
Trunk Open Space Total   1,494,167   3,21,000   47,072,066   9,662,166   1,174,147,083   1,638,409	512,300	52,429	459,871	Trunk Total			
3,117,492			325,470	Trunk Open Space Total			
Part			1.638.409	InTract Total	37,409,900	47,072,000	(9,002,100)
1,241,639	5,017,472	-,.,,,,,,,	-	Recreation Center Total	-		(2.220)
4,241,639		94	(94)		-		
- 961,699 (961,699) Interest Exp - InTract Notes	4 241 630				50,899,617	56,892,002	(5,992,385)
10,000	4,241,039	1,017,203	2,123,020				
40,770,000		061 600	(961 699)	Interest Exp - InTract Notes	-	25,030,964	
12.252,398	10 770 000	901,099			40,770,000	-	
1,389		14 411 600	(2.150.200)	Bond Interest - Intract Bonds	24,504,797		
2,622,500         6,950,000         (4,327,500)         Payments on District Bond Principal         5,243,000         2,939,000         (1,368,277)           1,000,000         2,705         997,296         Bond Issuance Costs         15,000         15,150         (150)           6,950         -         6,950         Trustee Fees         15,000         96,845,085         (83,845,085)           13,000,000         4,570,484         8,429,516         Payment on Advances - Principal         30,000         96,845,085         (83,845,085)           39,000         5,962         33,038         Other Capital Expenditures         472,500         183,373         289,127           69,690,848         26,943,926         42,746,922         Subtotal: Other Capital         85,037,297         162,551,729         (77,514,432)           10,820         19         10,801         Westerly Creek Expenses         1,698,001         1,793,481         (95,480)           114,250         102,867         11,383         Subtotal: G&A         2,254,143         2,356,120         (101,977)           74,046,737         28,864,776         45,181,961         Total: Expenditures         138,191,057         221,799,851         (83,608,794)           (1,250)         (150,990)         (149,740)	12,252,398		(41.380)	Interest - Notes	-	1,430,972	·
1.000,000			(41,505)	Payments on District Rond Principal	5,245,000	6,950,000	(1,705,000)
1,000,000			(4,327,300)	Pand Issuance Costs	1,000,000	2,368,277	
13,000,000		2,705			15.000	15,150	(150)
13,000,000		-	- 7			96,845,085	(83,845.085)
39,000   5,962   33,038   Other Capital Expenditures   472,500   183,373   289,127	13,000,000	4,570,484	8,429,516	•		11,216	18.784
39,000   5,962   33,038   Other Capital Expenditures   85,037,297   162,551,729   (77,514,432)	-	-	22.020				289.127
Concrat and Administrative Expenses   1,698,001   1,793,481   (95,480)	39,000		The state of the s				(77,514.432)
103,430	69,690,848	26,943,926	42,746,922	Subtotal: Other Capital	05,057,257		
103,430				a late the Common			
103,430				General and Administrative Expenses	1.609.001	1 793 481	(95,480)
10,820   19   10,801   Westerly Creek Expenses   2,254,143   2,356,120   (101,977)   (14,250)   102,867   11,383   Subtotal: G&A   2,254,143   2,356,120   (101,977)   (26,399,581)   (24,430,317)   1,969,264   Revenue Over/(Under) Expenditures   6,366,041   4,809,744   (1,556,297)   (1,250)   (150,990)   (149,740)   Transfer (To) From Bond Funds   (15,000)   (703,056)   (688,056)   (157,917   150,990   (6,927)   Transfer (To) From General Funds   (15,000)   (704,085   (210,915)   (140,000)   (140,000)   (140,000)   (16,667)   (16,667)   Total: Other Financing Sources/(Uses)   (6,566,041   4,809,744   (1,756,297)   (1,756,29	103,430		582				
114,250	10,820	19	10,801	· ·			
74,046,737         28,864,776         45,181,961         Total: Expenditures         1357,000           (26,399,581)         (24,430,317)         1,969,264         Revenue Over/(Under) Expenditures         6,366,041         4,809,744         (1,556,297)           (1,250)         (150,990)         (149,740)         Transfer (To) From Bond Funds         (15,000)         (703,056)         (688,056)           157,917         150,990         (6,927)         Transfer (To) From General Funds         915,000         704,085         (210,915)           (140,000)         -         140,000         Transfer (To) From Capital Funds         (700,000)         (1,029)         698,971           16,667         -         (16,667)         Total: Other Financing Sources/(Uses)         200,000         -         (200,000)	114,250	102,867	11,383	Subtotal: G&A	2,234,143	2,550,120	(1974-177
74,046,737         28,864,776         45,181,961         Total: Expenditures         1357,000           (26,399,581)         (24,430,317)         1,969,264         Revenue Over/(Under) Expenditures         6,366,041         4,809,744         (1,556,297)           (1,250)         (150,990)         (149,740)         Transfer (To) From Bond Funds         (15,000)         (703,056)         (688,056)           157,917         150,990         (6,927)         Transfer (To) From General Funds         915,000         704,085         (210,915)           (140,000)         -         140,000         Transfer (To) From Capital Funds         (700,000)         (1,029)         698,971           16,667         -         (16,667)         Total: Other Financing Sources/(Uses)         200,000         -         (200,000)					120 101 057	221 700 951	(83 608 794)
(26,399,581)         (24,430,317)         1,969,264         Revenue Over/(Under) Expenditures         6,366,041         4,809,744         (1,556,297)           (1,250)         (150,990)         (149,740)         Transfer (To) From Bond Funds         (15,000)         (703,056)         (688,056)           157,917         150,990         (6,927)         Transfer (To) From General Funds         915,000         704,085         (210,915)           (140,000)         -         140,000         Transfer (To) From Capital Funds         (700,000)         (1,029)         698,971           16,667         -         (16,667)         Total: Other Financing Sources/(Uses)         200,000         -         (200,000)	74,046,737	28,864,776	45,181,961	Total: Expenditures	138,191,037	221,777,051	(00,000,007)
(26,399,581)       (24,430,317)       1,969,264       Revenue Over/(Under) Expenditures       (15,000)       (703,056)       (688,056)         (1,250)       (150,990)       (149,740)       Transfer (To) From Bond Funds       915,000       704,085       (210,915)         157,917       150,990       (6,927)       Transfer (To) From General Funds       915,000       704,085       (210,915)         (140,000)       -       140,000       Transfer (To) From Capital Funds       (700,000)       (1,029)       698,971         16,667       -       (16,667)       Total: Other Financing Sources/(Uses)       200,000       -       (200,000)					(266.04)	4 900 744	(1.556.297)
(1,250)       (150,990)       (149,740) Transfer (To) From Bond Funds       (15,000)       (703,056)       (688,056)         157,917       150,990       (6,927) Transfer (To) From General Funds       915,000       704,085       (210,915)         (140,000)       -       140,000       Transfer (To) From Capital Funds       (700,000)       (1,029)       698,971         16,667       -       (16,667) Total: Other Financing Sources/(Uses)       200,000       -       (200,000)	(26,399,581)	(24,430,317)	1,969,264	Revenue Over/(Under) Expenditures	6,366,041	4,007,744	(1,550,27)
(1,250)     (150,990)     (149,740)     Transfer (10) From Bond Funds     (150,990)     (150,990)     (140,85)     (210,915)       157,917     150,990     (6,927)     Transfer (To) From General Funds     (700,000)     (1,029)     698,971       (140,000)     -     140,000     Transfer (To) From Capital Funds     (700,000)     (1,029)     698,971       16,667     -     (16,667)     Total: Other Financing Sources/(Uses)     200,000     -     (200,000)	,,,				(15,000)	(702.056)	(688 056)
157,917   150,990   (6,927) Transfer (To) From General Funds   915,000   704,083   (210,915)   (140,000)   -     140,000     Transfer (To) From Capital Funds   (700,000)   (1,029)   698,971   (16,667   -   (16,667)   Total: Other Financing Sources/(Uses)   200,000   -   (200,000)   (1,756,297)	(1.250)	(150.990)	(149,740	) Transfer (To) From Bond Funds			
(140,000) - 140,000 Transfer (To) From Capital Funds (700,000) (1,029) 626,271  16,667 - (16,667) Total: Other Financing Sources/(Uses) 200,000 - (200,000)			(6,927	Transfer (To) From General Funds		,	
16,667 - (16,667) Total: Other Financing Sources/(Uses) 200,000 - (200,000)		200,20	140,000	Transfer (To) From Capital Funds		(1,029)	b - Francisco and a second and
6.566.041 4.809.744 (1.756.297)			(16.667	7) Total: Other Financing Sources/(Uses)	200,000	-	(200,000)
(26,382,914) (24,430,317) 1,952,597 Increase/(Decrease) in Net Assets 6,566,041 4.809,744 (1,756,297)	10,007		(10,00)				(4 MEC 005)
ANAUMY 177 M 17 TO UV 1 1	(26 392 914)	(24,430,317)	1.952.597	/ Increase/(Decrease) in Net Assets	6,566,041	4,809,744	(1,756.297)
	(40,304,714)	121,130,311)		· · · · · · · · · · · · · · · · · · ·			

