

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
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<https://www.colorado.gov/pacific/stcmd>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
James A. Brzostowicz	President	2023/May 2023
Terry Willis	Assistant Secretary	2023/May 2023
VACANT		2023/May 2023
VACANT		2022/May 2022
VACANT		2022/May 2022

Peggy Ripko Secretary

DATE: April 6, 2022

TIME: 9:00 A.M.

LOCATION: Via Online Zoom Meeting

**IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE USE THE
FOLLOWING INFORMATION:**

Join Zoom Meeting

<https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>

Meeting ID: 897 9736 4658

Passcode: 115782

One tap mobile

+12532158782

Please email Peggy Ripko if there are any issues (pripko@sdmsi.com).

I. ADMINISTRATIVE MATTERS

A. Confirm Quorum. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda; confirm location of the meeting and posting of meeting notice.

C. Approve Minutes of the February 9, 2022 Special Meeting (enclosure).

II. PUBLIC COMMENTS

A. _____

III. FIRE RESPONSE

- A. Update regarding Federal Emergency Management Agency “FEMA” grant.
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IV. FINANCIAL MATTERS

- A. Review and ratify approval of payment of claims for the following period (enclosure):

Fund	Period Ending Feb. 17, 2022	Period Ending March 24, 2022	Special Check March 2022
General	\$ 27,957.34	\$ 129,399.71	\$ 3,157.36
Debt	\$ 9,500.00	\$ -0-	\$ -0-
Capital	\$ 2,351.25	\$ -0-	\$ -0-
Payroll	\$ 184.70	\$ 92.35	\$ -0-
Total	\$ 28,142.04	\$ 129,492.06	\$ 3,157.36

- B. Review and accept Unaudited Financial Statements through the period ending February 28, 2022 (enclosures).
-

V. LEGAL MATTERS

- A. Discuss recouping taxes for the previous years.
-

VI. OPERATIONS AND MAINTENANCE

- A. Discuss Operating Projections.
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- B. Review and consider approval of proposal from Vargas Property Services, Inc. for maintenance for Block 14 (enclosure).
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- C. Review and consider approval of proposal from Vargas Property Services, Inc. for maintenance for Block 26 (enclosure).
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- D. Ratify approval of proposal from TK Elevator Corporation for maintenance on the elevator (enclosure).
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VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$3,674,672.31, under Final Engineers Report and Certification #81 prepared by Ranger Engineering, LLC, dated February 28, 2022 (enclosure).
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- B. Review and consider acceptance of improvement costs in the amount of \$1,047,568.84, under Final Engineers Report and Certification #82 prepared by Ranger Engineering, LLC, dated March 28, 2022 (enclosure).
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VIII. DEVELOPER UPDATE

- A. Status of Lot and Home Sales.
-

- B. Status of any Necessary Inclusions.
-

- C. Status of Conveyance of Facilities.
-

IX. COVENANTS

- A. Discuss Community Manager's Update.
-

X. OTHER MATTERS

- A.

XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 4, 2022.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD FEBRUARY 9, 2022

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 9th day of February, 2022, at 9:00 A.M. This District Board meeting was held by Zoom at: <https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09>; Meeting ID: 897 9736 4658, Passcode: 115782 and via telephone conference at: 1-253-215-8782. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz, President
Terry Willis, Assistant Secretary

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. ("SDMS")

Jennifer L. Ivey, Esq.; Icenogle Seaver Pogue, P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Sonia Chin and Jessica Sergi; Ranch Capital, LLC

Cathi Wielgus; Commuting Solutions

Guy 'Anthony' Harrigan; STC Metropolitan District No. 1 Board Member

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Ripko requested that the Directors review the Agenda for the meeting and advised the Board to disclose any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Ripko noted a quorum was present. The Board reviewed the proposed Agenda for the District's Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Agenda, as presented.

Confirm Quorum, Location of Meeting and Posting of Meeting Notices: Ms. Ripko confirmed the presence of a quorum and that notice of the time, date and location/manner of the meeting was duly posted and that that no objections to the virtual/telephonic manner of the meeting have been received.

Minutes: The Board reviewed the Minutes of the November 3, 2021 and January 12, 2022 Special Meetings.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Minutes of the November 3, 2021 and January 12, 2022 Special Meetings.

Resignation of Director: The resignation of Director Angie Hulsebus, effective as of January 13, 2022, was acknowledged.

PUBLIC COMMENTS

Ms. Wielgus provided the Board with an overview of Commuting Solutions.

FIRE RESPONSE

Architectural Review Process for Rebuilding: The Board entered into discussion regarding the architectural review process for rebuilding.

Resolution Regarding a Waiver of Certain Provisions of Design Guidelines as Applied to Fire Damaged/Destroyed Homes: The Board reviewed a Resolution regarding a Waiver of Certain Provisions of Design Guidelines as Applied to Fire Damaged/Destroyed Homes.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Willis and, upon vote, unanimously carried, the Board adopted the Resolution regarding a Waiver of Certain Provisions of Design Guidelines as Applied to Fire Damaged/Destroyed Homes.

FINANCIAL MATTERS

Claims: The Board considered the ratification of approval of the payment of claims as follows:

RECORD OF PROCEEDINGS

Fund	Period Ending Dec. 17, 2021	Period Ending January 25, 2022
General	\$ 26,794.78	\$ 13,292.15
Debt	\$ -0-	\$ -0-
Capital	\$ 4,749.64	\$ 1,449.64
Payroll	\$ 554.10	\$ -0-
Total	\$ 32,098.52	\$ 14,741.79

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financial Statements: Ms. Wheeler presented to the Board the unaudited financial statements for the period ending December 31, 2021 and schedule of cash position, dated December 31, 2021.

Following review and discussion, upon motion duly made by Director Willis, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending December 31, 2021 and schedule of cash position, dated December 31, 2021.

LEGAL MATTERS

Lender Estoppel requested by Carmel Partners: Attorney Ivey discussed the status of the Lender Estoppel requested by Carmel Partners and reported that they are in the process of negotiating the terms.

OPERATIONS AND MAINTENANCE

Operating Projections: No action was taken by the Board.

Additional Poop Stations: The Board entered into discussion regarding adding additional poop stations.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved adding additional poop stations.

Yards Signs for the Commuting Solutions Program: Ms. Wielgus provided the Board with a presentation regarding yards signs for the Commuting Solutions Program. No action was taken by the Board.

CAPITAL PROJECTS

Agreement Between Carmel Partners and the District for Maintenance and Operation Rules for the Parking Garage: The Board entered into discussion regarding an Agreement between Carmel Partners and the District for maintenance and operation rules for the parking garage. No action was taken by the Board.

RECORD OF PROCEEDINGS

Final Engineers Report and Certification #80 prepared by Ranger Engineering, LLC, dated January 20, 2022: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$2,647,483.10, detailed in the Final Engineers Report and Certification #80 prepared by Ranger Engineering, LLC, dated January 20, 2022.

DEVELOPER UPDATE

Status of Lot and Home Sales: No updates.

Necessary Inclusions: No action needed by the Board

Conveyance of Facilities: No action needed by the Board.

COVENANT CONTROL

Community Manager's Update: The Board reviewed the Community Manager's Report presented by Ms. Ripko.

OTHER MATTERS

There were no other matters.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1720						
02/17/2022	CAM Services	W356214	Parking Structure	1-730	927.50	927.50
Total 1720:						927.50
1721						
02/17/2022	Colorado Facility Management, L	22-121	O&M - Maintenance	1-735	993.26	993.26
Total 1721:						993.26
1722						
02/17/2022	Doody Calls	53711	O&M - Landscaping	1-720	703.50	703.50
Total 1722:						703.50
1723						
02/17/2022	Icenogle Seaver Pogue	21188	Legal	1-675	12,117.53	12,117.53
Total 1723:						12,117.53
1724						
02/17/2022	Ranger Engineering, LLC	1433	Engineering	3-784	2,351.25	2,351.25
Total 1724:						2,351.25
1725						
02/17/2022	Simmons & Wheeler, P.C.	30108	Accounting	1-612	362.00	362.00
02/17/2022	Simmons & Wheeler, P.C.	31247	Accounting	1-612	331.50	331.50
02/17/2022	Simmons & Wheeler, P.C.	32006	Accounting	1-612	1,207.99	1,207.99
02/17/2022	Simmons & Wheeler, P.C.	32236	Accounting	1-612	867.99	867.99
02/17/2022	Simmons & Wheeler, P.C.	32465	Accounting	1-612	2,284.76	2,284.76
Total 1725:						5,054.24
1726						
02/17/2022	Special Dist Management Srvs	D1 01/2022	Miscellaneous	1-685	34.07	34.07
02/17/2022	Special Dist Management Srvs	D1 01/2022	Management	1-680	310.80	310.80
02/17/2022	Special Dist Management Srvs	D2 01/2022	Miscellaneous	1-685	122.30	122.30
02/17/2022	Special Dist Management Srvs	D2 01/2022	Management	1-680	4,122.00	4,122.00
02/17/2022	Special Dist Management Srvs	D2 01/2022	Accounting	1-612	1,021.20	1,021.20
02/17/2022	Special Dist Management Srvs	D2 01/2022	Covenant Control	1-682	720.00	720.00
02/17/2022	Special Dist Management Srvs	D3 01/2022	Miscellaneous	1-685	32.27	32.27
02/17/2022	Special Dist Management Srvs	D3 01/2022	Management	1-680	236.80	236.80
Total 1726:						6,599.44
1727						
02/17/2022	Thyssenkrupp Elevator Corporati	3006393956	O&M - Maintenance	1-735	181.82	181.82
Total 1727:						181.82
1728						
02/17/2022	UMB Bank	908597	Paying Agent Fees	2-668	4,000.00	4,000.00
02/17/2022	UMB Bank	908598	Paying Agent Fees	2-668	3,000.00	3,000.00
02/17/2022	UMB Bank	908599	Paying Agent Fees	2-668	2,500.00	2,500.00
Total 1728:						9,500.00

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
20220201						
02/17/2022	Xcel Energy	765681631	Utilities	1-704	385.51	385.51
Total 20220201:						385.51
20220202						
02/17/2022	Xcel Energy	765664318	Utilities	1-704	197.29	197.29
Total 20220202:						197.29
20220203						
02/17/2022	Xcel Energy	765667696	Utilities	1-704	189.98	189.98
Total 20220203:						189.98
20220204						
02/17/2022	Xcel Energy	765690770	Utilities	1-704	32.71	32.71
Total 20220204:						32.71
20220205						
02/17/2022	Xcel Energy	765680898	Utilities	1-704	37.74	37.74
Total 20220205:						37.74
20220206						
02/17/2022	Xcel Energy	765148329	Utilities	1-704	38.15	38.15
Total 20220206:						38.15
20220207						
02/17/2022	Xcel Energy	765711116	Utilities	1-704	25.29	25.29
Total 20220207:						25.29
20220208						
02/17/2022	Xcel Energy	765735992	Utilities	1-704	44.91	44.91
Total 20220208:						44.91
20220209						
02/17/2022	Xcel Energy	765731834	Utilities	1-704	58.79	58.79
Total 20220209:						58.79
20220210						
02/17/2022	Xcel Energy	765705284	Utilities	1-704	131.26	131.26
Total 20220210:						131.26
20220211						
02/17/2022	Xcel Energy	765726964	Utilities	1-704	12.68	12.68
Total 20220211:						12.68
20220212						
02/17/2022	Xcel Energy	765733969	Utilities	1-704	42.83	42.83

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 20220212:						42.83
20220213						
02/17/2022	Xcel Energy	765963677	Utilities	1-704	35.44	35.44
Total 20220213:						35.44
20220214						
02/17/2022	Comcast	316389 01/2022	Parking Structure	1-730	147.47	147.47
Total 20220214:						147.47
Grand Totals:						39,808.59

Check Issue Date	Check Number	Payee	Amount
02/17/2022	9235	Brzostowicz, James	
02/17/2022	9236	Hulsebus, Angie	92.35
02/17/2022	9237	Willis, Terry A.	92.35
Grand Totals:			
	3		184.70

STC Metropolitan District No.2
February-22

	General		Debt		Capital		Totals
Disbursements	\$	27,957.34	\$	9,500.00	\$	2,351.25	\$ 39,808.59
			\$	-	\$	-	\$ -
Payroll	\$	184.70	\$	-			\$ 184.70
Payroll Taxes District Portion	\$	-	\$	-	\$	-	\$ -
Total Disbursements from Checking Acct		\$28,142.04		\$9,500.00		\$2,351.25	\$39,993.29

