

STC METROPOLITAN DISTRICT NO. 2

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032
<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
Angie Hulsebus	Treasurer	2023/May 2023
Terry Willis	Assistant Secretary	2023/May 2023
VACANT		2022/May 2022
VACANT		2022/May 2022

Peggy Ripko Secretary

DATE: January 12, 2022

TIME: 10:00 A.M.

LOCATION: Via Online Zoom Meeting

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

Join Zoom Meeting

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

Meeting ID: 897 9736 4658

Passcode: 115782

One tap mobile

+12532158782

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

I. ADMINISTRATIVE MATTERS

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

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

II. PUBLIC COMMENTS

A. _____

III. FIRE RESPONSE

A. Discussion regarding architectural review process for rebuilding

IV. FINANCIAL MATTERS

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

Fund	Period Ending Nov. 30, 2021
General	\$ 15,267.09
Debt	\$ -0-
Capital	\$ -0-
Payroll	\$ 92.35
Total	\$ 15,359.44

-
- B. Review and accept Unaudited Financial Statements through the period ending November 30, 2021 (enclosure).
-

V. LEGAL MATTERS

- A. Review and consider approval of the 2022 rates for Icenogle Seaver Pogue, P.C. (enclosure).
-

- B. Review and consider approval to file Motion for Amended Order of Inclusion for Block 15, Superior Town Center Filing No. 1B Replat No. 5 (enclosure).
-

- C. Review and consider approval of Special Warranty Deed to accept ownership of Outlots (enclosure).
-

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

VI. OPERATIONS AND MAINTENANCE

- A. Discuss Operating Projections.
-

VII. CAPITAL PROJECTS

- A. Discuss an Agreement between Carmel Partners and the District for maintenance and operation rules for the parking garage.
-

- B. Review and consider acceptance of improvement costs in the amount of \$2,813,100.99, under that certain Final Engineers Report and Certification #78 prepared by Ranger Engineering, LLC, dated November 22, 2021 (enclosure).
-

- C. Review and consider acceptance of improvement costs in the amount of \$1,362,274.73, under that certain Final Engineers Report and Certification #79 prepared by Ranger Engineering, LLC, dated December 21, 2021 (enclosure).
-

VIII. DEVELOPER UPDATE

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

IX. COVENANTS

- A. Discuss Community Manager's Update.
-

X. OTHER MATTERS

- A. _____

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

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1697						
11/19/2021	Doody Calls	51427	O&M - Landscaping	1-720	656.35	656.35
Total 1697:						656.35
1698						
11/19/2021	Fusion Sign & Design	184330	Miscellaneous	1-685	252.00	252.00
Total 1698:						252.00
1699						
11/19/2021	Icenogle Seaver Pogue	20778	Legal	1-675	4,886.50	4,886.50
Total 1699:						4,886.50
1700						
11/19/2021	Prairie Mountain Publishing	0000291429	Miscellaneous	1-685	55.88	55.88
Total 1700:						55.88
1701						
11/19/2021	Simmons & Wheeler, P.C.	31608	Accounting	1-612	1,486.89	1,486.89
Total 1701:						1,486.89
1702						
11/19/2021	Special Dist Management Srvs	D1 10/2021	Miscellaneous	1-685	36.25	36.25
11/19/2021	Special Dist Management Srvs	D1 10/2021	Management	1-680	605.50	605.50
11/19/2021	Special Dist Management Srvs	D2 10/2021	Miscellaneous	1-685	91.23	91.23
11/19/2021	Special Dist Management Srvs	D2 10/2021	Accounting	1-612	434.00	434.00
11/19/2021	Special Dist Management Srvs	D2 10/2021	Covenant Control	1-682	408.50	408.50
11/19/2021	Special Dist Management Srvs	D2 10/2021	Management	1-680	1,739.00	1,739.00
11/19/2021	Special Dist Management Srvs	D3 10/2021	Management	1-680	490.00	490.00
Total 1702:						3,804.48
1703						
11/19/2021	Thyssenkrupp Elevator Corporati	3006165221	O&M - Maintenance	1-735	176.02	176.02
11/19/2021	Thyssenkrupp Elevator Corporati	3006228989	O&M - Maintenance	1-735	176.02	176.02
Total 1703:						352.04
1704						
11/19/2021	Town of Superior	2240 1/2 10/21	Utilities	1-704	43.57	43.57
11/19/2021	Town of Superior	2289 1/2 10/21	Utilities	1-704	298.37	298.37
11/19/2021	Town of Superior	290 1/2 10/21	Utilities	1-704	1,474.97	1,474.97
11/19/2021	Town of Superior	411 1/2 10/21	Utilities	1-704	262.57	262.57
11/19/2021	Town of Superior	438 1/2 10/21	Utilities	1-704	110.77	110.77
11/19/2021	Town of Superior	622 1/2 10/21	Utilities	1-704	18.37	18.37
11/19/2021	Town of Superior	680 1/2 10/21	Utilities	1-704	60.37	60.37
11/19/2021	Town of Superior	NE MCCASLIN 10/	Utilities	1-704	122.57	122.57
Total 1704:						2,391.56
20211101						
11/19/2021	Comcast	316389 10/21	Parking Structure	1-730	145.33	145.33

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 20211101:						145.33
20211102						
11/19/2021	Xcel Energy	753929875	Utilities	1-704	423.26	423.26
Total 20211102:						423.26
20211103						
11/19/2021	Xcel Energy	753932130	Utilities	1-704	20.58	20.58
Total 20211103:						20.58
20211104						
11/19/2021	Xcel Energy	753927939	Utilities	1-704	178.97	178.97
Total 20211104:						178.97
20211105						
11/19/2021	Xcel Energy	753984810	Utilities	1-704	40.88	40.88
Total 20211105:						40.88
20211106						
11/19/2021	Xcel Energy	753927929	Utilities	1-704	182.77	182.77
Total 20211106:						182.77
20211107						
11/19/2021	Xcel Energy	753978384	Utilities	1-704	33.20	33.20
Total 20211107:						33.20
20211108						
11/19/2021	Xcel Energy	753862592	Utilities	1-704	143.11	143.11
Total 20211108:						143.11
20211109						
11/19/2021	Xcel Energy	753908879	Utilities	1-704	12.63	12.63
Total 20211109:						12.63
20211110						
11/19/2021	Xcel Energy	753882422	Utilities	1-704	56.52	56.52
Total 20211110:						56.52
20211111						
11/19/2021	Xcel Energy	753931911	Utilities	1-704	58.11	58.11
Total 20211111:						58.11
20211112						
11/19/2021	Xcel Energy	753934261	Utilities	1-704	39.52	39.52
Total 20211112:						39.52

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
20211113						
11/19/2021	Xcel Energy	753920692	Utilities	1-704	46.51	46.51
Total 20211113:						46.51
Grand Totals:						15,267.09

Check Issue Date	Check Number	Payee	Amount
11/19/2021	9230	Brzostowicz, James	
11/19/2021	9231	Hulsebus, Angie	92.35
Grand Totals:			
	2		92.35

STC Metropolitan District No.2
November-21

	General	Debt	Capital	Totals
Disbursements	\$ 15,267.09			\$ 15,267.09
	\$	-	\$ -	\$ -
Payroll	\$ 92.35	\$ -		\$ 92.35
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct	\$15,359.44	\$0.00	\$0.00	\$15,359.44

STC Metropolitan District No. 2
Financial Statements

November 30, 2021

ACCOUNTANT'S COMPILATION REPORT

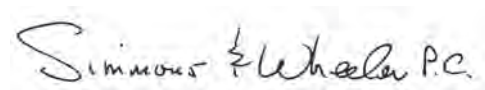
Board of Directors

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 November 30, 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 eleven 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 dark ink that reads "Simmons & Wheeler P.C." in a cursive, slightly stylized font.

January 3, 2022
Englewood, Colorado

STC Metropolitan District No 2
Balance Sheet - Governmental Funds and Account Groups
November 30, 2021

See Accountant's Compilation Report

	General <u>Fund</u>	Debt Service <u>Fund</u>	Capital Projects <u>Fund</u>	Account <u>Groups</u>	Total <u>All Funds</u>
Assets					
Current assets					
Cash in checking	\$ 105,012	\$ -	\$ 25,461	\$ -	\$ 130,473
Cash in UMB accounts	-	12,700,345	15,183,062	-	27,883,407
Prepaid Expenses	20,961	-	-	-	20,961
SURA Taxes Receivable	9	-	-	-	9
Taxes receivable	380	4,201	-	-	4,581
MOB Receivable	415	-	-	-	415
Due from District No. 1	521	8,024	-	-	8,545
Due from District No 3	<u>16</u>	<u>102</u>	<u>-</u>	<u>-</u>	<u>118</u>
	<u>127,314</u>	<u>12,712,672</u>	<u>15,208,523</u>	<u>-</u>	<u>28,048,509</u>
Other assets					
Capital improvements	-	-	-	79,038,885	79,038,885
Amount available in debt service fund	-	-	-	12,712,672	12,712,672
Amount to be provided for retirement of debt	<u>-</u>	<u>-</u>	<u>-</u>	<u>99,552,406</u>	<u>99,552,406</u>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>191,303,963</u>	<u>191,303,963</u>
Total assets	\$ <u>127,314</u>	\$ <u>12,712,672</u>	\$ <u>15,208,523</u>	\$ <u>191,303,963</u>	\$ <u>219,352,472</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ <u>49,306</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>49,306</u>
	<u>49,306</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>49,306</u>
Long-Term liabilities					
Developer Principal - Operating	-	-	-	1,078,188	1,078,188
Developer Interest - Operating	-	-	-	357,820	357,820
Bonds Payable - Series 2019A	-	-	-	90,790,000	90,790,000
Bonds Payable - Series 2019B	-	-	-	19,770,000	19,770,000
Bonds Payable - Series 2020C&D	<u>-</u>	<u>-</u>	<u>-</u>	<u>269,070</u>	<u>269,070</u>
Total liabilities	<u>49,306</u>	<u>-</u>	<u>-</u>	<u>112,265,078</u>	<u>112,314,384</u>
Fund Equity					
Investment in capital improvements	-	-	-	79,038,885	79,038,885
Fund balance (deficit)	66,515	12,712,672	15,208,523	-	27,987,710
Emergency reserves	<u>11,493</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,493</u>
	<u>78,008</u>	<u>12,712,672</u>	<u>15,208,523</u>	<u>79,038,885</u>	<u>107,038,088</u>
	\$ <u>127,314</u>	\$ <u>12,712,672</u>	\$ <u>15,208,523</u>	\$ <u>191,303,963</u>	\$ <u>219,352,472</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Eleven Months Ended November 30, 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	3,841	(1,179)
SURA Property Tax Increment	83,664	83,407	(257)
Parking Garage Cost Share	10,632	15,895	5,263
Developer Advance	-	676	676
Miscellaneous/Interest Income	3,500	125	(3,375)
Transfer from District 1	110,069	114,369	4,300
Transfer from District 3	<u>3,637</u>	<u>3,716</u>	<u>79</u>
	<u>216,653</u>	<u>222,156</u>	<u>5,503</u>
Expenditures			
Accounting	30,000	27,237	2,763
Audit	15,000	14,000	1,000
Directors' Fees	3,600	5,300	(1,700)
Insurance/SDA Dues	25,750	21,753	3,997
Legal	50,000	37,009	12,991
Management	51,500	36,654	14,846
Miscellaneous	3,000	3,127	(127)
O&M - Covenant Control	12,000	6,175	5,825
O&M - Landscaping	60,000	24,907	35,093
O&M - Utilities	24,000	17,194	6,806
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>271,751</u>	<u>134,787</u>
Excess (deficiency) of revenues over expenditures	(189,885)	(49,595)	140,290
Fund balance - beginning	<u>189,885</u>	<u>127,603</u>	<u>(62,282)</u>
Fund balance - ending	\$ <u>-</u>	\$ <u>78,008</u>	\$ <u>78,008</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Eleven Months Ended November 30, 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	13,444	(5,620)
SURA Property Tax Increment	2,259,524	2,359,532	100,008
Interest income	90,000	4,190	(85,810)
Transfer from STCMD No. 1	568,231	571,832	3,601
Transfer from STCMD No. 3	<u>10,460</u>	<u>7,431</u>	<u>(3,029)</u>
	<u>2,947,737</u>	<u>2,956,875</u>	<u>9,138</u>
Expenditures			
Bond principal - 2019A	-	-	-
Bond interest - 2019A	4,339,250	2,169,625	2,169,625
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>2,169,633</u>	<u>2,178,124</u>
Excess (deficiency) of revenues over expenditures	(1,400,020)	787,242	2,187,262
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>12,712,672</u>	\$ <u>2,320,407</u>

