

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF PARK CREEK METROPOLITAN DISTRICT

HELD JUNE 27, 2024

The regular meeting of the Board of Directors (“Board”) of the Park Creek Metropolitan District (“Park Creek” or “District”) was held on Thursday, June 27, 2024, 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, Chair
Rus Heise
Brian Fennelly
Jim Chrisman
Andrew Bartlett, via Zoom
Shalise Hudley, via Zoom

Also in attendance:

Tammi Holloway of Stapleton Development Corp.
Jan Bevier of Stapleton Development Corp.
Diane Wheeler of Simmons & Wheeler, via Zoom
Barbara Neal, Public Art Consultant
Gary Truesdale of Brookfield Properties Development
Keven Burnett of MCA
Jack Seward of MCA
Parker Moore of Mortenson Construction
Robbi Jones of Kipling Jones
Tom Wendelin, District Consultant, via Zoom
Matt Blackburn of Westerly Creek Metropolitan District, via Zoom
Doug Marsh of Westerly Creek Metropolitan District, 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 Z. Herndon of Cockrel Ela Glesne Greher & Ruhland, P.C.

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NOTICE

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

CONFLICTS OF INTEREST

It was reported that Directors Chrisman and Fennelly had previously filed a Disclosure of Potential Conflict of Interest Statement with the Board and the Secretary of State in accordance with statutory requirements. Directors Chrisman and Fennelly's potential 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 potential 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 potential 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 director positions with the MCA, where Director Bartlett also serves as Association president, and have filed Disclosure of Potential Conflict of Interest Statements disclosing such relationships with the Board and the Secretary of State in accordance with statutory

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requirements.

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 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, MCA, 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.

MINUTES

The Board reviewed the Minutes of the May 23, 2024 regular meeting and Executive Session. Upon motion duly made, seconded and unanimously carried, the Board approved the Minutes of the regular meeting and Executive Session.

PUBLIC ART

The Board reviewed the Public Art Report submitted by Ms. Neal, a copy of which is attached hereto. Ms. Neal reported that she and Mr. Burnett interviewed Kendall Peterson of ThereSquared, LLC, who previously worked in the City's art department and would be willing to serve as the conservator of the District's public art, beginning January 1, 2025. Ms. Neal will work with Ms. Peterson on a contract for such services and will provide to the Board. Upon motion duly made, seconded and unanimously carried, the Board

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accepted the Public Art Report.

TREASURER'S REPORT

Ms. Bevier provided the financial report through May 31, 2024. 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.

2023 AUDIT

Mr. Cockrel reported that release of the draft Audit was temporarily delayed until certain outstanding City storm drainage fee invoices were reconciled. It is expected to be ready for review and acceptance at the July Board meeting.

DEVELOPMENT MANAGER'S REPORT

Mr. Truesdale presented one (1) change order for IFDA 49 and one (1) work order approval recommendation for IFDA 64. Upon motion duly made, seconded and unanimously carried, the Board approved the change order and work order as shown on the attached Development Manager Report.

LEGAL REPORT

Mr. Cockrel presented a status update for the conveyance of the street and park tracts to the City. It is anticipated that the conveyance of the last section of MLK to the City will be finalized within the next week.

Mr. Cockrel reviewed the Towing Agreement with Extreme Towing & Recovery with the Board. Upon discussion and motion duly made, seconded and unanimously carried, the Board approved the Agreement and authorized execution.

Ms. Jones and Mr. Wendelin reported on the status of the long-term

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debt repayment plan. A draft of the plan is expected to be completed by the July Board meeting. The final plan would then be ready for review at the August Board meeting.

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 providing direction to and receiving advice of General Counsel regarding outstanding City stormwater drainage fees assessed on District-owned property, in accordance with Section 24-6-402(4)(b), C.R.S. The motion was seconded and unanimously carried. The Board temporarily adjourned the regular meeting at 9:20 a.m. and reconvened in Executive Session.

The Board then reconvened in regular session at 9:45 a.m.

ADJOURNMENT

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



Secretary for the Meeting

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

NOTICE IS HEREBY GIVEN that the regular meeting of the Board of Directors of the Park Creek Metropolitan District, City and County of Denver, Colorado, will be held on Thursday, June 27, 2024, 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, including comments on Parking Regulations.
2. Disclosure of potential conflicts of interest.
3. Approval of Minutes of May 23, 2024 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.
 - Status of 2023 Audit
6. Development Manager's Report (Gary Truesdale).
 - Discussion and approval of project awards, contracts and change orders.
7. Attorney's Report (Paul Cockrel).
 - Status report on transfers of District street and park tracts to City.
 - Consider approval of Towing and Monitoring Agreement with Extreme Towing and Recovery
8. Any other matter that may come before the Board.
9. Executive Session pursuant to C.R.S. 24-6-402(4)(b) for purpose of receiving legal advice from Counsel regarding City stormwater drainage fees.
10. Next Board meeting scheduled for July 25, 2024.

This meeting is open to the public.

PARK CREEK METROPOLITAN DISTRICT

By /s/ James D. Chrisman
Secretary

June 18, 2024

MEMORANDUM

TO: The Board of the Park Creek Metropolitan District

FROM: Barbara Neal
Public Art Consultant for Central Park

RE: Public Art Projects Update

PUBLIC ART COMMISSIONED AND OWNED BY PCMD

Founders Fountain*

Artist(s) Artscapes (Andy Dufford and Christian Muller) (Denver, CO)

Installed: 2003

Monitor.

Central Park Boulevard Bridge Embellishments* *Geodes*

Artist: Andy Dufford (Denver, CO)

Installed 2003

Monitor.

Martin Luther King Boulevard Bridge Embellishments* *Westerly Sky*

Architect: Doug Lamson (Denver, CO)

Installed: 2004

Monitor.

*These projects were funded in part by an allocation of \$450,000 from the public art funds provided by the Denver Urban Renewal Authority.

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)

Installed. 2006

Monitor.

Assessed: 4/10/24

Awaiting estimate for annual maintenance and conservation for this sculpture.

Navigator Park *Airfoils*

Commission: \$100,000

Artist: Patrick Marold (Denver, CO)

Installed at the Shops at Northfield. 2006

Deinstalled and Reinstalled in Navigator Park 2023

Monitor.