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund

For the 12 Months Ended December 31, 2020

Current Budget	Actual	Favorable (Unfavorable)		YTD <u>Budget</u>	Actual	Favorable (Unfavorable)
Bulget	Nottai		Revenue:			
8,561	1,303		Property Tax - Debt	39,743,890	40,108,968	365,078
265	40		Property Tax - O&M	1,229,192	1,240,484	11,292
233,690	150,990		Specific Ownership tax	2,868,116	2,161,258	(706,858)
233,070	(48)		Interest Income	-	22,303	22.303
_	(1)		Interest income		690	690
242,516	152,284	(90,232)	Total: Revenue	43,841,198	43,533,702	(307,496)
			Expenditures			
			General and Administrative Expenditures			
1.370	_		Staff Services	16,434	4,169	12,265
159	_		Office Services	1,897	692	1,205
130			Office Rent	1,557	389	1,168
96	_		Rent - Storage	1,144	390	754
90		-	WCMD Expenses	-	123,238	(123,238)
-	_	_	Dues	1,000	-	1,000
-	-		CCD Review/Monitoring Fee	3,000	-	3,000
*	-		Training & Education	3,500	-	3.500
=00	-		Professional Services	6.000	-	6,000
500	-		Legal Fees	36,000	11,273	24,727
3,000	-		Election Expenses	60,000	-	60,000
5,000	-	3,000	Accounting/Audit Fees	4,300	-	4.300
-	-	50		700	557	143
59	-	59	Accounting Services	5,000	-	5,000
417	-	417	Contingency	398,291	404,594	(6,303)
86	18	68	Treasury Commission - DS	12,319	12,513	(194)
3	1	2	Treasury Commision - OM	5,000	4,824	176
10,820		10,801	Insurance Expense Subtotal: G&A	556.142	562,639	(6,497)
10.820	19		Subtotal. Gerv		T(2, (30)	(6,497)
10,820	19	10,801	Total: Expenditures	556,142	562,639	(6,497)
231,696	152,265	(79,431)	Revenue Over/(Under) Expenditures	43,285,056	42,971,063	(313,993)
10,820	19	(10.801)	Transfers From Park Creek	556,142	562,639	6,497
(242.516)	(152,284)		Transfers(To) Park Creek	(43,841,198)	(43,533,702)	307.496
(231,696)	(152,265			(43,285,056)	(42,971,063)	313,993
	-		Increase/(Decrease) in Net Assets			

