

**STC METROPOLITAN DISTRICT NO. 2**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
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<https://www.colorado.gov/pacific/stcmd>

**NOTICE OF SPECIAL 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
<b>VACANT</b>		2023/May 2023
<b>VACANT</b>		2022/May 2022
<b>VACANT</b>		2022/May 2022

Peggy Ripko Secretary

DATE: February 9, 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](mailto:pripko@sdmsi.com)).

**I. ADMINISTRATIVE MATTERS**

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

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

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C. Approve Minutes of the November 3, 2021 and January 12, 2022 Special Meetings (enclosures).

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D. Acknowledge the resignation of Angie Hulsebus, effective January 13, 2022.

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II. PUBLIC COMMENTS

A. \_\_\_\_\_

III. FIRE RESPONSE

A. Discussion regarding architectural review process for rebuilding.

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B. Consider approval of Resolution re Waiver of Certain Provisions of Design Guidelines as Applied to Fire Damaged/Destroyed Homes (enclosure).

\_\_\_\_\_

IV. FINANCIAL MATTERS

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

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-
<b>Total</b>	<b>\$ 32,098.52</b>	<b>\$ 14,741.79</b>

\_\_\_\_\_

B. Review and accept Unaudited Financial Statements through the period ending December 31, 2021 (enclosure).

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V. LEGAL MATTERS

A. Review and consider approval of Lender Estoppel requested by Carmel Partners (to be distributed).

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VI. OPERATIONS AND MAINTENANCE

A. Discuss Operating Projections.

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B. Discuss and consider approval of adding additional poop stations.

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C. Discussion regarding yards signs for the Commuting Solutions Program.

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VII. CAPITAL PROJECTS

- A. Discuss an Agreement between Carmel Partners and the District for maintenance and operation rules for the parking garage.
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- B. Review and consider acceptance of improvement costs in the amount of \$2,647,483.10, under Final Engineers Report and Certification #80 prepared by Ranger Engineering, LLC, dated January 20, 2022 (enclosure).
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VIII. DEVELOPER UPDATE

- A. Status of lot and home sales.
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- B. Status of any necessary inclusions.
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- C. Status of Conveyance of Facilities.
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IX. COVENANTS

- A. Discuss Community Manager's Update.
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X. OTHER MATTERS

- A. 

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XI. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 2, 2022.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD NOVEMBER 3, 2021

A Regular 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 3rd day of November, 2021, 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. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

James A. Brzostowicz, President  
Angie Hulsebus, Treasurer  
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

Sally Vecchio and Anthony Blout; Carmel Partners, Inc.

Andrew Schwartz; Otten Johnson Robinson Neff Ragonetti

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.

## RECORD OF PROCEEDINGS

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### **ADMINISTRATIVE MATTERS**

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

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 October 6, 2021 Regular Meeting.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the Minutes of the October 6, 2021 Regular Meeting.

**Board Vacancy:** Ms. Ripko discussed with the Board the vacancy on the Board of Directors. There are no known candidates at this time.

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### **PUBLIC COMMENTS**

There were no public comments.

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### **FINANCIAL MATTERS**

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

Fund	Period Ending Oct. 26, 2021
General	\$ 11,034.82
Debt	\$ -0-
Capital	\$ -0-
Payroll	\$ 184.70
<b>Total</b>	<b>\$ 11,219.52</b>

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 September 30, 2021 and schedule of cash position, dated September 30, 2021.

## RECORD OF PROCEEDINGS

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Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending September 30, 2021 and schedule of cash position, dated September 30, 2021.

**2021 Audit:** The Board reviewed the proposal from Dazzio & Associates, PC to perform the 2021 Audit.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the engagement of Dazzio & Associates, PC perform the 2021 Audit, for an amount not to exceed \$6,000.

### **Public Hearing on Proposed 2021 Budget Amendment:**

**2021 Budget Amendment Hearing:** The President opened the public hearing to consider the Resolution to Amend the 2021 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received and the President closed the public hearing.

The Board determined that an amendment to the 2021 Budget was not necessary.

### **Public Hearing on Proposed 2022 Budget:**

**2022 Budget Hearing:** The President opened the public hearing to consider the proposed 2022 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the President closed the public hearing.

Ms. Wheeler reviewed the estimated year-end 2021 revenues and expenditures and the proposed 2022 estimated revenues and expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2021-11-01 to Adopt the 2022 Budget and Appropriate Sums of Money and Resolution No. 2021-11-02 to Set Mill Levies (for the General Fund at 10.000 mills and the Debt Service

## RECORD OF PROCEEDINGS

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Fund at 35.000 mills, for a total of 45.000 mills). Upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2021. Ms. Ripko was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Boulder County and the Division of Local Government not later than December 15, 2021. Ms. Ripko was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2022. Copies of the adopted Resolutions are attached hereto and incorporated herein by this reference.

**Estoppel between Ranch Capital and the District:** The Board entered into discussion regarding the Estoppel between Ranch Capital and the District.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Estoppel between Ranch Capital and the District, subject to final legal review.

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### **LEGAL MATTERS**

**Annual Resolution:** The Board reviewed the Annual Resolution.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board adopted the Annual Resolution.

**Election of Officers:** The Board discussed the Election of Officers.

Following discussion, upon motion duly made Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board determined to keep the slate of officers as they are on the agenda.

**Regular Meeting Date/Location:** The Board entered into discussion regarding the regular meeting dates, times and location for 2022.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board determined to meet on the first Wednesday of every month, at 9:00 A.M. via Zoom.

**§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2022:** The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2022.

## RECORD OF PROCEEDINGS

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Following discussion, upon motion duly made Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website and the District website.

**DLG-70 Mill Levy Certification Form:** The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

**2023 Budget Preparation:** The Board discussed the preparation of the 2023 Budget.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2023 Budget and set the date of the Budget Hearing as November 2, 2022.

**Election Resolution:** The Board discussed Resolution No. 2021-11-03; Resolution Calling a Regular Election for Directors on May 3, 2022, appointing the Designated Election Official ("DEO") and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-03; Resolution Calling a Regular Election for Directors on May 3, 2022, appointed Ms. Ripko the DEO and authorized the DEO to perform all tasks required for the conduct of a mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

**2021 Legislative Report:** Attorney Ivey reviewed with the Board the 2021 Legislative Report.

**Website Compliance:** Attorney Ivey reviewed with the Board the Website Compliance.

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### **OPERATIONS AND MAINTENANCE**

**Operating Projections:** No action was taken by the Board.

**Obligation of the District for Snow Removal on the Sidewalks:** No action was taken by the Board.



## RECORD OF PROCEEDINGS

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**Dog Kill in Common Areas:** No action was taken by the Board.

**Proposal from Vargas Property Services, Inc. for 2021-2022 Snow Removal Services:** The Board reviewed a proposal from Vargas Property Services, Inc. for 2021-2022 snow removal services.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the proposal from Vargas Property Services, Inc. for 2021-2022 snow removal services.

### **CAPITAL PROJECTS**

**Final Engineers Report and Certification #77 prepared by Ranger Engineering, LLC, dated October 25, 2021:** Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$3,972,084.24, detailed in the Final Engineers Report and Certification #77 prepared by Ranger Engineering, LLC, dated October 25, 2021.

**Agreement between Carmel Partners and the District for Maintenance and Operation Rules for the Parking Garage:** The Board deferred discussion.

### **DEVELOPER UPDATE**

**Status of Lot and Home Sales:** There was no report at this time.

**Necessary Inclusions:** No action needed by the Board

**Conveyance of Facilities:** The Board deferred discussion.

### **COVENANT CONTROL**

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

**Executive Session:** Pursuant to Section 24-6-402(4)(b), C.R.S., upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session for the purpose of receiving legal advice on specific legal questions related to covenant enforcement under Section 24-6-402(4)(b), C.R.S.

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of the remaining portion of this executive session that, in the opinion of the District's general counsel, constitutes privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

## RECORD OF PROCEEDINGS

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Also pursuant to § 24-6-402(4), C.R.S., the Board did not adopt any proposed policy, position, resolution, rule, regulation or take formal action during execution session.

The Board reconvened in regular session.

**Resolution Adopting an Amended Covenant Enforcement Policy:** The Board reviewed a Resolution Adopting an Amended Covenant Enforcement Policy.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board approved the Resolution Adopting an Amended Covenant Enforcement Policy.