STC Metropolitan District No 2
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Eleven Months Ended November 30, 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>9,840</u>	<u>(390,160)</u>
	<u>13,712,000</u>	<u>9,840</u>	<u>(13,702,160)</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	18,960,913	28,777,116
Engineering	100,000	13,187	86,813
Miscellaneous	<u>1,000</u>	<u>-</u>	<u>1,000</u>
	<u>47,943,089</u>	<u>18,980,387</u>	<u>28,962,702</u>
Excess (deficiency) of revenues over expenditures	(34,231,089)	(18,970,547)	15,260,542
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>15,208,523</u></u>	\$ <u><u>14,254,776</u></u>



ICENOGLE SEAVER POGUE

2022 BILLING RATES

T. Edward Icenogle	Of Counsel	\$360.00 per hour
Tamara K. Seaver	Shareholder	\$425.00 per hour
Alan D. Pogue	Shareholder	\$430.00 per hour
Deborah A. Early	Shareholder	\$360.00 per hour
Jennifer L. Ivey	Shareholder	\$360.00 per hour
Anna C. Wool	Shareholder	\$265.00 per hour
Shannon Smith Johnson	Shareholder	\$265.00 per hour
Alicia J. Corley	Associate	\$260.00 per hour
Karlie R. Ogden	Associate	\$230.00 per hour
Alexandra L. Moore	Associates	\$220.00 per hour
Stacie L. Pacheco	Paralegal	\$180.00 per hour
Donette B. Hunter	Paralegal	\$180.00 per hour
Megan Liesmaki	Paralegal	\$175.00 per hour
Wendi McLaughlin	Paralegal	\$175.00 per hour

DISTRICT COURT COUNTY OF BOULDER, COLORADO Court Address: 1777 Sixth Street Boulder, Colorado 80302 Telephone No.: (303)441-3750	
In the matter of: STC METROPOLITAN DISTRICT No. 2	↑COURT USE ONLY↑
Attorneys for STC METROPOLITAN DISTRICT No. 2: Jennifer L. Ivey ICENOGL SEAVR POGUE A Professional Corporation 4725 South Monaco Street, Suite 360 Denver, Colorado 80237 Telephone: 303.292.9100 Facsimile: 303.292.9101 E-mail: jivey@isp-law.com Atty. Reg. #: 37851 (Ivey)	Case Number: 2013CV31304
MOTION FOR AN AMENDED ORDER FOR INCLUSION <i>NUNC PRO TUNC</i> TO FEBRUARY 9, 2015	

COMES NOW, the Board of Directors of the STC Metropolitan District No. 2 (the “Board of Directors”), by and through its attorneys, Icenogle Seaver Pogue, P.C., and hereby moves this Court for an Amended Order for Inclusion *Nunc Pro Tunc* to February 9, 2015. As grounds therefor, the Board of Directors states as follows:

1. On or about February 9, 2015, this Court, pursuant to the provisions of Section 32-1-401, et seq., C.R.S., entered an Order for Inclusion (the “Order”), including certain property

(the “Inclusion Property”) within the boundaries of the STC Metropolitan District No. 2 (the “District”). A copy of the Order is attached hereto as **Exhibit A** and incorporated herein.

2. The Order was recorded with the Boulder County Clerk and Recorder on February 10, 2015 at Reception No. 03426884, and the inclusion of the Inclusion Property into the boundaries of the District became effective as of that date.

3. Both the property owner who petitioned the District for inclusion of the Inclusion Property, and the District, intended that the Inclusion Property would consist of the final, platted boundaries of Block 15, Superior Town Center Filing No. 1B ("Block 15").

4. At the time the Inclusion Property was included into the District, the then current legal description of the Inclusion Property was used in the Order, such legal description containing approximately 1.263 acres of land, as indicated in the Order.

5. On or about October 9, 2019, a subsequent line adjustment of the land occurred which resulted in a slightly larger area of land covered by Block 15. The line adjustments were recorded with the Boulder County Clerk and Recorder on or about October 19, 2019 at Reception No. 3741499. A motion has not been filed to reflect this change.

6. On or about May 7, 2021 there was a substitution of legal counsel and undersigned counsel became the counsel of record on behalf of the District. Thereafter, the minor change was recognized in the legal description of the Included Property due to the lot line adjustment.

7. The current boundaries of Block 15 consist of approximately 1.263 acres of land, however to effectuate the intent of the parties and in order to avoid confusion, the District wishes

to correct the Order by issuance of an Amended Order so that the legal description of the Inclusion Property properly describes the final and corrected boundaries of Block 15.

8. The corrected legal description includes a minor increase of land to approximately 1.322 acres of land, and is attached hereto as **Exhibit B** and incorporated herein, in comparison to the original Inclusion Property of 1.263 acres of land, a difference of approximately 0.059 acres of land.

9. No parties will be harmed by issuance of an Amended Order correcting the legal description of the Inclusion Property.

10. The District will provide a copy of the requested Amended Order for Inclusion to all affected entities or agencies, including but not limited to, the owner of the Inclusion Property, the Town of Superior, the Boulder County Clerk and Recorder, the Boulder County Assessor, and the Division of Local Government.

WHEREFORE, the Board of Directors respectfully requests this Court to grant its Motion and Amended Order and thus order the Included Property to be amended *Nunc Pro Tunc*.

Respectfully submitted this [] day of [], 2022,

ICENOGL SEAVR POGUE
A Professional Corporation

Jennifer L. Ivey, #37851

EXHIBIT A

To

Motion for an Amended Order for Inclusion *Nunc Pro Tunc* to February 9, 2015

(Order for Inclusion)

03426884 02/10/2015 08:28 AM
 RF: \$26.00 DF: \$0.00 Page: 1 of 4

Electronically recorded in Boulder County Colorado. Recorded as received.

DISTRICT COURT, BOULDER COUNTY, COLORADO Court Address: 1777 Sixth Street P.O. Box 4249, Boulder, CO, 80306-4249	DATE FILED: February 9, 2015 4:35 PM CASE NUMBER: 2013CV31304 △ COURT USE ONLY △
In the Matter of: STC METROPOLITAN DISTRICT NO 2	Case Number: 2013CV31304 Division: 3 Courtroom:
Order: Order for Inclusion	

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 2/9/2015

DDmallard

D D MALLARD
 District Court Judge

BOULDER COUNTY, State of Colorado
 Certified to be a full, true and complete copy
 as appears upon the records of my office.
HILLARY HALL, CLERK & RECORDER

By *Jessica Martinez*
 Deputy Clerk

2/19/15
 Date



Jessica Martinez

RECEIVED

FEB 24 2015

DISTRICT COURT, COUNTY OF BOULDER, STATE OF COLORADO 1777 Sixth Street Boulder, CO 80302 303-441-3750	
IN RE STC METROPOLITAN DISTRICT NO. 2	
BY THE COURT	▲ COURT USE ONLY ▲
	Case Number: 2013CV31304 Div.: 3 Ctrm.: G
ORDER FOR INCLUSION	

THIS MATTER having come before the Court on a Motion for an Order for Inclusion, and the Court being fully advised of the premises, does hereby FIND:

1. This Court has jurisdiction over the subject matter pursuant to Section 32-1-401(1)(c)(I), C.R.S.

2. The name and address of the Petitioner and the legal description of the Property proposed to be included within the boundaries of the STC Metropolitan District No. 2 (the "District") are as follows:

Petitioner:	RC Superior, LLC, a Delaware limited liability company
Petitioner's Address:	c/o Ranch Capital, LLC 12275 El Camino Real, Suite 110 San Diego, CA 92130 Attn: Lawrence Hershfield and Randy Goodson
Legal Description:	Approximately 1.263 acres of land legally described on Exhibit A , attached hereto and incorporated herein by this reference ("Property").

3. Notice of the place, time and date of the public hearing of the Board of Directors of the District when the Petition requesting such inclusion would be heard was duly published pursuant to Section 32-1-401(1)(b), C.R.S.

4. In accordance with Section 32-1-401(1)(b), C.R.S., the Board of Directors of the District held a public hearing on the Petition and thereafter granted the Petition and ordered the Property be included into the boundaries of the District.