# Park Creek Metropolitan District Infrastructure IFDA Funding Projection Report

				As of December 51,2020	0202,16		and the second s		A CONTRACTOR OF THE PARTY OF TH					
This continue   This continu								Trunk					Developer	
Control   Cont		In-tract	TIF Funds inc					-					Contributions	
Company   Comp			D2 Loan.	TOS Funds				ystem				9	& Advances -	
Control   Cont		Developer	Encumbered						OS Fees -	CDOT	CCD funds	Advances	Funds	Total
Column   C		Advances	Excess - PB		T		Funds	Ť	ection 10	FCINDS				
1   1   1   1   1   1   1   1   1   1			and the second s		and the second			1 1	110000000000000000000000000000000000000	And the second s			The second secon	4,513,980
1   1   1   1   1   1   1   1   1   1	Available balances	- And resident and the second				A CONTRACTOR OF THE PARTY OF TH		1.	3,854,133		The state of the s	- The state of the	The state of the s	943.752
100   100	System Development Fees		938,527	0			5,225			- Controller		A CONTRACTOR OF THE PARTY OF TH		874
10   10   10   10   10   10   10   10	Good Citizen Payment ("GCP") JFDA F3				8/4		-							744 163
1   1   1   1   1   1   1   1   1   1	Developer Contribution and Advances for IC4 from IFDA F4			The state of the s	The second secon		And the section of the section of the section of			727,215	16.948	The second secon		409,577
10   10   10   10   10   10   10   10		And the second s	And the second s	And the second s		109.577	On		Management of the contract of	A STATE OF THE PARTY OF THE PAR	And the second second second second	The second secon	•	0
A	FCS - DPS site payment					000	5003	278 659	3 854 133	727.215	16,948	0	0	6,612,346
1,000   1,00	UPP Advances	0	938,527	0	_	110.60	7,242							and the second s
10   10   10   10   10   10   10   10	UNIX	The second secon	,			Administration of the control of the		and the second			Control of the Contro			0
1,000   1,00	Remaining to be Paid on Approved IFDA's and other approved projects	961 860 6		The second secon		and the second second second second second					The second secon	And the second s		0
1975   1975	IFDA #1 & IA	430,690				Chicago Strategica Company Co. C. Principal Principal Co.								0
1   1   1   1   1   1   1   1   1   1	IFDA # 15 & 15	10,764		The second secon		A The second section of the second section sec								0
11.422   1	IFDA #10 	3,015,377	And the second s					The state of the s		The second secon		and the second second second second second	Annual Control of the	111,442
The control of particles from the particles are to a small of the particles from the part	IFDA 34 - dated Sen 2010 - executed Mar 2011 - CFN Apr 2011	937,256	111,442								The state of the s	and the second s		008 780
1,000,100   1,00	1FDA 35 - F35 and Fulton, Jola and Kingston connecting streets to Aurora (Feb 2012)	912,011	000 000	Committee of the contract of t		-	A CANADA PROPERTY OF THE PARTY				The state of the s	Application of the Control of the Co	0	53 788
1,52,520   2,52,60   1,5	IFDA 36 - F36 and amendment to IFDA28 (May 2012)	1,382,206	679'/97			And the second s						00000		1 079 028
1,586,539   2,587,539   2,598   2,59	IFDA 40 - Fling 40	407,868	007,200	Martin Co.					-	The same of the sa		1,0/2,040	The state of the s	8.293
1,55,630   1,50,640   1,50,650   1,15,560	$\mathbb{E}_{\mathcal{D}} A_{1} = \mathbb{I}_{\mathcal{D}} \mathbb{E}_{\mathcal{D}} A_{2} = \mathbb{I}_{\mathcal{D}} \mathbb{E}_{\mathcal{D}} A_{3} = \mathbb{I}_{\mathcal{D}} $	0,000,000	8 203		-						And an artist of the second se		- Company of the Comp	23,989
137,016   137,016   141,02	IFDA 42 - Filing 42	158 813	23 989		CAN DESCRIPTION OF THE PERSON		The state of the s	The second of th		The second secon			managed the commence of the co	133.036
2,000,410   475   477,952   477,95	IFDA 44 - FIImg 44	3 571 346	133,036				The second secon	Management Color and an Everythin M		AND STREET	apparent Addition of the Control of	The same of the sa	The state of the s	435
1,254   1,25	FDA 45 - FILID 45	2,606,140	435	11.00(1)	and and an artist of the second			- Carrier and Carr		The second secon	Total Company of the			0
1,55,085   1,55,085	IFDA 47 - FUND 41 FINA 10 Editor 19	27,282		And the second s		14 137			342,200	AND THE PARTY OF T			The same of the sa	356,327
1135 065   1135 065	IFDA 40 - FUILLE 40	9,953,210	The state of the s		- Commented to the control of the co	14,157	The state of the s		and the same of th				on a ferroment to a proper production of the property of the production of the property of the production of the product	4 (3,92
1.2215-042   1.2	TEDA 52 - Filmp 52	1,155,085	473,952					The second secon			(Internal Control Cont	11 Contraction of the last	And the second section of the section	67.417
1,000,000   1,00	177 C - 171 Mg 53 - 171 Mg 53	2,642	and the state of t	AND THE PERSON NAMED IN COLUMN TO A DESCRIPTION OF THE PERSON NAMED IN C	AND THE PERSON NAMED IN COLUMN 2 IS NOT THE PERSON NAMED IN COLUMN		Contact   manufacture (St. 1)	The same of the sa	67.417	Annual State of the Property of the State of	Annual Control of Control	The second secon	and the state of t	0
1   15   15   15   15   15   15   15	IFDA 54 - Filing 54	0,237,188	and the second continued in th	The second secon				The second secon		And the second name of the second	-	Appropriate to the control of the co	and the second s	0
1,135,648   1,13	IFDA 55 - Filing 55	648 617	The second secon				Marie Co.	Control Control on the Control Control Control		Victoria and Spirit State Control of the Control of	The second secon	A CONTRACTOR OF THE PARTY OF TH	management or and the control of the	0
\$14,743         \$18,743         \$5,225         \$5,225         \$6,5730           271,356         69,883         25,225         66,730         65,730           2,585,615         69,883         25,825         65,730         65,730           1,817,250         1,135,631         777215         66,100         777215         66,730           1,135,631         1,226,507         8805,379         777215         66,730           6,66,100         1,415,602         865,332         140,617         727215         66,730           6,66,332         2,26,388         1,41,127         5,225         805,379         400,617         727,215         65,730           7,6275,300         7,046,34,471         0         0         141,127         5,225         805,379         1,079,028         65,730           7,6075,300         7,046,34,871         0         0         145,532         1,079,028         65,730	IFDA 56 - FIIIng 56	23.273.968		Total Control of the		a proprieta de la companya del companya del companya de la company	Committee of the commit		1		The second secon	Complete comments and the comments of the comm		0
978.310         708.680         65.730           271.356         69.883         65.730           1.53.681         69.883         72.585.615           1.87.260         1.25.681           1.135.681         77.900           1.445.682         805.379           6.66.100         1.25.632           6.66.100         1.217.11           1.62.12         76.213           6.66.320         805.379           1.1317.11         0           7.0275.300         8.384.871           7.0275.300         7.246.344           7.0275.300         7.246.344           7.0275.300         7.246.344           7.0275.300         7.246.344	IFDA 57 - Filing 57	514,743			Annahit to the party of the last		2000		And the latest development of the latest dev					0
708.680	17DA 59 - FILING 29	978.310		The second secon	- Control of the Cont				The state of the s				The state of the s	0
271356 478.097         153,428         69,883         69,873         69,873         69,730 <t< td=""><td>IFDA AC</td><td>708,680</td><td></td><td>and the second s</td><td></td><td>The second limited and the second second second second second</td><td>5,225</td><td></td><td></td><td></td><td></td><td></td><td>052 33</td><td></td></t<>	IFDA AC	708,680		and the second s		The second limited and the second second second second second	5,225						052 33	