**Resolution Adopting Third Amended Restated Rules, Regulations and Design Guidelines of Superior Town Center:** The Board reviewed a Resolution Adopting Third Amended Restated Rules, Regulations and Design Guidelines of Superior Town Center.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board approved the Resolution Adopting the Third Amended Restated Rules, Regulations and Design Guidelines of Superior Town Center.

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### **OTHER MATTERS**

There were no other matters.

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### **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

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD JANUARY 12, 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 12<sup>th</sup> day of January, 2022, at 10:00 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. The meeting was open to the public.

#### ATTENDANCE

##### Directors In Attendance Were:

James A. Brzostowicz, President  
Angie Hulsebus, Treasurer  
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, Bill Jencks, Jessica Sergi and Carmen Wences; Ranch Capital, LLC

Sally Vecchio, Anthony Blout and Jennifer Will; Carmel Partners, Inc.

Tracy; Resident

#### 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

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Following discussion, upon motion duly made by Director Willis, seconded by Director Brzostowicz 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.

### **PUBLIC COMMENTS**

There were no public comments.

### **FIRE RESPONSE**

**Architectural Review Process for Rebuilding:** The Board entered into discussion regarding the architectural review process for rebuilding. Ms. Ripko and Attorney Ivey will work together regarding a process.

**Damage:** The Board entered into discussion regarding the damage caused by the fire. It was noted there was damage to the concrete, mailboxes, lights, handrails, retaining walls, landscaping and broken glass.

### **FINANCIAL MATTERS**

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

Fund	Period Ending Nov. 30, 2021	Period Ending Oct. 26, 2021
General	\$ 15,267.09	\$ 11,034.82
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Payroll	\$ 92.35	\$ 184.70
<b>Total</b>	<b>\$ 15,359.44</b>	<b>\$ 11,219.52</b>

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 November 30, 2021 and schedule of cash position, dated November 30, 2021.

## RECORD OF PROCEEDINGS

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Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending November 30, 2021 and schedule of cash position, dated November 30, 2021.

### **LEGAL MATTERS**

**2022 Rates for Icenogle Seaver Pogue, P.C.**: The Board acknowledge the 2022 rates for Icenogle Seaver Pogue, P.C.

**Motion for Amended Order of Inclusion for Block 15, Superior Town Center Filing No. 1B Replat No. 5**: The Board reviewed a Motion for an Amended Order of Inclusion for Block 15, Superior Town Center Filing No. 1B Replat No. 5.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the filing of the Motion for an Amended Order of Inclusion for Block 15, Superior Town Center Filing No. 1B Replat No. 5.

**Special Warranty Deed to Accept Ownership of Outlots**: The Board reviewed a Special Warranty Deed to accept ownership of Outlots.

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved the Special Warranty Deed to accept ownership of Outlots.

**Lender Estoppel requested by Carmel Partners**: Attorney Ivey discussed the status and reported that no additional action was needed at this time.

**Board Position**: Attorney Ivey discussed with the Board the options of moving forward due to Director Hulsebus resignation.

### **OPERATIONS AND MAINTENANCE**

**Operating Projections**: 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.

**Final Engineers Report and Certification #78 prepared by Ranger Engineering, LLC, dated November 22, 2021**: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon

## RECORD OF PROCEEDINGS

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vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$2,813,100.99, detailed in the Final Engineers Report and Certification #78 prepared by Ranger Engineering, LLC, dated November 22, 2021.

**Final Engineers Report and Certification #79 prepared by Ranger Engineering, LLC, dated December 21, 2021:** Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$1,362,274.73, detailed in the Final Engineers Report and Certification #79 prepared by Ranger Engineering, LLC, dated December 21, 2021.

### **DEVELOPER UPDATE**

**Status of Lot and Home Sales:** Mr. Jencks updated the Board on the damage throughout the community from the fire and future completion.

**Necessary Inclusions:** No action needed by the Board

**Conveyance of Facilities:** The Board deferred discussion.

### **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

**RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF THE  
STC METROPOLITAN DISTRICT NO.1- 3**

**A Resolution Providing for the Waiver of Design Review and Fees**

At a special meeting of the Board of Directors of the STC Metropolitan District No. 2, Boulder County, Colorado, held at 9:00 a.m., on Wednesday, February 9, 2022, via online meeting at <https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09> and via telephone at 1-253-215-8782, Meeting ID: 897 9736 4658, Passcode: 115782, at which a quorum was present, the following resolution was adopted:

**WHEREAS**, STC Metropolitan District No. 1 ("District No. 1"), STC Metropolitan District No. 2 ("District No. 2") and STC Metropolitan District No. 3 ("District No. 3") (each a "District" and, collectively, the "Districts") are quasi-municipal corporations and political subdivisions of the State of Colorado located in the Town of Superior (the "Town"), Boulder County (the "County"), Colorado; and

**WHEREAS**, the Districts were organized pursuant to Service Plans approved by the Town on May 13, 2013, ("Service Plans"); and

**WHEREAS**, pursuant to Section 32-1-1001(1)(m), C.R.S., the Districts have the power "to adopt, amend and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and of the special district"; and

**WHEREAS**, pursuant to Section 32-1-1001(1)(j)(I), C.R.S., the Districts have the power "to fix and from time to time to increase or decrease fees, rates, tolls, penalties or charges for services, programs, or facilities furnished by the special district"; and

**WHEREAS**, RC Superior, LLC, a Delaware limited liability company (the "Developer"), has caused to be recorded the Master Declaration of Covenants, Conditions and Restrictions, dated April 13, 2015, and recorded in the real property records of the County as Reception No. 3439339, as the same may be amended and/or modified from time to time (the "Original Declaration") and applicable to the real property within the Districts described in Exhibit A of the Original Declaration (the "Property"); and

**WHEREAS**, Aweida Properties, Inc., a Colorado corporation (the "Discovery Ridge Developer") has caused to be recorded the Declaration of Covenants, Conditions and Restrictions, dated November 22, 2019, and recorded in the real property records of the County as Reception No. 3750773, as the same may be amended and/or modified from time to time (the "Discovery Ridge Declaration" and, together with the Original Declaration, the "Declarations")

and applicable to the property within the Districts described in Exhibit A of the Discovery Ridge Declaration; and

**WHEREAS**, the Declarations provide that one or more of the Districts shall enforce each of the provisions provided therein.

**WHEREAS**, Section 32-1-1004(8), C.R.S., authorizes the Districts to furnish covenant enforcement and design review services within the Districts if the declaration, rules and regulations, or similar document containing the covenants to be enforced for the area within the metropolitan district name the metropolitan district as the enforcement or design review entity; and

**WHEREAS**, the Declarations provide for the Superior Town Center Rules, Regulations and Design Guidelines (the "Rules, Regulations and Guidelines") to be promulgated, amended, revised from time to time, administered and enforced by the Districts; and

**WHEREAS**, the Districts entered into that certain Facilities Funding, Construction and Operation Agreement (the "FFCOA"), dated January 1, 2015, pursuant to which the Districts agreed that District No. 2 is the Operating District responsible for all operations and maintenance services for the Districts; and

**WHEREAS**, the Districts entered into that certain Intergovernmental Agreement for Covenant Enforcement and Design Review (the "GIGA"), dated June 7, 2017, which may be amended from time to time, pursuant to which the Districts authorized District No. 2 to administer and enforce the Declarations and the Rules, Regulations and Guidelines for the Property; and

**WHEREAS**, District No. 2 previously adopted the Superior Town Center Rules, Regulations and Design Guidelines, which have been amended and restated (the "Third Amended and Restated Rules, Regulations and Design Guidelines"); and

**WHEREAS**, on Thursday, December 30, 2021, the Marshall Fire devastatingly swept through the County, specifically impacting the Town and property within the Districts, destroying a number of existing residential structures located within the Districts; and

**WHEREAS**, the Third Amended and Restated Rules, Regulations and Design Guidelines generally require design review and approval for the construction or alteration of improvements located on property within the Districts, along with the payment of associated fees; and

**WHEREAS**, the Districts' residents and developers intend to rebuild and repair those residential structures that were damaged and/or destroyed in the Marshall Fire, and the Board wishes to assist residents and developers with their rebuilding efforts; and



**WHEREAS**, the Board has determined it is in the best interests of the Districts and their residents, as well as in furtherance of the health, safety and welfare of the community, to waive the design review requirement and associated fee for those improvements on residential lots which are being rebuilt or reconstructed without modification from the original design as a result of the Marshall Fire.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF STC METROPOLITAN DISTRICT NO. 2 AS FOLLOWS:**

1. The Board hereby waives the design review requirement and design review fee contained in Section 3 of the Third Amended and Restated Rules, Regulations and Design Guidelines for those applicants who are rebuilding or reconstructing improvements damaged or destroyed in the Marshall Fire on a residential lot without modification. .. Applicants who are rebuilding or reconstructing improvements without modification to the original design of the improvements are still required to submit final construction plans to the STC Metropolitan District No. 2.