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1730						
03/24/2022	Doody Calls	54518	O&M - Landscaping	1-720	501.50	501.50
03/24/2022	Doody Calls	54832	O&M - Landscaping	1-720	1,245.00	1,245.00
Total 1730:						1,746.50
1731						
03/24/2022	Icenogle Seaver Pogue	21335	Legal	1-675	5,369.00	5,369.00
Total 1731:						5,369.00
1732						
03/24/2022	Mountain Alarm	2716606	Parking Structure	1-730	231.00	231.00
03/24/2022	Mountain Alarm	2716607	Parking Structure	1-730	82.50	82.50
03/24/2022	Mountain Alarm	2716608	Parking Structure	1-730	82.50	82.50
Total 1732:						396.00
1733						
03/24/2022	Prairie Mountain Publishing	1874009	Election	1-635	49.72	49.72
03/24/2022	Prairie Mountain Publishing	1874020	Election	1-635	52.80	52.80
03/24/2022	Prairie Mountain Publishing	1874035	Election	1-635	52.80	52.80
Total 1733:						155.32
1734						
03/24/2022	Simmons & Wheeler, P.C.	32576	Accounting	1-612	2,683.40	2,683.40
Total 1734:						2,683.40
1735						
03/24/2022	Special Dist Management Svcs	D1 02/2022	Miscellaneous	1-685	34.49	34.49
03/24/2022	Special Dist Management Svcs	D1 02/2022	Election	1-635	444.00	444.00
03/24/2022	Special Dist Management Svcs	D1 02/2022	Management	1-680	44.40	44.40
03/24/2022	Special Dist Management Svcs	D2 02/2022	Miscellaneous	1-685	124.89	124.89
03/24/2022	Special Dist Management Svcs	D2 02/2022	Management	1-680	1,649.20	1,649.20
03/24/2022	Special Dist Management Svcs	D2 02/2022	Accounting	1-612	710.40	710.40
03/24/2022	Special Dist Management Svcs	D2 02/2022	Covenant Control	1-682	710.00	710.00
03/24/2022	Special Dist Management Svcs	D3 02/2022	Miscellaneous	1-685	.60	.60
03/24/2022	Special Dist Management Svcs	D3 02/2022	Election	1-635	14.80	14.80
Total 1735:						3,732.78
1736						
03/24/2022	Thyssenkrupp Elevator Corporati	3006442314	O&M - Maintenance	1-735	181.82	181.82
Total 1736:						181.82
1737						
03/24/2022	Vargas Property Services, Inc.	33811	Snow Removal	1-725	9,120.00	9,120.00
03/24/2022	Vargas Property Services, Inc.	33865	Snow Removal	1-725	7,510.00	7,510.00
03/24/2022	Vargas Property Services, Inc.	33921	O&M - Landscaping	1-720	3,235.63	3,235.63
03/24/2022	Vargas Property Services, Inc.	33955	O&M - Landscaping	1-720	3,235.63	3,235.63
03/24/2022	Vargas Property Services, Inc.	33980	Snow Removal	1-725	2,069.00	2,069.00
03/24/2022	Vargas Property Services, Inc.	34011	Snow Removal	1-725	8,239.00	8,239.00
03/24/2022	Vargas Property Services, Inc.	34037	Snow Removal	1-725	9,959.00	9,959.00
03/24/2022	Vargas Property Services, Inc.	34069	Snow Removal	1-725	12,835.00	12,835.00
03/24/2022	Vargas Property Services, Inc.	34127	Snow Removal	1-725	8,670.00	8,670.00

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
03/24/2022	Vargas Property Services, Inc.	34189	Snow Removal	1-725	7,245.00	7,245.00
03/24/2022	Vargas Property Services, Inc.	34190	Snow Removal	1-725	2,330.00	2,330.00
Total 1737:						74,448.26
1738						
03/24/2022	Vargas Property Services, Inc.	32523	O&M - Landscaping	1-720	3,235.63	3,235.63
03/24/2022	Vargas Property Services, Inc.	32656	O&M - Landscaping	1-720	2,223.55	2,223.55
03/24/2022	Vargas Property Services, Inc.	32775	O&M - Landscaping	1-720	3,235.63	3,235.63
03/24/2022	Vargas Property Services, Inc.	32919	O&M - Landscaping	1-720	3,235.63	3,235.63
03/24/2022	Vargas Property Services, Inc.	32930	O&M - Landscaping	1-720	11,020.60	11,020.60
03/24/2022	Vargas Property Services, Inc.	33086	O&M - Landscaping	1-720	3,235.63	3,235.63
03/24/2022	Vargas Property Services, Inc.	33147	O&M - Landscaping	1-720	2,886.37	2,886.37
03/24/2022	Vargas Property Services, Inc.	33297	O&M - Landscaping	1-720	3,235.63	3,235.63
03/24/2022	Vargas Property Services, Inc.	33317	O&M - Landscaping	1-720	383.15	383.15
03/24/2022	Vargas Property Services, Inc.	33479	O&M - Landscaping	1-720	3,235.63	3,235.63
03/24/2022	Vargas Property Services, Inc.	33609	O&M - Landscaping	1-720	3,235.63	3,235.63
Total 1738:						39,163.08
20220301						
03/24/2022	Comcast	316386 02/2022	Parking Structure	1-730	147.47	147.47
Total 20220301:						147.47
20220302						
03/24/2022	Xcel Energy	769762409	Utilities	1-704	555.46	555.46
Total 20220302:						555.46
20220303						
03/24/2022	Xcel Energy	769760233	Utilities	1-704	193.86	193.86
Total 20220303:						193.86
20220304						
03/24/2022	Xcel Energy	769723142	Utilities	1-704	201.72	201.72
Total 20220304:						201.72
20220305						
03/24/2022	Xcel Energy	769751512	Utilities	1-704	42.26	42.26
Total 20220305:						42.26
20220306						
03/24/2022	Xcel Energy	769741422	Utilities	1-704	36.15	36.15
Total 20220306:						36.15
20220307						
03/24/2022	Xcel Energy	769764679	Utilities	1-704	32.48	32.48
Total 20220307:						32.48
20220308						
03/24/2022	Xcel Energy	769767200	Utilities	1-704	44.44	44.44

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 20220308:						44.44
20220309						
03/24/2022	Xcel Energy	769723066	Utilities	1-704	25.15	25.15
Total 20220309:						25.15
20220310						
03/24/2022	Xcel Energy	769700713	Utilities	1-704	38.43	38.43
Total 20220310:						38.43
20220311						
03/24/2022	Xcel Energy	769691002	Utilities	1-704	59.73	59.73
Total 20220311:						59.73
20220312						
03/24/2022	Xcel Energy	769683096	Utilities	1-704	133.72	133.72
Total 20220312:						133.72
20220313						
03/24/2022	Xcel Energy	769672787	Utilities	1-704	12.68	12.68
Total 20220313:						12.68
Grand Totals:						129,399.71

Check Issue Date	Check Number	Payee	Amount
03/24/2022	9238	Brzostowicz, James	
03/24/2022	9239	Willis, Terry A.	92.35
Grand Totals:			
	2		92.35

STC Metropolitan District No.2
March-22

	General	Debt	Capital	Totals
Disbursements	\$ 129,399.71			\$ 129,399.71
Payroll	\$ 92.35	\$ -	\$ -	\$ -
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct	\$129,492.06	\$0.00	\$0.00	\$129,492.06

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1729						
03/17/2022	Thyssenkrupp Elevator Corporati	ACIA-1Y5G56W	O&M - Maintenance	1-735	3,157.36	3,157.36
Total 1729:						3,157.36
Grand Totals:						3,157.36

STC Metropolitan District No.2
March-22

	Special Check				
	General	Debt	Capital		Totals
Disbursements	\$ 3,157.36			\$ 3,157.36	
			\$ -	\$ -	
Payroll		\$ -		\$ -	
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -	
Total Disbursements from Checking Acct	\$3,157.36	\$0.00	\$0.00	\$3,157.36	

STC Metropolitan District No. 2
Financial Statements

February 28, 2022

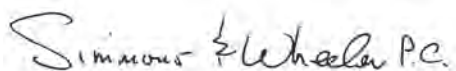
ACCOUNTANT'S COMPILATION REPORT

Board of Directors
STC Metropolitan District No. 2

Management is responsible for the accompanying financial statements of each major fund of STC Metropolitan District No. 2, as of and for the period ended February 28, 2022, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the two months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to STC Metropolitan District No. 2 because we performed certain accounting services that impaired our independence.

Handwritten signature of Simmons & Wheeler P.C.

March 31, 2022
Englewood, Colorado

STC Metropolitan District No 2
Balance Sheet - Governmental Funds and Account Groups
February 28, 2022

See Accountant's Compilation Report

	General Fund	Debt Service Fund	Capital Projects Fund	Account Groups	Total All Funds
Assets					
Current assets					
Cash in checking	\$ 33,539	\$ -	\$ -	\$ -	\$ 33,539
Cash in UMB accounts	-	10,568,405	8,349,597	-	18,918,002
Prepaid Expenses	20,961	-	-	-	20,961
Developer Receivable	81,996	-	-	-	81,996
SURA Taxes Receivable	-	-	-	-	-
Taxes receivable	266	1,855	-	-	2,121
MOB Receivable	-	-	-	-	-
Due from District No. 1	4,099	23,183	-	-	27,282
Due from District No 3	221	1,036	-	-	1,257
Due From Other funds	-	-	34,199	-	34,199
	<u>141,082</u>	<u>10,594,479</u>	<u>8,383,796</u>	<u>-</u>	<u>19,119,357</u>
Other assets					
Capital improvements	-	-	-	81,853,436	81,853,436
Amount available in debt service fund	-	-	-	10,572,614	10,572,614
Amount to be provided for retirement of debt	-	-	-	101,686,394	101,686,394
	<u>-</u>	<u>-</u>	<u>-</u>	<u>194,112,444</u>	<u>194,112,444</u>
Total assets	\$ <u>141,082</u>	\$ <u>10,594,479</u>	\$ <u>8,383,796</u>	\$ <u>194,112,444</u>	\$ <u>213,231,801</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 128,748	\$ -	\$ -	\$ -	\$ 128,748
Due To Other funds	<u>12,334</u>	<u>21,865</u>	<u>-</u>	<u>-</u>	<u>34,199</u>
	<u>141,082</u>	<u>21,865</u>	<u>-</u>	<u>-</u>	<u>162,947</u>
Long-Term liabilities					
Developer Principal - Operating	-	-	-	1,078,188	1,078,188
Developer Interest - Operating	-	-	-	357,820	357,820
Bonds Payable - Series 2019A	-	-	-	90,790,000	90,790,000
Bonds Payable - Series 2019B	-	-	-	19,770,000	19,770,000
Bonds Payable - Series 2020C&D	<u>-</u>	<u>-</u>	<u>-</u>	<u>263,000</u>	<u>263,000</u>
Total liabilities	<u>141,082</u>	<u>21,865</u>	<u>-</u>	<u>112,259,008</u>	<u>112,421,955</u>
Fund Equity					
Investment in capital improvements	-	-	-	81,853,436	81,853,436
Fund balance (deficit)	(11,652)	10,572,614	8,383,796	-	18,944,758
Emergency reserves	<u>11,652</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,652</u>
	<u>-</u>	<u>10,572,614</u>	<u>8,383,796</u>	<u>81,853,436</u>	<u>100,809,846</u>
	\$ <u>141,082</u>	\$ <u>10,594,479</u>	\$ <u>8,383,796</u>	\$ <u>194,112,444</u>	\$ <u>213,231,801</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the One Months Ended February 28, 2022
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property Taxes	\$ 124	\$ 2	\$ (122)
Specific Ownership Taxes	4,957	528	(4,429)
SURA Property Tax Increment	82,621	-	(82,621)
Parking Garage Cost Share	7,725	-	(7,725)
Developer Advance	85,000	81,996	(3,004)
Miscellaneous/Interest Income	3,500	50	(3,450)
Transfer from District 1	169,381	4,637	(164,744)
Transfer from District 3	<u>53,328</u>	<u>390</u>	<u>(52,938)</u>
	<u>406,636</u>	<u>87,603</u>	<u>(319,033)</u>
Expenditures			
Accounting	32,000	6,700	25,300
Audit	15,000	-	15,000
Directors' Fees	3,600	300	3,300
Insurance/SDA Dues	25,750	-	25,750
Election	10,000	459	9,541
Legal	45,000	17,487	27,513
Management	51,500	6,363	45,137
Miscellaneous	3,000	387	2,613
O&M - Covenant Control	12,000	1,430	10,570
O&M - Landscaping	61,800	48,191	13,609
O&M - Utilities	24,720	3,065	21,655
O&M - Maintenance	5,150	-	5,150
O&M - Roads & Sidewalks Snow Removal	77,250	67,977	9,273
O&M - Parking Garage	15,450	928	14,522
O&M - Reserve	5,891	-	5,891
Treasurer's Fees	3	-	3
Payroll Taxes	300	-	300
Contingency	8,511	-	8,511
Emergency reserve	<u>11,652</u>	<u>-</u>	<u>11,652</u>
	<u>408,577</u>	<u>153,287</u>	<u>255,290</u>
Excess (deficiency) of revenues over expenditures	(1,941)	(65,684)	(63,743)
Fund balance - beginning	<u>4,409</u>	<u>65,684</u>	<u>61,275</u>
Fund balance - ending	\$ <u><u>2,468</u></u>	\$ <u><u>-</u></u>	\$ <u><u>(2,468)</u></u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the One Months Ended February 28, 2022
Debt Service Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property Taxes	\$ 432	\$ 7	\$ (425)
Specific Ownership Taxes	19,064	1,847	(17,217)
SURA Property Tax Increment	2,259,524	-	(2,259,524)
Interest income	90,000	1,494	(88,506)
Transfer from STCMD No. 1	863,025	23,182	(839,843)
Transfer from STCMD No. 3	<u>111,356</u>	<u>781</u>	<u>(110,575)</u>
	<u>3,343,401</u>	<u>27,311</u>	<u>(3,316,090)</u>
Expenditures			
Bond principal - 2019A	-	-	-
Bond interest - 2019A	4,339,250	-	4,339,250
Bond interest - 2019B	-	-	-
Miscellaneous Expense	500	-	500
Treasurer's Fees	6	-	6
Trustee / paying agent fees	<u>8,000</u>	<u>9,500</u>	<u>(1,500)</u>
	<u>4,347,756</u>	<u>9,500</u>	<u>4,338,256</u>
Excess (deficiency) of revenues over expenditures	(1,004,355)	17,811	1,022,166
Fund balance - beginning	<u>10,460,952</u>	<u>10,554,803</u>	<u>93,851</u>
Fund balance - ending	\$ <u><u>9,456,597</u></u>	\$ <u><u>10,572,614</u></u>	\$ <u><u>1,116,017</u></u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the One Months Ended February 28, 2022
Capital Projects Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Bond Proceeds	\$ 15,674,000	\$ -	\$ (15,674,000)
Interest	<u>400,000</u>	<u>1,408</u>	<u>(398,592)</u>
	<u>16,074,000</u>	<u>1,408</u>	<u>(16,072,592)</u>
Expenditures			
Legal	3,500	-	3,500
Construction Expenses	28,200,000	4,009,758	24,190,242
Engineering	<u>30,000</u>	<u>2,352</u>	<u>27,648</u>
	<u>28,233,500</u>	<u>4,012,110</u>	<u>24,221,390</u>
Excess (deficiency) of revenues over expenditures	(12,159,500)	(4,010,702)	8,148,798
Fund balance - beginning	<u>35,184,836</u>	<u>12,394,498</u>	<u>(22,790,338)</u>
Fund balance (deficit) - ending	\$ <u><u>23,025,336</u></u>	\$ <u><u>8,383,796</u></u>	\$ <u><u>(14,641,540)</u></u>



STC Metropolitan District No. 2
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228
303-987-0835

Proposal

Date	3/14/2022
Quote #	2017718
Project	510 - 6501 - STC Metro ...
Site Location	
Block 14	

Description	Qty	Rate	Total
Maintenance for Block 14- March 2022 – Feb 2023 (1 year)			
Block 14 - Maintenance - April 2022 - October 2022	7	3,696.00	25,872.00
Block 14 - Litter Control Off Season - March 2022 & November 2022 - February 2023	5	1,344.00	6,720.00
Block 14 - IR Checks - April 2022 - October 2022	7	660.00	4,620.00

You may approve this estimate by emailing back an approval.