2.58.5 615         69,883         258.5 615         69,883         258.5 615         258	IPDA A A I ATT IPDA	736 166		And the second s		The second second second second second				The second designation of the second			0.7.7.0	
2.585.615       69,883       69,883       883       65,379       65,370       727.215       65,370       727.215       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,370       65,373	JFDA IC4 - CPB 170 Interchange connections (IFDA F4 identifies funding sources)	478 097	153,428				100000000000000000000000000000000000000	The state of the s		And the second s	250.872	100 may 100 ma	and the second s	250,872
2.585.615         69.883         69.883         71.184         727.215 <th< td=""><td>IFDA IC4A - Feb 2011 (does not include Private Funding)</td><td>A CONTRACTOR OF THE PARTY OF TH</td><td></td><td></td><td>100</td><td>Management (1997) - 11 Oct 1 Oct 1</td><td>The same of the sa</td><td>a supplemental control of the contro</td><td>Tanah and the same of the same</td><td>American Communication of the Communication of the</td><td></td><td></td><td></td><td>69.883</td></th<>	IFDA IC4A - Feb 2011 (does not include Private Funding)	A CONTRACTOR OF THE PARTY OF TH			100	Management (1997) - 11 Oct 1 Oct 1	The same of the sa	a supplemental control of the contro	Tanah and the same of the same	American Communication of the				69.883
Vest Detention Pond Park & Northfiled Linear Park         1.135.370         71.184         1.226.567         895.379         727.215         865.730           Vest Detention Pond Park & Northfiled Linear Park         6.66.100         1.226.567         895.379         727.215         865.730           Vest Detention Pond Park & Northfiled Linear Park         1.62.15         1.62.15         1.62.15         1.67.11           Vest Detention Pond Park & Northfiled Linear Park         1.637.711         1.637.711         1.637.711         1.67.725.38         1.079.028         655.730           Vest Remaining to be Paid         7.6.275.300         7.446.3441         0         14.127         5.225         805.379         409.617         727.215         250.872         1.079.028         655.730           Maining         7.6.275.300         7.446.3441         0         8.74         0         145.532         1.079.028         657.300	IFDA (C4B - Junded by C.C.U	2,585,615	69,883	10000		Approximation of the second	manufacture and the first section of the section of	American Company of the Company of t	The second secon	Company of the Compan				0
Vest Detention Poul Park & Northfield Linear Park         1.155.581         79.900 <td>IF PA MO</td> <td>1,817,250</td> <td>The state of the s</td> <td>The second secon</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>The second secon</td> <td>The state of the s</td> <td>71 184</td>	IF PA MO	1,817,250	The state of the s	The second secon								The second secon	The state of the s	71 184
West Detention Pond Park & Northfield Linear Park         6.86,100 7,070         1.43,502 1.43,502         805,379 1.41,502         727,215         727,215           West Detention Pond Park & Northfield Linear Park         6.86,100 6.56,332         1.44,502 1.51,7111         2.256,388         6.5,379         1.079,028         6.5730           Uses - Remaining to be Paid         76,275,300         7,346,344)         0         0         14,127         5,225         805,379         10,079,028         65,730           Inserting         176,275,300         7,346,344)         0         0         14,127         5,225         805,379         1,079,028         65,730		1,153,570	71 184			The second secon				The second secon	And in the contract of the con	The second district of the second second second		79,900
Vest Determion Pank & Northfield Linear Park         656,100 7,070         1,226,567 1,445,602         805,379         27,215           Vest Determion Pank & Northfield Linear Park         6,543,210 6,543,310         1,445,602         1,445,602           Liss Remaining to be Paid         76,275,300         8,384,871         0         0         14,127         5,225         805,379         409,617         727,215         250,872         1,079,028         65,730           Insert Remaining to be Paid         (76,275,300)         (7,446,344)         0         0         (14,127)         5,225         805,379         409,617         727,215         250,872         1,079,028         65,730	distribution of the control of the c	1,455,084	79 900					2000	Account to the second of the second	310101	Opposition	A Company of the Comp		1,953,782
West Detention Pond Park & Northfield Linear Park         7.070         1.445,602         805,379         1.079,028         805,379           West Detention Pond Park & Northfield Linear Park         656,332         656,332         656,332         1.079,028         65,730           1 (see- Remaining to be Paid         76,275,300         8,384,871         0         0         14,127         5,225         805,379         409,617         772,115         250,872         1,079,028         65,730           I (see- Remaining to be Paid         (76,275,300)         (7,446,344)         0         (1415,532)         (1,145,532)         (1,079,028)         (65,730)	A N/C TO A N	4,020,012	1 226.567	The second secon			The state of the second	CHO NO.		C17'/7/		The state of the s	And the second s	2,250,981
West Detention Pond Park & Northfield Linear Park         656,332         656,332         656,332         656,332         656,332         656,332         656,332         656,332         656,332         656,332         657,308         657,308         657,308         657,308         657,326         657,320         657,320         657,320         657,320         657,33	FDA ML	7,070	1,445,602			- The second sec		805,579		And the second s		The second secon		16,212
656,332   1,079,028   1,079,	IFDA P6	The second secon	16,212		THE RESERVE AND ADDRESS OF THE PERSON NAMED IN	Management of the control of the con		April 100 miles and 100 miles	Control of the Contro	Printer and address of the second	The same and the s			656.332
1,217.111	II-DA P8 - West Detellion Folia Lain to Annual Carlo		656,332			(1) 1/10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			AND AND A STATE OF THE PROPERTY OF THE PROPERT			and the contract of the contra		7.357.1
Uses-Remaining to be Paid 75,275,300 (7,446,344) 0 874 0 (145,532) 25,25 (805,379) (10,079,028) (65,730) (65,730) maining	IFDA PB	Auditoria de la companya del companya de la companya del companya de la companya	1.317,111				And the second s	and the second second			-	The second secon		0
76,275,300         8,384,871         0         0         14,127         5,225         805,379         409,617         72,121         2,00,612         1,00,613           (76,275,300)         (7,146,344)         0         874         0         (145,532)         (1,079,028)         (65,730)	TFDA PC		2.250,350							210 000	1	L		
(76.275.300)         (7.446.344)         0         874         0         (145.532)         (1.079.028)         (65.730)	- And Annual Control of the Control	76 275 300	8,384,871	0	0	14.127	5,225	805,379	409,617	727,213	_	!		
(76,275,300) (7,446,344) 0 8/4	Approved Uses - Remaining to be Paid			And the control of th				(115 532)				(1,079,02		
VIDA A VIDERAL PROPERTY OF THE	Funds Romaining	(76,275,300)	(7,446,344)	0	874			(2000)						And the second s
	TOTAL STATES AND		The second secon	The second secon			Carried Control of the Control of th					-		