NOW, THEREFORE, THE COURT ORDERS:

1. The Property is hereby included within the boundaries of the District pursuant to Section 32-1-401(1), C.R.S.

2. Pursuant to Section 32-1-402(1)(b), C.R.S., as of the effective date of this Order, the Property shall be subject to the taxes, charges and fees as may be imposed by the District against such Property, and shall be liable for its proportionate share of existing bonded indebtedness of the District.

3. Pursuant to Section 32-1-105, C.R.S., the effective date of this Order shall be the date this Order is recorded by the Clerk and Recorder of Boulder County, Colorado.

DONE IN COURT THIS _____ day of _____, 2015.

BY THE COURT:

Judge

EXHIBIT A

Legal Description of the Property

A parcel of land being Lot 1, Block 15 of the Superior Town Center Filing No. 1B Replat, situate in Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

EXHIBIT B

To

Motion for an Amended Order for Inclusion *Nunc Pro Tunc* to February 9, 2015

(Corrected Legal Description of Property to be Included)

Legal Description

A parcel of land, being Lots 1 through 18 and Outlots A, B, C, D, E, F, G and H of Block 15, Superior Town Center Filing No. 1B Replat No. 5 recorded October 9, 2019 as Reception No. 3741499 of the Records of Boulder County, located in the Southwest Quarter (SW1/4) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

Said parcel contains 1.322 Acres, more or less (\pm).

DISTRICT COURT COUNTY OF BOULDER, COLORADO Court Address: 1777 Sixth Street Boulder, Colorado 80302 Telephone No.: (303)441-3750	
In the matter of: STC METROPOLITAN DISTRICT No. 2	<p style="text-align: center;">↑COURT USE ONLY↑</p>
By the Court:	Case Number: 2013CV31304
<p style="text-align: center;">AMENDED ORDER FOR INCLUSION <i>NUNC PRO TUNC</i> TO FEBRUARY 9, 2015</p>	

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of the STC Metropolitan District No. 2 for an Amended Order for Inclusion *Nunc Pro Tunc* to February 9, 2015. This Court, being fully advised in the premises and there being no objection filed by any person, hereby ORDERS:

1. That the legal description attached to the Order for Inclusion issued by this Court on February 9, 2015 (the “Order”) is incorrect, due to a subsequent replat of the Property (as defined in the Order).

2. That Exhibit A to the Order subtitled “Legal Description of the Property,” is hereby deleted in its entirety, and substituted in lieu thereof shall be the following legal description:

Legal Description

A parcel of land, being Lots 1 through 18 and Outlots A, B, C, D, E, F, G and H of Block 15, Superior Town Center Filing No. 1B Replat No. 5 recorded October 9, 2019 as Reception No. 3741499 of the Records of Boulder County, located in the Southwest Quarter (SW1/4) of Section Nineteen (19), Township One South (T.1S.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Superior, County of Boulder, State of Colorado.

Said parcel contains 1.322 Acres, more or less (±).

3. That this Amended Order for Inclusion *Nunc Pro Tunc* to February 9, 2015 shall be effective as of February 9, 2015, the date of recording of the Order by the Boulder County Clerk and Recorder.

DONE AND EFFECTIVE this _____ day of _____, 2022.

BY THE COURT:

DISTRICT COURT JUDGE

SPECIAL WARRANTY DEED
(Outlots A-H, Block 14; Outlots A-H, Block 15)

RC SUPERIOR, LLC, a Delaware limited liability company (***Grantor***), with an address of c/o Avanti Properties Group, 923 N. Pennsylvania Avenue, Winter Park, Florida 32789, for the consideration of TEN DOLLARS (\$10.00) and other good and valuable mutual consideration, the receipt and sufficiency of which Grantor hereby acknowledges, hereby sells and conveys to STC METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado (***Grantee***) with an address of 141 Union Blvd., Suite 150, Lakewood, CO 80228, the real property located in the County of Boulder, State of Colorado, more particularly described in Exhibit A attached hereto, with all its appurtenances, and warrants the title to the same against all persons claiming by, through, or under the Grantor, subject to the statutory exceptions.

Consideration less than \$500 – no documentary fee required

(Signatures and Notary Blocks on Following Pages)

IN WITNESS WHEREOF, the undersigned have executed this Special Warranty Deed dated as of _____, 2022.

Grantor:

RC SUPERIOR, LLC,
a Delaware limited liability company

By: Superior Town Center ASLI VII Holdings,
LLC, a Delaware limited liability company,
its sole Member

By: Avanti Strategic Land Investors VII,
L.L.L.P., a Delaware limited liability limited
partnership, its sole Member

By: Avanti Properties Group II, L.L.L.P., a
Delaware limited liability limited
partnership, its Managing General Partner

By: Avanti Management Corporation, a Florida
Corporation, its sole General Partner

By: _____
Name: Ryan Lefkowitz
Its: Vice President

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this _____ day _____ of _____, 2022, by Ryan Lefkowitz as Vice President of Avanti Management Corporation, a Florida Corporation, sole general partner of Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, managing general partner of Avanti Strategic Land Investors VII, L.L.L.P., a Delaware limited liability limited partnership, sole member of Superior Town Center ASLI VII Holdings, LLC, a Delaware limited liability company, sole member of RC Superior, LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

(Notarial Seal)

Notary Public

EXHIBIT A
(Legal Description of Property)

The following described real property located in the County of Boulder, State of Colorado:

OUTLOTS A – H, INCLUSIVE, BLOCK 14,
SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5,
COUNTY OF BOULDER,
STATE OF COLORADO.

OUTLOTS A – H INCLUSIVE, BLOCK 15,
SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5,
COUNTY OF BOULDER,
STATE OF COLORADO.



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #78**

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:

November 22, 2021

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ENGINEER'S REPORT

Introduction

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

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

The attached Engineer's Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer's Report for Draw Package 78, including both soft and hard costs from approximately September 2021 to October 2021, are valued at **\$2,813,100.99** for the District, and **\$2,481,066.84** for the Town. Table I summarizes costs certified to date. Prior years have been condensed to only show yearly totals.

Table I – Cost Certified to Date				
Cert No.	Date	Total Costs Paid	Total District Eligible Costs	Total Town Eligible Costs
1 - 7	2015	\$11,891,225.34	\$8,043,823.58	\$8,043,823.58
8 - 19	2016	\$7,973,908.20	\$6,939,814.39	\$6,939,814.39
20 - 31	2017	\$16,024,418.66	\$13,113,137.79	\$12,773,498.56
32 - 41	2018	\$9,222,780.87	\$7,829,160.35	\$6,305,376.48
42 - 53	2019	\$14,735,747.78	\$10,839,557.32	\$8,014,667.02
54 - 67	2020	\$14,576,368.21	\$10,284,857.01	\$8,487,556.24
68	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

TOTALS		\$97,871,947.81	\$78,303,760.76	\$70,108,702.35
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Table II summarizes the cost breakdown of the construction, soft and indirect, district funded costs, and system development fees. Tables III, IV, V, and VI provide category breakdowns of construction, soft and indirect, district funded costs, and system development fees reviewed for this certification. Table VII provides a detailed breakdown of the eligible hard costs per the Service Plan categories and the SURA categories. Table VIII provides a detailed breakdown of the eligible soft costs per the Service Plan categories and the SURA categories. Table IX provides a detailed breakdown of district funded costs per the Service Plan categories and the SURA categories. Table X provides a detailed breakdown of system develop fee costs per the Service Plan categories and the SURA categories.

Public Improvements as Authorized by the Service Plan

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

Section I-A of the Service Plan states:

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

Section V-A of the Service Plan States:

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

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

Scope of Certification

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

General Methodology

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

Phase I – Authorization to Proceed and Document Gathering

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

Phase II – Site Visit and Meetings

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

Phase III – Review of Documentation

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

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

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

Phase IV – Verification of Construction Quantities

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

Phase V – Verification of Construction Unit Costs and Indirect Costs

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

Phase VI – Verification of Payment for Public Costs

Per current agreements, District funded costs are approved before payment is made. Contractors and consultants are to provide Conditional Lien Release Waivers for the amount of payment requested. After payment is made, the contractors and consultants are to provide Unconditional Lien Release Waivers. When applicable, cancelled checks and bank statements are also used to verify proof of payment. Certain soft and indirect costs that have portions that are both publicly and privately funded but have not yet been paid are included in this certification. These costs are clearly identified in Table VII Soft and Indirect Costs

Detail in the District and Developer Disbursement columns. These costs are included in order to identify the public and private costs and assign these costs to either the Developer or the District. The proof of payment in the form of cancelled checks and bank statements will be reviewed as payments are processed and reflected on future certifications.

Phase VII – Determination of Costs Eligible for Reimbursement

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

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

Project Notes

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

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

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

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

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

On Cost Certification #33, adjustments were made to account for errors in prior Cost Certification reports that were identified after performing an audit of certified costs to date. A Cut Above had duplicate costs certified on Certifications #21 and #22. There was a Special District Management Services, Inc invoice that

was incorrectly captured as Capital costs as well. Lastly, there were various vendor invoices that were not included in final reports, and those costs were captured at this time.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 November 22, 2021 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$2,813,100.99**. 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

- Samora Construction Block 25 Phase 2 Pay Application 9. Dated 11/3/21.
- Samora Construction Block 14 Pay Application 12. Dated 11/3/21.
- Hudick Blocks 11 & 15. Pay Application 13. Dated 10/31/21.
- Concrete Express Inc - STC & Park. Pay Application 12. Dated 11/2/21.
- GoodLand Construction STC Block 9 & 10. Pay Application 8. Dated 10/31/21.
- GoodLand Construction STC Plaza & Promenade. Pay Application 3. Dated 10/31/21.
- Down to Earth Compliance Invoice 53722. Dated 10/28/21.
- JMG Concrete Services Invoices 1332 & 1335. Dated 8/27/21 – 8/30/21.