Assessed 4/11/24

Continuing to check on progress on landscaping this new park.

F15 Pool

Conditional Reflections

Commission: \$75,000

Artists: Jeanine Centuori and Russell Rock of UrbanRock Design (Los Angeles, CA)

Installed. 2008

Deaccessioned 2013

Ellipse II (East 35th Avenue and Xenia Street)

The Picnic

Commission: \$110,000

Artist: Gerald Heffernon (Winters, CA)

Installed. 2009

Monitor.

Assessed: 4/4/24

Awaiting estimate for maintenance and conservation of this sculpture which will consist of removing squeegee, clearing weep holes, and cleaning and waxing the bronze figures.

Central Park Boulevard Median

Prairie Reef

Commission: \$150,000

Artist: Erick Johnson (Fort Collins, CO)

Installed. 2010

Monitor.

Assessed: 4/10/24

Awaiting schedule and estimate from the conservator, Noah Manos of Paper Airplane Design, regarding the caulked bases.

Eastbridge Town Center

Talking Parking Meters

Commission: \$100,000

Artists: Jim Green (Denver, CO) and Ryan Elmendorf (Denver, CO)

Installed. 2017

Monitor.

Assessed: 4/10/24

Continued to follow up regarding repair of the concrete at the base of the Greetings meter.

Prickly Plume Park *Open House*

Commission: \$100,000

Artist: Ty Gillespie (Paonia, CO)

Installed 2021

Monitor.

Assessed: 4/4/24

MCA has had the graffiti removed.

North Park *Alta*

Donation

Artist: Rodrigo Nava (Putney, VT)

Installed. 2022.

Monitor.

Assessed: 4/11/24

Awaiting information about when this sculpture will be conveyed to Denver Parks.

ARTWORK CONVEYED TO THE CITY AND COUNTY OF DENVER

Community Garden

Garden Stories

Commission: \$75,000

Artist: Lars Stanley (Austin, TX)

Completed. 2009

Conveyed to the City and County of Denver 2009 via an Assignment of Interest.

Monitor.

Assessed: 4/10/24

The "volunteer" painting of these sculptures has given them a cosmetic fix. Maintenance and conservation will be postponed.

Central Park Recreation Center *Staplefield and Thought Balloons*

Commission: \$250,000

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

Installed. 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: 4/10/24

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

Westerly Creek Park

Chorus

Commission: \$155,000

Artist: Thomas Sayre (Raleigh, NC)

Installed. 2010

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

Monitor.

Assessed: 4/10/24

Continuing to monitor the maintenance and conservation needed for this artwork.

Prairie Basin Park

Phantom Pavilion

Commission: \$175,000

Artist: Volkan Alkanoglu (Portland, OR)

Installed: 2018

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

Monitor.

Assessed: 4/11/24

Communicating with Arts and Venues on removal of the graffiti. Provided plans and vendor information for replacement of the curbs required for ADA compliance.

Sandhills Prairie Park *Drift Inversion*

Commission: \$175,000

Artist: David Franklin (Indianola, WA)

Installed: 2017

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

Monitor.

Assessed: 4/11/24

The Bluffs Park *Wind Gate Art Suite*

The Five

First Light

Beyond the Plains

Commission: \$300,000

Artist: Rodrigo Nava (Putney, VT)

Installed: 2019

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

Monitor.

Assessed: 4/11/24

**PUBLIC ART IN CENTRAL PARK COMMISSIONED BY THE CITY AND
COUNTY OF DENVER/ARTS AND VENUES**

Fire Station # 26 *Tradition*

Artist: Joe Cipri (Westminster, CO)

Commission: \$36,000

Installed: 2007

Sam Gary Branch Public Library *Laminallight*

Artist: Steven Appleton (Los Angeles, CA)

Commission: \$93,000

Installed 2012

Uplands Park *Woven Light*

Artist: Catherine Widgery (Cambridge, MA)

Commission: \$340,000

Installed: 2018

Assessed 4/11/24

Continuing to pursue maintenance and conservation for this artwork. It has extensive graffiti, broken shards of dichroic glass and broken light fixtures.

**PUBLIC ART COMMISSIONED FOR THE CENTRAL PARK STATION ON
THE A LINE BY THE REGIONAL TRANSPORTATION DISTRICT (RTD)**

Central Park Station *Balloon Man Running*

Artist: Sean O'Meallie (Colorado Springs, CO)

Commission: \$85,000

Installed. 2016

It appears that repair is feasible. RTD awaits an estimate and time line from the fabricator.

Barbara Neal
Public Art Consultant for Central Park
303-519-6611 (c)
barbaraneal35@gmail.com

PARK CREEK METROPOLITAN DISTRICT

Monthly Financial Report

Period Ended May 31, 2024

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 less than budget for the month and less than budget for the year.
- Most of the infrastructure expenditures relate to activity in filings 57, MH and PD. The revenue and corresponding infrastructure variances are due to timing.
- A total of approximately \$0k was advanced by Forest City for infrastructure.
-

Comments - Statement of Net Assets

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

Comments - Infrastructure Funding Report:

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General Comments:

Park Creek Metropolitan District
Balance Sheet Governmental Fund
May 31, 2024

<u>Assets</u>	
<u>Current Assets</u>	
BW Deposit and Cash Accounts	\$ 10,184,844
Miscellaneous Receivables	56,623
Intercompany Receivable	13,420,681
Clearing - Job costs	<u>(144,935)</u>
Total Current Assets	\$ 23,517,213
<u>Long Term Assets</u>	
<u>Fund Investments</u>	
2024 Bonds - Improvement Project	\$ 12,632,446
2016A Sr bonds - revenue	24,738,589
2016A Sr bonds - admin	45
2016A Sr bonds - SO tax	707,753
2016A COI/Surplus	7,458
2020 Bonds - reserve acct	1,940,156
2020 Bonds - Revenue bonds	5
2022 Senior - Debt Service acct	1
2022 Senior - Capitalized Intere	58
2022 Senior - Project Acct	15,468
2024 Bonds - Debt Service	<u>122</u>
Total Ltd Prop Tax Funds (InTract)	\$ 40,042,102
Long Term Fund Assets	\$ 40,042,102
Prepaid Casualty Insurance	<u>\$ 57,349</u>
Long Term Capital Assets	\$ 57,349
Total Long Term Assets	<u>\$ 40,099,451</u>
Total Assets	<u>\$ 63,616,664</u>
<u>Liabilities and Net Assets</u>	
<u>Current Liabilities</u>	
Accounts Payable	\$ 2,249,625
Accrued Expenses	<u>370,352</u>
Total Current Liabilities	\$ 2,619,976
<u>Long Term Liabilities</u>	
Long Term Liabilities	<u></u>
Total Liabilities	\$ 2,619,976
<u>Net Assets</u>	
Net Assets - Prior Period	\$ 9,830,422
Property Conveyance	
Incr / (Decr) in Net Assets	<u>51,166,267</u>
Total Net Assets	\$ 60,996,689
Total Liabilities & Net Assets	<u>\$ 63,616,665</u>