# Park Creek Metropolitan District Infrastructure IFDA Funding Projection Report

	And the second s					Trunk				Developer	
	Developer Advances	TIF Funds inc D2 Loan. Excess Rox & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP FCS/COPS	S Art Funds	System Development TOS Fees - Fees Section 10	ces - CDOT	CCD funds IC-4B	DPS	Contributions & Advances - Non GCP Funds	Total 0 0 0 0
Total Anticipated Funding Sources Amount available ( (required) after funding approved IFDAs	0 (76.275,300)	0 (7,446,344)	0 0	874	0 0	0 (145,532)			0 0 (1.079,028)	(65,730)	(5,129,718)
IFDA's submitted but not vet approved IFDA PC - CFN approved for 86.9m	3.612.910			O	0	1,59	1,592,952		0	0	0
Total Pending Uses Funding Available / (Required)	3,612.910	(7,446,344)	0 0	874	0	(145,532)			(1,079,028)	(65.730)	(5,129,718)
Future Projects: Cost Total Future Projects Before Funding Sources	•				4	# P P P P P P P P P P P P P P P P P P P			,		0 .
Future Projects : Funding Sources					F The state of the					The state of the s	0 .
Total Net Faurre Projects		1			· ·	( to the thinking accept	oiects may be fund	led from reductio	on of costs for a	nproved IFDAs.	mmk advances
* Activity in current month.  * Activity in current month.  Note 1 - Negative sources at a shortfall in funding. In-tract funding shortfalls are funded by developer advances. Trunk funding shortfall in funding is not identified.  Note 1 - Negative sources are shortfall in funding is not identified or other available sources. The district can not approve expenditures if adequate funding is not identified or other available sources. The district can not approve expenditures if adequate funding is not identified as P2 (Est. SSM) and Westerly Creek North (Est. S6M). IPDA F3 reallocated S5.4 million of GCP to a new school at Stapleton. This line reflects a 'placeholder' for the project equal to the project will start when environmental remediation is completed by CCD.	thorfalls are funded by de- ate funding is not identifie Est. S3M) and Westerly C ediation is completed by C	veloper advances. T d reek North (Est. \$6) CD.	runk funding short A), IFDA F5 reallo	ratis for projects that cated \$5.4 million of	GCP to a new s	er advances. Trunk funding shortfalls for projects that are froi OCP for a new school at Stapleton. This line reflects a placeholder for the project equal to the GCP reallocated with the North (Est. S6M). IFDA F5 reallocated S5.4 million of GCP to a new school at Stapleton.	is line reflects a 'p'	aceholder' for the	s project equal	to the GCP reallo	scated with the