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	\$	1,236,565.57	\$	1,108,840.64	\$	1,108,840.64	\$	1,033,717.49
Soft and Indirect Costs	\$	86,253.34	\$	75,642.34	\$	75,642.34	\$	75,642.34
District Funded Costs	\$	11,034.82	\$	-	\$	-	\$	-
System Development Costs	\$	1,628,618.00	\$	1,628,618.00	\$	1,628,618.00	\$	1,371,707.00
Totals	\$	2,962,471.73	\$	2,813,100.99	\$	2,813,100.99	\$	2,481,066.84

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

Category	Total Eligible Hard Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	6,013.50	0.6%
Roadways, Paths, & Hardscape	\$	402,137.88	38.9%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	23,849.78	2.3%
Domestic Water	\$	13,114.75	1.3%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	1,043.75	0.1%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	587,557.83	56.8%
Civic Space (Part of PPA&F)	\$	-	
	\$	1,033,717.49	43.2%

Total District Eligible Costs			
Street	\$	480,318.03	43.3%
Water	\$	17,740.16	1.6%
Sanitation	\$	4,780.43	0.4%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	606,002.03	54.7%
Non District	\$	-	
Multiple			
	\$	1,108,840.64	100.0%

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

Category	Total Eligible Soft Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	33,425.13	44.2%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	2,119.80	2.8%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$11,880.80	15.7%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	28,216.62	37.3%
	\$	75,642.34	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	75,642.34	100.0%
Street	\$	55,788.92	73.8%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	19,853.42	26.2%
	\$	75,642.34	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs Summary
Table V

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

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

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

Category	Total Eligible SD Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	-	0.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	-	0.0%
SDC - Planning Area 1 and 2	\$	1,371,707.00	100.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Other Eligible Costs	\$	-	0.0%
Not Eligible	\$	-	0.0%
	\$	1,371,707.00	100.0%

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	1,628,618.00	100.0%
Organization	\$	-	0.0%
	\$	1,628,618.00	100.0%

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

Table VII

Work Description	Contract Values				Involved Values				District Eligibility										Inv. No.	
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Non-District		Certification Number
STC - Block 25 Phase 2 Sidewalks/Landscaping																				9-751
General Conditions	1 LS		\$ 225,736.03	\$ 225,736.03		\$0.00	-		0%	Capital	Street	93%	\$	-	93%	\$	-	\$	-	11/3/2021
Grading	1 LS		\$ 27,500.00	\$ 27,500.00		\$	-		0%	Capital	Street	93%	\$	-	93%	\$	-	\$	-	11/3/2021
Erosion Control/Fence	1 LS		\$ 25,192.50	\$ 25,192.50		\$	-		0%	Capital	Street	93%	\$	-	93%	\$	-	\$	-	11/3/2021
Concrete Sidewalks	1 LS		\$ 191,195.50	\$ 191,195.50		\$	-		100%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Concrete Stormwater	1 LS		\$ 11,550.00	\$ 11,550.00		\$	-		0%	Non District	Street	0%	\$	-	0%	\$	-	\$	-	11/3/2021
Concrete Stormwater	1 LS		\$ 5,100.00	\$ 5,100.00		\$	-		0%	Non District	Street	0%	\$	-	0%	\$	-	\$	-	11/3/2021
Landscaping	1 LS		\$ 202,709.00	\$ 202,709.00		\$	-		100%	Capital	Street	100%	\$ 34,488.70	-	100%	\$ 34,488.70	-	\$ 34,488.70	-	11/3/2021
Irrigation System	1 LS		\$ 138,310.00	\$ 138,310.00		\$	-		100%	Capital	Street	100%	\$ 2,443.00	-	100%	\$ 2,443.00	-	\$ 2,443.00	-	11/3/2021
Electrical System and Lighting	1 LS		\$ 10,000.00	\$ 10,000.00		\$	-		0%	Non District	Street	0%	\$	-	0%	\$	-	\$	-	11/3/2021
Amenities	1 LS		\$ 28,182.00	\$ 28,182.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Pipe Rollouts	1 LS		\$ 12,680.00	\$ 12,680.00		\$	-		0%	Non District	Street	0%	\$	-	0%	\$	-	\$	-	11/3/2021
COR01																				
Rollouts Added	1 LS		\$ 1,500.00	\$ 1,500.00		\$	-		100%	Non District	Non District	0%	\$	-	0%	\$	-	\$ 1,500.00	-	11/3/2021
Rain added 30"	1 LS		\$ 1,800.00	\$ 1,800.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Irrigation Front Drains - 8 pipes	1 LS		\$ 1,400.00	\$ 1,400.00		\$	-		0%	Capital	Parks and Recreation	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Irrigation 1.14" pipe	1 LS		\$ 300.00	\$ 300.00		\$	-		0%	Capital	Parks and Recreation	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Lane concrete R&B gas services	1 LS		\$ 9,900.00	\$ 9,900.00		\$	-		0%	Non District	Street	0%	\$	-	0%	\$	-	\$	-	11/3/2021
Bonds/Insurance	1 LS		\$ 2,265.00	\$ 2,265.00		\$	-		0%	Capital	Street	25%	\$	-	25%	\$	-	\$	-	11/3/2021
COR02																				
Vargas - Bare Work & IR Repair	1 LS		\$ 7,365.00	\$ 7,365.00		\$	-		0%	Capital	Parks and Recreation	47%	\$	-	47%	\$	-	\$	-	11/3/2021
Vargas - Trench Work & IR Layout Changes	1 LS		\$ 4,855.00	\$ 4,855.00		\$	-		0%	Capital	Parks and Recreation	100%	\$	-	100%	\$	-	\$	-	11/3/2021
OCP	1 LS		\$ 1,833.00	\$ 1,833.00		\$	-		0%	Capital	Parks and Recreation	68%	\$	-	68%	\$	-	\$	-	11/3/2021
COR03																				
EZE Half dirt to north side of Main St.	1 LS		\$ 3,165.00	\$ 3,165.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
International Iron - Add'l Handrail	1 LS		\$	\$		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
OCP	1 LS		\$ 791.25	\$ 791.25		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
COR04																				
Landscape protection fence material and labor	1 LS		\$ 1,750.00	\$ 1,750.00		\$	-		0%	Capital	Parks and Recreation	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Post saves for black wall retaining fence	1 LS		\$ 1,700.00	\$ 1,700.00		\$	-		0%	Capital	Parks and Recreation	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Remove and replace concrete for gas services at lot 50/51	1 LS		\$ 9,900.00	\$ 9,900.00		\$	-		0%	Capital	Parks and Recreation	100%	\$	-	100%	\$	-	\$	-	11/3/2021
2021 Landscape Mobilization	1 LS		\$ 1,500.00	\$ 1,500.00		\$	-		100%	Capital	Parks and Recreation	100%	\$ 2,500.00	-	100%	\$ 2,500.00	-	\$ 2,500.00	-	11/3/2021
2021 Spring landscape 4 weeks GC's	1 LS		\$ 17,332.00	\$ 17,332.00		\$	-		100%	Capital	Parks and Recreation	100%	\$ 17,332.00	-	100%	\$ 17,332.00	-	\$ 17,332.00	-	11/3/2021
OCP	1 LS		\$ 8,295.50	\$ 8,295.50		\$	-		100%	Capital	Parks and Recreation	100%	\$ 8,295.50	-	100%	\$ 8,295.50	-	\$ 8,295.50	-	11/3/2021
COR05																				
Concrete Repairs	1 LS		\$ 9,900.00	\$ 9,900.00		\$	-		0%	Non District	Non District	0%	\$	-	0%	\$	-	\$ 9,900.00	-	11/3/2021
Vargas Deduct work not completed	1 LS		\$ (11,334.00)	\$ (11,334.00)		\$	-		100%	Capital	Parks and Recreation	47%	\$ (5,297.66)	-	47%	\$ (5,297.66)	-	\$ (6,036.34)	-	11/3/2021
OIB	1 LS		\$ (358.50)	\$ (358.50)		\$	-		100%	Capital	Parks and Recreation	47%	\$ (167.57)	-	47%	\$ (167.57)	-	\$ (190.93)	-	11/3/2021
				\$ 953,214.28		\$ 76,171.70	\$ -	\$ 76,171.70					\$ 66,393.98	\$ -	\$ 66,393.98	\$ -	\$ 66,393.98	\$ 9,777.72		Amount Less Retainage
																				Amount
																				Check # or PLW
																				Amount
																				Date
																				11/3/2021
																				11/3/2021
STC - Block 14																				12-750
General Conditions	1 LS		\$ 135,491.72	\$ 135,491.72		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Survey	1 LS		\$ 10,000.00	\$ 10,000.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Grading	1 LS		\$ 10,000.00	\$ 10,000.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Erosion Control/Fence	1 LS		\$ 13,075.33	\$ 13,075.33		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Treated Subgrade	1 LS		\$ 14,005.00	\$ 14,005.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Curb and Gutter	1 LS		\$ 18,796.00	\$ 18,796.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Concrete Cross Paths and Driveway Aprons	1 LS		\$ 30,665.00	\$ 30,665.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Concrete Lanes	1 LS		\$ 77,862.00	\$ 77,862.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Concrete Sidewalks	1 LS		\$ 28,000.00	\$ 28,000.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Concrete Storm	1 LS		\$ 10,460.00	\$ 10,460.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Handrail	1 LS		\$ 1,600.00	\$ 1,600.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Storm Drainage System	1 LS		\$ 55,753.00	\$ 55,753.00		\$	-		0%	Capital	Sanitation	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Domestic Water System	1 LS		\$ 61,115.00	\$ 61,115.00		\$	-		0%	Capital	Water	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Utility Services	1 LS		\$	\$		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Sanitary Sewer System w/ Underdrain	1 LS		\$ 143,804.00	\$ 143,804.00		\$	-		0%	Capital	Sanitation	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Misc Utility Items	1 LS		\$ 35,300.00	\$ 35,300.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Landscaping	1 LS		\$ 41,489.67	\$ 41,489.67		\$	-		25%	Capital	Street	100%	\$ 9,507.95	-	100%	\$ 9,507.95	-	\$ 9,507.95	-	11/3/2021
Irrigation System	1 LS		\$ 46,088.00	\$ 46,088.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Electrical Systems and Lighting	1 LS		\$ 85,900.00	\$ 85,900.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Street Signs	1 LS		\$ 8,000.00	\$ 8,000.00		\$	-		0%	Capital	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Retaining Walls	1 LS		\$ 3,192.00	\$ 3,192.00		\$	-		0%	Capital	Street	64%	\$	-	64%	\$	-	\$	-	11/3/2021
Coordination w/ Dry Utilities Installation	1 LS		\$	\$		\$	-		0%	Non District	Street	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Amenities	1 LS		\$ 18,742.00	\$ 18,742.00		\$	-		0%	Capital	Parks and Recreation	100%	\$	-	100%	\$	-	\$	-	11/3/2021
Change Order #001-R2																				