Total: \$37,212.00

Approval Signature



Date	3/14/2022
Quote #	2017719
Project	510 - 6501 - STC Metro ...
Site Location	
Block 26	

You may approve this estimate by emailing back an approval.

Total: **\$45,661.00**

Approval Signature _____

Repair Work Order



SUPERIOR MOB PARKING GARAGE

February 28, 2022

Purchaser: Superior Town Center Metro District
Address: 5 Superior Dr
Superior, CO 80027-8648

Location: SUPERIOR MOB PARKING GARAGE
Address: 5 Superior Dr
Superior, CO 80027-8648

Purchaser authorizes TK Elevator Corporation (referred to as "TK Elevator" hereafter) to perform the following work on the equipment and at the location described above, in exchange for the sum of **Six Thousand Three Hundred Fourteen Dollars and Seventy One Cents (\$6,314.71)** inclusive of all applicable sales and use taxes pursuant to the terms and conditions contained in this Work Order (the "Work Order").

Summary:

Elevator	Description	Repair category
1	CleanDown Hatch/Well Way	Performance

For further information, please see a detailed Scope of Work on the pages that follow.
Recommended by Service Technician: Robert Justin

In the event you have any questions regarding the content of this Work Order please contact me at +1.

We appreciate your consideration.

Regards,

Andrew Uram
TK Elevator Corporation
7367 S Revere Pkwy Ste 2A
Centennial CO 80112
andrew.uran@tkelevator.com | +1

Notice:

No permits or inspections by others are included in this work, unless otherwise indicated herein. Delivery and shipping is included. All work is to be performed during regular working days and hours as defined in this Work Order unless otherwise indicated herein.

Repair Work Order



Scope of Work

CleanDown Hatch/Well Way:

TK Elevator will clean down the hatch/well way for the elevator referenced above. Debris accumulation in the hoistway or well way is inevitable, and hoistway or well way cleaning can remove items that affect air quality and the performance of your elevator. Debris from the recent fire is accumulated in the hoistway and will need to be thoroughly cleaned out for the elevator to function reliably.

Payment Terms

100% of the price set forth in this Work Order will be due and payable as an initial progress payment within 10 days from TK Elevator's receipt of a fully executed copy of this Work Order. This initial progress payment will be applied to any applicable project management, permits, engineering, drawings and material procurement. Material will be ordered once this payment is received and the parties have both executed this Work Order.

The remaining 0% of the price set forth in this Work Order and any fully executed change orders shall be due and payable at the time TK Elevator commences the work described in the Work Order. TK Elevator's receipt of this final payment is a condition precedent to TK Elevator's return of the equipment described in this Work Order to the full operation and use and Purchaser agrees to waive any and all claims to such operation and use until such time as that payment is made in full.

Purchaser agrees that TK Elevator shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the affected elevator(s) until such time as TK Elevator has been paid 100% both of the price reflected in this Work Order and for any other work performed by TK Elevator or its subcontractors in furtherance of this Work Order. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full. TK Elevator reserves the right to assign payments owed to TK Elevator under this Work Order.

Work order price:		\$6,314.71
Initial progress payment:	(100%)	\$6,314.71

Repair Work Order



Terms and Conditions

TK Elevator does not assume any responsibility for any part of the vertical transportation equipment other than the specific components that are described in this Work Order and then only to the extent TK Elevator has performed the work described above.

No work, service, examination or liability on the part of TK Elevator is intended, implied or included other than the work specifically described above. It is agreed that TK Elevator does not assume possession or control of any part of the vertical transportation equipment and that such remains Purchaser's exclusively as the owner, lessor, lessee, possessor, or manager thereof.

Unless otherwise stated herein, TK Elevator's performance of this Work Order is expressly contingent upon Purchaser securing permission or priority as required by all applicable governmental agencies and paying for any and all applicable permits or other similar documents.

It is agreed that TK Elevator's personnel shall be given a safe place in which to work. TK Elevator reserves the right to discontinue its work in the location above whenever, in its sole opinion, TK Elevator believes that any aspect of the location is in any way unsafe until such time as Purchaser has demonstrated, at its sole expense, that it has appropriately remedied the unsafe condition to TK Elevator's satisfaction. Unless otherwise agreed, it is understood that the work described above will be performed during regular working days and hours which are defined as Monday through Friday, 8:00 AM to 4:30 PM (except scheduled union holidays). If overtime is mutually agreed upon, an additional charge at TK Elevator's usual rates for such work shall be added to the price of this Work Order.

In consideration of TK Elevator performing the work described above Purchaser, to the fullest extent permitted by law, expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TK Elevator, its employees, officers, agents, affiliates, and subsidiaries from and against any and all claims, demands, suits, and proceedings made or brought against TK Elevator, its employees, officers, agents, affiliates and subsidiaries for loss, property damage (including damage to the equipment which is the subject matter of this Work Order), personal injury or death that are alleged to have been caused by Purchaser or any others in connection with the presence, use, misuse, maintenance, installation, removal, manufacture, design, operation or condition of the vertical transportation equipment that is the subject of this Work Order, or the associated areas surrounding such equipment. Purchaser's duty to indemnify does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Work Order), personal injury or death is determined to be caused by or resulting from the negligence of TK Elevator and/or its employees. Purchaser recognizes, however, that its obligation to defend TK Elevator and its employees, officers, agents, affiliates and subsidiaries under this clause is broader and distinct from its duty to indemnify and specifically includes payment of all attorney's fees, court costs, interest and any other expenses of litigation arising out of such claims or lawsuits.

Purchaser expressly agrees to name TK Elevator along with its officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator, along with its officers, agents, affiliates and subsidiaries for those claims and/or losses referenced in the above paragraph, and for claims and/or losses arising from the negligence or legal responsibility of TK Elevator and/or its officers, agents, affiliates and subsidiaries. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives the right of subrogation.

TK Elevator shall not be liable for any loss, damage or delay caused by acts of government, labor, troubles, strikes, lockouts, fire, explosions, theft, riot, civil commotion, war, malicious mischief, acts of God, or any cause beyond its control. TK Elevator Corporation shall automatically receive an extension of time commensurate with any delay regarding the work called for in this Work Order.

Should loss of or damage to TK Elevator's material, tools or work occur at the location that is the subject of this Work Order, Purchaser shall compensate TK Elevator therefor, unless such loss or damage results solely from TK Elevator's own acts or omissions.

If any drawings, illustrations or descriptive matter are furnished with this Work Order, they are approximate and are submitted only to show the general style and arrangement of equipment being offered. Work Order.

Purchaser shall bear all cost(s) for any reinspection of TK Elevator's work due to items outside the scope of this Work Order or for any inspection arising from the work of other trades requiring the assistance of TK Elevator.

Purchaser expressly agrees to waive any and all claims for consequential, special or indirect damages arising out of the performance of this Work Order and specifically releases TK Elevator from any and all such claims.

A service charge of 1.5% per month, or the highest legal rate, whichever is less, shall apply to delinquent accounts. In the event of any default of any of the payment provisions herein, Purchaser agrees to pay, in addition to any defaulted amount, any attorney fees, court costs and all other expenses, fees and costs incurred by TK Elevator in connection with the collection of that defaulted amount.

Purchaser agrees that this Work Order shall be construed and enforced in accordance with the laws of the state where the vertical transportation equipment that is the subject of this Work Order is located and consents to jurisdiction of the courts, both state and Federal, of that as to all matters and disputes arising out of this Work Order. Purchaser further agrees to waive trial by jury for all such matters and disputes.

The rights of TK Elevator under this Work Order shall be cumulative and the failure on the part of the TK Elevator to exercise any rights given hereunder shall not operate to forfeit or waive any of said rights and any extension, indulgence or change by TK Elevator in the method, mode or manner of payment or any of its other rights shall not be construed as a waiver of any of its rights under this Work Order.

In the event any portion of this Work Order is deemed invalid or unenforceable by a court of law, such finding shall not affect the validity or enforceability of any other portion of this Work Order. This Work Order shall be considered as having been drafted jointly by Purchaser and TK Elevator and shall not be construed or interpreted against either Purchaser or TK Elevator by reason of either Purchaser or TK Elevator's role in drafting same.

In the event Purchaser's acceptance of the work called for in this Work Order is in the form of a purchase order or other kind of document, the provisions, terms and conditions of this Work Order shall exclusively govern the relationship between TK Elevator and Purchaser with respect to the work described herein.

Repair Work Order



Acceptance

This Work Order is submitted for acceptance within 30 days from the date executed by TK Elevator.

Purchaser's acceptance of this Work Order will constitute exclusively and entirely the agreement for the work herein described. All prior representations or agreements regarding this work, whether written or verbal, will be deemed to be merged herein, and no other changes in or additions to this Work Order will be recognized unless made in writing and properly executed by both parties. No agent or employee of TK Elevator shall have the authority to waive or modify any of the terms of this Work Order without the written approval of an authorized TK Elevator manager.

This Work Order specifically contemplates work outside the scope of any other contract currently in effect between the parties; any such contract shall be unaffected by this Work Order.

To indicate acceptance of this work order, please sign and return one (1) original of this agreement to the branch address shown below. Upon receipt of your written authorization and required materials and/or supplies, we shall implement the work called for in this Work Order.

Superior Town Center Metro District (Purchaser):	TK Elevator Corporation Management Approval
By: _____ (Signature of Authorized Individual)	By: _____ (Signature of Branch Representative)
_____ (Print or Type Name)	Brien Montera Branch Manager
_____ (Print or Type Title)	
_____ (Date of Acceptance)	_____ (Date of Execution)

Please contact _____ to schedule work at the following phone number _____



Superior Town Center Metro District
5 Superior Dr
Superior CO, 80027-8648

Date	Terms	Reference ID	Customer Reference # / PO
February 28, 2022	Immediate	ACIA-1Y5G56W	
Total Contract Price:			\$6,314.71
Down Payment:			(100%) \$6,314.71

For inquiries regarding your contract or services provided by TK Elevator, please contact your local account manager at +1. To make a payment by phone, please call 678-338-2344 with the reference information provided below.

Current and former service customers can now pay online at:
<https://secure.billtrust.com/thyssenkruppelevator/ig/one-time-payment>

Thank you for choosing TK Elevator. We appreciate your business.

Please detach the below section and provide along with payment.

Customer Name:	Superior Town Center Metro District	Remit To:
Location Name:	SUPERIOR MOB PARKING GARAGE	TK Elevator
Customer Number:	6612669	PO Box 3796
Quote Number:	2022-2-1239505	Carol Stream, IL
		60132-3796
Reference ID:	ACIA-1Y5G56W	
Remittance Amount:	\$6,314.71	



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #81**

PREPARED FOR:

STC Metropolitan District No. 2
141 Union Blvd
Lakewood, CO 80228

PREPARED BY:

Ranger Engineering, LLC
2590 Cody Ct.
Lakewood, CO 80215

DATE PREPARED:

February 28, 2022

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ENGINEER'S REPORT

Introduction

Ranger Engineering, LLC. ("Ranger") was retained by STC Metropolitan District No. 2 ("District") as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements associated with the District. Per the Cost Sharing Agreement between the Superior Urban Renewal Authority ("SURA") representing the Town of Superior ("Town"), RC Superior LLC ("Developer"), and the District, a portion of the costs are eligible to be reimbursed by the Town of Superior. It should be noted that personnel from Ranger were formerly part of Tamarack Consulting, LLC and Manhard Consulting, Ltd., both of which have been engaged by the District to certify costs related to the Public Improvements.

The District is located within the Town of Superior, Colorado. The development area is approximately 91 acres. This certification considers soft & indirect and construction costs.

The attached Engineer's Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer's Report for Draw Package 81, including both soft and hard costs from approximately January 2022 to February 2022, are valued at **\$3,674,672.31** for the District, and **\$482,357.31** for the Town. Table I summarizes costs certified to date. Prior years have been condensed to only show yearly totals.