A-B Remaining to Pay on CFN			1	111,442	287,829 287,829	53,288	726,483 352,544 1,079,028	8,293 8,293	00	23,989	12,329 120,707 133,036	435	14,127 342,200 356,327	473.952 473.952	67,417	5,225	65,730	153,428 153,428	250,872 250,872	69,883	71,184	79,900
B Amount Paid to	9,893,056	0 0	553,850	5,807,293	2,292,053	186,813 186,813	7,180,361 1,237,615 8,417,976	10,828,498 10,828,498	99,537	46,568 46,568	12,829,564 963,324 13,792,888	590,166 590,166	5.933,464 582,021 6.515,484	1,477,738	344,734	2,868,525	16,737,997 16,737,997	1,863,323	8,514,128 8,514,128	3,706,018	554,052 554,052	7,133
Uncontracted	4,671	) ř	1	103,754	277,665	53,288	726,483 352,544 1,079,028	1,912	0	22,999 22,999	8,149 120,707 128,856	38	4,696 324,248 328,945	461,799	67,417 67,417	0	27,661	107,045	80,779	69,883 69,883	53,503	78,554 78,554
Contracted	9	9,088,580	553,850 553,850	5,814,981	2,302,217	186,813 186.813	7,180,361 1,237,615 8,417,976	10,834,879	99,537 99,537	47.558 47.558	12,833,744 963,324 13,797,068	590,563 590,563	5,942,894 599,973 6,542,866	1,489,891	344,734	2,873,750	16,776,066 16,776,066	1,909,705	8,684,221	3,706,018	571,733	8,479
A Current CPN	057	9,893,057	553,850 553,850	5,918,735 5,918,735	2,428,281	240,101	7,906,844 1,590,160 9,497,004	10,836,791	99,537 99,537	70,557	12,841,893 1,000,964 13,842,857	590,601 590,601	5,947,590 924,221 6,871,811	1,951,690	412,151	2,873,750 2,873,750	16,803,727 16,803,727	1,915,726	8,764,999	3,779,362	625,236 625,236	90,494
CFN	(430,123)	(430,123)	1 1	1	(250,000)	, 1	1,400,000 491,150 1,891,150	(1,859.000)	(26,102)	1	(2,029,432) (383,500) (2,412,932)	(81,155)	(1,967,686)	(105,000)	,	123,750 123,750		(7.090)	364,999	(1,054,999)	1	,
Original	81	10,323,181	553,850 553,850	5,918,735	2,678,281	240,101	6,506,844 1,099,010 7,605,854	12,695,791	125,639 125,639	70,557	14,871,325 1,467,531 16,338,856	671,755	7,899,280 924,221 8,823,501	2,056,690	412,151	2,750,000	16,803,726 16,803,726	1,922,816	8,400,000	4,834,360	625,236	90,494
Approved	16,323,181	10,323,181	553,850 553,850	5,918,735	2,678,281	240,101	6,506,844 1,099,010 7,605,854	12,695,791	125,658 125,658	70,557	14.871,325 1.467,531 16.338,856	671,755	7,899,280 924,221 8,823,501	2,056,690	412,152	2,750,000	16,803,727 16,803,727	1,922,816	8,400,000	4,834,360	625,236	90,494
District iiing #All Open	Filipo 45 Total	IFDA 15	Filing 28 Total IFDA 28	Filing 34 Total	Filing 36 Total	Filing 40 Total	Filing 41 Total Filing 41 Total Froa 41	Filing 42 Total	Filing 43 Total	Filing 44 Total	Filing 45 Total Filing 45 Total	7 Filing 47 Total Filon 47	Filing 49 Total Filing 49 Total	Filing 52 Total	Filing 54 Total	Filing A1 Total	Filing IC-4 Total	Filing IC-4A Total	Filing IC-4B Total	Filing MB Total	Filing ME Total	Filing MF Total
Park Creek Metropolitan District Trunk IFDAS #All Open- Filing #All Open Draw NA/72/45/27 As of: 12/31/2020		NI DE	Trunk	Trunk	Trunk	Trunk	Trunk Park Trunk	Trunk	Trunk	Trunk	Trunk Park Trunk	Trunk	Trunk Park Trunk	Trunk	Park Trunk	Trunk	Trunk	Trunk	Trunk	Trunk	Trunk	Trunk

A-B Remaining to Pay on CFN 1,953,782	1,953,782	1,445,602 805,379 2,250,981	00	16,212 16,212	656,332 656,332	1,317,111	2,256,388 2,256,388	5,807,774 5,934,291 11,742,065		11,742,065	11,742,065 (7,333,132) \$ 4,408,933	
B Amount Paid 11 544 711	11,544,711	3,303,490 6,065,500 9,368,990	16,341,311	7,069,426	19,749,533	13,133,745	4,643,612	106,818,336 70,130,820 176,949,156		176,949,156		ı
Uncontracted	553,269	1,435,823 805,379 2,241,202	00	614	518,836 518,836	971,981	99,432	4,071.973 3,261,159 7,333,132		7,333,132	Commit - on existing comm sects after Draw #:	מפחק שוופי כייני
1	12,945,225	3,313,268 6,065,500 9,378,768	16,341,311	7,085,024	19,887,029	13,478,875	6,800,568	108,554,137 72,803,952 181,358,089		181,358,089	Remaining to Pay Less; Remaining to Commit Remaining to Pay - on existing commitments	Series 2001 Bond - Trunk Project Proceeds area of an in-
A Current CFN	13,498,494	4,749,091 6,870,879 11,619,971	16,341,311	7,085,638	20,405,864	14,450,856 14,450,856	000'006'9	112,380,408 75,982,044 188,362,452		188,362,452		eries 2001 Bona -
CFN Amendments	264,676 264,676	(86,000)	(2,658,689)	1,077,075	1,162,953	1		(5,657,160) (397,011) (6,054,171)		(6.054,171)	,	Ö
	13,498,494	4,749,091 6,956,880 11,705,971	19,000,000	5,949,489	19,242,911	14,450,856 14,450,856	000'006'9	118,286,248 76,403,049 194,689,296		194,689,296		
Approved IFDA	13,498,494	4,749,091 6,956,880 11,705,971	19,000,000	5,949,489	19,242,911	14,450,857	10,512,911	118,286,267 80,015,962 198,302,229		198 302 229	- -	
n District Filing #All Open	Filing ML Total	Filing P6 Total	IFDA P6 Filing Stapleton Rec Center Total	FDA P7 Filing N/F Linear Park Total	Filing PA Total	FIling PB Total	Filing PC Total	Total Trunk Job Costs Total Park Trunk Job Costs	Interest Exp - Develor Administrativ		ס לט דוול ווסו	
Park Croek Metropolitan District Trunk IFDAs #All Open- Filing #All Open Draw NA/72/45/27 As of: 12/31/2020	Trunk	Trunk Park Trunk	Park Trunk	Park Trunk	Park Trunk	Park Trunk	Park Trunk					