2021 Landscape GCs OWB	1 L15	\$	4,333.00	\$	4,333.00	\$	4,333.00	\$	-	54,333.00	100%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	4,333.00	100%	\$	4,333.00	100%	\$	4,333.00	\$	-	54,333.00		
	1 L15	\$	1,708.25	\$	1,708.25	\$	1,708.25	\$	-	51,708.25	100%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	1,708.25	100%	\$	1,708.25	100%	\$	1,708.25	\$	-	51,708.25		
																\$	18,049.20		\$	18,049.20		\$	18,049.20	\$	-	Amount Less Retainage Check # or P/LW Amount Date		
																										11/6/2021		
Mudick Block 11 & 15																										Invoice Number 13 Invoice Date		
	CO 9 Irrigation & Landscaping Warranty	1 L15	\$	39,000.00	\$	39,000.00	\$	39,000.00	\$	1,950.00	537,050.00	100%	Non District	Non District	Not Eligible	0%	\$	-	0%	\$	-	0%	\$	-	\$	37,050.00	\$	39,000.00
	CO 9 Clean/Repair Meter Pits	1 L15	\$	5,972.00	\$	5,972.00	\$	5,972.00	\$	298.60	56,670.40	100%	Non District	Non District	Not Eligible	0%	\$	-	0%	\$	-	0%	\$	-	\$	5,673.40	\$	5,972.00
	CO 9 Set Property Pins	1 L15	\$	7,200.00	\$	7,200.00	\$	7,200.00	\$	360.00	56,840.00	100%	Non District	Non District	Not Eligible	0%	\$	-	0%	\$	-	0%	\$	-	\$	6,840.00	\$	7,200.00
																\$	-	\$	-	\$	-	\$	-	\$	49,563.40	\$	52,172.00	
																										Amount Less Retainage Check # or P/LW Amount Date		
																										10/29/2021		
Concrete Express - STC & Park																										Invoice Number 12 Invoice Date		
	Earthwork (Entire Project Area)	1 EA	\$	186,000.00	\$	186,000.00	\$	1,330.00	\$	66.50	1,263.50	1%	Capital	Multiple	Earthwork	100%	\$	1,263.50	100%	\$	1,263.50	100%	\$	1,263.50	\$	-	1,330.00	
	Erosion Control (Entire Project Area)	1 EA	\$	121,000.00	\$	121,000.00	\$	5,000.00	\$	250.00	4,750.00	0%	Capital	Multiple	Earthwork	100%	\$	4,750.00	100%	\$	4,750.00	100%	\$	4,750.00	\$	-	5,000.00	
	Permits	1 EA	\$	30,000.00	\$	30,000.00	\$	-	\$	-	-	0%	Capital	Multiple	Earthwork	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	REMOVALS	1 EA	\$	82,000.00	\$	82,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	CURE AND GUTTER	1 EA	\$	134,000.00	\$	134,000.00	\$	5,700.00	\$	285.00	5,415.00	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	5,415.00	100%	\$	5,415.00	100%	\$	5,415.00	\$	-	5,700.00	
	SPECIAL PAVEMENT INTERSECTION - CREEK VIEW AT PROMENADE	1 EA	\$	128,000.00	\$	128,000.00	\$	78,800.00	\$	3,840.00	72,960.00	60%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	72,960.00	100%	\$	72,960.00	100%	\$	72,960.00	\$	-	78,800.00	
	SPECIAL CONCRETE INTERSECTION - CREEK VIEW AT MARSHALL	1 EA	\$	37,000.00	\$	37,000.00	\$	27,750.00	\$	1,387.50	26,362.50	75%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	26,362.50	100%	\$	26,362.50	100%	\$	26,362.50	\$	-	27,750.00	
	CONCRETE CROSS PANS AND DRIVEWAY APRONS	1 EA	\$	59,000.00	\$	59,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	CONCRETE SIDEWALKS	1 EA	\$	459,000.00	\$	459,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	ASPHALT PAVEMENT	1 EA	\$	285,000.00	\$	285,000.00	\$	35,292.01	\$	1,764.60	33,527.41	12%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	33,527.41	100%	\$	33,527.41	100%	\$	33,527.41	\$	-	35,292.01	
	TRAFFIC CONTROL SIGNAGE AND STRIPING	1 EA	\$	29,000.00	\$	29,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	CONCRETE SUBGRADE TREATMENT	1 EA	\$	119,000.00	\$	119,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	CURE UNDERDRAINS	1 EA	\$	93,000.00	\$	93,000.00	\$	9,300.00	\$	465.00	8,835.00	10%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	8,835.00	100%	\$	8,835.00	100%	\$	8,835.00	\$	-	9,300.00	
	STORM DRAINAGE SYSTEM	1 EA	\$	829,000.00	\$	829,000.00	\$	-	\$	-	-	0%	Capital	Sanitation	Storm Sewer	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	POND 311	1 EA	\$	98,000.00	\$	98,000.00	\$	-	\$	-	-	0%	Capital	Sanitation	Storm Sewer	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	DOMESTIC WATER SYSTEM	1 EA	\$	337,000.00	\$	337,000.00	\$	-	\$	-	-	0%	Capital	Water	Domestic Water	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	REUSE WATER SYSTEM	1 EA	\$	194,000.00	\$	194,000.00	\$	-	\$	-	-	0%	Capital	Water	Reuse Water & Irrigation Piping	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	UTILITY SLEEVES	1 EA	\$	89,000.00	\$	89,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	SANITARY SEWER SYSTEM WITH UNDERDRAIN	1 EA	\$	287,000.00	\$	287,000.00	\$	-	\$	-	-	0%	Capital	Sanitation	Sanitary Sewer	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	MARSHALL ROAD BRIDGE DEEP FOUNDATIONS	778 LF	\$	182.00	\$	144,596.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	MARSHALL ROAD BRIDGE GIRDERS	1 EA	\$	361,000.00	\$	361,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	MARSHALL ROAD BRIDGE ABUTMENTS	1 EA	\$	474,000.00	\$	474,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	MARSHALL ROAD BRIDGE DECK	1 EA	\$	179,000.00	\$	179,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	MARSHALL ROAD BRIDGE RAILINGS	1 EA	\$	107,000.00	\$	107,000.00	\$	37,450.00	\$	1,877.50	35,577.50	35%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	35,577.50	100%	\$	35,577.50	100%	\$	35,577.50	\$	-	37,450.00	
	MARSHALL ROAD BRIDGE WINGWALLS	1 EA	\$	499,000.00	\$	499,000.00	\$	41,740.00	\$	2,087.00	39,653.00	8%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	39,653.00	100%	\$	39,653.00	100%	\$	39,653.00	\$	-	41,740.00	
	MARSHALL ROAD BRIDGE TYPE II SOLI RIPRAP	1 EA	\$	116,000.00	\$	116,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	MARSHALL ROAD BRIDGE LIGHTING	1 EA	\$	122,000.00	\$	122,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	MARSHALL ROAD MSE WALL WITH FENCE NORTH OF BRIDGE	1 EA	\$	123,000.00	\$	123,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	CONCRETE RETAINING WALL BLOCK 4	1 EA	\$	123,000.00	\$	123,000.00	\$	-	\$	-	-	0%	Capital	Street	Walls and Structures	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	IRRIGATION SYSTEM	1 EA	\$	189,000.00	\$	189,000.00	\$	-	\$	-	-	0%	Capital	Water	Reuse Water & Irrigation Piping	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	LANDSCAPING	1 EA	\$	209,000.00	\$	209,000.00	\$	-	\$	-	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	STREET LIGHTING	1 EA	\$	450,000.00	\$	450,000.00	\$	-	\$	-	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	-	
	RECORD DRAWINGS	1 EA	\$	113,000.00	\$	113,000.00	\$	73,450.00	\$	3,672.50	69,777.50	60%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	69,777.50	100%	\$	69,777.50	100%	\$	69,777.50	\$	-	73,450.00	
	DRY UTILITY COORDINATION	1 EA	\$	14,000.00	\$	14,000.00	\$	4,000.00	\$	245.00	4,655.00	35%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	4,655.00	100%	\$	4,655.00	100%	\$	4,655.00	\$	-	4,900.00	
	TRAFFIC CONTROL path detail	1 EA	\$	8,000.00	\$	8,000.00	\$	800.00	\$	40.00	7,600.00	100%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	7,600.00	100%	\$	7,600.00	100%	\$	7,600.00	\$	-	800.00	
	DOMESTIC WATER SYSTEM - PARK SERVICES	3 EA	\$	3,500.00	\$	3,500.00	\$	3,500.00	\$	175.00	3,325.00	33%	Capital	Water	Public Park Amenities & Facilities	100%	\$	3,325.00	100%	\$	3,325.00	100%	\$	3,325.00	\$	-	3,500.00	
	SANITARY SEWER SYSTEM - PARK SERVICES AND MARSHALL HC	1 EA	\$	28,500.00	\$	\$																						

														\$ 2,628,134.00	\$ 113,815.50	\$ 5,690.78	\$ 108,124.73					\$ 108,124.73	\$ 33,001.58	\$ 108,124.73	\$ -	\$ -	\$ 113,815.50	\$ -		
																									</					

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Invoices									Percent District	Amount District	Percent Town	Amount Town	Total	Certification
Vendor	Invoice Number	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Eligible		Eligible	Eligible	Eligible	Eligible	Number
Cesare, Inc	20.3032.11	2020 Superior Town Center	10/28/21	\$ 3,900.26	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	3,900.26	100%	\$	3,900.26	100%
Cesare, Inc	21.3012.8	Marshall Road Parks	10/27/21	\$ 8,280.80	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	8,280.80	100%	\$	8,280.80	100%
Cesare, Inc	20.3013.11	Marshall Road Bridge & Infrastructure	10/27/21	\$ 15,874.84	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	15,874.84	100%	\$	15,874.84	100%
Cesare, Inc	21.3016.8	Superior Town Center Blocks 9 and 10	10/27/21	\$ 11,185.68	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	11,185.68	100%	\$	11,185.68	100%
Cesare, Inc	21.3072.1	Town of Superior Discovery Pkwy Warranty Work	10/27/21	\$ 4,532.86	Non District	Non District	Not Eligible	0%	\$	-	0%	\$	-	0%
Civil Resources, LLC	238.001.01.93 Rev	Superior Town Center - Infrastructure	10/26/21	\$ 24,009.90	Capital	Multiple	Other Eligible Costs	100%	\$	24,009.90	100%	\$	24,009.90	100%
DIG Studio Inc.	18116-005	STC Promenade/Plaza Landscape Design	07/08/21	\$ 3,600.00	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	3,600.00	100%	\$	3,600.00	100%
Edifice North	21-021	STC Construction Management	10/01/21	\$ 9,000.00	Capital	Multiple	Other Eligible Costs	47%	\$	4,206.72	47%	\$	4,206.72	47%
OTAK	112100026	Marshall Road Bridge over Coal Creek	11/03/21	\$ 1,976.25	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	1,976.25	100%	\$	1,976.25	100%
OTAK	112100039	STC Parks 1 and 2 Structural Services	11/03/21	\$ 448.50	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	448.50	100%	\$	448.50	100%
Rush Management	137938	Street Sweeping	09/30/21	\$ 2,340.00	Capital	Multiple	Mob & Temporary Conditions	47%	\$	1,099.80	47%	\$	1,099.80	47%
Summit Services	35123	Stormwater Insepection	10/31/20	\$ 800.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$	800.00	100%	\$	800.00	100%
Summit Services	35133	Stormwater Insepection	10/31/21	\$ 220.00	Capital	Multiple	Mob & Temporary Conditions	100%	\$	220.00	100%	\$	220.00	100%
Town of Superior	1081	FDP #1 Infrastructure	10/25/21	\$ 84.25	Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$	39.60	47%	\$	39.60	47%
				\$ 86,253.34					\$	75,642.34	\$	75,642.34		

