

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: **March 3, 2021**

TIME: **9:00 A.M.**

LOCATION: **DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY VIDEO CONFERENCE AND CONFERENCE CALL. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE USE THE FOLLOWING INFORMATION:**

Join Zoom Meeting

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

Meeting ID: 897 9736 4658

Passcode: 115782

One tap mobile

+12532158782

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

I. ADMINISTRATIVE MATTERS

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

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

C. Approve Minutes of the February 3, 2021 and February 18, 2021 Special Meetings (enclosures).

II. PUBLIC COMMENTS

A. _____

III. FINANCIAL MATTERS

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

Fund	Period Ending February 22, 2021
General	\$ 17,991.66
Debt	\$ -0-
Capital	\$ 1,867.00
Payroll	\$ 184.70
Total	\$ 20,043.36

B. Review and accept unaudited financial statements through the period ending _____, 2021 and schedule of cash position, dated _____, 2021 (to be distributed).

IV. LEGAL MATTERS

A. _____

V. OPERATIONS AND MAINTENANCE

A. Operating Projections.

B. Utility Box Decoration

VI. COVENANT CONTROL

A. Discuss Community Manager's Update.

B. Review and consider approval of proposal from Vargas Property Services, Inc. for services to take place adjacent to 432 Promenade, in the amount of \$4,260 (enclosure).

VII. CAPITAL PROJECTS

- A. Review and consider acceptance of improvement costs in the amount of \$1,058,373.20, under that certain Final Engineers Report and Certification #69 prepared by Ranger Engineering, LLC, dated February 24, 2021 (enclosure).
-

- B. Authorize reimbursement to R.C. Superior, LLC under the Facilities Funding and Acquisition Agreement in amount of costs verified by Ranger Engineering, LLC, as appropriate.
-

- C. Authorize and approve requisition of funds pursuant to the 2020 Bonds and authorize necessary actions in conjunction therewith.
-

VIII. DEVELOPER UPDATE

- A. Status of lot and home sales.
-

IX. OTHER MATTERS

- A. _____
-

- X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR APRIL 7, 2021.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD FEBRUARY 3, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Wednesday, the 3rd day of February, 2021, at 9:00 A.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by Zoom. The meeting was open to the public via conference call and Zoom.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus
Terry Willis

Also In Attendance Were:

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

Megan Becher, Esq. and Kate Olson, Esq.; McGeady Becher P.C.

Bill Flynn; Simmons & Wheeler, P.C.

Bill Jenks, Sonia Chin and Jessica Sergi; Ranch Capital, LLC

Guy "Anthony" Harrigan; STC Metropolitan District 1 Board member (for a portion of the meeting)

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

ADMINISTRATIVE MATTERS

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

RECORD OF PROCEEDINGS

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

Location of Meeting and Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means, and encouraged public participation via telephone. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted and that that no objections to the telephonic manner of the meeting, or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

Minutes: The Board reviewed the Minutes of the January 6, 2021 special meeting.

Following discussion, upon motion duly made by Director Brzostowicz seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Minutes of the January 6, 2021 special meeting.

**PUBLIC
COMMENTS**

There were no public comments.

**FINANCIAL
MATTERS**

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

Fund	Period Ending Jan. 22, 2021
General	\$ 54,173.96
Debt	\$ -0-
Capital	\$ 3,789.00
Payroll	\$ 831.15
Total	\$ 58,794.11

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

Unaudited Financial Statements: Mr. Flynn presented to the Board the unaudited financial statements and cash position for the period ending December 31, 2020.

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and cash position for the period ending December 31, 2020.

LEGAL MATTERS

District Waiver among STC Metropolitan District Nos. 1, 2 and 3 Concerning the Carmel Property: The Board discussed a District Waiver among STC Metropolitan District Nos. 1, 2 and 3 concerning the Carmel Property.

Following review and discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board ratified approval of the District Waiver among STC Metropolitan District Nos. 1, 2 and 3 concerning the Carmel Property.

Resignation of McGeady Becher P.C. as General Counsel to the District: The Board acknowledged the resignation of McGeady Becher P.C. as District General Counsel upon engagement of new counsel.

Proposals for District General Counsel Services and Consider Engagement of District General Counsel and Transition Regarding Same: The Board deferred discussion.

OPERATIONS AND MAINTENANCE

Operating Projections: The Board discussed operating projections for the District.

COVENANT CONTROL

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

Proposal from Vargas Property Services, Inc. for services to take place adjacent to 432 Promenade, in the amount of \$4,260: The Board deferred discussion.

CAPITAL PROJECTS

Final Engineers Report and Certification #68 prepared by Ranger Engineering, LLC, dated January 28, 2021: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$1,103,503.93, under that certain Final Engineers Report and Certification #68 prepared by Ranger Engineering, LLC, dated January 28, 2021.

RECORD OF PROCEEDINGS

**DEVELOPER
UPDATE**

Status of Lot and Home Sales: An update was given to the Board on the status of lot and home sales by Mr. Jenks. Director Brzostowicz will compile a list of tracts to be conveyed to the District.

OTHER MATTERS

None.

ADJOURNMENT

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

Respectfully submitted,

By _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD FEBRUARY 18, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the STC Metropolitan District No. 2 (referred to hereafter as the "District") was convened on Thursday, the 18th day of February, 2021, at 9:00 A.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by Zoom. The meeting was open to the public via conference call and Zoom.