Table I – Cost Certified to Date				
Cert No.	Date	Total Costs Paid	Total District Eligible Costs	Total Town Eligible Costs
1 - 7	2015	\$11,891,225.34	\$8,043,823.58	\$8,043,823.58
8 - 19	2016	\$7,973,908.20	\$6,939,814.39	\$6,939,814.39
20 - 31	2017	\$16,024,418.66	\$13,113,137.79	\$12,773,498.56
32 - 41	2018	\$9,222,780.87	\$7,829,160.35	\$6,305,376.48
42 - 53	2019	\$14,735,747.78	\$10,839,557.32	\$8,014,667.02
54 - 67	2020	\$14,576,368.21	\$10,284,857.01	\$8,487,556.24
68-80	2021	\$28,099,348.12	\$25,263,168.16	\$22,947,318.16
81	28-Feb-22	\$3,681,906.10	\$3,674,672.31	\$482,357.31
TOTALS		\$106,205,703.28	\$85,988,190.91	\$73,994,411.75

Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan associated with Superior Town Center Metropolitan District No. 2 ("Service Plan"); dated May 13, 2013.

Section I-A of the Service Plan states:

It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of the anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these public improvements.

Section V-A of the Service Plan States:

The District shall have the power and authority to provide the Public Improvements and related operations and maintenance services within and beyond the District Boundaries as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

Section V-A.8 limits debt issuance to \$145,000,000. Exhibit C-2 maps depict the Inclusion Area of Public Improvements at the time the Service Plan was approved. Ranger has determined that the constructed improvements and associated soft and indirect construction costs ("Public Improvements") under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

Scope of Certification

The Cost Sharing Agreement has identified cost categories eligible for reimbursement. The cost categories reviewed for this report include earthwork, storm sewer, sanitary sewer, domestic water, and mob & temporary conditions. For a breakdown of district eligible costs, refer to Tables II - VIII.

General Methodology

Ranger employed a phased approach toward the preparation of this Engineer's Report and Certification of Public Costs ("Engineer's Certification").

Phase I – Authorization to Proceed and Document Gathering

Ranger was authorized to proceed with the Engineer's Certification in December 2015 (as Tamarack Consulting, LLC). The initial construction documentation was provided by the District January 11, 2016. Subsequent supporting documentation for Phase II construction improvements was delivered by the District through the current cost certification.

Phase II – Site Visit and Meetings

Ranger has performed site visits to verify completion of work relating to District infrastructure during Phase II construction improvements. The site visits were to verify general conformance with contract documents and does not guarantee quality or acceptance of public improvements.

Phase III – Review of Documentation

Documentation was requested at the beginning of work. Requested documentation include the following:

- Executed Contracts and Bid Tabs
- Approved Construction Drawings
- Acceptable Proof of Payment (Cancelled checks and bank statements or lien waivers)
- Invoices and/or Pay Applications
- Approved changes or amendments to contract documents
- Copies of any agreements that will impact District funding

See Appendix A for a complete listing of documents reviewed, as deemed necessary, by Ranger.

Phase IV – Verification of Construction Quantities

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs.

Phase V – Verification of Construction Unit Costs and Indirect Costs

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

Phase VI – Verification of Payment for Public Costs

Per current agreements, District funded costs are approved before payment is made. Contractors and consultants are to provide Conditional Lien Release Waivers for the amount of payment requested. After payment is made, the contractors and consultants are to provide Unconditional Lien Release Waivers. When applicable, cancelled checks and bank statements are also used to verify proof of payment. Certain soft and indirect costs that have portions that are both publicly and privately funded but have not yet been paid are included in this certification. These costs are clearly identified in Table VII Soft and Indirect Costs Detail in the District and Developer Disbursement columns. These costs are included in order to identify the public and private costs and assign these costs to either the Developer or the District. The proof of payment in the form of cancelled checks and bank statements will be reviewed as payments are processed and reflected on future certifications.

Phase VII – Determination of Costs Eligible for Reimbursement

Ranger concluded the Engineer's Certification by determining which improvements were eligible for District and Town reimbursement and what percent of the costs for those improvements were reimbursable.

Cost Certification Phase II construction improvements that were reimbursable consisted of roadways, paths, & hardscape and temporary conditions.

Project Notes

In Cost Certification #24, an Xcel fee was determined eligible in the amount of \$72,886.93. This cost shows up on two separate District funding requests. A check was originally written to pay this fee but was canceled. After verification of the costs, the District wrote another check to pay for this fee per the June funding request, even though this cost was certified on Cost Certification #24.

A fee for American Fence directly paid by Lee Merritt of Ranch Capital was duplicated on Cost Certifications #24 and #25. There is a deduction on Cost Certification #26 to reconcile the overall costs paid to American Fence.

The Town of Superior provided a contribution of \$198,795.49 directly to the funding of the McCaslin Roundabout scope of work performed by Hall Irwin Corporation. On Cost Certification #27, a credit was identified for this amount to be applied to District costs. This credit did not impact the amount of reimbursable costs for the Town. The intent of this credit is to show the financial impact of the Town directly providing these funds.

Hudick Excavating Inc. ("HEI") provided Pay Application 1 directly to the District and Pay Application 2 to the Developer. The funding for these pay applications was allocated separately, but the costs were still determined to be District eligible.

On Cost Certification #31, Samora Construction Contract, costs were submitted for work related to Superior Roadway, which had the top 2" lift fail. Samora issued a credit in the amount of \$9,975 for the 2" failure on Cost Certification #32. When this work is accepted, the full line item will be billed. Costs submitted deemed District eligible for Ninyo & Moore on Cost Certification #20 were realized to be partially non-District. A negative cost of (-\$2,984.79) was identified on Cost Certification #31 to adjust for the non-District costs previously certified.

On Cost Certification #33, adjustments were made to account for errors in prior Cost Certification reports that were identified after performing an audit of certified costs to date. A Cut Above had duplicate costs certified on Certifications #21 and #22. There was a Special District Management Services, Inc invoice that was incorrectly captured as Capital costs as well. Lastly, there were various vendor invoices that were not included in final reports, and those costs were captured at this time.

During the review of Cost Certification #34, the Town notified associated parties that costs associated with the Medical Office Building Garage would not be eligible under SURA until approved by the Town Board, per Resolution No. R-36. Garage costs are currently determined to be District eligible and will become SURA eligible upon the Town Board approval.

System Development Fee backup was provided with Cost Certification #41 backup, but the costs were not included in the report, pending comments and coordination between the Town and the District.

In February 2019, the Town reviewed costs that had been applied to the *Public Park Amenities and Facilities* Town Category. Miscellaneous line items that were labeled under this category were updated to different Town Categories. The impact was that \$14,209.35 was reallocated to *Mob & Temporary Conditions*, \$719,328.02 was reallocated to *Roadways, Paths, & Hardscape*, and \$780,200.89 was reallocated from *Park Site Development* to *Public Park Amenities and Facilities*.

On Cost Certification #48, System Development fees were certified for the first time. Fees related to SDC – Planning Area 3 Residential were only District eligible, while fees related to SDC – Planning Area 1 and 2 Residential and Commercial, as well as SDC – Planning Area 3 Commercial were considered District and Town eligible.

Cost Certification #48 missed the inclusion of the last two System Development fees in the certification. The costs are shown in Table X, but are not included in the actual certified amounts. These last two costs are carried over to Cost Certification #49 where the values are included in the certified amounts.

On Cost Certification #49, the MOB Parking Structure (“MOBPS”) costs were certified as a District Funded Cost. The overall reconciled market value of the MOBPS was determined per a report prepared by National Valuation Consultants, Inc. (“NVC”). NVC determined that the MOB Parking Structure has a reconciled market value \$4,260,000 (assuming completion by January 11, 2018). A prorated amount of the MOBPS District value was determined per a memorandum provided by Walker Parking Consultants (“Walker”) based upon public versus private parking availability in the MOBPS. Ranger utilized the Declaration of Parking Structure Easement and Cost Sharing Agreement based upon the definitions of *MOB Spaces*, *Preferred Parking Period*, and *Public Spaces* to review a prorated value and determined that Walker’s percentage was reasonable. Utilizing the NVC market value and the Walker prorated percentage of 52%, a District value of \$2,215,200 was utilized in the Real Estate Sale Contract between the Developer and the District regarding the MOBPS. The full value of the Real Estate Sale Contract value was deemed eligible.

On Cost Certification #50, a subcategory of Civic Space was added as part of the Public Park Amenities and Facilities Town Eligible Categories. All costs under the Civic Space subcategory are rolled up into the overall Public Park Amenities and Facilities costs.

On Cost Certification #57, a credit of – (\$75,000) was issued against Spence Fane on soft costs. These costs were reimbursed through proceeds during bond closing and was adjusted to make sure cost reimbursements were not duplicated.

On Cost Certification #58, Construction Management (“CM”) fees were reviewed for the first time. The costs include multiple CM providers from the beginning of the project to present. Also, on this certification, a credit was applied against Vargas Property Services Inc. for costs that were certified on Cost Certification #57, but were also processed through the District.

On Cost Certification #52-#58, costs related to the interior courtyard as part of Block 25 Phase 2 had the eligibility removed until further review was completed to determine the extent of public costs. These costs were related to stairs, retaining walls, and electrical systems for lighting, and are subject to being included as eligible at a later time.

Beginning on Cost Certification #60, costs related to Toll Brothers development of Block 17 and Superlot 5 were reviewed and certified. Toll Brothers have a reimbursement agreement with the Developer for the buildout of this site. Certification #60 was the first submittal of costs related to the Toll Brothers development and included multiple months of costs to date. A site takeoff specific to this scope of work was performed, identifying a public eligibility of 62.15%.

Samora Invoice 731 certified costs were duplicated on Cost Certification #63. A correction was applied on Cost Certification #64.

Cost Certification #66 included Toll Brothers Q3 costs listed in hard costs and soft costs.

Cost Certification #68 included Toll Brothers Q3 and Q4 costs listed in hard costs and soft costs. Down To Earth Compliance Invoice 51584 was credited back after determination that all costs previously certified in Cost Certification #67 were related to private improvements.

Cost Certification #71 included Toll Brothers 2021 Q1 costs listed in hard costs and soft costs.

Cost Certification #72 included adjustments to eligibility related to the Hudick Excavating Inc. ("HEI") Blocks 11 and 15 contract for private utility work. HEI provided a cost breakdown of the work related to install the private utilities in Block 11. The work was previously billed 100%, so a negative eligible amount was applied in the certification. Additionally, for the Goodland Construction Blocks 9 and 10 grading work, a reduced percent eligibility was not properly applied to the Town eligibility in previous certifications, and was adjusted in the current certification. HEI also provided a revised pay application for Blocks 11 and 15, so an updated certification was issued during this period.

Cost Certification #74 included Toll Brothers 2021 Q2 costs listed in hard costs and soft costs.

Cost Certification #76 was revised to review Town eligibility of public infrastructure costs located within metropolitan district tracts.

Cost Certification #77 included Toll Brothers 2021 Q3 costs listed in hard costs and soft costs.

Cost Certification #80 included Toll Brothers 2021 Q4 costs listed in hard costs and soft costs.

ENGINEER'S CERTIFICATION

Collin D Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated February 28, 2022 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$3,674,672.31**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

Ranger Engineering, LLC

A handwritten signature in blue ink, appearing to read "Collin D. Koranda".

Collin D. Koranda, P. E.

APPENDIX A

Documents Reviewed

Agreements

- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District No 1, 2 and 3. Dated October 18, 2013.
- Development Agreement between the Town of Superior, CO, the Superior Metropolitan District No. 1, the Superior Urban Renewal Authority, and RC Superior LLC. Dated March 11, 2013.
- Public Finance Agreement between the Superior Urban Renewal Authority, the Superior McCaslin Interchange Metropolitan District, RC Superior LLC, and the Town of Superior, CO. Dated March 15, 2013.
- Cost Sharing and Reimbursement Agreement between Aweida Properties and STC Metropolitan District No. 2. Dated October 21, 2015.
- Declaration of Parking Structure Easement and Cost Sharing Agreement, by IISRE-Superior MOB, LLC. Dated March 28, 2017.
- Real Estate Sale Contract (MOB Parking Structure). Entered between RC Superior, LLC and STC Metropolitan District No. 2. August 2018.
- Purchase and Sale Agreement between RC Superior LLC and Toll Southwest LLC dated January 9, 2018.
- Facilities Acquisition and Reimbursement Agreement between STC Metropolitan District No. 2, CP VII Superior, LLC, and RC Superior, LLC. December 31, 2020.

Construction Plans

- Final Development Plan – Phase I Superior Town Center Infrastructure Plans. Prepared by Civil Resources LLC. Dated November 12, 2013.
- Final Development Plan #1 – Phase I Street Paving Plans. Prepared by Civil Resources LLC. Dated April 29, 2016.
- Final Development Plan 9 and 10 Superior Town Center. Prepared by Civil Resources LLC. Dated June 25, 2019.
- Final Plat Superior Town Center Filing No. 1B. Prepared by Civil Resources LLC. Dated December 4, 2013.
- Overlot Grading and Stormwater Management Plans for Superior Town Center Phase 1A. Prepared by Civil Resources LLC. Released for construction May 22, 2015.
- Superior Town Center Phase I Utility Infrastructure Plans. Prepared by Civil Resources LLC. Issued for Construction August 20, 2015.
- Town of Superior Town Center Lift Station Final Drawings Set 1 & Set 2 Rev 0. Prepared by Dewberry Engineers Inc. Dated July 25, 2014.
- Town of Superior McCaslin Blvd. Town Center Left Turn Lane Drawings. Dated February 24, 2016.

- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

Invoices

- Concrete Express Inc - STC & Park. Pay Application 17. Dated 2/4/22.
- Goodland Construction STC Plaza & Promenade – Pay Application 5 – Dated 1/31/22.
- Down To Earth Compliance Invoices 54227 & 54280. Dated 1/28/22 – 2/10/22.

For soft and indirect costs, district funded costs, and System Development Fees reviewed, refer to Tables VIII, IX, and X.