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Vendor		Invoices		Description		Date	Amount Invoiced	Check No	Check Written	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
Colorado Special Districts Property & Liability Pool		7212-7246		STC MD No. 2 - Property & Liability Pool		10/01/21	\$ 1,350.00	1691	10/26/21	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 1,350.00	78
Comcast		316389		Parking Structure		09/21/21	\$ 145.42	2021101	10/26/21	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 145.42	78
Doody Calls		50686		Pet Waste Removal		10/15/21	\$ 472.30	1692	10/26/21	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 472.30	78
Fusion Sign & Design		182930		Dog Waste Sign		10/18/21	\$ 126.00	1693	10/26/21	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 126.00	78
Ikenogle Seaver Pogue		20644		District Counsel		10/01/21	\$ 1,686.50	1694	10/26/21	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 1,686.50	78
Special District Management Services		Sep 21		District Management Services		09/30/21	\$ 3,641.93	1695	10/26/21	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 3,641.93	78
Town of Superior		Src 2289, 290, 411, 438, 440, 505		Irrigation Costs		10/01/21	\$ 2,133.96	1696	10/26/21	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 2,133.96	78
Xcel Energy		749778063		Monthly Service		10/15/21	\$ 1,478.71	20211013	10/26/21	Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 1,478.71	78
							\$ 11,034.82							\$ -		\$ -				

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
Carmel		Block 6, Lot 2	Commercial	11/09/21	\$ 885,710.00	RC Superior, LLC	Wire	11/09/21	11/09/21	\$ 885,710.00	Capital	Multiple	SDC - Planning Area 1 and 2	100%	\$	885,710.00		100%	\$	885,710.00		78
Carmel		Block 11, Lot 1	Commercial	11/09/21	\$ 485,997.00	RC Superior, LLC	Wire	11/09/21	11/09/21	\$ 485,997.00	Capital	Multiple	SDC - Planning Area 1 and 2	100%	\$	485,997.00		100%	\$	485,997.00		78
Remington Homes	352-376	Block 11, Lots 13-18	Residential	11/12/21	\$ 159,030.00	RC Superior, LLC	Wire	11/12/21	11/12/21	\$ 159,030.00	Capital	Multiple	SDC - Planning Area 3	100%	\$	159,030.00		0%	\$	-		78
Thrive Superior LLC	2341-2349	Block 15, Lots 23-25	Residential	10/27/21	\$ 97,881.00	RC Superior, LLC	Wire	10/27/21	10/27/21	\$ 97,881.00	Capital	Multiple	SDC - Planning Area 3	100%	\$	97,881.00		0%	\$	-		78
					\$ 1,628,618.00						\$ 1,628,618.00						\$ 1,628,618.00					



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #79**

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:

December 21, 2021

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ENGINEER'S REPORT

Introduction

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

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

The attached Engineer's Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer's Report for Draw Package 79, including both soft and hard costs from approximately October 2021 to November 2021, are valued at **\$1,362,274.73** for the District, and **\$897,176.73** 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

TOTALS

\$99,257,895.93

\$79,666,035.49

\$71,005,879.08

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.

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 December 21, 2021 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$1,362,274.73**. 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", is 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

- Hudick Blocks 11 & 15. Pay Applications 14 & 15. Dated 11/30/21.
- Concrete Express Inc - STC & Park. Pay Application 13. Dated 11/18/21.
- Scott Contracting – Superior Pond 313. Pay Application 14. Dated 9/24/21.
- Down to Earth Compliance Invoice 53902. Dated 11/29/21.

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	\$	798,620.18	\$	781,386.48	\$	781,386.48	\$	771,036.48
Soft and Indirect Costs	\$	132,579.94	\$	126,140.26	\$	126,140.26	\$	126,140.26
District Funded Costs	\$	-	\$	-	\$	-	\$	-
System Development Costs	\$	454,748.00	\$	454,748.00	\$	454,748.00	\$	-
Totals	\$	1,385,948.12	\$	1,362,274.73	\$	1,362,274.73	\$	897,176.73

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

Category	Total Eligible Hard Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	1,671.00	0.2%
Roadways, Paths, & Hardscape	\$	493,423.28	64.0%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	13,762.65	1.8%
Storm Sewer	\$	14,283.35	1.9%
Sanitary Sewer	\$	14,108.05	1.8%
Reuse Water & Irrigation Piping	\$	10,921.00	1.4%
Domestic Water	\$	23,463.50	3.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	1,518.65	0.2%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities	\$	197,885.00	25.7%
Civic Space (Part of PPA&F)	\$	-	
	\$	771,036.48	74.3%

Total District Eligible Costs			
Street	\$	511,173.89	65.4%
Water	\$	24,349.43	3.1%
Sanitation	\$	28,651.36	3.7%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	217,211.80	27.8%
Non District	\$	-	
Multiple			
	\$	781,386.48	100.0%

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

Category	Total Eligible Soft Costs		Category
	Total Town Eligible Costs		
Earthwork	\$	-	0.0%
Roadways, Paths, & Hardscape	\$	69,256.50	54.9%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	-	0.0%
Sanitary Sewer	\$	-	0.0%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	-	0.0%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	6,029.10	4.8%
Mob & Temporary Conditions	\$	1,353.60	1.1%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancements	\$	-	0.0%
Public Park Amenities & Facilities		\$0.00	0.0%
Civic Space (Part of PPA&F)	\$	-	
Other Eligible Costs	\$	49,501.06	39.2%
	\$	126,140.26	100.0%

Total District Eligible Costs		
Organization	\$	-
Capital	\$	126,140.26
Street	\$	116,038.56
Water	\$	-
Sanitation	\$	-
Fire Protection	\$	-
Parks and Recreation	\$	10,101.70
	\$	126,140.26

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	\$	454,748.00 100.0%
Organization	\$	- 0.0%
	\$	454,748.00 100.0%