unaudited

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
All Funds Combined
For the 5 Months Ended May 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
5,137,410	4,706,205	(431,205)	Westerly Creek taxes	43,128,855	41,308,789	(1,820,066)
-	-	-	- Developer Advances	-	(382,555)	(382,555)
-	-	-	- Bond Proceeds	-	58,125,000	58,125,000
-	-	-	- Earned Bond Premium	-	3,933,206	3,933,206
2,000	-	(2,000)	Misc Income	12,750	-	(12,750)
-	3,764	3,764	Dura rev - 2014 D2 loan	-	109,746	109,746
54,000	326,739	272,739	Aurora Use tax, etc	270,000	337,677	67,677
300,000	-	(300,000)	DURA Revenue	1,600,000	-	(1,600,000)
-	52,013	52,013	Dura revenue	-	343,045	343,045
25,083	151,086	126,003	Interest Income	125,417	325,659	200,242
5,518,493	5,239,806	(278,687)	Total: Revenue	45,137,022	104,100,566	58,963,544
<u>Expenditures</u>						
-	578	(578)	Trunk Total	-	578	(578)
300,000	64,477	235,523	Trunk Open Space Total	1,600,000	489,791	1,110,209
1,001,250	865,159	136,091	InTract Total	5,006,250	2,755,862	2,250,388
-	-	-	- Recreation Center Total	-	-	-
-	-	-	- Denver Water Total	500	31	469
1,301,250	930,213	371,037	Subtotal: Infrastructure	6,606,750	3,246,261	3,360,489
-	326,739	(326,739)	Interest Exp - Notes Stapleton Land	-	337,677	(337,677)
-	-	-	- Bond Issuance Costs	650,000	1,516,544	(866,544)
-	-	-	- Trustee Fees	26,700	15,300	11,400
-	-	-	- Payment on Advances - Principal	-	609,290	(609,290)
-	-	-	- Payment on Notes - Principal	-	45,000,000	(45,000,000)
-	-	-	- Insurance	20,000	13,780	6,220
55,900	7,781	48,119	Other Capital Expenditures	280,500	64,588	215,912
55,900	334,519	(278,619)	Subtotal: Other Capital	977,200	47,557,179	(46,579,979)
<u>General and Administrative Expenses</u>						
945,812	467,239	478,573	Park Creek General Fund Expense	3,884,969	926,114	2,958,855
47,645	45,972	1,673	Westerly Creek Expenses	775,783	743,067	32,716
993,457	513,211	480,246	Subtotal: G&A	4,660,752	1,669,182	2,991,570
2,350,607	1,777,944	572,663	Total: Expenditures	12,244,702	52,472,622	(40,227,920)
3,167,886	3,461,862	293,976	Revenue Over/(Under) Expenditures	32,892,320	51,627,945	18,735,625
-	(30)	(30)	Transfer (To) From Bond Funds	(560,000)	(335,769)	224,231
-	-	-	- Transfer (To) From General Funds	560,250	335,710	(224,540)
-	30	30	Transfer (To) From Capital Funds	-	59	59
-	-	-	- Total: Other Financing Sources/(Uses)	250	-	(250)
3,167,886	3,461,862	293,976	Increase/(Decrease) in Net Assets	32,892,570	51,627,945	18,735,375

Park Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
Park Creek General Fund
For the 5 Months Ended May 31, 2024

<u>Current</u> <u>Budget</u>	<u>Actual</u>	<u>Favorable</u> <u>(Unfavorable)</u>		<u>YTD</u> <u>Budget</u>	<u>Actual</u>	<u>Favorable</u> <u>(Unfavorable)</u>
<u>Revenue:</u>						
547,837	392,646	(155,191)	Westerly Creek Taxes - O&M and SO	2,628,324	2,525,347	(102,977)
83	-	(83)	Interest income	417	-	(417)
547,920	392,646	(155,274)	Total: Revenue	2,628,741	2,525,347	(103,394)
<u>Expenditures</u>						
<u>General and Administrative Expenditures</u>						
576	890	(314)	Staff Services	2,886	4,269	(1,383)
38	126	(88)	Office Services	593	449	144
22	22	-	Office Rent	110	110	-
-	587	(587)	Rent - Storage	-	2,698	(2,698)
-	-	-	Dues	-	124	(124)
1,000	-	1,000	Professional Services	5,000	2,500	2,500
6,250	9,684	(3,434)	Legal Fees	31,250	18,851	12,399
21,000	-	21,000	Accounting/Audit Fees	21,000	-	21,000
2,000	1,615	385	Accounting Services	10,000	2,107	7,893
15,334	-	15,334	Contingency	76,668	-	76,668
582,440	-	582,440	Reserve for Improvements	2,912,202	-	2,912,202
-	-	-	Insurance Expense	55,000	43,774	11,226
-	-	-	Public Art Monitoring	2,000	-	2,000
-	-	-	Public Art expenses	-	(32,000)	32,000
302,050	432,681	(130,631)	District MCA Maint	731,650	841,174	(109,524)
15,102	21,634	(6,532)	District MCA Fee	36,610	42,058	(5,448)
1,430	1,379	51	Westerly Creek Expenses	367,959	353,062	14,897
947,242	468,618	478,624	Subtotal: G&A	4,252,928	1,279,176	2,973,752
947,242	468,618	478,624	Total: Expenditures	4,252,928	1,279,176	2,973,752
(399,322)	(75,972)	323,350	Revenue Over/(Under) Expenditures	(1,624,187)	1,246,170	2,870,357
-	-	-	- Transfer (To) From Bond Funds	(560,000)	(335,710)	224,290
-	-	-	- Transfer (To) From Capital Funds	-	-	-
-	-	-	- Total: Other Financing Sources/(Uses)	(560,000)	(335,710)	224,290
(399,322)	(75,972)	323,350	Increase/(Decrease) in Net Assets	(2,184,187)	910,460	3,094,647