**[Remainder of page intentionally left blank.]**

ADOPTED, APPROVED, AND MADE EFFECTIVE the 9<sup>th</sup> day of February, 2022.

STC METROPOLITAN DISTRICT NO. 2

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1705						
12/17/2021	Colorado Special Districts P& L	POL-0009297	Prepaid Expenses	1-143	2,016.00	2,016.00
12/17/2021	Colorado Special Districts P& L	POL-0009498	Prepaid Expenses	1-143	2,016.00	2,016.00
12/17/2021	Colorado Special Districts P& L	POL-0010519	Prepaid Expenses	1-143	14,589.00	14,589.00
Total 1705:						18,621.00
1706						
12/17/2021	Doody Calls	52176	O&M - Landscaping	1-720	814.50	814.50
Total 1706:						814.50
1707						
12/17/2021	Mountain Alarm	2624530	Parking Structure	1-730	195.00	195.00
12/17/2021	Mountain Alarm	2624531	Parking Structure	1-730	82.50	82.50
12/17/2021	Mountain Alarm	2624532	Parking Structure	1-730	82.50	82.50
Total 1707:						360.00
1708						
12/17/2021	Ranger Engineering, LLC	1389	Engineering	3-784	4,749.64	4,749.64
Total 1708:						4,749.64
1709						
12/17/2021	Simmons & Wheeler, P.C.	31695	Accounting	1-612	924.42	924.42
Total 1709:						924.42
1710						
12/17/2021	Special Dist Management Srvs	D1 11-2021	Miscellaneous	1-685	2.93	2.93
12/17/2021	Special Dist Management Srvs	D1 11-2021	Management	1-680	490.00	490.00
12/17/2021	Special Dist Management Srvs	D2 11-2021	Miscellaneous	1-685	128.00	128.00
12/17/2021	Special Dist Management Srvs	D2 11-2021	Accounting	1-612	602.00	602.00
12/17/2021	Special Dist Management Srvs	D2 11-2021	Covenant Control	1-682	313.50	313.50
12/17/2021	Special Dist Management Srvs	D2 11-2021	Management	1-680	1,732.50	1,732.50
12/17/2021	Special Dist Management Srvs	D3 11-2021	Management	1-680	393.80	393.80
Total 1710:						3,662.73
1711						
12/17/2021	T. Charles Wilson Insurance Se	10390	Prepaid Expenses	1-143	495.00	495.00
12/17/2021	T. Charles Wilson Insurance Se	10391	Prepaid Expenses	1-143	495.00	495.00
Total 1711:						990.00
1712						
12/17/2021	Town of Superior	2240 1/2 11/2021	Utilities	1-704	13.37	13.37
12/17/2021	Town of Superior	2901/2 11/2021	Utilities	1-704	13.37	13.37
12/17/2021	Town of Superior	438 1/2 11/2021	Utilities	1-704	13.37	13.37
12/17/2021	Town of Superior	622 1/2 11/2021	Utilities	1-704	18.37	18.37
12/17/2021	Town of Superior	690 1/2 11/2021	Utilities	1-704	13.37	13.37
Total 1712:						71.85
20211201						
12/17/2021	Comcast	316389 11/2021	Parking Structure	1-730	145.33	145.33

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 20211201:						145.33
20211202						
12/17/2021	Xcel Energy	757674230	Utilities	1-704	38.95	38.95
Total 20211202:						38.95
20211203						
12/17/2021	Xcel Energy	757683018	Utilities	1-704	31.80	31.80
Total 20211203:						31.80
20211204						
12/17/2021	Xcel Energy	757661767	Utilities	1-704	173.42	173.42
Total 20211204:						173.42
20211205						
12/17/2021	Xcel Energy	757657135	Utilities	1-704	176.54	176.54
Total 20211205:						176.54
20211206						
12/17/2021	Xcel Energy	757719007	Utilities	1-704	20.85	20.85
Total 20211206:						20.85
20211207						
12/17/2021	Xcel Energy	757712603	Utilities	1-704	38.03	38.03
Total 20211207:						38.03
20211208						
12/17/2021	Xcel Energy	757689507	Utilities	1-704	39.00	39.00
Total 20211208:						39.00
20211209						
12/17/2021	Xcel Energy	757670530	Utilities	1-704	54.53	54.53
Total 20211209:						54.53
20211210						
12/17/2021	Xcel Energy	757706674	Utilities	1-704	55.55	55.55
Total 20211210:						55.55
20211211						
12/17/2021	Xcel Energy	757677830	Utilities	1-704	440.21	440.21
Total 20211211:						440.21
20211212						
12/17/2021	Xcel Energy	757658450	Utilities	1-704	123.39	123.39
Total 20211212:						123.39

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
20211213						
12/17/2021	Xcel Energy	757666862	Utilities	1-704	12.68	12.68
Total 20211213:						12.68
Grand Totals:						31,544.42

Check Issue Date	Check Number	Payee	Amount
12/17/2021	9232	Brzostowicz, James	
12/17/2021	9233	Hulsebus, Angie	277.05
12/17/2021	9234	Willis, Terry A.	277.05
Grand Totals:			
	3		554.10

**STC Metropolitan District No.2**

**December-21**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	\$ 26,794.78		\$ 4,749.64	\$ 31,544.42
	\$	-	\$	\$
<b>Payroll</b>	554.10	-	-	554.10
<b>Payroll Taxes District Portion</b>	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$27,348.88</b>	<b>\$0.00</b>	<b>\$4,749.64</b>	<b>\$32,098.52</b>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1713						
01/25/2022	Colorado Dept of Public Health	WC221117760	Miscellaneous	1-685	350.00	350.00
Total 1713:						350.00
1714						
01/25/2022	Doody Calls	52944	O&M - Landscaping	1-720	598.70	598.70
Total 1714:						598.70
1715						
01/25/2022	Icenogle Seaver Pogue	20909	Legal	1-675	3,049.00	3,049.00
01/25/2022	Icenogle Seaver Pogue	20985	Legal	1-675	4,822.00	4,822.00
Total 1715:						7,871.00
1716						
01/25/2022	Ranger Engineering, LLC	1406	Engineering	3-784	1,449.64	1,449.64
Total 1716:						1,449.64
1717						
01/25/2022	Special Dist Management Srvs	D1 12-2021	Miscellaneous	1-685	.20	.20
01/25/2022	Special Dist Management Srvs	D1 12-2021	Accounting	1-612	28.00	28.00
01/25/2022	Special Dist Management Srvs	D1 12-2021	Management	1-680	238.00	238.00
01/25/2022	Special Dist Management Srvs	D2 12-2021	Miscellaneous	1-685	86.40	86.40
01/25/2022	Special Dist Management Srvs	D2 12-2021	Accounting	1-612	504.00	504.00
01/25/2022	Special Dist Management Srvs	D2 12-2021	Covenant Control	1-682	399.00	399.00
01/25/2022	Special Dist Management Srvs	D2 12-2021	Management	1-680	770.00	770.00
01/25/2022	Special Dist Management Srvs	D3 12-2021	Miscellaneous	1-685	.20	.20
01/25/2022	Special Dist Management Srvs	D3 12-2021	Accounting	1-612	14.00	14.00
01/25/2022	Special Dist Management Srvs	D3 12-2021	Management	1-680	210.00	210.00
Total 1717:						2,249.80
1718						
01/25/2022	Thyssenkrupp Elevator Corporati	3006276265	O&M - Maintenance	1-735	176.02	176.02
01/25/2022	Thyssenkrupp Elevator Corporati	3006344135	O&M - Maintenance	1-735	176.02	176.02
Total 1718:						352.04
1719						
01/25/2022	Town of Superior	2240 1/2 12-2021	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	2289 1/2 11-2021	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	2289 1/2 12-2021	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	290 1/2 12-2021	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	411 1/2 12-2021	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	411 1-2 11-2021	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	438 1/2 12-2021	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	622 1/2 12-2021	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	690 1/2 12-2021	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	NE CORNER MCC	Utilities	1-704	13.37	13.37
01/25/2022	Town of Superior	NE CORNER MCC	Utilities	1-704	13.37	13.37
Total 1719:						147.07
20220101						
01/25/2022	Xcel Energy	761931761	Utilities	1-704	68.46	68.46



Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 20220101:						68.46
20220102						
01/25/2022	Xcel Energy	761905220	Utilities	1-704	48.06	48.06
Total 20220102:						48.06
20220103						
01/25/2022	Xcel Energy	761905663	Utilities	1-704	45.91	45.91
Total 20220103:						45.91
20220104						
01/25/2022	Xcel Energy	761912493	Utilities	1-704	38.15	38.15
Total 20220104:						38.15
20220105						
01/25/2022	Xcel Energy	761909292	Utilities	1-704	26.50	26.50
Total 20220105:						26.50
20220106						
01/25/2022	Xcel Energy	761902199	Utilities	1-704	49.55	49.55
Total 20220106:						49.55
20220107						
01/25/2022	Xcel Energy	761900901	Utilities	1-704	12.68	12.68
Total 20220107:						12.68
20220108						
01/25/2022	Xcel Energy	761871982	Utilities	1-704	160.13	160.13
Total 20220108:						160.13
20220109						
01/25/2022	Xcel Energy	761887073	Utilities	1-704	70.06	70.06
Total 20220109:						70.06
20220110						
01/25/2022	Xcel Energy	761885150	Utilities	1-704	580.99	580.99
Total 20220110:						580.99
20220111						
01/25/2022	Xcel Energy	761902044	Utilities	1-704	244.78	244.78
Total 20220111:						244.78
20220112						
01/25/2022	Xcel Energy	761874491	Utilities	1-704	232.94	232.94
Total 20220112:						232.94

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
20220113						
01/25/2022	Comcast	316389 12-2021	Parking Structure	1-730	145.33	145.33
Total 20220113:						145.33
Grand Totals:						14,741.79

**STC Metropolitan District No.2**

**January-22**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	\$ 13,292.15		\$ 1,449.64	\$ 14,741.79
		\$ -	\$ -	\$ -
<b>Payroll</b>		\$ -		\$ -
<b>Payroll Taxes District Portion</b>	\$ -	\$ -	\$ -	\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$13,292.15</b>	<b>\$0.00</b>	<b>\$1,449.64</b>	<b>\$14,741.79</b>

STC Metropolitan District No. 2  
Financial Statements

December 31, 2021

ACCOUNTANT'S COMPILATION REPORT

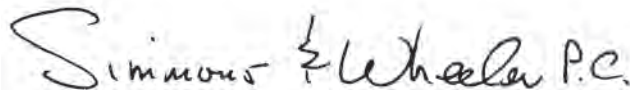
Board of Directors

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 December 31, 2021, 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 twelve 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.

A handwritten signature in black ink that reads "Simmons & Wheeler P.C." in a cursive, flowing script.

February 3, 2022

Englewood, Colorado

STC Metropolitan District No 2  
Balance Sheet - Governmental Funds and Account Groups  
December 31, 2021

See Accountant's Compilation Report

	General Fund	Debt Service Fund	Capital Projects Fund	Account Groups	Total All Funds
<b>Assets</b>					
Current assets					
Cash in checking	\$ 104,423	\$ -	\$ -	\$ -	\$ 104,423
Cash in UMB accounts	-	10,519,254	12,394,498	-	22,913,752
Prepaid Expenses	20,961	-	-	-	20,961
SURA Taxes Receivable	214	11,540	-	-	11,754
Taxes receivable	372	8,977	-	-	9,349
MOB Receivable	494	-	-	-	494
Due from District No. 1	487	40,216	-	-	40,703
Due from District No 3	25	407	-	-	432
	<u>126,976</u>	<u>10,580,394</u>	<u>12,394,498</u>	<u>-</u>	<u>23,101,868</u>
Other assets					
Capital improvements	-	-	-	81,853,436	81,853,436
Amount available in debt service fund	-	-	-	10,580,394	10,580,394
Amount to be provided for retirement of debt	-	-	-	101,684,684	101,684,684
	<u>-</u>	<u>-</u>	<u>-</u>	<u>194,118,514</u>	<u>194,118,514</u>
Total assets	\$ <u>126,976</u>	\$ <u>10,580,394</u>	\$ <u>12,394,498</u>	\$ <u>194,118,514</u>	\$ <u>217,220,382</u>
<b>Liabilities and Equity</b>					
Current liabilities					
Accounts payable	\$ <u>49,031</u>	\$ -	\$ -	\$ -	\$ <u>49,031</u>
	<u>49,031</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>49,031</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	-	-	-	269,070	269,070
Total liabilities	<u>49,031</u>	<u>-</u>	<u>-</u>	<u>112,265,078</u>	<u>112,314,109</u>
Fund Equity					
Investment in capital improvements	-	-	-	81,853,436	81,853,436
Fund balance (deficit)	66,452	10,580,394	12,394,498	-	23,041,344
Emergency reserves	<u>11,493</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,493</u>
	<u>77,945</u>	<u>10,580,394</u>	<u>12,394,498</u>	<u>81,853,436</u>	<u>104,906,273</u>
	\$ <u>126,976</u>	\$ <u>10,580,394</u>	\$ <u>12,394,498</u>	\$ <u>194,118,514</u>	\$ <u>217,220,382</u>

STC Metropolitan District No 2  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Twelve Months Ended December 31, 2021  
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property Taxes	\$ 131	\$ 127	\$ (4)
Specific Ownership Taxes	5,020	4,213	(807)
SURA Property Tax Increment	83,664	83,612	(52)
Parking Garage Cost Share	10,632	16,434	5,802
Developer Advance	-	676	676
Miscellaneous/Interest Income	3,500	125	(3,375)
Transfer from District 1	110,069	126,687	16,618
Transfer from District 3	<u>3,637</u>	<u>3,740</u>	<u>103</u>
	<u>216,653</u>	<u>235,614</u>	<u>18,961</u>
Expenditures			
Accounting	30,000	28,651	1,349
Audit	15,000	14,000	1,000
Directors' Fees	3,600	5,200	(1,600)
Insurance/SDA Dues	25,750	21,753	3,997
Legal	50,000	44,880	5,120
Management	51,500	37,872	13,628
Miscellaneous	3,000	3,574	(574)
O&M - Covenant Control	12,000	6,574	5,426
O&M - Landscaping	60,000	25,682	34,318
O&M - Utilities	24,000	18,691	5,309
O&M - Maintenance	5,000	1,936	3,064
O&M - Roads & Sidewalks Snow Removal	75,000	64,627	10,373
O&M - Parking Garage	22,000	11,539	10,461
O&M - Reserve	5,940	-	5,940
Treasurer's Fees	3	2	1
Payroll Taxes	300	291	9
Contingency	11,952	-	11,952
Emergency reserve	<u>11,493</u>	<u>-</u>	<u>11,493</u>
	<u>406,538</u>	<u>285,272</u>	<u>121,266</u>
Excess (deficiency) of revenues over expenditures	(189,885)	(49,658)	140,227
Fund balance - beginning	<u>189,885</u>	<u>127,603</u>	<u>(62,282)</u>
Fund balance - ending	\$ <u>-</u>	\$ <u>77,945</u>	\$ <u>77,945</u>

STC Metropolitan District No 2  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Twelve Months Ended December 31, 2021  
Debt Service Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property Taxes	\$ 458	\$ 446	\$ (12)
Specific Ownership Taxes	19,064	14,747	(4,317)
SURA Property Tax Increment	2,259,524	2,374,545	115,021
Interest income	90,000	4,555	(85,445)
Transfer from STCMD No. 1	568,231	592,193	23,962
Transfer from STCMD No. 3	<u>10,460</u>	<u>7,736</u>	<u>(2,724)</u>
	<u>2,947,737</u>	<u>2,994,222</u>	<u>46,485</u>
Expenditures			
Bond principal - 2019A	-	-	-
Bond interest - 2019A	4,339,250	4,339,250	-
Bond interest - 2019B	-	-	-
Miscellaneous Expense	500	-	500
Treasurer's Fees	7	8	(1)
Trustee / paying agent fees	<u>8,000</u>	<u>-</u>	<u>8,000</u>
	<u>4,347,757</u>	<u>4,339,258</u>	<u>8,499</u>
Excess (deficiency) of revenues over expenditures	(1,400,020)	(1,345,036)	54,984
Fund balance - beginning	<u>11,792,285</u>	<u>11,925,430</u>	<u>133,145</u>
Fund balance - ending	\$ <u>10,392,265</u>	\$ <u>10,580,394</u>	\$ <u>188,129</u>