Description	Contract Values				Invoice Values				District Eligibility										Inv. No.			
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Percent Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Non-District				
Public Blocks 11 & 15																			Invoice Number	Inv. Date	Cmt 79	14 IS RET
																			Invoice Date	11/30/2021	11/30/2021	
Permits	1 LS		3422411.0214	\$ 39,000.00	\$ 1,950.00	\$ -	\$ 1,950.00	5%	Capital	Multiple	Roadways, Paths, & Hardscape	100%	\$ 1,950.00	100%	\$ 1,950.00	100%	\$ 1,950.00	\$ -	\$ -	\$ -	\$ 1,950.00	
Removals	1 LS		17,000.00	\$ 17,000.00	\$ 850.00	\$ -	\$ 850.00	5%	Capital	Multiple	Roadways, Paths, & Hardscape	100%	\$ 850.00	100%	\$ 850.00	100%	\$ 850.00	\$ -	\$ -	\$ -	\$ 850.00	
Earthwork	1 LS		22,000.00	\$ 22,000.00	\$ 1,100.00	\$ -	\$ 1,100.00	5%	Capital	Multiple	Earthwork	47%	\$ 514.15	47%	\$ 514.15	47%	\$ 514.15	\$ 585.85	\$ -	\$ -	\$ 1,100.00	
Asphalt	1 LS		96,500.00	\$ 96,500.00	\$ 4,825.00	\$ -	\$ 4,825.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 4,825.00	100%	\$ 4,825.00	100%	\$ 4,825.00	\$ -	\$ -	\$ -	\$ 4,825.00	
ROW Sidewalk	1 LS		32,000.00	\$ 32,000.00	\$ 1,600.00	\$ -	\$ 1,600.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,600.00	100%	\$ 1,600.00	100%	\$ 1,600.00	\$ -	\$ -	\$ -	\$ 1,600.00	
Internal Block Sidewalks	1 LS		14,000.00	\$ 14,000.00	\$ 700.00	\$ -	\$ 700.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 700.00	100%	\$ 700.00	100%	\$ 700.00	\$ -	\$ -	\$ -	\$ 700.00	
Internal Block Alley	1 LS		230,000.00	\$ 230,000.00	\$ 11,500.00	\$ -	\$ 11,500.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 11,500.00	100%	\$ 11,500.00	100%	\$ 11,500.00	\$ -	\$ -	\$ -	\$ 11,500.00	
Sidewalk Drain Pipes	5 EA		1,800.00	\$ 9,000.00	\$ 450.00	\$ -	\$ 450.00	5%	Capital	Sanitation	Storm Sewer	100%	\$ 450.00	100%	\$ 450.00	100%	\$ 450.00	\$ -	\$ -	\$ -	\$ 450.00	
Sidewalk Chases	12 EA		8,400.00	\$ 100,800.00	\$ 5,040.00	\$ -	\$ 5,040.00	5%	Capital	Sanitation	Storm Sewer	100%	\$ 5,040.00	100%	\$ 5,040.00	100%	\$ 5,040.00	\$ -	\$ -	\$ -	\$ 5,040.00	
Storm Drainage System	1 LS		4,200.00	\$ 4,200.00	\$ 210.00	\$ -	\$ 210.00	5%	Capital	Sanitation	Storm Sewer	100%	\$ 210.00	100%	\$ 210.00	100%	\$ 210.00	\$ -	\$ -	\$ -	\$ 210.00	
Domestic Water System	1 LS		265,000.00	\$ 265,000.00	\$ 13,250.00	\$ -	\$ 13,250.00	5%	Capital	Water	Domestic Water	100%	\$ 13,250.00	100%	\$ 13,250.00	100%	\$ 13,250.00	\$ -	\$ -	\$ -	\$ 13,250.00	
Sanitary Sewer System	1 LS		1,000.00	\$ 1,000.00	\$ 50.00	\$ -	\$ 50.00	5%	Capital	Sanitation	Sanitary Sewer	100%	\$ 50.00	100%	\$ 50.00	100%	\$ 50.00	\$ -	\$ -	\$ -	\$ 50.00	
Utility Services	1 LS		32,250.00	\$ 32,250.00	\$ 1,612.50	\$ -	\$ 1,612.50	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,612.50	100%	\$ 1,612.50	100%	\$ 1,612.50	\$ -	\$ -	\$ -	\$ 1,612.50	
Sanitary Sewer System w/ underdrain	1 LS		147,000.00	\$ 147,000.00	\$ 7,350.00	\$ -	\$ 7,350.00	5%	Capital	Sanitation	Sanitary Sewer	100%	\$ 7,350.00	100%	\$ 7,350.00	100%	\$ 7,350.00	\$ -	\$ -	\$ -	\$ 7,350.00	
Landscaping ROW	1 LS		36,500.00	\$ 36,500.00	\$ 1,825.00	\$ -	\$ 1,825.00	5%	Capital	Parks and Recreation	Reuse Water & Irrigation Piping	100%	\$ 1,825.00	100%	\$ 1,825.00	100%	\$ 1,825.00	\$ -	\$ -	\$ -	\$ 1,825.00	
Irrigation System ROW	1 LS		47,000.00	\$ 47,000.00	\$ 2,350.00	\$ -	\$ 2,350.00	5%	Capital	Parks and Recreation	Reuse Water & Irrigation Piping	100%	\$ 2,350.00	100%	\$ 2,350.00	100%	\$ 2,350.00	\$ -	\$ -	\$ -	\$ 2,350.00	
Dry Utility Coordination	1 LS		16,500.00	\$ 16,500.00	\$ 825.00	\$ -	\$ 825.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 825.00	100%	\$ 825.00	100%	\$ 825.00	\$ -	\$ -	\$ -	\$ 825.00	
Signs	1 LS		7,850.00	\$ 7,850.00	\$ 392.50	\$ -	\$ 392.50	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 392.50	100%	\$ 392.50	100%	\$ 392.50	\$ -	\$ -	\$ -	\$ 392.50	
Record Drawings	1 LS		38,000.00	\$ 38,000.00	\$ 1,900.00	\$ -	\$ 1,900.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,900.00	100%	\$ 1,900.00	100%	\$ 1,900.00	\$ -	\$ -	\$ -	\$ 1,900.00	
Dry Utility Coordination	1 LS		7,500.00	\$ 7,500.00	\$ 375.00	\$ -	\$ 375.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 375.00	100%	\$ 375.00	100%	\$ 375.00	\$ -	\$ -	\$ -	\$ 375.00	
Permits	1 LS		39,000.00	\$ 39,000.00	\$ 1,950.00	\$ -	\$ 1,950.00	5%	Capital	Multiple	Roadways, Paths, & Hardscape	100%	\$ 1,950.00	100%	\$ 1,950.00	100%	\$ 1,950.00	\$ -	\$ -	\$ -	\$ 1,950.00	
Removals	1 LS		5,500.00	\$ 5,500.00	\$ 275.00	\$ -	\$ 275.00	5%	Capital	Multiple	Roadways, Paths, & Hardscape	100%	\$ 275.00	100%	\$ 275.00	100%	\$ 275.00	\$ -	\$ -	\$ -	\$ 275.00	
Earthwork	1 LS		49,500.00	\$ 49,500.00	\$ 2,475.00	\$ -	\$ 2,475.00	5%	Capital	Multiple	Earthwork	47%	\$ 1,156.85	47%	\$ 1,156.85	47%	\$ 1,156.85	\$ 1,318.15	\$ -	\$ -	\$ 2,475.00	
ROW Sidewalk	1 LS		53,000.00	\$ 53,000.00	\$ 2,650.00	\$ -	\$ 2,650.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 2,650.00	100%	\$ 2,650.00	100%	\$ 2,650.00	\$ -	\$ -	\$ -	\$ 2,650.00	
Internal Block Sidewalks	1 LS		58,000.00	\$ 58,000.00	\$ 2,900.00	\$ -	\$ 2,900.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 2,900.00	100%	\$ 2,900.00	100%	\$ 2,900.00	\$ -	\$ -	\$ -	\$ 2,900.00	
Internal Block Alley	1 LS		137,000.00	\$ 137,000.00	\$ 6,850.00	\$ -	\$ 6,850.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 6,850.00	100%	\$ 6,850.00	100%	\$ 6,850.00	\$ -	\$ -	\$ -	\$ 6,850.00	
Sidewalk Drain Pipes	27 EA		850.00	\$ 23,250.00	\$ 1,162.50	\$ -	\$ 1,162.50	5%	Capital	Sanitation	Storm Sewer	100%	\$ 1,162.50	100%	\$ 1,162.50	100%	\$ 1,162.50	\$ -	\$ -	\$ -	\$ 1,162.50	
Storm Drainage System	1 LS		22,500.00	\$ 22,500.00	\$ 1,125.00	\$ -	\$ 1,125.00	5%	Capital	Sanitation	Storm Sewer	21%	\$ 235.85	21%	\$ 235.85	21%	\$ 235.85	\$ 889.15	\$ -	\$ -	\$ 1,125.00	
Domestic Water System	1 LS		193,000.00	\$ 193,000.00	\$ 9,650.00	\$ -	\$ 9,650.00	5%	Capital	Water	Domestic Water	93%	\$ 8,988.70	93%	\$ 8,988.70	93%	\$ 8,988.70	\$ 661.30	\$ -	\$ -	\$ 9,650.00	
Sanitary Sewer System	1 LS		3,000.00	\$ 3,000.00	\$ 150.00	\$ -	\$ 150.00	5%	Capital	Sanitation	Sanitary Sewer	88%	\$ 1,058.00	88%	\$ 1,058.00	88%	\$ 1,058.00	\$ 392.00	\$ -	\$ -	\$ 1,450.00	
Utility Services	1 LS		12,000.00	\$ 12,000.00	\$ 600.00	\$ -	\$ 600.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 600.00	100%	\$ 600.00	100%	\$ 600.00	\$ -	\$ -	\$ -	\$ 600.00	
Sanitary Sewer System w/ underdrain	1 LS		74,000.00	\$ 74,000.00	\$ 3,700.00	\$ -	\$ 3,700.00	5%	Capital	Sanitation	Sanitary Sewer	100%	\$ 3,700.00	100%	\$ 3,700.00	100%	\$ 3,700.00	\$ -	\$ -	\$ -	\$ 3,700.00	
Landscaping ROW	1 LS		67,000.00	\$ 67,000.00	\$ 3,350.00	\$ -	\$ 3,350.00	5%	Capital	Parks and Recreation	Reuse Water & Irrigation Piping	100%	\$ 3,350.00	100%	\$ 3,350.00	100%	\$ 3,350.00	\$ -	\$ -	\$ -	\$ 3,350.00	
Landscaping Internal Block	1 LS		70,000.00	\$ 70,000.00	\$ 3,500.00	\$ -	\$ 3,500.00	5%	Capital	Parks and Recreation	Reuse Water & Irrigation Piping	100%	\$ 3,500.00	100%	\$ 3,500.00	100%	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00	
Irrigation System ROW	1 LS		49,000.00	\$ 49,000.00	\$ 2,450.00	\$ -	\$ 2,450.00	5%	Capital	Parks and Recreation	Reuse Water & Irrigation Piping	100%	\$ 2,450.00	100%	\$ 2,450.00	100%	\$ 2,450.00	\$ -	\$ -	\$ -	\$ 2,450.00	
Landscaping Internal Block	1 LS		72,000.00	\$ 72,000.00	\$ 3,600.00	\$ -	\$ 3,600.00	5%	Capital	Parks and Recreation	Reuse Water & Irrigation Piping	100%	\$ 3,600.00	100%	\$ 3,600.00	100%	\$ 3,600.00	\$ -	\$ -	\$ -	\$ 3,600.00	
Irrigation ROW	1 LS		65,000.00	\$ 65,000.00	\$ 3,250.00	\$ -	\$ 3,250.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 3,250.00	100%	\$ 3,250.00	100%	\$ 3,250.00	\$ -	\$ -	\$ -	\$ 3,250.00	
Signs	1 LS		15,000.00	\$ 15,000.00	\$ 750.00	\$ -	\$ 750.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 750.00	100%	\$ 750.00	100%	\$ 750.00	\$ -	\$ -	\$ -	\$ 750.00	
Record Drawings	1 LS		38,000.00	\$ 38,000.00	\$ 1,900.00	\$ -	\$ 1,900.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,900.00	100%	\$ 1,900.00	100%	\$ 1,900.00	\$ -	\$ -	\$ -	\$ 1,900.00	
FOAMED FLUFLUT for utility backfill	20 CY		30.00	\$ 600.00	\$ 30.00	\$ -	\$ 30.00	61%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 30.00	100%	\$ 30.00	100%	\$ 30.00	\$ -	\$ -	\$ -	\$ 30.00	
Dry Utility Coordination	1 LS		7,500.00	\$ 7,500.00	\$ 375.00	\$ -	\$ 375.00	5%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 375.00	100%	\$ 375.00	100%	\$ 375.00	\$ -	\$ -	\$ -	\$ 375.00	
Additional 4 Dia Grdly Sct 40	1 LF		25.00	\$ 25.00	\$ 12.50	\$ -	\$ 12.50	-100%	Capital	Parks and Recreation	Reuse Water & Irrigation Piping	100%	\$ (25.00)	100%	\$ (25.00)	100%	\$ (25.00)	\$ (25.00)	\$ -	\$ -	\$ (125.00)	
Additional 6 Dia Grdly Sct 40	1 LF		29.00	\$ 29.00	\$ (29.00)	\$ -	\$ (29.00)	-100%	Capital	Parks and Recreation	Reuse Water & Irrigation Piping	100%	\$ (29.00)	100%	\$ (29.00)	100%	\$ (29.00)	\$ (29.00)	\$ -	\$ -	\$ (145.00)	
Concrete Sidewalk	89 CY		69.00	\$ 6,141.00	\$ (69.00)	\$ -	\$ (69.00)	-100%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ (69.00)	100%	\$ (69.00)	100%	\$ (69.					