Service Plan and Reports

- Superior Town Center Metropolitan District No. 2. Prepared by McGeady Sisneros, P.C. and dated May 13, 2013.
- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District Nos. 1, 2, and 3. Date October 22, 2013.
- Development Agreement between Town of Superior, CO, Superior Metropolitan District No. 1, Superior Urban Renewal Authority, and RC Superior, LLC. Date March 11, 2013.
- Public Finance Agreement between Superior Urban Renewal Authority, Superior McCaslin Interchange Metropolitan District, RC Superior, LLC and Town of Superior, CO. Dated March 15, 2013.
- Memorandum Superior Town Center – Block 12 Garage Allocations. Prepared by Walker Parking Consultants. Revised Date November 18, 2016.
- Appraisal Report of a Parking Structure. Prepared by National Valuation Consultants, Inc. Effective Date of Appraisal January 11, 2018.

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Project Costs Summary for District and Town
Table II

	Total Cost Invoiced		Maximum Eligible Costs		District Eligible Costs		Town Eligible Costs	
Direct Construction Costs	\$	429,204.86	\$	429,204.86	\$	429,204.86	\$	429,204.86
Soft and Indirect Costs	\$	60,386.24	\$	53,152.45	\$	53,152.45	\$	53,152.45
District Funded Costs	\$	-	\$	-	\$	-	\$	-
System Development Costs	\$	3,192,315.00	\$	3,192,315.00	\$	3,192,315.00	\$	-
Totals	\$	3,681,906.10	\$	3,674,672.31	\$	3,674,672.31	\$	482,357.31

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Construction Costs Summary By Category
Table III

Category	Total Eligible Hard Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	494.00	0.1%
Roadways, Paths, & Hardscape	\$	213,631.42	49.8%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	47,427.53	11.1%
Sanitary Sewer	\$	15,209.82	3.5%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	20,685.42	4.8%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	4,041.80	0.9%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	127,714.88	29.8%
Civic Space (Part of PPA&F)	\$	-	
	\$	429,204.86	70.2%

Total District Eligible Costs			
Street	\$	215,913.18	50.3%
Water	\$	20,906.36	4.9%
Sanitation	\$	63,306.36	14.7%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	129,078.97	30.1%
Non District	\$	-	
Multiple			
	\$	429,204.86	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft Costs Summary By Category
Table IV

Category	Total Eligible Soft Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	13,112.69	24.7%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	3,307.00	6.2%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	4,155.00	7.8%
Mob & Temporary Conditions	\$	600.00	1.1%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$6,576.94	12.4%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	25,400.82	47.8%
	\$	53,152.45	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	53,152.45	100.0%
Street	\$	29,034.76	54.6%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	24,117.69	45.4%
	\$	53,152.45	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs Summary
Table V

Category	Total Eligible DF Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!

Total District Eligible Costs			
Operation	\$	-	#DIV/0!
Capital	\$	-	#DIV/0!
Organization	\$	-	#DIV/0!
Street	\$	-	#DIV/0!
Water	\$	-	#DIV/0!
Sanitation	\$	-	#DIV/0!
Fire Protection	\$	-	#DIV/0!
Parks and Recreation	\$	-	#DIV/0!
	\$	-	#DIV/0!

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
System Development Charges Costs Summary
Table VI

Category	Total Eligible SD Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	3,192,315.00	100.0%
Organization	\$	-	0.0%
	\$	3,192,315.00	100.0%

Code	Work Description	Contract Values				Invoiced Values				District Eligibility										Inv. No.		
		Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible				
																				Invoice Number	Inv. Date	Cert #1
																				Invoice Date		17
Concrete Express - STC & Park																						2/4/2022
Earthwork (Entire Project Area)	1 EA	\$	186,000.00	\$	186,000.00	\$	-	\$	-	0%	Capital	Multiple	Earthwork	100%	\$	-	100%	\$	-	\$		
Erosion Control (Entire Project Area)	1 EA	\$	121,000.00	\$	121,000.00	\$	520.00	\$	26.00	\$	494.00	0%	Capital	Multiple	100%	\$	494.00	100%	\$	494.00		
Permits	1 EA	\$	30,000.00	\$	30,000.00	\$	-	\$	-	0%	Capital	Multiple	Earthwork	100%	\$	-	100%	\$	-	\$		
REMOVALS	1 EA	\$	82,000.00	\$	82,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
CURB AND GUTTER	1 EA	\$	114,000.00	\$	114,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
SPECIAL PAVEMENT INTERSECTION - CREEK VIEW AT PROMENADE	1 EA	\$	128,000.00	\$	128,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
SPECIAL CONCRETE INTERSECTION - CREEK VIEW AT MARSHALL	1 EA	\$	37,000.00	\$	37,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
CONCRETE CROSS PANS AND DRIVEWAY APRONS	1 EA	\$	59,000.00	\$	59,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
CONCRETE SIDEWALKS	1 EA	\$	459,000.00	\$	459,000.00	\$	180,000.00	\$	9,000.00	\$	171,000.00	39%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	171,000.00	100%	\$	171,000.00	
ASPHALT PAVEMENT	1 EA	\$	285,000.00	\$	285,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
TRAFFIC CONTROL SIGNAGE AND STRIPING	1 EA	\$	29,000.00	\$	29,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
CHEMICAL SURGRADE TREATMENT	1 EA	\$	119,000.00	\$	119,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
CURB UNDERDRAINS	1 EA	\$	93,000.00	\$	93,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
STORM DRAINAGE SYSTEM	1 EA	\$	829,000.00	\$	829,000.00	\$	-	\$	-	0%	Capital	Sanitation	Storm Sewer	100%	\$	-	100%	\$	-	\$		
POND #11	1 EA	\$	98,000.00	\$	98,000.00	\$	-	\$	-	0%	Capital	Sanitation	Storm Sewer	100%	\$	-	100%	\$	-	\$		
DOMESTIC WATER SYSTEM	1 EA	\$	337,000.00	\$	337,000.00	\$	-	\$	-	0%	Capital	Water	Domestic Water	100%	\$	-	100%	\$	-	\$		
REUSE WATER SYSTEM	1 EA	\$	194,000.00	\$	194,000.00	\$	-	\$	-	0%	Capital	Water	Reuse Water & Irrigation Piping	100%	\$	-	100%	\$	-	\$		
UTILITY SLEEVES	1 EA	\$	89,000.00	\$	89,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
SANITARY SEWER SYSTEM WITH UNDERDRAIN	1 EA	\$	287,000.00	\$	287,000.00	\$	-	\$	-	0%	Capital	Sanitation	Sanitary Sewer	100%	\$	-	100%	\$	-	\$		
MARSHALL ROAD BRIDGE DEEP FOUNDATIONS	778 LF	\$	182.00	\$	141,596.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
MARSHALL ROAD BRIDGE GIRDERS	1 EA	\$	361,000.00	\$	361,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
MARSHALL ROAD BRIDGE ABUTMENTS	1 EA	\$	474,000.00	\$	474,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
MARSHALL ROAD BRIDGE DECK	1 EA	\$	179,000.00	\$	179,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
MARSHALL ROAD BRIDGE RAILINGS	1 EA	\$	107,000.00	\$	107,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
MARSHALL ROAD BRIDGE WINGWALLS	1 EA	\$	493,000.00	\$	493,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
MARSHALL ROAD BRIDGE TYPE H SOIL RIPRAP	1 EA	\$	116,000.00	\$	116,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
MARSHALL ROAD BRIDGE LIGHTING	1 EA	\$	122,000.00	\$	122,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
MARSHALL ROAD MSE WALL WITH FENCE NORTH OF BRIDGE	1 EA	\$	123,000.00	\$	123,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
CONCRETE RETAINING WALL BLOCK 4	1 EA	\$	123,000.00	\$	123,000.00	\$	-	\$	-	0%	Capital	Street	Walls and Structures	100%	\$	-	100%	\$	-	\$		
IRRIGATION SYSTEM	1 EA	\$	189,000.00	\$	189,000.00	\$	-	\$	-	0%	Capital	Water	Reuse Water & Irrigation Piping	100%	\$	-	100%	\$	-	\$		
LANDSCAPING	1 EA	\$	209,000.00	\$	209,000.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
STREET LIGHTING	1 EA	\$	450,000.00	\$	450,000.00	\$	8,249.70	\$	412.49	\$	7,837.22	2%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	7,837.22	100%	\$	7,837.22	
RECORD DRAWINGS	1 EA	\$	113,000.00	\$	113,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
DRY UTILITY COORDINATION	1 EA	\$	14,000.00	\$	14,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
TRAFFIC CONTROL path detour	1 EA	\$	8,000.00	\$	8,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
DOMESTIC WATER SYSTEM - PARK SERVICES	3 EA	\$	3,500.00	\$	10,500.00	\$	-	\$	-	0%	Capital	Water	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
SANITARY SEWER SYSTEM - PARK SERVICES AND MARSHALL RC	1 EA	\$	28,500.00	\$	28,500.00	\$	-	\$	-	0%	Capital	Sanitation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
STORM DRAINAGE SYSTEM - PARKS	1 LSU	\$	86,000.00	\$	86,000.00	\$	-	\$	-	0%	Capital	Sanitation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
UTILITY SLEEVES	1 EA	\$	22,000.00	\$	22,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
LOW WATER CROSSING A	1 LSU	\$	41,500.00	\$	41,500.00	\$	-	\$	-	0%	Capital	Water	Domestic Water	100%	\$	-	100%	\$	-	\$		
LOW WATER CROSSING C	1 LSU	\$	41,500.00	\$	41,500.00	\$	-	\$	-	0%	Capital	Water	Domestic Water	100%	\$	-	100%	\$	-	\$		
PARK 1 CONCRETE SEAT WALL	1 LSU	\$	55,000.00	\$	55,000.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
PARK 2 CONCRETE BLEACHERS (STAIRS, AISLES AND SEAT WALL)	1 LSU	\$	97,000.00	\$	97,000.00	\$	33,950.00	\$	1,697.50	\$	32,252.50	35%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	32,252.50	100%	\$	32,252.50	
PARK 2 SEGMENTAL BLOCK WALL AT FIELD INCLUDING 140' (1	1 EA	\$	82,000.00	\$	82,000.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
RESTROOM A (BUILDING, FOUNDATION, ELECTRICAL, LIGHTING	1 EA	\$	265,000.00	\$	265,000.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
RESTROOM B (BUILDING, FOUNDATION, ELECTRICAL, LIGHTING	1 EA	\$	302,000.00	\$	302,000.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
STAIRS AT MARSHALL ROAD BRIDGE	1 EA	\$	61,000.00	\$	61,000.00	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	\$		
CONCRETE TRAILS, WALKS AND PLAZA AREAS	1 EA	\$	340,000.00	\$	340,000.00	\$	68,000.00	\$	3,400.00	\$	64,600.00	20%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	64,600.00	100%	\$	64,600.00	
PARKING LOT - PARK 1	1 EA	\$	110,000.00	\$	110,000.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
METAL HANDRAIL AT ADA RAMPS	184 LF	\$	112.00	\$	20,608.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
METAL HANDRAIL AT STEPPED AISLES AT BLEACHERS	184 LF	\$	112.00	\$	20,608.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
GUARD RAIL AT BLEACHERS	103 LF	\$	44.50	\$	4,583.50	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
TRUNCATED DOMES RADIAL PLATES PARK 1	116 SF	\$	70.00	\$	8,120.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
ATHLETIC FIELD TOPSOIL HAUL, SCREEN AND PLACE	2500 CY	\$	12.00	\$	30,000.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
DECIDUOUS TREE (2.5" Cal)	102 EA	\$	670.00	\$	68,340.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
ORNAMENTAL TREE (2-3' Ht.)	18 EA	\$	300.00	\$	5,400.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
ORNAMENTAL TREE 6' CLUMP	18 EA	\$	465.00	\$	8,370.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
EVERGREEN TREE (4' Ht.)	6 EA	\$	405.00	\$	2,430.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
EVERGREEN TREE (6' Ht.)	35 EA	\$	600.00	\$	21,000.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
DECIDUOUS SHRUB (5' Gd.)	221 EA	\$	48.00	\$	10,608.00	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	\$		
EVERGREEN SHRUBS (5' Gd.)	82 EA	\$	48.30	\$	3,960.60	\$	-															