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Capital Fund
For the 5 Months Ended May 31, 2024

<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>			
			Bond Proceeds		14,205,101	14,205,101
			Earned Bond Premium		961,232	961,232
2,000		(2,000)	Misc Income	10,250		(10,250)
			Developer Advance Receipts - FC		(382,555)	(382,555)
300,000	52,013	(247,987)	DURA Revenue	1,600,000	343,045	(1,256,955)
	3,764	3,764	Dura rev - 2014 D2 loan		109,746	109,746
54,000	326,739	272,739	Aurora Use tax, etc	270,000	337,677	67,677
	55,147	55,147	Investment Income		174,228	174,228
356,000	437,662	81,662	Total: Revenue	1,880,250	15,748,474	13,868,224
			<u>Expenditures</u>			
	578	(578)	Trunk Total		578	(578)
300,000	64,477	235,523	Trunk Open Space Total	1,600,000	489,791	1,110,209
1,001,250	865,159	136,091	InTract Total	5,006,250	2,755,862	2,250,388
			Recreation Center Total			
			Denver Water Total	500	31	469
1,301,250	930,213	371,037	Subtotal: Infrastructure	6,606,750	3,246,261	3,360,489
	326,739	(326,739)	Interest Expense		337,677	(337,677)
			Bond Issuance Costs		370,626	(370,626)
			Trustee Fees	26,700	15,300	11,400
			Insurance Expense	20,000	13,780	6,220
			Dues	1,500	1,114	386
	7,500	(7,500)	CCD Review/Monitoring Fee		7,500	(7,500)
1,900	281	1,619	Accounting Services	8,500	3,198	5,302
			Bank Charges		8,215	(8,215)
54,000		54,000	Interim Damage Repairs	270,500	44,562	225,939
55,900	334,519	(278,619)	Subtotal: Other Capital	327,200	801,971	(474,771)
			<u>General and Administrative Expenses</u>			
			Subtotal: G&A			
1,357,150	1,264,733	92,417	Total: Expenditures	6,933,950	4,048,232	2,885,718
(1,001,150)	(827,071)	174,079	Revenue Over/(Under) Expenditures	(5,053,700)	11,700,242	16,753,942
	(30)	(30)	Transfer (To) From Bond Funds		(59)	(59)
			Transfer (To) From General Funds	250		(250)
	(30)	(30)	Total: Other Financing Sources/(Uses)	250	(59)	(309)
(1,001,150)	(827,101)	174,049	Increase/(Decrease) in Net Assets	(5,053,450)	11,700,182	16,753,632

Park Creek Metropolitan District
Revenues, Expenditures and Changes in Net Assets
Park Creek Debt Fund
For the 5 Months Ended May 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
<u>Revenue:</u>						
4,589,573	4,313,558	(276,015)	Westerly Creek Taxes - Debt Service	40,500,531	38,783,442	(1,717,089)
			Bond Proceeds		43,919,899	43,919,899
			Earned Bond Premium		2,971,974	2,971,974
			Misc Income	2,500		(2,500)
25,000	95,939	70,939	Investment Income	125,000	151,431	26,431
4,614,573	4,409,498	(205,075)	Total: Revenue	40,628,031	85,826,746	45,198,715
<u>Expenditures</u>						
			Interest Exp notes - Lapsis		460,000	(460,000)
			Payment on Advances - Interest		1,678	(1,678)
			Bond Issuance Costs	650,000	1,145,918	(495,918)
			Developer Advances Repayments		45,609,290	(45,609,290)
			Subtotal: Other Capital	650,000	47,216,886	(46,566,886)
<u>General and Administrative Expenses</u>						
46,215	44,593	1,622	Payments to Westerly Creek	407,824	390,005	17,819
46,215	44,593	1,622	Subtotal: G&A	407,824	390,005	17,819
46,215	44,593	1,622	Total Expenditures	1,057,824	47,606,891	(46,549,067)
4,568,358	4,364,905	(203,453)	Revenue Over/(Under) Expenditures	39,570,207	38,219,855	(1,350,352)
			Transfer (To) From Bond Funds			
			Transfer (To) From General Funds	560,000	335,710	(224,290)
	30	30	Transfer (To) From Capital Funds		59	59
	30	30	Total: Other Financing Sources/(Uses)	560,000	335,769	(224,231)
4,568,358	4,364,934	(203,424)	Increase/(Decrease) in Net Assets	40,130,207	38,555,624	(1,574,583)

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 5 Months Ended May 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
4,589,573	4,310,401	(279,172)	Property Tax - Debt	40,500,531	38,756,446	(1,744,085)
141,268	133,311	(7,957)	Property Tax - O&M	1,246,618	1,198,653	(47,965)
406,569	259,237	(147,332)	Specific Ownership tax	1,381,706	1,325,859	(55,847)
-	3,157	3,157	Interest Income	-	26,996	26,996
-	98	98	Interest income	-	835	835
<u>5,137,410</u>	<u>4,706,205</u>	<u>(431,205)</u>	Total: Revenue	<u>43,128,855</u>	<u>41,308,789</u>	<u>(1,820,066)</u>
Expenditures						
<u>General and Administrative Expenditures</u>						
-	-	-	WCMD Expenses	340,300	341,000	(700)
46,215	44,593	1,622	Treasury Commission - DS	407,824	390,005	17,819
<u>1,430</u>	<u>1,379</u>	<u>51</u>	Treasury Commission - OM	<u>12,617</u>	<u>12,062</u>	<u>555</u>
47,645	45,972	1,673	Subtotal: G&A	760,741	743,067	17,674
<u>47,645</u>	<u>45,972</u>	<u>1,673</u>	Total: Expenditures	<u>760,741</u>	<u>743,067</u>	<u>17,674</u>
<u>5,089,765</u>	<u>4,660,233</u>	<u>(429,532)</u>	Revenue Over/(Under) Expenditures	<u>42,368,114</u>	<u>40,565,721</u>	<u>(1,802,393)</u>
47,645	45,972	(1,673)	Transfers From Park Creek	760,741	743,067	(17,674)
<u>(5,137,410)</u>	<u>(4,706,205)</u>	<u>431,205</u>	Transfers(To) Park Creek	<u>(43,128,855)</u>	<u>(41,308,789)</u>	<u>1,820,066</u>
(5,089,765)	(4,660,233)	429,532	Total: Other Financing Sources/(Uses)	(42,368,114)	(40,565,721)	1,802,393
<u>-</u>	<u>-</u>	<u>-</u>	Increase/(Decrease) in Net Assets	<u>-</u>	<u>-</u>	<u>-</u>