ORNAMENTAL TREE 6" CLUMP	18 EA	\$	465.00	\$	8,370.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
EVERGREEN TREE (F HL)	6 EA	\$	405.00	\$	2,430.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
EVERGREEN TREE (F HL)	35 EA	\$	600.00	\$	21,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
DECIDUOUS SHRUB (5 Gal)	221 EA	\$	48.00	\$	10,608.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
EVERGREEN SHRUBS (5 Gal)	82 EA	\$	48.30	\$	3,960.60	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
ORNAMENTAL GRASS (5 Gal)	325 EA	\$	50.00	\$	16,250.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
PERENNIAL (1 Gal)	284 EA	\$	137.00	\$	38,908.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
ROCK MULCH (1" -1.5" Dia.) over Weed Control Fabric	2011 SF	\$	1.60	\$	3,217.60	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
ROCK MULCH (5/8" Cobble) over Weed Control Fabric	4387 SF	\$	3.30	\$	14,384.10	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
WOOD CHIP MULCH OVER WEED CONTROL FABRIC	11277 SF	\$	1.40	\$	15,787.80	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
NATIVE GRASS SEED MIX	1.43 ACR	\$	9,000.00	\$	12,870.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
WILDFLOWER SEED MIX	0.54 ACR	\$	8,800.00	\$	4,752.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
LARGE LANDSCAPE BOULDER (PLACE ON SITE BOULDER)	10 EA	\$	220.00	\$	2,200.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
SMALL/MEDIUM LANDSCAPE BOULDER (PLACE ON SITE BOUL)	421 EA	\$	115.00	\$	4,830.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
TURF AND SOIL PREP MULTI-USE FIELD & PRACTICE AREA	121626 SF	\$	0.95	\$	115,525.70	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
TURF SEED & SOIL PREP PER SHEET 12.6	125767 SF	\$	0.38	\$	51,594.46	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
IRRIGATION SYSTEM	1 EA	\$	400,000.00	\$	400,000.00	\$	60,000.00	\$	3,000.00	\$	57,000.00	15%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	57,000.00	100%	\$	57,000.00	100%	\$	57,000.00	\$	-	\$	-	\$	-	\$	-	\$	-
TRASH RECEPTACLES	3 EA	\$	3,000.00	\$	9,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
RECYCLE RECEPTACLES	3 EA	\$	3,000.00	\$	9,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
DOG BAG STATION	5 EA	\$	600.00	\$	3,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
BICYCLE RACK	9 EA	\$	610.00	\$	5,490.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
BENCH "TWIS"	3 EA	\$	5,700.00	\$	17,100.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
BENCH "STEE"	8 EA	\$	4,700.00	\$	37,600.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CONCRETE PAVING GRAY	1175 SF	\$	18.80	\$	22,090.00	\$	-	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CONCRETE PAVING COLOR	225 SF	\$	26.00	\$	5,850.00	\$	-	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
DRY STREAM PLAY FEATURE INCL STRUC.COMPONENTS, WAT	1 EA	\$	53,000.00	\$	53,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
PONIC TABLE	1 EA	\$	3,000.00	\$	3,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
POURED IN PLACE SAFETY SURFACING (INCL SUBGRADE DRAI	1147 SF	\$	39.50	\$	53,206.50	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CONC PLAY MAT CUBB	126 LF	\$	30.00	\$	3,780.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
EMBANKMENT SLIDE	1 EA	\$	10,000.00	\$	10,000.00	\$	7,500.00	\$	375.00	\$	7,125.00	75%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	7,125.00	100%	\$	7,125.00	100%	\$	7,125.00	\$	-	\$	-	\$	-	\$	-	\$	-
PLAY STRUC OPTION 1 (BEAR)	1 EA	\$	240,000.00	\$	240,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
PLAYGROUND FENCE	176 LF	\$	35.00	\$	6,160.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CONCRETE SEATWALL - BENCHES,BOULDER,LOOSE COBBLE IF	1 EA	\$	1,520.00	\$	1,520.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
SPORTS FIELD LIGHTING AND CONTROLS	1 LSU	\$	332,000.00	\$	332,000.00	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
PARKING LOT LIGHTING	1 LSU	\$	30,000.00	\$	30,000.00	\$	4,200.00	\$	210.00	\$	3,990.00	14%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	3,990.00	100%	\$	3,990.00	100%	\$	3,990.00	\$	-	\$	-	\$	-	\$	-	\$	-
PARK LIGHTING	1 LSU	\$	150,000.00	\$	150,000.00	\$	22,500.00	\$	1,125.00	\$	21,375.00	15%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	21,375.00	100%	\$	21,375.00	100%	\$	21,375.00	\$	-	\$	-	\$	-	\$	-	\$	-
CORB1 - Infrastructure	1 EA	\$	199,717.41	\$	199,717.41	\$	-	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CORB2 - Parks & B.2	1 EA	\$	143,070.45	\$	143,070.45	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CORB3 - MOUNTING	1 EA	\$	216,240.00	\$	216,240.00	\$	-	\$	-	\$	-	0%	Capital	Street	Roadways, Paths, & Hardscape	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
MUSCO Stored Lighting Marshall Road Park Fields	1 LSU	\$	194,116.55	\$	194,116.55	\$	-	\$	-	\$	-	0%	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$	-	100%	\$	-	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Invoices										Percent District	Amount District	Percent Town	Amount Town	Total	Certification
Vendor	Invoice Number	Description	Date	Amount Invoiced	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible	Number	
Cesare, Inc	20.3032.12	2020 Superior Town Center	11/30/21	\$ 1,802.40	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,802.40	100%	\$ 1,802.40	100%	79		
Cesare, Inc	21.3016.9	Superior Town Center Blocks 9 and 10	11/30/21	\$ 1,587.80	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,587.80	100%	\$ 1,587.80	100%	79		
Cesare, Inc	20.3013.12	Marshall Road Bridge & Infrastructure	11/30/21	\$ 30,121.14	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 30,121.14	100%	\$ 30,121.14	100%	79		
Cesare, Inc	21.3016.5	Superior Town Center Blocks 9 and 10	07/30/21	\$ 14,290.10	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 14,290.10	100%	\$ 14,290.10	100%	79		
Cesare, Inc	21.3016.9	Superior Town Center Blocks 9 and 10	11/30/21	\$ 2,866.20	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 2,866.20	100%	\$ 2,866.20	100%	79		
Cesare, Inc	21.3072.2	Town of Superior Discovery Pkwy Warranty Work	11/30/21	\$ 120.00	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	79		
Civil Resources, LLC	238.001.01.94	Superior Town Center - Infrastructure	11/29/21	\$ 45,294.34	Capital	Multiple	Other Eligible Costs	100%	\$ 45,294.34	100%	\$ 45,294.34	100%	79		
DIG Studio Inc.	18116-008	STC Promenade/Plaza Landscape Design	12/01/21	\$ -	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ -	100%	\$ -	100%	79		
Edifice North	21-Q23	STC Construction Management	11/01/21	\$ 9,000.00	Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	79		
Moore Iacofano Goltsman, Inc.	0072418	STC - FDP 3 Phase 3	11/23/21	\$ 3,044.61	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 3,044.61	100%	\$ 3,044.61	100%	79		
Moore Iacofano Goltsman, Inc.	0072419	STC - Blocks 6, 7, 9, 10, 11 ROW Design	11/23/21	\$ 1,630.75	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,630.75	100%	\$ 1,630.75	100%	79		
Moore Iacofano Goltsman, Inc.	0072420	Marshall Road Bridge	11/23/21	\$ 4,247.50	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 4,247.50	100%	\$ 4,247.50	100%	79		
Moore Iacofano Goltsman, Inc.	0072421	STC - Blocks 26, 27, and Central Park Circle	11/23/21	\$ 1,725.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,725.00	100%	\$ 1,725.00	100%	79		
Moore Iacofano Goltsman, Inc.	0072422	STC Parks 1 and 2	11/23/21	\$ 2,679.10	Capital	Parks and Recreation	Park Site Development	100%	\$ 2,679.10	100%	\$ 2,679.10	100%	79		
Moore Iacofano Goltsman, Inc.	0072423	STC FDP 1 Phase 2ECDs (Block 15)	11/23/21	\$ 745.00	Capital	Parks and Recreation	Park Site Development	100%	\$ 745.00	100%	\$ 745.00	100%	79		
Moore Iacofano Goltsman, Inc.	0072424	STC Central Park	11/23/21	\$ 2,605.00	Capital	Parks and Recreation	Park Site Development	100%	\$ 2,605.00	100%	\$ 2,605.00	100%	79		
OTAK	8210023	Marshal Road Bridge over Coal Creek	08/03/21	\$ 645.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 645.00	100%	\$ 645.00	100%	79		
OTAK	122100002	Marshal Road Bridge over Coal Creek	12/01/21	\$ 6,063.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 6,063.00	100%	\$ 6,063.00	100%	79		
OTAK	112100010	STC Parks 1 and 2 Structural Services	11/30/21	\$ 1,233.00	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,233.00	100%	\$ 1,233.00	100%	79		
Rush Management	138211	Street Sweeping	10/31/21	\$ 2,880.00	Capital	Multiple	Mob & Temporary Conditions	47%	\$ 1,353.60	47%	\$ 1,353.60	47%	79		
				\$ 132,579.94					\$ 126,140.26		\$ 126,140.26				

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

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

SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
System Development Charges Costs
Table X

Invoices				Proof of Payment										Percent District	Amount District	Percent Town	Amount Town	Certification
Builder Name	Invoice Number	Description	Type	Date	Amount Invoiced	Paid By	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Number
Remington Homes	351-377	Block 11, Lots 2-7	Residential	11/21/21	\$ 162,120.00	RC Superior, LLC	Wire	11/19/21	11/19/21	\$ 162,120.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 162,120.00	0%	\$ -	79
Remington Homes	2338-2378	Block 11, Lots 8-13	Residential	12/04/21	\$ 162,120.00	RC Superior, LLC	Wire	12/03/21	12/03/21	\$ 162,120.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 162,120.00	0%	\$ -	79
Thrive Superior LLC	640-670	Block 15, Lots 15-18	Residential	11/17/21	\$ 130,508.00	RC Superior, LLC	Wire	11/17/21	11/17/21	\$ 130,508.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 130,508.00	0%	\$ -	79
					\$ 454,748.00						\$ 454,748.00						\$ -	