STC Metropolitan District No 2  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
For the Twelve Months Ended December 31, 2021  
Capital Projects Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Bond Proceeds	\$ 13,312,000	\$ -	\$ (13,312,000)
Interest	<u>400,000</u>	<u>10,366</u>	<u>(389,634)</u>
	<u>13,712,000</u>	<u>10,366</u>	<u>(13,701,634)</u>
Expenditures			
Accounting	5,000	-	5,000
Legal	30,000	217	29,783
Management	2,500	-	2,500
Cost of Issuance	66,560	6,070	60,490
Construction Expenses	47,738,029	21,774,014	25,964,015
Engineering	100,000	14,637	85,363
Miscellaneous	<u>1,000</u>	<u>-</u>	<u>1,000</u>
	<u>47,943,089</u>	<u>21,794,938</u>	<u>26,148,151</u>
Excess (deficiency) of revenues over expenditures	(34,231,089)	(21,784,572)	12,446,517
Fund balance - beginning	<u>35,184,836</u>	<u>34,179,070</u>	<u>(1,005,766)</u>
Fund balance (deficit) - ending	\$ <u><u>953,747</u></u>	\$ <u><u>12,394,498</u></u>	\$ <u><u>11,440,751</u></u>



**STC METROPOLITAN DISTRICT NO. 2  
ENGINEER'S REPORT and CERTIFICATION #80**

**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:**

January 20, 2022

## TABLE OF CONTENTS

### Engineer's Report

Introduction .....	3
Public Improvements as Authorized by the Service Plan .....	4
Scope of Certification.....	4
General Methodology .....	4
Phase I – Authorization to Proceed and Document Gathering.....	5
Phase II – Site Visits and Meetings.....	5
Phase III – Review of Documentation .....	5
Phase IV – Verification of Construction Quantities.....	5
Phase V – Verification of Construction Unit Costs and Indirect Costs .....	5
Phase VI – Verification of Payment for Public Costs .....	5
Phase VII – Determination of Costs Eligible for Reimbursement.....	6
Project Notes .....	6

### Engineer's Certification

Engineer's Certification.....	10
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### Appendices

Appendix A – Documents Reviewed .....	11
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### Tables

Table I Costs Certified to Date .....	3
Table II Cost Summary .....	13
Table III Construction Costs Summary by Category.....	14
Table IV Soft and Indirect Costs Summary by Category .....	15
Table V District Funded Costs Summary by Category.....	16
Table VI System Development Fee Costs Summary .....	17
Table VII Construction Costs Detail.....	18
Table VIII Soft and Indirect Costs Detail.....	21
Table IX District Funded Costs Detail .....	22
Table X System Development Fee Costs.....	23

## 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 79, including both soft and hard costs from approximately November 2021 to December 2021, are valued at **\$2,647,483.10** for the District, and **\$2,506,175.35** 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	28-Jan-21	\$1,710,853.34	\$1,103,503.93	\$1,103,503.93
69	24-Feb-21	\$1,205,992.12	\$1,058,373.20	\$842,113.20
70	25-Mar-21	\$1,327,664.54	\$1,273,800.37	\$939,207.37
71	21-Apr-21	\$2,328,538.28	\$2,070,391.16	\$1,939,883.16
72R1	2-Jun-21	\$1,182,858.96	\$1,062,388.85	\$921,900.05
73	22-Jun-21	\$1,597,306.12	\$1,396,777.50	\$1,362,538.50
74	30-Jul-21	\$2,715,299.97	\$2,524,877.05	\$2,490,638.05
75	20-Aug-21	\$2,226,770.07	\$2,080,210.62	\$2,011,732.62
76	23-Sep-21	\$2,078,230.54	\$1,897,902.42	\$1,658,706.42
77	25-Oct-21	\$4,111,513.09	\$3,972,084.24	\$3,792,675.94
78	22-Nov-21	\$2,962,471.73	\$2,813,100.99	\$2,481,066.84
79	21-Dec-21	\$1,385,948.12	\$1,362,274.73	\$897,176.73
80	20-Jan-21	\$3,265,901.25	\$2,647,483.10	\$2,506,175.35

**TOTALS**

**\$102,523,797.18**

**\$82,313,518.59**

**\$73,512,054.43**

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.

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## 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 January 20, 2022 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$2,647,483.10**. 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 16. Dated 12/15/21.
- Goodland Construction STC Blocks 9 and 10 – Pay Applications 9 and 10 RET. Dated 12/31/21.
- Goodland Construction STC Plaza & Promenade – Pay Application 4 – Dated 1/10/21.

#### TOLL BROTHERS

- EZ Excavating Wet Utilities – Pay Applications 11 & 12. Dated 10/25/21 – 11/24/21.
- Kelly Rock Electric Invoice 1614. Dated 11/2/21.
- Blackwolf Earthworks Invoices 1171 & 1177. Dated 11/12/21 - 12/3/21.
- Rosch Company Retaining Walls Invoices 475 & 489. Dated 11/24/21.
- Scott Contracting Superior Ph 3-4. Pay Application 1. Dated 11/30/21.

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	\$	1,979,219.24	\$	1,865,700.76	\$	1,865,700.76	\$	1,854,901.01
Soft and Indirect Costs	\$	1,156,174.01	\$	651,274.34	\$	651,274.34	\$	651,274.34
District Funded Costs	\$	-	\$	-	\$	-	\$	-
System Development Costs	\$	130,508.00	\$	130,508.00	\$	130,508.00	\$	-
<b>Totals</b>	<b>\$</b>	<b>3,265,901.25</b>	<b>\$</b>	<b>2,647,483.10</b>	<b>\$</b>	<b>2,647,483.10</b>	<b>\$</b>	<b>2,506,175.35</b>

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

Category	Total Eligible Hard Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	61,229.60	3.3%
Roadways, Paths, & Hardscape	\$	602,186.00	32.5%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	75.00	0.0%
Storm Sewer	\$	173,709.95	9.4%
Sanitary Sewer	\$	524,522.06	28.3%
Reuse Water & Irrigation Piping	\$	820.00	0.0%
Domestic Water	\$	30,140.43	1.6%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	-	0.0%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	462,217.98	24.9%
Civic Space (Part of PPA&F)	\$	-	
	\$	<b>1,854,901.01</b>	<b>75.1%</b>

Total District Eligible Costs			
Street	\$	633,863.22	34.0%
Water	\$	190,181.93	10.2%
Sanitation	\$	578,487.11	31.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	463,168.49	24.8%
Non District	\$	-	
Multiple			
	\$	<b>1,865,700.76</b>	<b>99.6%</b>

**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	\$	286,722.67	44.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	72,336.00	11.1%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	7,054.20	1.1%
Mob & Temporary Conditions	\$	23,379.36	3.6%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$92,562.04	14.2%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	169,220.08	26.0%
	\$	<b>651,274.34</b>	<b>100.0%</b>

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	651,274.34	100.0%
Street	\$	406,989.13	62.5%
Water	\$	102,764.67	15.8%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	141,520.55	21.7%
	\$	<b>651,274.34</b>	<b>100.0%</b>



**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	\$	130,508.00	100.0%
Organization	\$	-	0.0%
	\$	130,508.00	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT  
 Construction Costs  
 Table VII