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

As of May 31, 2024											
	In-tract	Trunk								Developer Contributions & Advances - Non GCP Funds	Total
		TIF Funds inc D2 Loan, Excess Rev & Encumbered Excess - PB	TOS Funds (TIF funded & D2 loan)	GCP Funds	FCS/COPS Section 10	Art Funds	System Development Fees	TOS Fees - Section 10	CDOT FUNDS	CCD funds IC-4B	DPS Advances
Available balances											
System Development Fees											
TIF Revenue (includes unreleased, released and encumbered)			0				271,336	1,801,438			
Good Citizen Payment ("GCP") IFDA F3											2,072,775
Developer Contribution and Advances for IC4 from IFDA F4											0
CCD/CDOT funds										16,948	0
COPS/Section 10					477,538						16,948
DPS advances											477,538
Total	0	0	0	0	477,538	0	271,336	1,801,438	0	16,948	2,567,261
Remaining to be Paid on Approved IFDA's and other approved projects											
IFDA #15 & 15A	430,690										0
IFDA 34 - dated Sep 2010 - executed Mar 2011 - CFN Apr 2011	937,256	111,442									111,442
IFDA 36 - F36 and amendment to IFDA28 (May 2012)	0	287,314						342,200			287,314
IFDA 49 - Filing 49	8,460,619				11,914						354,114
IFDA 52 - Filing 52	102,239	469,973									469,973
IFDA 53 - Filing 53	5,835										0
IFDA 54 - Filing 54	840,479							67,417			67,417
IFDA 56 - Filing 56	80,033										0
IFDA 57 - Filing 57	5,601,323										0
IFDA 59 - Filing 59	230,486										0
IFDA 60 - Filing 60	80,895										0
IFDA MD		53,503									53,503
IFDA ME		78,554									78,554
IFDA MF	437,229										0
IFDA MG	2,917,945										0
IFDA MH	1,231,504										0
IFDA ML		267,747									267,747
IFDA PA		501,342									501,342
IFDA PC		1,145,160									1,145,160
IFDA PD											0
Approved Uses - Remaining to be Paid	21,356,533	2,914,985	0	0	11,914	0	0	409,617	0	0	3,336,516
Funds Remaining	(21,356,533)	(2,914,985)	0	0	0	0	271,336			0	(769,255)
Anticipated near term funding sources											
Total Anticipated Funding Sources	0	0	0	0	0	0	0			0	0
Amount available / (required) after funding approved IFDAs	(21,356,533)	(2,914,985)	0	0	0	0	271,336			0	(769,255)
IFDA's submitted but not yet approved											
Total Pending Uses	0	0	0	0	0	0	0			0	0
Funding Available / (Required)	(21,356,533)	(2,914,985)	0	0	0	0	271,336			0	(769,255)
Future Projects : Cost											
Total Future Projects Before Funding Sources	-	-	-	-	-	-	-	-	-	-	-

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<https://sharepoint.com/Tax/Accounting/Accounting/PC-AID-and-WC-MD-Finanzhilfe-2024-Finanzhilfe-2024-Funding-Report>

Park Creek Metropolitan District
Trunk IFDAs #All Open- Filing #All Open
Draw NA/113/NA/NA/66
As of: 5/31/2024

	Approved IFDA	Original CFN	CFN Amendments	A Current CFN	Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
Trunk	Filing 15 Total IFDA 15	10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
		10,323,181	(430,123)	9,893,057	9,888,386	4,671	9,893,056	1
Trunk	Filing 34 Total IFDA 34	5,918,735	-	5,918,735	5,807,293	111,442	5,807,293	111,442
		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
		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)
		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
		125,658	(26,102)	99,537	99,537	0	99,537	0
Trunk	Filing 47 Total IFDA 47	671,755	(81,192)	590,563	590,563	0	590,563	0
		671,755	(81,192)	590,563	590,563	0	590,563	0
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
		924,221	-	924,221	591,171	333,050	582,021	342,200
Park Trunk	Filing 52 Total IFDA 52	2,056,690	(105,000)	1,951,690	1,481,767	469,923	1,481,767	469,923
		2,056,690	(105,000)	1,951,690	1,481,767	469,923	1,481,767	469,923
Park Trunk	Filing 54 Total IFDA 54	412,152	-	412,151	344,734	67,417	344,734	67,417
		412,152	-	412,151	344,734	67,417	344,734	67,417
Trunk	Filing A1 Total IFDA A1	2,750,000	123,750	2,873,750	2,873,750	0	2,873,750	0
		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	(45,961)	16,757,765	16,757,765	(0)	16,757,765	(0)
		16,803,727	(45,961)	16,757,765	16,757,765	(0)	16,757,765	(0)
Trunk	Filing IC-4A Total IFDA C4A	1,922,816	(13,112)	1,909,705	1,909,705	(0)	1,909,705	(0)
		1,922,816	(13,112)	1,909,705	1,909,705	(0)	1,909,705	(0)
Trunk	Filing IC-4B Total IFDA IC-4B	8,400,000	114,127	8,514,127	8,514,128	(0)	8,514,128	(0)
		8,400,000	114,127	8,514,127	8,514,128	(0)	8,514,128	(0)
Trunk	Filing MB Total IFDA MB	4,834,360	(1,128,343)	3,706,017	3,706,018	(0)	3,706,018	(0)
		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
		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
		90,494	-	90,494	8,479	78,554	8,479	78,554
Park Trunk	Filing NIF Linear Park Total IFDA P8	5,949,489	1,075,076	7,083,639	7,083,639	0	7,083,639	0
		5,949,489	1,075,076	7,083,639	7,083,639	0	7,083,639	0
Park Trunk	Filing PA Total IFDA PA	19,242,911	1,059,421	20,302,332	20,034,585	267,747	20,034,585	267,747
		19,242,911	1,059,421	20,302,332	20,034,585	267,747	20,034,585	267,747
Park Trunk	Filing PB Total IFDA PB	14,450,857	(914,710)	13,536,145	13,536,145	1	13,536,145	1
		14,450,857	(914,710)	13,536,145	13,536,145	1	13,536,145	1
Park Trunk	Filing PC Total IFDA PC	10,512,911	4,926,292	11,826,292	11,695,137	131,156	11,324,950	501,342
		10,512,911	4,926,292	11,826,292	11,695,137	131,156	11,324,950	501,342
Park Trunk	Filing PD Total IFDA PD	6,958,768	-	6,958,768	6,437,715	521,053	5,813,608	1,145,160
		6,958,768	-	6,958,768	6,437,715	521,053	5,813,608	1,145,160
	Total Trunk Job Costs	65,340,315	(3,862,930)	61,493,361	60,633,827	1,007,672	60,628,949	1,012,651