SANITARY SEWER SYSTEM	1	LS	\$	60,000.00	\$	60,000.00	\$	6,000.00	\$	600.00	\$	5,400.00	100%	Capital	Sanitation	Sanitary Sewer	100%	\$	5,400.00	100%	\$	5,400.00	100%	\$	5,400.00	\$	6,000.00																						
UNDERDRAIN SYSTEM	1	LS	\$	108,998.00	\$	108,998.00	\$	10,899.80	\$	1,089.98	\$	9,809.82	100%	Capital	Sanitation	Sanitary Sewer	100%	\$	9,809.82	100%	\$	9,809.82	100%	\$	9,809.82	\$	10,899.80																						
LANDSCAPING	1	LS	\$	193,500.00	\$	193,500.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
IRRIGATION SYSTEM	1	LS	\$	115,250.00	\$	115,250.00	\$	-	\$	-	\$	-	0%	Capital	Water	Reuse Water & Irrigation Piping	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
SITE FURNISHINGS	1	LS	\$	204,201.00	\$	204,201.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
PLAY EQUIPMENT	1	LS	\$	167,505.00	\$	167,505.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
CANARY SCULPTURES - QTY 6	1	LS	\$	29,415.00	\$	29,415.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
STAGE FOUNDATIONS	1	LS	\$	10,153.00	\$	10,153.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
WATER FEATURES	1	LS	\$	685,000.00	\$	685,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
ELECTRICAL SYSTEM AND LIGHTING	1	LS	\$	599,400.00	\$	599,400.00	\$	-	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
DRY UTILITY COORDINATION	1	LS	\$	38,875.00	\$	38,875.00	\$	19,437.50	\$	1,943.75	\$	17,493.75	50%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	17,493.75	100%	\$	17,493.75	100%	\$	17,493.75	\$	19,437.50																						
RECORD DRAWINGS	1	LS	\$	15,000.00	\$	15,000.00	\$	-	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
FOUNTAIN MAINTENANCE THROUGH WARRANTY	1	LS	\$	35,000.00	\$	35,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																						
				\$	4,783,313.00	\$	141,032.10	\$	14,103.21	\$	126,928.89																																						
																	\$	126,928.89	\$	126,928.89	\$	126,928.89	Amount Less Retainage		\$	141,032.10																							
																							Check # or PLW																										
																							Amount																										
																							Date																										
Down to Earth Compliance																																																	
																							Invoice Number		54227/54280																								
Erosion Control - Invoice: 54227 (1/28/22)	1	LS	\$	3,841.80	\$	3,841.80	\$	3,841.80	\$	-	\$	\$3,841.80	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$	3,841.80	100%	\$	3,841.80	100%	\$	3,841.80	\$	3,841.80																						
Erosion Control - Invoice: 54280 (2/10/22)	1	LS	\$	200.00	\$	200.00	\$	200.00	\$	-	\$	\$200.00	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$	200.00	100%	\$	200.00	100%	\$	200.00	\$	200.00																						
				\$	4,041.80	\$	4,041.80	\$	-	\$	4,041.80																																						
																	\$	4,041.80	\$	4,041.80	\$	4,041.80	Amount Less Retainage		\$	4,041.80																							
																							Check # or PLW																										
				\$	15,767,614.87	\$	459,004.61	\$	45,900.61	\$	429,204.86																																						

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Invoices										Percent District	Amount District	Percent Town	Amount Town	Total	Certification
Vendor	Invoice Number	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Eligible		Eligible		Eligible		Eligible	Number
Cesare, Inc	21.3012.11	Marshall Road Parks	01/24/22	\$ 6,576.94	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	6,576.94		100%	\$	6,576.94	81
Cesare, Inc	20.3013.14	Marshall Road Bridge & Infrastructure	01/24/22	\$ 4,967.40	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	4,967.40		100%	\$	4,967.40	81
Cesare, Inc	21.3016.11	Superior Town Center Blocks 9 and 10	01/24/22	\$ 2,523.60	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	2,523.60		100%	\$	2,523.60	81
Civil Resources, LLC	238.001.01.96	Superior Town Center - Infrastructure	01/26/22	\$ 21,194.10	Capital	Multiple	Other Eligible Costs	100%	\$	21,194.10		100%	\$	21,194.10	81
Edifice North	22-002	STC Construction Management	01/01/22	\$ 9,000.00	Capital	Multiple	Other Eligible Costs	47%	\$	4,206.72		47%	\$	4,206.72	81
Moore Iacofano Goltsman, Inc.	0073239	STC - Blocks 6, 7, 9, 10, 11 ROW Design	01/21/22	\$ 101.25	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	101.25		100%	\$	101.25	81
Moore Iacofano Goltsman, Inc.	0073240	STC - Blocks 26, 27, and Central Park Circle	01/21/22	\$ 4,067.45	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	4,067.45		100%	\$	4,067.45	81
Moore Iacofano Goltsman, Inc.	0073241	STC Parks 1 and 2	01/21/22	\$ 1,108.75	Capital	Parks and Recreation	Park Site Development	100%	\$	1,108.75		100%	\$	1,108.75	81
Moore Iacofano Goltsman, Inc.	0073242	STC Central Park	01/21/22	\$ 3,046.25	Capital	Parks and Recreation	Park Site Development	100%	\$	3,046.25		100%	\$	3,046.25	81
OTAK	22200008	Marshall Road Bridge over Coal Creek	02/02/22	\$ 390.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	390.00		100%	\$	390.00	81
OTAK	22200016	STC Parks 1 and 2 Structural Services	02/02/22	\$ 870.25	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	870.25		100%	\$	870.25	81
Summit Services	36028	Stormwater Insepction	01/31/22	\$ 600.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$	600.00		100%	\$	600.00	81
Town of Superior	1091	Irrigation Repairs	02/02/22	\$ 5,530.16	Capital	Multiple	Reuse Water & Irrigation Piping	60%	\$	3,307.00		60%	\$	3,307.00	81
Town of Superior	1090	FDP #1 Infrastructure	01/31/22	\$ 410.09	Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$	192.74		47%	\$	192.74	81
				\$ 60,386.24					\$	53,152.45		\$	53,152.45		

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Invoices								Percent District	Amount District	Percent Town	Amount Town	Total	District	District	Certification
Vendor	Invoice Number	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Eligible	Capital Costs	Operations Costs	Number
				\$	-					\$	-	\$	-		

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
System Development Charges Costs
Table X

Invoices						Proof of Payment						Percent District		Amount District	Percent Town	Amount Town	Certification		
Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Number	
Thrive Superior LLC	2331-2339	Block 15, Lots 26-28	Residential	02/09/22	\$ 98,031.00	RC Superior, LLC	Wire	02/11/22	02/11/22	\$ 98,031.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 98,031.00	0%	\$ -	81	
CP VII Superior, LLC	Block 9	Block 9	Commercial	01/26/22	\$ 464,394.00	RC Superior, LLC	Wire	01/26/22	01/26/22	\$ 464,394.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 464,394.00	0%	\$ -	81	
CP VII Superior, LLC	Block 10	Block 10	Commercial	01/26/22	\$ 524,954.00	RC Superior, LLC	Wire	01/26/22	01/26/22	\$ 524,954.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 524,954.00	0%	\$ -	81	
CP VII Superior, LLC	10 Garden Buildings	Block 6 & 7	Commercial	01/26/22	\$ 2,104,936.00	RC Superior, LLC	Wire	01/26/22	01/26/22	\$ 2,104,936.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 2,104,936.00	0%	\$ -	81	
					\$ 3,192,315.00						\$ 3,192,315.00						\$ 3,192,315.00	\$ -	



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #82**

PREPARED FOR:

STC Metropolitan District No. 2
141 Union Blvd
Lakewood, CO 80228

PREPARED BY:

Ranger Engineering, LLC
2590 Cody Ct.
Lakewood, CO 80215

DATE PREPARED:

March 28, 2022

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ENGINEER'S REPORT

Introduction

Ranger Engineering, LLC. ("Ranger") was retained by STC Metropolitan District No. 2 ("District") as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements associated with the District. Per the Cost Sharing Agreement between the Superior Urban Renewal Authority ("SURA") representing the Town of Superior ("Town"), RC Superior LLC ("Developer"), and the District, a portion of the costs are eligible to be reimbursed by the Town of Superior. It should be noted that personnel from Ranger were formerly part of Tamarack Consulting, LLC and Manhard Consulting, Ltd., both of which have been engaged by the District to certify costs related to the Public Improvements.

The District is located within the Town of Superior, Colorado. The development area is approximately 91 acres. This certification considers soft & indirect and construction costs.

The attached Engineer's Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer's Report for Draw Package 82, including both soft and hard costs from approximately February 2022 to March 2022, are valued at **\$1,047,568.84** for the District, and **\$533,238.84** for the Town. Table I summarizes costs certified to date. Prior years have been condensed to only show yearly totals.

Table I – Cost Certified to Date				
Cert No.	Date	Total Costs Paid	Total District Eligible Costs	Total Town Eligible Costs
1 - 7	2015	\$11,891,225.34	\$8,043,823.58	\$8,043,823.58
8 - 19	2016	\$7,973,908.20	\$6,939,814.39	\$6,939,814.39
20 - 31	2017	\$16,024,418.66	\$13,113,137.79	\$12,773,498.56
32 - 41	2018	\$9,222,780.87	\$7,829,160.35	\$6,305,376.48
42 - 53	2019	\$14,735,747.78	\$10,839,557.32	\$8,014,667.02
54 - 67	2020	\$14,576,368.21	\$10,284,857.01	\$8,487,556.24
68-80	2021	\$28,099,348.12	\$25,263,168.16	\$22,947,318.16
81	28-Feb-22	\$3,681,906.10	\$3,674,672.31	\$482,357.31
82	28-Mar-22	\$1,052,563.26	\$1,047,568.84	\$533,238.84

TOTALS	\$107,258,266.54	\$87,035,759.74	\$74,527,650.58
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Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan associated with Superior Town Center Metropolitan District No. 2 ("Service Plan"); dated May 13, 2013.

Section I-A of the Service Plan states:

It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of the anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these public improvements.

Section V-A of the Service Plan States:

The District shall have the power and authority to provide the Public Improvements and related operations and maintenance services within and beyond the District Boundaries as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

Section V-A.8 limits debt issuance to \$145,000,000. Exhibit C-2 maps depict the Inclusion Area of Public Improvements at the time the Service Plan was approved. Ranger has determined that the constructed improvements and associated soft and indirect construction costs ("Public Improvements") under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

Scope of Certification

The Cost Sharing Agreement has identified cost categories eligible for reimbursement. The cost categories reviewed for this report include earthwork, storm sewer, sanitary sewer, domestic water, and mob & temporary conditions. For a breakdown of district eligible costs, refer to Tables II - VIII.

General Methodology

Ranger employed a phased approach toward the preparation of this Engineer's Report and Certification of Public Costs ("Engineer's Certification").

Phase I – Authorization to Proceed and Document Gathering

Ranger was authorized to proceed with the Engineer's Certification in December 2015 (as Tamarack Consulting, LLC). The initial construction documentation was provided by the District January 11, 2016. Subsequent supporting documentation for Phase II construction improvements was delivered by the District through the current cost certification.

Phase II – Site Visit and Meetings

Ranger has performed site visits to verify completion of work relating to District infrastructure during Phase II construction improvements. The site visits were to verify general conformance with contract documents and does not guarantee quality or acceptance of public improvements.

Phase III – Review of Documentation

Documentation was requested at the beginning of work. Requested documentation include the following:

- Executed Contracts and Bid Tabs
- Approved Construction Drawings
- Acceptable Proof of Payment (Cancelled checks and bank statements or lien waivers)
- Invoices and/or Pay Applications
- Approved changes or amendments to contract documents
- Copies of any agreements that will impact District funding

See Appendix A for a complete listing of documents reviewed, as deemed necessary, by Ranger.

Phase IV – Verification of Construction Quantities

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs.

Phase V – Verification of Construction Unit Costs and Indirect Costs

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

Phase VI – Verification of Payment for Public Costs

Per current agreements, District funded costs are approved before payment is made. Contractors and consultants are to provide Conditional Lien Release Waivers for the amount of payment requested. After payment is made, the contractors and consultants are to provide Unconditional Lien Release Waivers. When applicable, cancelled checks and bank statements are also used to verify proof of payment. Certain soft and indirect costs that have portions that are both publicly and privately funded but have not yet been paid are included in this certification. These costs are clearly identified in Table VII Soft and Indirect Costs Detail in the District and Developer Disbursement columns. These costs are included in order to identify the public and private costs and assign these costs to either the Developer or the District. The proof of payment in the form of cancelled checks and bank statements will be reviewed as payments are processed and reflected on future certifications.

Phase VII – Determination of Costs Eligible for Reimbursement

Ranger concluded the Engineer's Certification by determining which improvements were eligible for District and Town reimbursement and what percent of the costs for those improvements were reimbursable.

Cost Certification Phase II construction improvements that were reimbursable consisted of roadways, paths, & hardscape and temporary conditions.

Project Notes

In Cost Certification #24, an Xcel fee was determined eligible in the amount of \$72,886.93. This cost shows up on two separate District funding requests. A check was originally written to pay this fee but was canceled. After verification of the costs, the District wrote another check to pay for this fee per the June funding request, even though this cost was certified on Cost Certification #24.

A fee for American Fence directly paid by Lee Merritt of Ranch Capital was duplicated on Cost Certifications #24 and #25. There is a deduction on Cost Certification #26 to reconcile the overall costs paid to American Fence.

The Town of Superior provided a contribution of \$198,795.49 directly to the funding of the McCaslin Roundabout scope of work performed by Hall Irwin Corporation. On Cost Certification #27, a credit was identified for this amount to be applied to District costs. This credit did not impact the amount of reimbursable costs for the Town. The intent of this credit is to show the financial impact of the Town directly providing these funds.

Hudick Excavating Inc. ("HEI") provided Pay Application 1 directly to the District and Pay Application 2 to the Developer. The funding for these pay applications was allocated separately, but the costs were still determined to be District eligible.

On Cost Certification #31, Samora Construction Contract, costs were submitted for work related to Superior Roadway, which had the top 2" lift fail. Samora issued a credit in the amount of \$9,975 for the 2" failure on Cost Certification #32. When this work is accepted, the full line item will be billed. Costs submitted deemed District eligible for Ninyo & Moore on Cost Certification #20 were realized to be partially non-District. A negative cost of (-\$2,984.79) was identified on Cost Certification #31 to adjust for the non-District costs previously certified.

On Cost Certification #33, adjustments were made to account for errors in prior Cost Certification reports that were identified after performing an audit of certified costs to date. A Cut Above had duplicate costs certified on Certifications #21 and #22. There was a Special District Management Services, Inc invoice that was incorrectly captured as Capital costs as well. Lastly, there were various vendor invoices that were not included in final reports, and those costs were captured at this time.

During the review of Cost Certification #34, the Town notified associated parties that costs associated with the Medical Office Building Garage would not be eligible under SURA until approved by the Town Board, per Resolution No. R-36. Garage costs are currently determined to be District eligible and will become SURA eligible upon the Town Board approval.

System Development Fee backup was provided with Cost Certification #41 backup, but the costs were not included in the report, pending comments and coordination between the Town and the District.