Work Description	Contract Values				Invited Values				District Eligibility				Inv. No.								
	Quantity	Unit	Unit Price	Amount	Amount Invited	Retainage Held	Amount Less Retainage	Percent Invited	District Type	District Powers	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Non-District	Certification Number	Invoice Number	Inv. Date	Cert ID
<b>Concrete Express - STC &amp; Park</b>																				16	
Earthwork (Entire Project Area)	1 EA		\$ 186,000.00	\$ 186,000.00	\$ 54,440.00	\$ 2,722.00	\$ 51,718.00	29%	Capital	Earthwork	100%	\$ 51,718.00	100%	\$ 51,718.00	100%	\$ 51,718.00	\$ -		54,440.00		
Excision Control (Entire Project Area)	1 EA		\$ 121,000.00	\$ 121,000.00	\$ 5,190.00	\$ 259.50	\$ 4,930.50	4%	Capital	Earthwork	100%	\$ 4,930.50	100%	\$ 4,930.50	100%	\$ 4,930.50	\$ -		5,190.00		
Permits	1 EA		\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	0%	Capital	Earthwork	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
REMOVALS	1 EA		\$ 82,000.00	\$ 82,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
CURB AND GUTTER	1 EA		\$ 114,000.00	\$ 114,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
SPECIAL PAVEMENT INTERSECTION - CREEK VIEW AT PROMENADE	1 EA		\$ 128,000.00	\$ 128,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
SPECIAL CONCRETE INTERSECTION - CREEK VIEW AT MARSHALL	1 EA		\$ 37,000.00	\$ 37,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
CONCRETE CROSS PANS AND DRIVEWAY APRONS	1 EA		\$ 59,000.00	\$ 59,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
CONCRETE SIDEWALKS	1 EA		\$ 459,000.00	\$ 459,000.00	\$ 35,000.00	\$ 1,750.00	\$ 33,250.00	8%	Capital	Street	100%	\$ 33,250.00	100%	\$ 33,250.00	100%	\$ 33,250.00	\$ -		35,000.00		
ASPHALT PAVEMENT	1 EA		\$ 285,000.00	\$ 285,000.00	\$ 36,250.00	\$ 2,112.50	\$ 43,337.50	16%	Capital	Street	100%	\$ 43,337.50	100%	\$ 43,337.50	100%	\$ 43,337.50	\$ -		46,250.00		
TRAFFIC CONTROL SIGNAGE AND STRIPING	1 EA		\$ 29,000.00	\$ 29,000.00	\$ 4,825.00	\$ 241.25	\$ 4,583.75	17%	Capital	Street	100%	\$ 4,583.75	100%	\$ 4,583.75	100%	\$ 4,583.75	\$ -		4,825.00		
HYDRAULIC SURGRADE TREATMENT	1 EA		\$ 119,000.00	\$ 119,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
CURB UNDERDRAINS	1 EA		\$ 93,000.00	\$ 93,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
STORM DRAINAGE SYSTEM - PUBLIC	1 EA		\$ 829,000.00	\$ 829,000.00	\$ -	\$ -	\$ -	0%	Capital	Sanitation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
POND 131	1 EA		\$ 98,000.00	\$ 98,000.00	\$ -	\$ -	\$ -	0%	Capital	Sanitation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
DOMESTIC WATER SYSTEM	1 EA		\$ 337,000.00	\$ 337,000.00	\$ -	\$ -	\$ -	0%	Capital	Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
REUSE WATER SYSTEM	1 EA		\$ 294,000.00	\$ 294,000.00	\$ -	\$ -	\$ -	0%	Capital	Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
UTILITY SLEEVES	1 EA		\$ 89,000.00	\$ 89,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
SANITARY SEWER SYSTEM WITH UNDERDRAIN	1 EA		\$ 287,000.00	\$ 287,000.00	\$ -	\$ -	\$ -	0%	Capital	Sanitation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
MARSHALL ROAD BRIDGE DEEP FOUNDATIONS	778 LF		\$ 82.00	\$ 64,736.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
MARSHALL ROAD BRIDGE GIRDERS	1 EA		\$ 361,000.00	\$ 361,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
MARSHALL ROAD BRIDGE ABUTMENTS	1 EA		\$ 474,000.00	\$ 474,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
MARSHALL ROAD BRIDGE DECK	1 EA		\$ 179,000.00	\$ 179,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
MARSHALL ROAD BRIDGE RAILINGS	1 EA		\$ 107,000.00	\$ 107,000.00	\$ 16,050.00	\$ 802.50	\$ 15,247.50	15%	Capital	Street	100%	\$ 15,247.50	100%	\$ 15,247.50	100%	\$ 15,247.50	\$ -		16,050.00		
MARSHALL ROAD BRIDGE WINDMILLS	1 EA		\$ 493,000.00	\$ 493,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
MARSHALL ROAD BRIDGE TYPE "B" SOIL RIPRAP	1 EA		\$ 116,000.00	\$ 116,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
MARSHALL ROAD BRIDGE LIGHTING	1 EA		\$ 122,000.00	\$ 122,000.00	\$ 40,250.00	\$ 2,012.50	\$ 38,237.50	32%	Capital	Street	100%	\$ 38,237.50	100%	\$ 38,237.50	100%	\$ 38,237.50	\$ -		40,250.00		
MARSHALL ROAD MSE WALL WITH FENCE NORTH OF BRIDGE	1 EA		\$ 123,000.00	\$ 123,000.00	\$ 18,450.00	\$ 922.50	\$ 17,527.50	15%	Capital	Street	100%	\$ 17,527.50	100%	\$ 17,527.50	100%	\$ 17,527.50	\$ -		18,450.00		
CONCRETE RETAINING WALL BLOCK 4	1 EA		\$ 123,000.00	\$ 123,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
IRRIGATION SYSTEM	1 EA		\$ 189,000.00	\$ 189,000.00	\$ -	\$ -	\$ -	0%	Capital	Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
LANDSCAPING	1 EA		\$ 209,000.00	\$ 209,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
STREET LIGHTING	1 EA		\$ 460,000.00	\$ 460,000.00	\$ 36,000.00	\$ 1,800.00	\$ 34,200.00	8%	Capital	Parks and Recreation	100%	\$ 34,200.00	100%	\$ 34,200.00	100%	\$ 34,200.00	\$ -		36,000.00		