Park Creek Metropolitan District
 Trunk IFDAs #All Open- Filing #All Open
 Draw NA/113/NA/NA/66
 As of: 5/31/2024

Total Park Trunk Job Costs
 Total

Approved IFDA	Original CFN	A		Contracted	Uncontracted	B Amount Paid	A-B Remaining to Pay on CFN
		CFN Amendments	Current CFN				
58,451,309	54,838,396	6,146,079	61,043,549	59,723,125	1,320,424	58,719,681	2,323,867
123,791,624	120,178,691	2,283,148	122,536,909	120,356,952	2,328,096	119,348,530	3,336,518

		Approved IFDA	Original CFN	CFN Amendments	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	13,897,856 13,897,856	(304,024) (304,024)	13,593,832 13,593,832	13,156,784 13,156,784	437,049 437,049	13,163,142 13,163,142	430,690 430,690
In-Tract	Filing 17 Total IFDA 17	10,130,330 10,130,330	10,130,330 10,130,330	48,699 48,699	10,179,029 10,179,029	10,179,030 10,179,030	(1) (1)	10,179,030 10,179,030	(1) (1)
In-Tract	Filing 32 Total Filing 34 Total IFDA 32	16,929,665 370,052 17,299,717	16,929,665 370,052 17,299,717	815,983 (341,542) 474,441	17,745,648 28,511 17,774,158	17,745,648 28,511 17,774,159	(0) - (0)	17,745,648 28,511 17,774,159	(0) - (0)
In-Tract	Filing 34 Total IFDA 34	8,480,866 8,480,866	8,480,867 8,480,867	(2) (2)	8,480,864 8,480,864	7,667,526 7,667,526	819,509 819,509	7,549,779 7,549,779	937,256 937,256
In-Tract	Filing 35 Total Filing FIK Total IFDA 35	5,404,254 2,592,337 7,996,591	5,404,254 2,592,337 7,996,591	(1,198,411) 284,269 (914,142)	4,205,843 2,876,606 7,082,449	4,205,843 2,876,456 7,082,299	(0) 150 150	4,205,843 2,876,606 7,082,449	(0) (0) (0)
In-Tract	Filing 36 Total IFDA 36	31,228,859 31,228,859	31,228,859 31,228,859	(1,467,183) (1,467,183)	29,761,676 29,761,676	29,761,675 29,761,675	1 1	29,761,675 29,761,675	1 1
In-Tract	Filing 40 Total IFDA 40	5,212,621 5,212,621	5,212,621 5,212,621	(277,427) (277,427)	4,935,194 4,935,194	4,935,195 4,935,195	(1) (1)	4,935,195 4,935,195	(1) (1)
In-Tract	Filing 42 Total IFDA 42	16,952,761 16,952,761	16,952,761 16,952,761	(3,066,225) (3,066,225)	13,886,536 13,886,536	13,886,537 13,886,537	(1) (1)	13,886,537 13,886,537	(1) (1)
In-Tract	Filing 45 Total IFDA 45	35,656,775 35,656,775	35,656,775 35,656,775	(4,101,347) (4,101,347)	31,555,428 31,555,428	31,555,427 31,555,427	1 1	31,555,427 31,555,427	1 1
In-Tract	Filing 47 Total IFDA 47	15,875,085 15,875,085	15,875,085 15,875,085	(1,910,392) (1,910,392)	13,964,693 13,964,693	13,964,692 13,964,692	0 0	13,964,693 13,964,693	0 0
In-Tract	Filing 48 Total IFDA 48	1,583,241 1,583,241	1,583,241 1,583,241	46,780 46,780	1,630,021 1,630,021	1,630,020 1,630,020	1 1	1,630,020 1,630,020	1 1
In-Tract	Filing 49 Total IFDA 49	58,653,806 58,653,806	58,653,806 58,653,806	- -	58,653,806 58,653,806	50,217,954 50,217,954	8,435,852 8,435,852	50,193,187 50,193,187	8,460,619 8,460,619
In-Tract	Filing 52 Total IFDA 52	7,788,143 7,788,143	7,788,143 7,788,143	(1,034,036) (1,034,036)	6,754,107 6,754,107	6,654,213 6,654,213	99,894 99,894	6,651,868 6,651,868	102,239 102,239
In-Tract	Filing 53 Total IFDA 53	1,998,696 1,998,696	1,998,696 1,998,696	271,230 271,230	2,269,926 2,269,926	2,264,091 2,264,091	5,835 5,835	2,264,091 2,264,091	5,835 5,835
In-Tract	Filing 54 Total IFDA 54	53,859,266 53,859,266	53,859,266 53,859,266	(4,274,632) (4,274,632)	49,584,633 49,584,633	48,843,776 48,843,776	740,857 740,857	48,744,154 48,744,154	840,479 840,479
In-Tract	Filing 55 Total IFDA 55	1,874,362 1,874,362	1,874,362 1,874,362	52,764 52,764	1,927,126 1,927,126	1,927,126 1,927,126	1 1	1,927,126 1,927,126	1 1
In-Tract	Filing 56 Total IFDA 56	2,966,874 2,966,874	2,966,874 2,966,874	(531,983) (531,983)	2,434,891 2,434,891	2,354,858 2,354,858	80,033 80,033	2,354,858 2,354,858	80,033 80,033
In-Tract	Filing 57 Total IFDA 57	52,110,215 52,110,215	52,110,215 52,110,215	- -	52,110,215 52,110,215	48,044,098 48,044,098	4,066,117 4,066,117	46,508,891 46,508,891	5,601,323 5,601,323
In-Tract	Filing 59 Total IFDA 59	2,209,768 2,209,768	2,209,768 2,209,768	- -	2,209,768 2,209,768	1,979,283 1,979,283	230,486 230,486	1,979,283 1,979,283	230,486 230,486