In February 2019, the Town reviewed costs that had been applied to the *Public Park Amenities and Facilities* Town Category. Miscellaneous line items that were labeled under this category were updated to different Town Categories. The impact was that \$14,209.35 was reallocated to *Mob & Temporary Conditions*, \$719,328.02 was reallocated to *Roadways, Paths, & Hardscape*, and \$780,200.89 was reallocated from *Park Site Development* to *Public Park Amenities and Facilities*.

On Cost Certification #48, System Development fees were certified for the first time. Fees related to SDC – Planning Area 3 Residential were only District eligible, while fees related to SDC – Planning Area 1 and 2 Residential and Commercial, as well as SDC – Planning Area 3 Commercial were considered District and Town eligible.

Cost Certification #48 missed the inclusion of the last two System Development fees in the certification. The costs are shown in Table X, but are not included in the actual certified amounts. These last two costs are carried over to Cost Certification #49 where the values are included in the certified amounts.

On Cost Certification #49, the MOB Parking Structure (“MOBPS”) costs were certified as a District Funded Cost. The overall reconciled market value of the MOBPS was determined per a report prepared by National Valuation Consultants, Inc. (“NVC”). NVC determined that the MOB Parking Structure has a reconciled market value \$4,260,000 (assuming completion by January 11, 2018). A prorated amount of the MOBPS District value was determined per a memorandum provided by Walker Parking Consultants (“Walker”) based upon public versus private parking availability in the MOBPS. Ranger utilized the Declaration of Parking Structure Easement and Cost Sharing Agreement based upon the definitions of *MOB Spaces*, *Preferred Parking Period*, and *Public Spaces* to review a prorated value and determined that Walker’s percentage was reasonable. Utilizing the NVC market value and the Walker prorated percentage of 52%, a District value of \$2,215,200 was utilized in the Real Estate Sale Contract between the Developer and the District regarding the MOBPS. The full value of the Real Estate Sale Contract value was deemed eligible.

On Cost Certification #50, a subcategory of Civic Space was added as part of the Public Park Amenities and Facilities Town Eligible Categories. All costs under the Civic Space subcategory are rolled up into the overall Public Park Amenities and Facilities costs.

On Cost Certification #57, a credit of – (\$75,000) was issued against Spence Fane on soft costs. These costs were reimbursed through proceeds during bond closing and was adjusted to make sure cost reimbursements were not duplicated.

On Cost Certification #58, Construction Management (“CM”) fees were reviewed for the first time. The costs include multiple CM providers from the beginning of the project to present. Also, on this certification, a credit was applied against Vargas Property Services Inc. for costs that were certified on Cost Certification #57, but were also processed through the District.

On Cost Certification #52-#58, costs related to the interior courtyard as part of Block 25 Phase 2 had the eligibility removed until further review was completed to determine the extent of public costs. These costs were related to stairs, retaining walls, and electrical systems for lighting, and are subject to being included as eligible at a later time.

Beginning on Cost Certification #60, costs related to Toll Brothers development of Block 17 and Superlot 5 were reviewed and certified. Toll Brothers have a reimbursement agreement with the Developer for the buildout of this site. Certification #60 was the first submittal of costs related to the Toll Brothers development and included multiple months of costs to date. A site takeoff specific to this scope of work was performed, identifying a public eligibility of 62.15%.

Samora Invoice 731 certified costs were duplicated on Cost Certification #63. A correction was applied on Cost Certification #64.

Cost Certification #66 included Toll Brothers Q3 costs listed in hard costs and soft costs.

Cost Certification #68 included Toll Brothers Q3 and Q4 costs listed in hard costs and soft costs. Down To Earth Compliance Invoice 51584 was credited back after determination that all costs previously certified in Cost Certification #67 were related to private improvements.

Cost Certification #71 included Toll Brothers 2021 Q1 costs listed in hard costs and soft costs.

Cost Certification #72 included adjustments to eligibility related to the Hudick Excavating Inc. ("HEI") Blocks 11 and 15 contract for private utility work. HEI provided a cost breakdown of the work related to install the private utilities in Block 11. The work was previously billed 100%, so a negative eligible amount was applied in the certification. Additionally, for the Goodland Construction Blocks 9 and 10 grading work, a reduced percent eligibility was not properly applied to the Town eligibility in previous certifications, and was adjusted in the current certification. HEI also provided a revised pay application for Blocks 11 and 15, so an updated certification was issued during this period.

Cost Certification #74 included Toll Brothers 2021 Q2 costs listed in hard costs and soft costs.

Cost Certification #76 was revised to review Town eligibility of public infrastructure costs located within metropolitan district tracts.

Cost Certification #77 included Toll Brothers 2021 Q3 costs listed in hard costs and soft costs.

Cost Certification #80 included Toll Brothers 2021 Q4 costs listed in hard costs and soft costs.

ENGINEER'S CERTIFICATION

Collin D Koranda, P.E. / Ranger Engineering, LLC (the "Independent Consulting Engineer"), states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated March 28, 2022 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$1,047,568.84**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

Ranger Engineering, LLC

A handwritten signature in blue ink, appearing to read "CDK", written over a light blue horizontal line.

Collin D. Koranda, P. E.

APPENDIX A

Documents Reviewed

Agreements

- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District No 1, 2 and 3. Dated October 18, 2013.
- Development Agreement between the Town of Superior, CO, the Superior Metropolitan District No. 1, the Superior Urban Renewal Authority, and RC Superior LLC. Dated March 11, 2013.
- Public Finance Agreement between the Superior Urban Renewal Authority, the Superior McCaslin Interchange Metropolitan District, RC Superior LLC, and the Town of Superior, CO. Dated March 15, 2013.
- Cost Sharing and Reimbursement Agreement between Aweida Properties and STC Metropolitan District No. 2. Dated October 21, 2015.
- Declaration of Parking Structure Easement and Cost Sharing Agreement, by IISRE-Superior MOB, LLC. Dated March 28, 2017.
- Real Estate Sale Contract (MOB Parking Structure). Entered between RC Superior, LLC and STC Metropolitan District No. 2. August 2018.
- Purchase and Sale Agreement between RC Superior LLC and Toll Southwest LLC dated January 9, 2018.
- Facilities Acquisition and Reimbursement Agreement between STC Metropolitan District No. 2, CP VII Superior, LLC, and RC Superior, LLC. December 31, 2020.

Construction Plans

- Final Development Plan – Phase I Superior Town Center Infrastructure Plans. Prepared by Civil Resources LLC. Dated November 12, 2013.
- Final Development Plan #1 – Phase I Street Paving Plans. Prepared by Civil Resources LLC. Dated April 29, 2016.
- Final Development Plan 9 and 10 Superior Town Center. Prepared by Civil Resources LLC. Dated June 25, 2019.
- Final Plat Superior Town Center Filing No. 1B. Prepared by Civil Resources LLC. Dated December 4, 2013.
- Overlot Grading and Stormwater Management Plans for Superior Town Center Phase 1A. Prepared by Civil Resources LLC. Released for construction May 22, 2015.
- Superior Town Center Phase I Utility Infrastructure Plans. Prepared by Civil Resources LLC. Issued for Construction August 20, 2015.
- Town of Superior Town Center Lift Station Final Drawings Set 1 & Set 2 Rev 0. Prepared by Dewberry Engineers Inc. Dated July 25, 2014.
- Town of Superior McCaslin Blvd. Town Center Left Turn Lane Drawings. Dated February 24, 2016.

- Superior Town Center – Construction Plans – Phase 3 (McCaslin Roundabout). Prepared by Civil Resources Inc. Dated August 12, 2016. Accepted by Public Works September 9, 2016.
- Final Development Plan 1 – Phase 4 (Marshall Road Extension) – Construction Plans – Superior Town Center. Dated August 19, 2016.

Invoices

- Concrete Express Inc - STC & Park. Pay Application 18. Dated 3/3/22.
- Goodland Construction STC Plaza & Promenade – Pay Application 6 – Dated 3/9/22.
- Down To Earth Compliance Invoice 54388. Dated 2/23/22.

For soft and indirect costs, district funded costs, and System Development Fees reviewed, refer to Tables VIII, IX, and X.

Service Plan and Reports

- Superior Town Center Metropolitan District No. 2. Prepared by McGeady Sisneros, P.C. and dated May 13, 2013.
- Cost Sharing Agreement between Superior Urban Renewal Authority, RC Superior, LLC, and STC Metropolitan District Nos. 1, 2, and 3. Date October 22, 2013.
- Development Agreement between Town of Superior, CO, Superior Metropolitan District No. 1, Superior Urban Renewal Authority, and RC Superior, LLC. Date March 11, 2013.
- Public Finance Agreement between Superior Urban Renewal Authority, Superior McCaslin Interchange Metropolitan District, RC Superior, LLC and Town of Superior, CO. Dated March 15, 2013.
- Memorandum Superior Town Center – Block 12 Garage Allocations. Prepared by Walker Parking Consultants. Revised Date November 18, 2016.
- Appraisal Report of a Parking Structure. Prepared by National Valuation Consultants, Inc. Effective Date of Appraisal January 11, 2018.

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Project Costs Summary for District and Town
Table II

	Total Cost Invoiced		Maximum Eligible Costs		District Eligible Costs		Town Eligible Costs	
Direct Construction Costs	\$	457,395.82	\$	457,395.82	\$	457,395.82	\$	457,395.82
Soft and Indirect Costs	\$	80,837.44	\$	75,843.02	\$	75,843.02	\$	75,843.02
District Funded Costs	\$	-	\$	-	\$	-	\$	-
System Development Costs	\$	514,330.00	\$	514,330.00	\$	514,330.00	\$	-
Totals	\$	1,052,563.26	\$	1,047,568.84	\$	1,047,568.84	\$	533,238.84

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Construction Costs Summary By Category
Table III

Category	Total Eligible Hard Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	193,368.38	42.3%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	47,427.53	10.4%
Sanitary Sewer	\$	19,619.64	4.3%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	5,910.12	1.3%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	683.75	0.1%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	190,386.41	41.6%
Civic Space (Part of PPA&F)	\$	-	
	\$	457,395.82	58.4%

Total District Eligible Costs			
Street	\$	193,657.87	42.3%
Water	\$	5,918.97	1.3%
Sanitation	\$	67,147.54	14.7%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	190,671.44	41.7%
Non District	\$	-	
Multiple			
	\$	457,395.82	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft Costs Summary By Category
Table IV

Category	Total Eligible Soft Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	7,279.97	9.6%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	800.00	1.1%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$19,219.31	25.3%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	48,543.75	64.0%
	\$	75,843.02	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	75,843.02	100.0%
Street	\$	20,463.08	27.0%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	55,379.94	73.0%
	\$	75,843.02	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs Summary
Table V

Category	Total Eligible DF Costs		Category
Total Town Eligible Costs			
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!

Total District Eligible Costs			
Operation	\$	-	#DIV/0!
Capital	\$	-	#DIV/0!
Organization	\$	-	#DIV/0!
Street	\$	-	#DIV/0!
Water	\$	-	#DIV/0!
Sanitation	\$	-	#DIV/0!
Fire Protection	\$	-	#DIV/0!
Parks and Recreation	\$	-	#DIV/0!
	\$	-	#DIV/0!

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
System Development Charges Costs Summary
Table VI

Category	Total Eligible SD Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	#DIV/0!
Roadways, Paths, & Hardscape	\$	-	#DIV/0!
Offsite Roadways	\$	-	#DIV/0!
Walls and Structures	\$	-	#DIV/0!
Storm Sewer	\$	-	#DIV/0!
Sanitary Sewer	\$	-	#DIV/0!
Reuse Water & Irrigation Piping	\$	-	#DIV/0!
Domestic Water	\$	-	#DIV/0!
Dry Utilities	\$	-	#DIV/0!
Park Site Development	\$	-	#DIV/0!
Mob & Temporary Conditions	\$	-	#DIV/0!
SDC - Planning Area 1 and 2	\$	-	#DIV/0!
SDC - Planning Area 3	\$	-	#DIV/0!
Parking & Architectural Enhancements	\$	-	#DIV/0!
Public Park Amenities & Facilities	\$	-	#DIV/0!
Other Eligible Costs	\$	-	#DIV/0!
Not Eligible	\$	-	#DIV/0!
	\$	-	#DIV/0!