RECORD DRAWINGS	1 EA		\$ 113,000.00	\$ 113,000.00	\$ 5,600.00	\$ 282.50	\$ 5,317.50	5%	Capital	Street	100%	\$ 5,317.50	100%	\$ 5,317.50	100%	\$ 5,317.50	\$ -		5,600.00		
DRY UTILITY COORDINATION	1 EA		\$ 14,000.00	\$ 14,000.00	\$ 700.00	\$ 35.00	\$ 665.00	5%	Capital	Street	100%	\$ 665.00	100%	\$ 665.00	100%	\$ 665.00	\$ -		700.00		
TRAFFIC CONTROL (entire project)	1 EA		\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -	0%	Capital	Street	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
DOMESTIC WATER SYSTEM - PARK SERVICES	3 EA		\$ 3,500.00	\$ 10,500.00	\$ 4,550.00	\$ 227.50	\$ 4,322.50	43%	Capital	Water	100%	\$ 4,322.50	100%	\$ 4,322.50	100%	\$ 4,322.50	\$ -		4,550.00		
SANITARY SEWER SYSTEM - PARK SERVICES	3 EA		\$ 28,500.00	\$ 85,500.00	\$ 10,400.00	\$ 522.50	\$ 9,877.50	37%	Capital	Sanitation	100%	\$ 9,877.50	100%	\$ 9,877.50	100%	\$ 9,877.50	\$ -		10,400.00		
STORM DRAINAGE SYSTEM - PARKS	1 LBU		\$ 86,000.00	\$ 86,000.00	\$ -	\$ -	\$ -	0%	Capital	Sanitation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
UTILITY SLEEVES	1 EA		\$ 22,000.00	\$ 22,000.00	\$ 6,030.00	\$ 300.50	\$ 5,729.50	27%	Capital	Water	100%	\$ 5,729.50	100%	\$ 5,729.50	100%	\$ 5,729.50	\$ -		6,030.00		
LOW WATER CROSSING A	1 LBU		\$ 43,500.00	\$ 43,500.00	\$ -	\$ -	\$ -	0%	Capital	Domestic Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
LOW WATER CROSSING C	1 LBU		\$ 43,500.00	\$ 43,500.00	\$ -	\$ -	\$ -	0%	Capital	Domestic Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
PARK 1 CONCRETE SEAT WALL	1 LBU		\$ 55,000.00	\$ 55,000.00	\$ 27,500.00	\$ 1,375.00	\$ 26,125.00	49%	Capital	Public Park Amenities & Facilities	100%	\$ 26,125.00	100%	\$ 26,125.00	100%	\$ 26,125.00	\$ -		27,500.00		
PARK 2 CONCRETE BLEACHERS (STAIRS, AISLES AND SEAT WALL)	1 LBU		\$ 97,000.00	\$ 97,000.00	\$ 33,950.00	\$ 1,697.50	\$ 31,252.50	33%	Capital	Parks and Recreation	100%	\$ 31,252.50	100%	\$ 31,252.50	100%	\$ 31,252.50	\$ -		33,950.00		
PARK 2 SEGMENTAL BLOCK WALL AT FIELD INCLUDING 340' F	1 LBU		\$ 82,000.00	\$ 82,000.00	\$ 53,300.00	\$ 2,665.00	\$ 50,635.00	62%	Capital	Parks and Recreation	100%	\$ 50,635.00	100%	\$ 50,635.00	100%	\$ 50,635.00	\$ -		53,300.00		
RESTROOM (A BUILDING, FOUNDATION, ELECTRICAL, LIGHTING)	1 EA		\$ 305,000.00	\$ 305,000.00	\$ 15,050.00	\$ 751.00	\$ 14,299.00	6%	Capital	Parks and Recreation	100%	\$ 14,299.00	100%	\$ 14,299.00	100%	\$ 14,299.00	\$ -		15,050.00		
RESTROOM (B BUILDING, FOUNDATION, ELECTRICAL, LIGHTING)	1 EA		\$ 302,000.00	\$ 302,000.00	\$ 30,137.00	\$ 1,526.85	\$ 29,010.15	10%	Capital	Parks and Recreation	100%	\$ 29,010.15	100%	\$ 29,010.15	100%	\$ 29,010.15	\$ -		30,537.00		
STAIRS AT MARSHALL ROAD BRIDGE	1 EA		\$ 61,000.00	\$ 61,000.00	\$ 12,200.00	\$ 610.00	\$ 11,590.00	19%	Capital	Street	100%	\$ 11,590.00	100%	\$ 11,590.00	100%	\$ 11,590.00	\$ -		12,200.00		
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	100%	\$ 64,600.00	100%	\$ 64,600.00	100%	\$ 64,600.00	\$ -		68,000.00		
PARKING LOT - PARK 1	1 EA		\$ 110,000.00	\$ 110,000.00	\$ 22,622.00	\$ 1,131.10	\$ 21,490.90	21%	Capital	Parks and Recreation	100%	\$ 21,490.90	100%	\$ 21,490.90	100%	\$ 21,490.90	\$ -		22,622.00		
METAL HANDRAIL AT ADA RAMPS	184 LF		\$ 1,200.00	\$ 219,600.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
METAL HANDRAIL AT STEPPED ASSES AT BLEACHERS	18 LF		\$ 12,200.00	\$ 219,600.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
QUAD RAIL AT BLEACHERS	101 LF		\$ 4,450.00	\$ 4,509.50	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
TRUNCATED DOMES RADIAL PLAZA PARK 1	116 SF		\$ 70.00	\$ 8,120.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
ATHLETIC FIELD TOPSOIL, WALK, SCREEN AND PLAZA	2900 CY		\$ 12.00	\$ 30,000.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
DECIDUOUS TREE (2" Cal.)	302 EA		\$ 670.00	\$ 203,400.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
ORNAMENTAL TREE (2" Cal.)	18 EA		\$ 30.00	\$ 540.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
ORNAMENTAL TREE (2" Cal.)	18 EA		\$ 465.00	\$ 8,370.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
EVERGREEN TREE (4" Cal.)	6 EA		\$ 400.00	\$ 2,400.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
EVERGREEN TREE (6" Cal.)	19 EA		\$ 600.00	\$ 11,400.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
DECIDUOUS SHRUB (2" Gal.)	223 EA		\$ 48.00	\$ 10,698.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
EVERGREEN SHRUBS (2" Gal.)	82 EA		\$ 48.00	\$ 3,936.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
ORNAMENTAL GRASS (2" Gal.)	207 EA		\$ 50.00	\$ 10,350.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
PERENNIAL (2" Gal.)	284 EA		\$ 137.00	\$ 38,908.00	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -		\$ -		
ROCK MULCH (1/2" - 1/4" Dia.) over Weed Control Fabric	2001 SF		\$ 1.60	\$ 3,201.60	\$ -	\$ -	\$ -	0%	Capital	Parks and Recreation	100%	\$ -	100%	\$ -	100%	\$ -	\$ -				