A-B Remaining	1,726,908	(424,617)	2,453,046	430,690	10,764	3,015,377 3,015,377	937,256 937,256	439,780 472,231 912,011	1,382,206	402,868	95,546 95,546	3,685,339	158,813 158,813	3,571,346	2,606,140	27,282 27,282	9,953,210	1,155,085	2,642	6,537,188	1/19/2021 @ 12:52 PM
¥	Paid to P	33,051,848 40,937,291	8,261,471	13,163,142 13,163,142	10,179,030	13,319,235 13,319,235	7,549,779	4,207,974 2,876,606 7,084,580	29,768,152 29,768,152	4,809,753 4,809,753	2,027,598	13,267,422	1,622,608	31,556,149	13,268,944 13,268,944	1,619,959	48,700,596 48,700,596	6,633,058	2,235,934	47,322,078 47,322,078	1/19/202
	Uncontracted 1,726,908	(2,151,524)	2,453,046	437,049	10,764	3,001,152	812,989	287,762 472,382 760,144	1,382,206	370,851 370,851	95,546 95,546	3,685,338	155,744	3,571,346	2,581,318	17,221 17,221	9,628,874	1,119,036	0 0	5,325,478 5,325,478	
	Contracted Ui	33,051,848 40,937,291	8,261,471	13,156,784	10,179,030	13,333,460 13,333,460	7,674,046	4,359,991 2,876,456 7,236,447	29,768,152 29,768,152	4,841,770	2,027,598	13,267,423	1,625,677	31,556,149 31,556,149	13,293,766	1,630,020	49,024,932	6,669,106	2,238,566	48,533,787	
A Current	CFN 9,612,350	30,900,324	10,714,517	13,593,832	10,189,794	16,334,612	8,480,864	4,647,753 3,348,837 7,996,591	31,150,358	5,212,621	2,123,144	16,952,761	1,781,421	35,127,495 35,127,495	15,875,085 15,875,085	1,647,241	58,653,806	7,788,143	2,238,576	53,859,266	
N. C	Amendments (378 439)	(1,458,572)	(275,308)	(304,024)	59,463	(653,941)	(2)	(756,501)	(78,501) (78,501)	1 1	326,500	,	1 1	(529,280)		64,000			239,880		l.
		32,358,896 42,349,686	10,989,825	13,897,856	10,130,330	16,988,554 16,988,554	8,480,867	5,404,254 2,592,337 7,996,591	31,228,859	5,212,621	1,796,644	16,952,761	1,781,421	35,656,775	15,875,085	1,583,241	58,653,806	7,788,143	1,998,696	53,859,266	007,800,00
	Approved IFDA	32,358,896 42,349,686	10,989,825	13,897,856	10,130,330	16,988,554	8,480,866 8,480,866	5,404,254	31,228,859	5,212,621	1,796,644	16,952,761	1,781,421	35,656,775	15,875,085	1,583,241	58,653,806	7,788,143	1,998,696	53,859,266	53,859,266
	1		1	1	ı	ı	ı	,	,			,									1
District Filing #All Open		Filing 1 Total	Filing 1A Total	FDA 1A Filing 15 Total	IFDA 15 Filing 17 Total	IFDA 17 Filing 19 Total IFDA 19	Filing 34 Total	IFDA 34 Filing 35 Total FilingFIK Total	IFDA 35 Filing 36 Total	IFDA 36 Filing 40 Total	IFDA 40 Filing 41 Total	IFDA 41 Filing 42 Total	IFDA 42 Filing 44 Total	IFDA 44 Filing 45 Total	Filing 47 Total	Filing 48 Total	IFDA 48 Filing 49 Total	IFDA 49 Filing 52 Total	IFDA 52 Filing 53 Total	IFDA 53 Filing 54 Total	IFDA 54
Park Creek Metropolitan District In-Tract IFDAs #All Open- Filing #All Open Draw 189		In-Tract In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	

A-B Remaining to Pay on CFN	25,736 25,736	648,617 648,617	23,273,968 23,273,968	514,743	978,310 978,310	708,680	271,356 271,356	478,097 478,097	2,585,615	1,817,250	1,153,570	1,435,684	4,828,312 4,828,312	636,100	7,070	76,275,297
B Amount Paid	1,927,126 1,927,126	2,318,257	28,836,247 28,836,247	1,695,025	18,114,859 18,114,859	4,393,713	2,035,278	1,564,750	5,265,544 5,265,544	6,712,560 6,712,560	3,828,262	5,951,322	9,959,639	2,750,688	246,884 246,884	398,926,933
Uncontracted	20,361	587,136 587,136	8,946,382 8,946,382	170,723 170,723	978,258 978,258	627,318 627,318	271,356 271,356	478,097 478,097	2,585,615	1,817,250	1,146,203	1,435,684	4,392,963 4,392,963	206,054 206,054	7,070	58,653,963
Contracted	1,932,500	2,379,738	43,163,833	2,039,045	18,114,911	4,475,075 4,475,075	2,035,278 2,035,278	1,564,584	5,265,544	6,712,560	3,835,629	5,951,322	10,394,988	3,180,735	246,884	416,548,101
A Current CFN	1,952,862	2,966,874	52,110,215 52,110,215	2,209,768	19,093,169	5,102,392 5,102,392	2,306,634	2,042,682	7,851,158	8,507,309	4,981,832	7,387,006	14,787,951	3,386,789	253,954	475,173,394
CFN Amendments	78,499 78,499	, 1	1 1		1	1	,	2 2		, 1			r ı	356,938	1	(2,552,786)
Original CFN	1,874,362	2,966,874	52,110,215 52,110,215	2,209,768 2,209,768	19,093,169	5,102,392 5,102,392	2,306,634	2,042,680	7,851,158	8,507,309	4,981,832	7,387,006	14,787,951	3,013,788	253,954	477,710,117
Approved	1,874,362	2,966,874	52,110,215	2,209,768	19,093,169	5,102,392 5,102,392	2,306,634	2,042,680	7,851,158	8,507,309	4,981,832	7,387,006	14,787,951	3,013,788	253,954	477.710,116
hen	Totai	Total	Total	Total	Total	. Total	4 Total	4A Total	3 Total	) Total	) Total	E Total	F Total	L Total	5 Total	b costs
District n- Filing #All O	Filing 55 Total	Filing 56 Total	Filing 57 Total	Filing 59 Total	Filing AB Total	Filing AC Total	Filing IC-4 Total	Filing IC-4A Total	Filing MB Total	Filing MC Total	Fling MD Total	Filing ME Total	Filing MF Total	Filing ML Total	Filing P6 Total	Total Job costs
Park Creek Metropolitan District In-Tract IFDAs #All Open- Filing #All Open Draw 189 As of: 12/31/2020	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	In-Tract	

#### WESTERLY CREEK METROPOLITAN DISTRICT

Monthly Financial Report Period Ended December 31, 2020

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 less than budget for the current month and less than budget for year.
- Property taxes over by \$376k and SO taxes under by \$707k.