	Approved IFDA	Original CFN	CFN Amendments	Current CFN	A		B		A-B Remaining to Pay on CFN
					Contracted	Uncontracted	Amount Paid		
In-Tract	Filing 60 Total IFDA 60	1,945,158	681,447	2,626,604	2,580,370	46,234	2,545,709		80,895
		1,945,158	681,447	2,626,604	2,580,370	46,234	2,545,709		80,895
In-Tract	Filing AC Total IFDA AC	5,102,392	(630,837)	4,471,555	4,471,555	0	4,471,555		0
		5,102,392	(630,837)	4,471,555	4,471,555	0	4,471,555		0
In-Tract	Filing IC-4 Total IFDA C4	2,306,634	(271,356)	2,035,278	2,035,278	(0)	2,035,278		(0)
		2,306,634	(271,356)	2,035,278	2,035,278	(0)	2,035,278		(0)
In-Tract	Filing IC-4A Total IFDA C4A	2,042,680	(489,970)	1,564,584	1,564,584	0	1,564,584		0
		2,042,680	(489,970)	1,564,584	1,564,584	0	1,564,584		0
In-Tract	Filing MB Total IFDA MB	7,851,158	(2,126,357)	5,724,801	5,724,801	0	5,724,801		0
		7,851,158	(2,126,357)	5,724,801	5,724,801	0	5,724,801		0
In-Tract	Filing MC Total IFDA MC	8,507,309	(1,738,800)	6,712,763	6,712,764	(0)	6,712,764		(0)
		8,507,309	(1,738,800)	6,712,763	6,712,764	(0)	6,712,764		(0)
In-Tract	Filing MD Total IFDA MD	4,981,832	(1,096,845)	3,835,629	3,835,629	(0)	3,835,629		(0)
		4,981,832	(1,096,845)	3,835,629	3,835,629	(0)	3,835,629		(0)
In-Tract	Filing ME Total IFDA ME	7,387,006	(1,373,860)	5,951,322	5,951,322	0	5,951,322		0
		7,387,006	(1,373,860)	5,951,322	5,951,322	0	5,951,322		0
In-Tract	Filing MF Total IFDA MF	14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,670,963		437,229
		14,787,951	(3,521,300)	11,108,192	10,681,506	426,686	10,670,963		437,229
In-Tract	Filing MG Total IFDA MG	12,740,445	-	12,740,445	11,165,090	1,575,355	9,822,499		2,917,945
		12,740,445	-	12,740,445	11,165,090	1,575,355	9,822,499		2,917,945
In-Tract	Filing MH Total IFDA MH	3,834,747	-	3,834,747	3,700,875	133,872	2,603,243		1,231,504
		3,834,747	-	3,834,747	3,700,875	133,872	2,603,243		1,231,504
	Total Job costs	417,263,142	(27,555,357)	389,394,274	372,302,516	17,097,929	368,043,910		21,356,536

WESTERLY CREEK METROPOLITAN DISTRICT
Monthly Financial Report
Period Ended May 31, 2024

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.
-
-

General Comments:

- All tax income is transferred to Park Creek.
- All Westerly Creek expenses are funded by Park Creek.
 - Treasurers fee expense is 1% of property tax income and therefore varies inversely with the property tax income variance.
- Westerly Creek has no assets and therefore there is no Statement of Assets report.

Westerly Creek Metropolitan District
Revenue, Expenditures and Change in Net Assets
WCMD General Fund
For the 5 Months Ended May 31, 2024

Current Budget	Actual	Favorable (Unfavorable)		YTD Budget	Actual	Favorable (Unfavorable)
Revenue:						
4,589,573	4,310,401	(279,172)	Property Tax - Debt	40,500,531	38,756,446	(1,744,085)
141,268	133,311	(7,957)	Property Tax - O&M	1,246,618	1,198,653	(47,965)
406,569	259,237	(147,332)	Specific Ownership tax	1,381,706	1,325,859	(55,847)
-	3,157	3,157	Interest Income	-	26,996	26,996
-	98	98	Interest income	-	835	835
5,137,410	4,706,205	(431,205)	Total: Revenue	43,128,855	41,308,789	(1,820,066)
Expenditures						
General and Administrative Expenditures						
-	-	-	WCMD Expenses	340,300	341,000	(700)
46,215	44,593	1,622	Treasury Commission - DS	407,824	390,005	17,819
1,430	1,379	51	Treasury Commission - OM	12,617	12,062	555
47,645	45,972	1,673	Subtotal: G&A	760,741	743,067	17,674
47,645	45,972	1,673	Total: Expenditures	760,741	743,067	17,674
5,089,765	4,660,233	(429,532)	Revenue Over/(Under) Expenditures	42,368,114	40,565,721	(1,802,393)
47,645	45,972	(1,673)	Transfers From Park Creek	760,741	743,067	(17,674)
(5,137,410)	(4,706,205)	431,205	Transfers(To) Park Creek	(43,128,855)	(41,308,789)	1,820,066
(5,089,765)	(4,660,233)	429,532	Total: Other Financing Sources/(Uses)	(42,368,114)	(40,565,721)	1,802,393
-	-	-	Increase/(Decrease) in Net Assets	-	-	-