Guiding clients through their engineering and construction management needs  
2100 Ivy Ct., Lakewood, CO 80225

[illegible]

**SUPERIOR TOWN CENTER METROPOLITAN DISTRICT**  
Soft and Indirect Costs  
Table VIII

Vendor	Invoice Number	Invoices Description	Date	Amount Invoiced	Proof of Payment		District Category	District Powers	Town Categories	Percent District		Amount District		Percent Town		Amount Town		Total		Certification Number
					Check No	Check Written				Eligible		Eligible		Eligible		Eligible		Eligible		
Cesare, Inc	21.3012.10	Marshall Road Parks	12/23/21	\$ 3,043.10			Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	3,043.10		100%	\$	3,043.10		100%		80
Cesare, Inc	20.3013.13	Marshall Road Bridge & Infrastructure	12/23/21	\$ 15,344.74			Capital	Street	Roadways, Paths, & Hardscape	100%	\$	15,344.74		100%	\$	15,344.74		100%		80
Cesare, Inc	21.3016.10	Superior Town Center Blocks 9 and 10	12/23/21	\$ 1,730.20			Capital	Street	Roadways, Paths, & Hardscape	100%	\$	1,730.20		100%	\$	1,730.20		100%		80
Civil Resources, LLC	238.001.01.95	Superior Town Center - Infrastructure	12/29/21	\$ 19,043.50			Capital	Multiple	Other Eligible Costs	100%	\$	19,043.50		100%	\$	19,043.50		100%		80
Edifice North	21-025	STC Construction Management	12/01/21	\$ 9,000.00			Capital	Multiple	Other Eligible Costs	47%	\$	4,206.72		47%	\$	4,206.72		47%		80
Moore Iacofano Goltsman, Inc.	0072858	STC - FDP 3 Phase 3	12/21/21	\$ 1,500.00			Capital	Street	Roadways, Paths, & Hardscape	100%	\$	1,500.00		100%	\$	1,500.00		100%		80
Moore Iacofano Goltsman, Inc.	0072859	STC - Blocks 6, 7, 9, 10, 11 ROW Design	12/21/21	\$ 178.75			Capital	Street	Roadways, Paths, & Hardscape	100%	\$	178.75		100%	\$	178.75		100%		80
Moore Iacofano Goltsman, Inc.	0072860	Marshall Road Bridge	12/21/21	\$ 1,612.50			Capital	Street	Roadways, Paths, & Hardscape	100%	\$	1,612.50		100%	\$	1,612.50		100%		80
Moore Iacofano Goltsman, Inc.	0072861	STC - Blocks 26, 27, and Central Park Circle	12/21/21	\$ 1,794.00			Capital	Street	Roadways, Paths, & Hardscape	100%	\$	1,794.00		100%	\$	1,794.00		100%		80
Moore Iacofano Goltsman, Inc.	0072862	STC Parks 1 and 2	12/21/21	\$ 2,953.75			Capital	Parks and Recreation	Park Site Development	100%	\$	2,953.75		100%	\$	2,953.75		100%		80
Moore Iacofano Goltsman, Inc.	0072863	STC FDP 1 Phase 2ECDs (Block 15)	12/21/21	\$ 1,602.95			Capital	Parks and Recreation	Park Site Development	100%	\$	1,602.95		100%	\$	1,602.95		100%		80
Moore Iacofano Goltsman, Inc.	0072864	STC Central Park	12/21/21	\$ 2,497.50			Capital	Parks and Recreation	Park Site Development	100%	\$	2,497.50		100%	\$	2,497.50		100%		80
Nielson, Mosholder, & Associates	118158	FDP 1 Phase 9	09/24/21	\$ 17,288.00	1671	12/01/21	Capital	Multiple	Other Eligible Costs	47%	\$	8,125.36		47%	\$	8,125.36		47%		80
Nielson, Mosholder, & Associates	118152	Block 14	09/24/21	\$ 507.00	1671	12/01/21	Capital	Multiple	Other Eligible Costs	47%	\$	238.29		47%	\$	238.29		47%		80
Nielson, Mosholder, & Associates	118153	Block 11	09/24/21	\$ 9,565.00	1671	12/01/21	Capital	Multiple	Other Eligible Costs	47%	\$	4,495.55		47%	\$	4,495.55		47%		80
Nielson, Mosholder, & Associates	118154	Block 15	09/24/21	\$ 7,985.00	1671	12/01/21	Capital	Multiple	Other Eligible Costs	47%	\$	3,752.95		47%	\$	3,752.95		47%		80
Nielson, Mosholder, & Associates	118155	FDP 1 Phases 6,9,10	09/24/21	\$ 115,491.00	1671	12/01/21	Capital	Multiple	Other Eligible Costs	47%	\$	54,280.77		47%	\$	54,280.77		47%		80
Nielson, Mosholder, & Associates	119352	Bond Underdrain	06/09/21	\$ (4,423.00)	1671	12/01/21	Capital	Multiple	Other Eligible Costs	47%	\$	(2,078.81)		47%	\$	(2,078.81)		47%		80
OTAK	12200111	Marshall Road Bridge over Coal Creek	01/06/22	\$ 951.25			Capital	Street	Roadways, Paths, & Hardscape	100%	\$	951.25		100%	\$	951.25		100%		80
OTAK	12200120	STC Parks 1 and 2 Structural Services	01/06/22	\$ 348.00			Capital	Street	Roadways, Paths, & Hardscape	100%	\$	348.00		100%	\$	348.00		100%		80
Summit Services	35391	Stormwater Insepection	11/30/21	\$ 1,000.00			Capital	Multiple	Mob & Temporary Conditions	100%	\$	1,000.00		100%	\$	1,000.00		100%		80
Summit Services	35720	Stormwater Insepection	12/31/21	\$ 800.00			Capital	Multiple	Mob & Temporary Conditions	100%	\$	800.00		100%	\$	800.00		100%		80
Town of Superior	1089	FDP #1 Infrastructure	12/27/21	\$ 517.50			Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$	243.23		47%	\$	243.23		47%		80
TOLL BROTHERS COSTS																				
CMS ENVIRO SOL	126408	Site Storm Water SWMP	11/01/2021	\$ 375.00	1600459	11/12/2021	Capital	Multiple	Other Eligible Costs	62%	\$	233.05		62%	\$	233.05		62%		80
CMS ENVIRO SOL	125143	Site Storm Water SWMP	10/01/2021	\$ 375.00	1595947	10/15/2021	Capital	Multiple	Other Eligible Costs	62%	\$	233.05		62%	\$	233.05		62%		80
CUSTOM FENCE & SUPPLY CO.	302302	Permitter Fence / Caissons	11/02/21	\$ 242,795.00	1603412	12/03/2021	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	242,795.00		100%	\$	242,795.00		100%		80
DTJ DESIGNS INC	61842	Townhome Product Design	02/08/2021	\$ 2,208.00	557742	10/15/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
DTJ DESIGNS INC	61936	Downtown UBE product Design	03/12/2021	\$ 2,900.00	557742	10/15/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
DTJ DESIGNS INC	62024	Tract H Park Landscape Improvements	04/12/2021	\$ 3,752.30	562607	11/12/2021	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	3,752.30		100%	\$	3,752.30		100%		80
DTJ DESIGNS INC	62328	Townhome Product Design	06/09/2021	\$ 1,360.20	557742	10/15/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
DTJ DESIGNS INC	63001	Tract H Park Landscape Improvements	10/29/2021	\$ 1,001.75	562607	11/12/2021	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	1,001.75		100%	\$	1,001.75		100%		80
LANDSCAPE FORMS INC	137563	Pedestrian Lights	10/11/21	\$ 84,764.89	1598115	11/01/2021	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	84,764.89		100%	\$	84,764.89		100%		80
MOBILE MINI/TX	9011473989		10/01/2021	\$ 212.77	1606134	12/17/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
OFFICE EVOLUTION	211012	Executive Office	10/12/2021	\$ 1,150.00	1595608	10/15/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
PASE CONTRACTING INC	34147	Erosion Control	11/30/2021	\$ 9,021.95	568707	12/31/2021	Capital	Multiple	Mob & Temporary Conditions	62%	\$	5,606.75		62%	\$	5,606.75		62%		80
PASE CONTRACTING INC	33906	Erosion Control	11/11/2021	\$ 25,701.90	565102	12/03/2021	Capital	Multiple	Mob & Temporary Conditions	62%	\$	15,972.61		62%	\$	15,972.61		62%		80
PRECISE STRIPPING LLC	8415		10/08/2021	\$ 17,465.00	1596827	10/22/2021	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	17,465.00		100%	\$	17,465.00		100%		80
SOILOGIC INC	116767	Materials Testing	06/02/2021	\$ 7,350.00	1599010	11/05/2021	Capital	Multiple	Other Eligible Costs	62%	\$	4,567.70		62%	\$	4,567.70		62%		80
SOILOGIC INC	117282	Materials Testing	10/07/2021	\$ 39,940.00	1596830	10/22/2021	Capital	Multiple	Other Eligible Costs	62%	\$	24,820.97		62%	\$	24,820.97		62%		80
SOILOGIC INC	117322	Geotechnical Subsurface Exploration - Lots	10/13/2021	\$ 12,000.00	1598130	11/01/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
SOILOGIC INC	117401	Phase I Asphalt Testing	11/05/2021	\$ 2,760.00	1603440	12/03/2021	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	2,760.00		100%	\$	2,760.00		100%		80
SOILOGIC INC	117402	Materials Testing	11/05/2021	\$ 17,750.00	1603440	12/03/2021	Capital	Multiple	Other Eligible Costs	62%	\$	11,030.85		62%	\$	11,030.85		62%		80
SOILOGIC INC	117460	Geotechnical Subsurface Exploration - Lots	11/12/2021	\$ 7,200.00	1603440	12/03/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
SOILOGIC INC	117525	Materials Testing	12/06/2021	\$ 6,315.00	1606955	12/31/2021	Capital	Multiple	Other Eligible Costs	62%	\$	3,924.50		62%	\$	3,924.50		62%		80
SOILOGIC INC	117522	Materials Testing	12/03/2021	\$ 18,050.00	1606955	12/31/2021	Capital	Multiple	Other Eligible Costs	62%	\$	11,217.29		62%	\$	11,217.29		62%		80
STEVENS & ASSOC COST REDUCT SP	0611992/21N	Property Value Assessment Appeal	09/29/2021	\$ 238,758.78	1594289	10/08/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
TOWN OF SUPERIOR	211213	2" Irrigation Tap Fee	12/13/2021	\$ 72,336.00	1606209	12/17/2021	Capital	Water	Reuse Water & Irrigation Piping	100%	\$	72,336.00		100%	\$	72,336.00		100%		80
WESTWOOD - CVL	1210500801	Engineering Design Residential FDP, CD, and Plat	05/18/2021	\$ 9,737.50	1606226	12/17/2021	Capital	Multiple	Other Eligible Costs	76%	\$	7,394.10		76%	\$	7,394.10		76%		80
WESTWOOD - CVL	1210500748	Superior Residential Construction Staking	05/18/2021	\$ 1,555.00	1602128	11/19/2021	Capital	Multiple	Other Eligible Costs	71%	\$	1,104.26		71%	\$	1,104.26		71%		80
WESTWOOD - CVL	1210800581	Engineering Design Residential FDP, CD, and Plat	08/17/2021	\$ 1,795.39	1602128	11/19/2021	Capital	Multiple	Other Eligible Costs	76%	\$	1,363.32		76%	\$	1,363.32		76%		80
WESTWOOD - CVL	1211000799	Superior Residential Construction Staking	10/19/2021	\$ 15,865.50	1600602	11/12/2021	Capital	Multiple	Other Eligible Costs	71%	\$	11,266.68		71%	\$	11,266.68		71%		80
WHITE BEAR ANKELE TANAKA & WAL	17744A	Legal Counsel - Party Wall	08/31/2021	\$ 159.90	2714173	10/01/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
WHITE BEAR ANKELE TANAKA & WAL	1902A	Legal Counsel - Party Wall	10/31/2021	\$ 200.98	2723783	12/17/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
XCEL ENERGY	4354/002	Phase 2 Onsite Electric	11/03/2021	\$ 77,049.33	1600642	11/12/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
XCEL ENERGY	211025	Phase 2 Offsite Electric	10/25/2021	\$ 23,936.13	1598245	11/01/2021	Non District	Non District	Not Eligible	0%	\$	-		0%	\$	-		0%		80
				\$ 1,156,174.01							\$	651,274.34			\$	651,274.34				

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	
Thrive Superior LLC	638-668	Block 15, lots 19-22	Residential	12/17/21	\$ 130,508.00	RC Superior, LLC	Wire	12/20/21	12/20/21	\$ 130,508.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 130,508.00	0%	-	80	
					\$ 130,508.00						\$ 130,508.00						\$ -		