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	514,330.00	100.0%
Organization	\$	-	0.0%
	\$	514,330.00	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
 Construction Costs
 Table VII

Work Description	Contract Values				Invoiced Values				District Eligibility										Inv. No.		
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Invoice Number Invoice Date	Inv. Date	Cert #2	
Concrete Express - STC & Park																					18
																			3/3/2022		
Earthwork (Entire Project Area)	1 EA	\$	186,000.00	\$ 186,000.00	\$ -	\$ -	\$ -	0%	Capital	Multiple	Earthwork	100%	\$ -	-	100%	\$ -	-		\$ -	-	
Erosion Control (Entire Project Area)	1 EA	\$	121,000.00	\$ 121,000.00	\$ -	\$ -	\$ -	0%	Capital	Multiple	Earthwork	100%	\$ -	-	100%	\$ -	-		\$ -	-	
Permits	1 EA	\$	30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	0%	Capital	Multiple	Earthwork	100%	\$ -	-	100%	\$ -	-		\$ -	-	
REMOVALS	1 EA	\$	82,000.00	\$ 82,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
CURB AND GUTTER	1 EA	\$	114,000.00	\$ 114,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
SPECIAL PAVEMENT INTERSECTION - CREEK VIEW AT PROMENADE	1 EA	\$	128,000.00	\$ 128,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
SPECIAL CONCRETE INTERSECTION - CREEK VIEW AT MARSHALL	1 EA	\$	37,000.00	\$ 37,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
CONCRETE CROSS PANS AND DRIVEWAY APRONS	1 EA	\$	59,000.00	\$ 59,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
CONCRETE SIDEWALKS	1 EA	\$	459,000.00	\$ 459,000.00	\$ 68,850.00	\$ 3,442.50	\$ 65,407.50	15%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 65,407.50	-	100%	\$ 65,407.50	65,407.50		\$ 68,850.00	-	
ASPHALT PAVEMENT	1 EA	\$	285,000.00	\$ 285,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
TRAFFIC CONTROL SIGNAGE AND STRIPING	1 EA	\$	29,000.00	\$ 29,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
CHEMICAL SURGRADE TREATMENT	1 EA	\$	119,000.00	\$ 119,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
CURB UNDERDRAINS	1 EA	\$	93,000.00	\$ 93,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
STORM DRAINAGE SYSTEM	1 EA	\$	829,000.00	\$ 829,000.00	\$ -	\$ -	\$ -	0%	Capital	Sanitation	Storm Sewer	100%	\$ -	-	100%	\$ -	-		\$ -	-	
POND 311	1 EA	\$	98,000.00	\$ 98,000.00	\$ -	\$ -	\$ -	0%	Capital	Sanitation	Storm Sewer	100%	\$ -	-	100%	\$ -	-		\$ -	-	
DOMESTIC WATER SYSTEM	1 EA	\$	337,000.00	\$ 337,000.00	\$ -	\$ -	\$ -	0%	Capital	Water	Domestic Water	100%	\$ -	-	100%	\$ -	-		\$ -	-	
REUSE WATER SYSTEM	1 EA	\$	194,000.00	\$ 194,000.00	\$ -	\$ -	\$ -	0%	Capital	Water	Reuse Water & Irrigation Piping	100%	\$ -	-	100%	\$ -	-		\$ -	-	
UTILITY SLEEVES	1 EA	\$	89,000.00	\$ 89,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
SANITARY SEWER SYSTEM WITH UNDERDRAIN	1 EA	\$	287,000.00	\$ 287,000.00	\$ -	\$ -	\$ -	0%	Capital	Sanitation	Sanitary Sewer	100%	\$ -	-	100%	\$ -	-		\$ -	-	
MARSHALL ROAD BRIDGE DEEP FOUNDATIONS	778 LF	\$	182.00	\$ 141,596.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
MARSHALL ROAD BRIDGE GIRDERS	1 EA	\$	361,000.00	\$ 361,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
MARSHALL ROAD BRIDGE ABUTMENTS	1 EA	\$	474,000.00	\$ 474,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
MARSHALL ROAD BRIDGE DECK	1 EA	\$	179,000.00	\$ 179,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
MARSHALL ROAD BRIDGE RAILINGS	1 EA	\$	107,000.00	\$ 107,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
MARSHALL ROAD BRIDGE WINGWALLS	1 EA	\$	493,000.00	\$ 493,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
MARSHALL ROAD BRIDGE TYPE H SOIL RIPRAP	1 EA	\$	116,000.00	\$ 116,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
MARSHALL ROAD BRIDGE LIGHTING	1 EA	\$	122,000.00	\$ 122,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
MARSHALL ROAD MSE WALL WITH FENCE NORTH OF BRIDGE	1 EA	\$	123,000.00	\$ 123,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
CONCRETE RETAINING WALL BLOCK 4	1 EA	\$	123,000.00	\$ 123,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Walls and Structures	100%	\$ -	-	100%	\$ -	-		\$ -	-	
IRRIGATION SYSTEM	1 EA	\$	189,000.00	\$ 189,000.00	\$ -	\$ -	\$ -	0%	Capital	Water	Reuse Water & Irrigation Piping	100%	\$ -	-	100%	\$ -	-		\$ -	-	
LANDSCAPING	1 EA	\$	209,000.00	\$ 209,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
STREET LIGHTING	1 EA	\$	450,000.00	\$ 450,000.00	\$ 450.00	\$ 22.50	\$ 427.50	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 427.50	-	100%	\$ 427.50	427.50		\$ 450.00	-	
RECORD DRAWINGS	1 EA	\$	113,000.00	\$ 113,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
DRY UTILITY COORDINATION	1 EA	\$	14,000.00	\$ 14,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
TRAFFIC CONTROL path detour	1 EA	\$	8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
DOMESTIC WATER SYSTEM - PARK SERVICES	3 EA	\$	3,500.00	\$ 10,500.00	\$ -	\$ -	\$ -	0%	Capital	Water	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
SANITARY SEWER SYSTEM - PARK SERVICES AND MARSHALL RC	1 EA	\$	28,500.00	\$ 28,500.00	\$ -	\$ -	\$ -	0%	Capital	Sanitation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
STORM DRAINAGE SYSTEM - PARKS	1 LSU	\$	86,000.00	\$ 86,000.00	\$ -	\$ -	\$ -	0%	Capital	Sanitation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
UTILITY SLEEVES	1 EA	\$	22,000.00	\$ 22,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
LOW WATER CROSSING A	1 LSU	\$	41,500.00	\$ 41,500.00	\$ -	\$ -	\$ -	0%	Capital	Water	Domestic Water	100%	\$ -	-	100%	\$ -	-		\$ -	-	
LOW WATER CROSSING C	1 LSU	\$	41,500.00	\$ 41,500.00	\$ -	\$ -	\$ -	0%	Capital	Water	Domestic Water	100%	\$ -	-	100%	\$ -	-		\$ -	-	
PARK 1 CONCRETE SEAT WALL	1 LSU	\$	55,000.00	\$ 55,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
PARK 2 CONCRETE BLEACHERS (STAIRS, AISLES AND SEAT WALL	1 LSU	\$	97,000.00	\$ 97,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
PARK 2 SEGMENTAL BLOCK WALL AT FIELD INCLUDING 140' (1	1 LSU	\$	82,000.00	\$ 82,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
RESTROOM A (BUILDING, FOUNDATION, ELECTRICAL, LIGHTING	1 EA	\$	265,000.00	\$ 265,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
RESTROOM B (BUILDING, FOUNDATION, ELECTRICAL, LIGHTING	1 EA	\$	302,000.00	\$ 302,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
STAIRS AT MARSHALL ROAD BRIDGE	1 EA	\$	61,000.00	\$ 61,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ -	-	100%	\$ -	-		\$ -	-	
CONCRETE TRAILS, WALKS AND PLAZA AREAS	1 EA	\$	340,000.00	\$ 340,000.00	\$ 34,000.00	\$ 1,700.00	\$ 32,300.00	10%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 32,300.00	-	100%	\$ 32,300.00	32,300.00		\$ 34,000.00	-	
PARKING LOT - PARK 1	1 EA	\$	110,000.00	\$ 110,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
METAL HANDRAIL AT ADA RAMPS	184 LF	\$	112.00	\$ 20,608.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
METAL HANDRAIL AT STEPPED AISLES AT BLEACHERS	18 LF	\$	112.00	\$ 2,016.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
GUARD RAIL AT BLEACHERS	103 LF	\$	44.50	\$ 4,589.50	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
TRUNCATED DOMES RADIAL PLATES PARK 1	116 SF	\$	70.00	\$ 8,120.00	\$ 2,100.00	\$ 105.00	\$ 1,995.00	26%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 1,995.00	-	100%	\$ 1,995.00	1,995.00		\$ 2,100.00	-	
ATHLETIC FIELD TOPSOIL HAUL, SCREEN AND PLACE	2500 CY	\$	12.00	\$ 30,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
DECIDUOUS TREE (2-5' Cal.)	102 EA	\$	670.00	\$ 68,340.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
ORNAMENTAL TREE (2-3' Ht.)	18 EA	\$	300.00	\$ 5,400.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
ORNAMENTAL TREE & CLUMP	18 EA	\$	465.00	\$ 8,370.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
EVERGREEN TREE (4' Ht.)	6 EA	\$	405.00	\$ 2,430.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	-	100%	\$ -	-		\$ -	-	
EVERGREEN TREE (6' Ht.)																					



SANITARY SEWER SYSTEM	1	LS	\$	60,000.00	\$	60,000.00	\$	-	\$	-	\$	-	0%	Capital	Sanitation	Sanitary Sewer	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
UNDERDRAIN SYSTEM	1	LS	\$	108,998.00	\$	108,998.00	\$	21,799.60	\$	2,179.96	\$	19,619.64	20%	Capital	Sanitation	Sanitary Sewer	100%	\$	19,619.64	100%	\$	19,619.64	100%	\$	19,619.64	\$	21,799.60																
LANDSCAPING	1	LS	\$	193,500.00	\$	193,500.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
IRRIGATION SYSTEM	1	LS	\$	115,250.00	\$	115,250.00	\$	-	\$	-	\$	-	0%	Capital	Water	Reuse Water & Irrigation Piping	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
SITE FURNISHINGS	1	LS	\$	204,201.00	\$	204,201.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
PLAY EQUIPMENT	1	LS	\$	167,505.00	\$	167,505.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
CANARY SCULPTURES - QTY 6	1	LS	\$	29,415.00	\$	29,415.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
STAGE FOUNDATIONS	1	LS	\$	10,153.00	\$	10,153.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
WATER FEATURES	1	LS	\$	685,000.00	\$	685,000.00	\$	68,500.00	\$	6,850.00	\$	61,650.00	10%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	61,650.00	100%	\$	61,650.00	100%	\$	61,650.00	\$	68,500.00																
ELECTRICAL SYSTEM AND LIGHTING	1	LS	\$	599,400.00	\$	599,400.00	\$	-	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
DRY UTILITY COORDINATION	1	LS	\$	38,875.00	\$	38,875.00	\$	9,718.75	\$	971.88	\$	8,746.88	25%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	8,746.88	100%	\$	8,746.88	100%	\$	8,746.88	\$	9,718.75																
RECORD DRAWINGS	1	LS	\$	15,000.00	\$	15,000.00	\$	-	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
FOUNTAIN MAINTENANCE THROUGH WARRANTY	1	LS	\$	35,000.00	\$	35,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-																
																	\$	324,810.36											\$	324,810.36	\$	324,810.36	\$	360,900.40									
																	\$	324,810.36											\$	324,810.36	\$	324,810.36	\$	360,900.40									
																											Check # or PLW Amount Date																
																											Invoice Number		\$	54388													
Down to Earth Compliance																													\$	683.75													
Erosion Control - Invoice 54388 (2/23/22) LW 2/28/22	1	LS	\$	683.75	\$	683.75	\$	683.75	\$	-	\$	568.75	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$	683.75	100%	\$	683.75	100%	\$	683.75	Amount Less Retainage		\$	683.75														
				\$	683.75	\$	683.75	\$	683.75	\$	-	\$	683.75														Check # or PLW		\$	683.75													
				\$	15,570,140.27	\$	500,428.05	\$	457,395.82																				\$	457,395.82													

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Invoices										Percent District	Amount District	Percent Town	Amount Town	Total	Certification
Vendor	Invoice Number	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Eligible		Eligible		Eligible		Eligible	Number
Cesare, Inc	21.3012.12	Marshall Road Parks	02/28/22	\$ 15,994.10	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	15,994.10		100%	\$	15,994.10	82
Cesare, Inc	20.3032.13	2020 Superior Town Center	02/28/22	\$ 342.20	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	342.20		100%	\$	342.20	82
Cesare, Inc	20.3013.15	Marshall Road Bridge & Infrastructure	02/28/22	\$ 3,361.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	3,361.00		100%	\$	3,361.00	82
Cesare, Inc	21.3016.12	Superior Town Center Blocks 9 and 10	02/28/22	\$ 3,398.40	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	3,398.40		100%	\$	3,398.40	82
Civil Resources, LLC	238.001.01.97	Superior Town Center - Infrastructure	03/02/22	\$ 44,337.03	Capital	Multiple	Other Eligible Costs	100%	\$	44,337.03		100%	\$	44,337.03	82
DIG Studio Inc.	18116-007	STC Promenade/Plaza Landscape Design	11/02/21	\$ 2,241.46	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	2,241.46		100%	\$	2,241.46	82
DIG Studio Inc.	18116-009	STC Promenade/Plaza Landscape Design	02/22/22	\$ 983.75	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	983.75		100%	\$	983.75	82
Edifice North	22-005	STC Construction Management	02/01/22	\$ 9,000.00	Capital	Multiple	Other Eligible Costs	47%	\$	4,206.72		47%	\$	4,206.72	82
Summit Services	36361	Stormwater Insepection	02/28/22	\$ 800.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$	800.00		100%	\$	800.00	82
Town of Superior	1092	FDP #1 Infrastructure	02/25/22	\$ 379.50	Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$	178.37		47%	\$	178.37	82
				\$ 80,837.44					\$	75,843.02		\$	75,843.02		

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Invoices																			
Vendor	Invoice Number	Description	Date	Amount Invoiced	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Eligible	District Capital Costs	District Operations Costs	Certification Number
				\$ -				\$ -				\$ -			\$ -				

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
System Development Charges Costs
Table X

Invoices				Proof of Payment										Percent District		Amount District	Percent Town		Amount Town	Certification
Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Number		
Remington Homes	2120-2150	Block 9, 11-16	Residential	03/08/22	\$ 162,420.00	RC Superior, LLC	Wire	03/08/22	03/08/22	\$ 162,420.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 162,420.00	0%	\$ -	82		
Remington Homes	349-375	Block 10, 2-7	Residential	02/25/22	\$ 162,420.00	RC Superior, LLC	Wire	02/25/22	02/25/22	\$ 162,420.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 162,420.00	0%	\$ -	82		
Remington Homes	2222-2292	Block 10, 8-14	Residential	02/25/22	\$ 189,490.00	RC Superior, LLC	Wire	02/25/22	02/25/22	\$ 189,490.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 189,490.00	0%	\$ -	82		
					\$ 514,330.00						\$ 514,330.00			\$ 514,330.00		\$ -				