Park Creek Metropolitan District Board Meeting

Development Manager Agenda

June 27, 2024

Work Order Approval

IFDA 64 / Parcel 8

Mortenson W/O #TBD

Pre-Construction Services

~~\$TBD~~

\$329,899

Change Order Approval

IFDA 49

Loya Construction #5

Final Acceptance Punchlist

\$35,748



CONTRACTOR CHANGE ORDER
Exhibit C

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

RECEIVED JUN 13 REC'D

CHANGE ORDER NO.: 5

PROJECT: Filling 49/52 Roadway Acceptance Repairs

DATE: 10-Jun-24

TO: Loya Construction Inc.
7070 Dahlia Street
Commerce City, CO 80022

CONTRACT NO.: 57-08

DESCRIPTION CO #5 Description- Filling 49 Final Acceptance Punchlist
OF CHANGE:

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

Pay			Filling 49 in	Filling 52 in	Filling 57 in	Filling ? in	Total
Line	Item	Description	Tract	Tract	Tract	Tract	Amount
1	5.100	R&R Curb & Gutter	\$1,583	\$0	\$0	\$0	\$1,583
2	5.200	R&R Concrete Alley Aprons	\$9,732	\$0	\$0	\$0	\$9,732
3	5.300	Concrete R&S	\$703	\$0	\$0	\$0	\$703
4	5.400	PDR	\$1,500	\$0	\$0	\$0	\$1,500
5	5.500	Asphalt Infrareds	\$2,093	\$0	\$0	\$0	\$2,093
6	5.600	Asphalt Crack Seal	\$19,000	\$0	\$0	\$0	\$19,000
7	5.700	CCD ROW Permits	\$1,000	\$0	\$0	\$0	\$1,000
8	5.800	Bond 3%	\$137	\$0	\$0	\$0	\$137

f49 maintenance

See Attached for Additional Breakout Information

Net Increase/Decrease to Contract:	\$35,748	\$0	\$0	\$0	\$35,748
The original Contract Sum was	\$38,123	\$21,170	\$0	\$0	\$59,293
Net change by previously authorized Change Orders	\$53,141	\$1,185	\$113,855	\$0	\$168,181
The Contract Sum prior to this Change Order was	\$91,264	\$22,355	\$113,855	\$0	\$227,474
The Contract Sum will be modified in the amount of	\$35,748	\$0	\$0	\$0	\$35,748
The new Contract Sum including this Change Order will be	\$127,012	\$22,355	\$113,855	\$0	\$263,222

AS A RESULT OF THIS CHANGE THE SCHEDULE IS INCREASED BY 0 CONSECUTIVE CALENDAR DAYS
UNLESS STATED ABOVE, ALL CONTRACT PROVISIONS SHALL CONTINUE IN FULL FORCE AND EFFECT

Recommended by: Construction Manager
M.A. Mortenson Company
8842 East 40th Ave
Denver, CO 80238

Talen Garcia
BY (Signature)

Talen Garcia
(Printed Name)

6/13/24
Date

Approved by: Development Manager
Brookfield Properties
7351 E. 29th Ave.
Denver, CO 80238

Date

Accepted by: Contractor/Supplier
Loya Construction Inc.
7070 Dahlia Street
Commerce City, CO 80022

Taylor Bachman
BY (Signature)

Taylor Bachman
(Printed Name)

6/11/2024
Date

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

King H. Harris, President

Date

Please See Attached for Routing Information

CONTRACTOR CHANGE ORDER BREAKOUT

Exhibit C



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

CHANGE ORDER NO.: 5

DATE: 10-Jun-24

CONTRACT NO.: 57-08

PROJECT: Filing 49/52 Roadway Acceptance Repairs

TO: Loya Construction Inc.
7070 Dahlia Street
Commerce City, CO 80022

CO #5 Description- Filing 49 Final Acceptance Punchlist

DESCRIPTION OF CHANGE:

Line	Pay Item	Description	Category	Explanation	Unit	Unit Cost	Filing 49 In Tract	Filing 52 In Tract	Filing 57 In Tract	Filing ? In Tract	Total QTY	Total Cost
1	5.100	R&R Curb & Gutter	Roadway	Filing 49 Final Acceptance Punchlist	LF	\$65.97	24.00				24.00	\$1,583.28
2	5.200	R&R Concrete Alley Aprons	Roadway	Filing 49 Final Acceptance Punchlist	SF	\$52.32	186.00				186.00	\$9,732.72
3	5.300	Concrete R&S	Roadway	Filing 49 Final Acceptance Punchlist	LF	\$37.00	19.00				19.00	\$703.00
4	5.400	PDR	Roadway	Filing 49 Final Acceptance Punchlist	EA	\$300.00	5.00				5.00	\$1,500.00
5	5.500	Asphalt Infrareds	Roadway	Filing 49 Final Acceptance Punchlist	SF	\$9.30	225.00				225.00	\$2,093.25
6	5.600	Asphalt Crack Seal	Roadway	Filing 49 Final Acceptance Punchlist	LBS	\$4.75	4,000.00				4,000.00	\$19,000.00
7	5.700	CCD ROW Permits	Roadway	Filing 49 Final Acceptance Punchlist	LS	\$1,000.00	1.00				1.00	\$1,000.00
8	5.800	Bond 3%	Roadway	Filing 49 Final Acceptance Punchlist	LS	\$136.65	1.00				1.00	\$137.00
9												
10												
11												
12												
13												
14												
15												
											Total:	\$35,748.25

CONSECUTIVE CALENDAR DAY INCREASE TO THE PROJECT SCHEDULE AS A RESULT OF THIS CHANGE IS 0 DAYS

Routing Information:

- 6 originals to Contractor for Signature (from Mortenson)
- 5 originals returned to Construction Manager for Signature (from Contractor)
- 5 originals forwarded to Development Manager for Signature (from Construction Manager)
- 5 originals forwarded to Owner for Signature (from Development Manager)
- 3 executed originals returned to Development Manager (from Owner)
- 2 executed originals returned to Construction Manager (from Development Manager)
- 1 executed original returned to Contractor (from Construction Manager)