#### 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 12 Months Ended December 31, 2020

Current Budget	Actual	Favorable		YTD		Favorable
<u> </u>	Actual	(Unfavorable)	-	Budget	Actual	(Unfavorable)
			Revenue:			
8,561	1,303	(7.258)	Property Tax - Debt	20.742.800	10.100.000	
265	40	(225)	Property Tax - O&M	39,743,890	40,108,968	365,078
233,690	150,990		Specific Ownership tax	1,229,192	1,240,484	11,292
,	(48)		Interest Income	2,868,116	2,161,258	(706,858
-	(I)	3 7	Interest income	-	22,303	22,303
242,516	152,284		Total: Revenue	12.044.400	690	690
,		(70,232)	total. Revenue	43,841,198	43,533,702	(307,496
			Expenditures			
			General and Administrative Expenditures			
1,370	-	1,370	Staff Services	16,434	4,169	12.265
159	-	159	Office Services	1,897	692	1.205
130	-	130	Office Rent	1,557	389	1,168
96	-	96	Rent - Storage	1,144	390	754
-	-	-	WCMD Expenses	-,	123,238	(123,238
-	-	-	Dues	1.000	125,256	1,000
-	-	-	CCD Review/Monitoring Fee	3,000	-	3,000
•	-	_	Training & Education	3,500	-	3,500
500	-	500	Professional Services	6,000	-	5,500 3,000
3,000	-	3.000	Legal Fees	36,000	11,273	24,727
5,000	-	5,000	Election Expenses	60,000	11,275	60,000
	-	-	Accounting/Audit Fees	4.300	-	,
59	_	59	Accounting Services	700	557	4,300
417	-	417	Contingency	5,000	337	143
86	18	68	Treasury Commission - DS	398,291	404,594	5,000
3	1	2	Treasury Commission - OM	12,319	12,513	(6,303
_		_	Insurance Expense	5,000	4,824	(194
10,820	19	10.801	Subtotal: G&A	556,142	562,639	176 (6,497
10,820	19	10,801	Total: Expenditures	556,142	562,639	(6,497
231,696	152,265	(70.431)	Revenue Over/(Under) Expenditures			
,	132,203	(79,431)	Revenue Over/(Under) Expenditures	43,285,056	42,971,063	(313,993
10,820	19	(10,801)	Transfers From Park Creek	556,142	562,639	6,497
(242,516)	(152,284)	90,232	Transfers(To) Park Creek	(43,841,198)	(43,533,702)	307,496
(231,696)	(152,265)	79,431	Total: Other Financing Sources/(Uses)	(43,285,056)	(42,971,063)	313,993
-	-		Increase/(Decrease) in Net Assets	-		
			,			

# January 28, 2021

# **Park Creek District Board Meeting**

# **Development Manager Agenda**

# **Award Recommendation**

None

# **Work Order Approval**

Work Order #177 Filing MB

**MA Mortenson** 

\$ 124,388

Filing MB construction maint repairs to IC4 and Dist 4 per the IFDA.

# **Change Order Approval**

None

# **Contract Assignments**

None

## **WORK ORDER**

Date:

January 11, 2021

RECEIVED JAN 15 REC'D

Work Order No:

177 - Filing MB

Owner:

Park Creek Metropolitan District

Construction Manager:

M. A. Mortenson Company

Development Manager:

Forest City Stapleton, Inc.

In accordance with the Short Form Contract between the Developer and Contractor dated June 9, 2001, ("Contract") the following services are hereby authorized. Capitalized terms shall have the meaning set forth in the Contract. The terms and conditions of the Contract shall apply to this Work Order except to the extent expressly modified by this Work Order. Any such modification shall be set forth on pages attached to this Work Order and shall reference the specific paragraph of the Contract to be modified.

**Description of Services:** 

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

	Trunk	In-Tract	Denver Water	Total
Construction Maintenance Budget's Per IFDA's	\$0	\$124,388	\$0	\$124,388
Civil Technologies (in Mortenson's GCs)	\$0	\$0	\$0	\$0
Mortenson	\$0	\$124,388	\$0	\$124,388

This Work Order of One Hundred Twenty-Four Thousand Three Hundred Elghty-Eight Dollars and zero cents (\$124,388), consists of this document and all attachments hereto which reference this Work Order number and date.

Attachments: Maintenance Budget Summary for Mortenson Work Order No. 177

CONTRACTOR:	DEVELOPMENT MANAGER RECOMMENDATION FOR APPROVAL
M. A. Mortenson Company	Forest City Stapleton Inc.
BY: Mead Walh	BY:
Mercy Wright Title: Asst. Project Manager	Forrest Hancock. Title: Director, Development

# Maintenance Budget Summary for Mortenson Work Order No. 177

Filing	Description	Trunk	In-Tract	Denver Water	Total
Filing MB					
A IN COLUMN TO THE PARTY OF THE	IFDA Budget - Filng MB	\$0.00	\$124,388.00	\$0.00	\$124,388.00
:	Reallocated / Previously Used Budget	\$0.00	\$0.00	\$0.00	\$0.00
published and markes decided the store as company	Future Phase Budget	\$0.00	\$0.00	\$0.00	\$0.00
ويرجدون والمال فالمالة المالة والمراوض والمالة والمالة والمالة والمالة والمالة	Available Budget - Filng MB	\$0.00	\$124,388.00	\$0.00	\$124,388.00
	Civil Technologies (inc. in Mortenson GC's)	\$0.00	\$0.00	\$0.00	\$0.00
	Total Mortenson Work Order No. 177	\$0.00	\$124,388.00	\$0.00	\$124,388.00
way paragament a finishment a sing manishment and medical single and single and single and single and single a	Remaining Budget - Filng MB	\$0.00	\$0.00	\$0.00	\$0.00
Summary		Trunk	In-Tract	Denver Water	Total
	Construction Maintenance Budget's Per				
	IFDA's	\$0	\$124,388	\$0	\$124,388
	Civil Technologies	\$0	\$0	\$0	\$0
	Mortenson	\$0	\$124,388	\$0	\$124,388

### 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 7350 East 29th Avenue, Suite 200, Denver, Colorado.

ADOPTED this 28th day of January, 2021.

PARK CREEK METROPOLITAN DISTRICT

By H. Harris, Chair

ATTEST:

James Chrisman, Secretary