ATTENDANCE

Directors In Attendance Were:

James A. Brzostowicz
Angie Hulsebus
Terry Willis

Also In Attendance Were:

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

Megan Becher, Esq.; McGeady Becher P.C.

Jennifer Ivey, Esq.; Icenogle Seaver Pogue, P.C. (for a portion of the meeting)

Jeff Erb, Esq., Barbara Vander Wall, Esq., Cameron Richards, Esq., Natalie Fleming; Seter & Vander Wall, P.C. (for a portion of the meeting)

Guy "Anthony" Harrigan; STC Metropolitan District 1 Board member

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

ADMINISTRATIVE MATTERS

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

RECORD OF PROCEEDINGS

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

Location of Meeting and Posting of Meeting Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means, and encouraged public participation via telephone. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted and that that no objections to the telephonic manner of the meeting, or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

PUBLIC COMMENTS

There were no public comments.

LEGAL MATTERS

Proposals for District General Counsel Services:

Question and Answer Session with Jennifer Ivey, Esq. with Icenogle Seaver Pogue, P.C.: The Board opened the question-and-answer session with Attorney Ivey regarding the proposal for District General Counsel services.

Question and Answer Session with Jeff Erb, Esq. with Seter & Vander Wall, P.C.: The Board opened the question-and-answer session with Attorney Erb regarding the proposal for District General Counsel services.

Engagement of Firm to provide General Counsel Services: The Board entered into discussion regarding awarding the contract for District General Counsel services.

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Willis, with Director Brzostowicz opposing to reflect his suggestion to retain Seter & Vander Wall, P.C., upon vote, the Board approved the engagement of Icenogle Seaver Pogue, P.C.

OTHER MATTERS

Winter Watering: The Board discussed winter watering.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Hulsebus, seconded by Director Brzostowicz and, upon vote, unanimously carried, the Board approved winter watering, subject to ensuring only trees owned by the District, and not under warranty, are included.

ADJOURNMENT

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

Respectfully submitted,

By _____
Secretary for the Meeting

<u>Check Issue Date</u>	<u>Check Number</u>	<u>Payee</u>	<u>Amount</u>
02/22/2021	9201	Brzostowicz, James	
02/22/2021	9202	Hulsebus, Angie	92.35
02/22/2021	9203	Willis, Terry A.	92.35
Grand Totals:			
	<u>3</u>		<u>184.70</u>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1612						
02/22/2021	1 Above Elevator Inspections	75-21	Parking Structure	1-730	185.00	185.00
Total 1612:						185.00
1613						
02/22/2021	Comcast	16389 01/21	Parking Structure	1-730	155.51	155.51
Total 1613:						155.51
1614						
02/22/2021	Division of Oil and Public Safety	I-0014337	Parking Structure	1-730	30.00	30.00
Total 1614:						30.00
1615						
02/22/2021	Doody Calls	44350	O&M - Landscaping	1-720	318.42	318.42
Total 1615:						318.42
1616						
02/22/2021	McGeady Becher P.C.	1190B 01/21	Legal	1-675	6,212.22	6,212.22
02/22/2021	McGeady Becher P.C.	1190B 01/21	Legal	3-675	217.00	217.00
Total 1616:						6,429.22
1617						
02/22/2021	Ranger Engineering, LLC	1247	Engineering	3-784	1,650.00	1,650.00
Total 1617:						1,650.00
1618						
02/22/2021	Special Dist Management Srvs	D1 01/2021	Accounting	1-612	28.00	28.00
02/22/2021	Special Dist Management Srvs	D1 01/2021	Insurance/SDA Dues	1-670	14.00	14.00
02/22/2021	Special Dist Management Srvs	D1 01/2021	Management	1-680	532.00	532.00
02/22/2021	Special Dist Management Srvs	D2 01/2021	Accounting	1-612	980.00	980.00
02/22/2021	Special Dist Management Srvs	D2 01/2021	Insurance/SDA Dues	1-670	14.00	14.00
02/22/2021	Special Dist Management Srvs	D2 01/2021	Management	1-680	2,432.00	2,432.00
02/22/2021	Special Dist Management Srvs	D2 01/2021	Miscellaneous	1-685	262.13	262.13
02/22/2021	Special Dist Management Srvs	D3 01/2021	Management	1-680	518.00	518.00
02/22/2021	Special Dist Management Srvs	D3 01/2021	Insurance/SDA Dues	1-670	14.00	14.00
Total 1618:						4,794.13
1619						
02/22/2021	Special District Association	D1 2021 DUES	Insurance/SDA Dues	1-670	225.16	225.16
02/22/2021	Special District Association	D2 2021 DUES	Insurance/SDA Dues	1-670	242.24	242.24
02/22/2021	Special District Association	D3 2021 DUES	Insurance/SDA Dues	1-670	225.00	225.00
Total 1619:						692.40
1620						
02/22/2021	Thyssenkrupp Elevator Corporati	3005720528	O&M - Maintenance	1-735	176.02	176.02
Total 1620:						176.02
1621						
02/22/2021	Town of Superior	2240 1/2 01/21	Utilities	1-704	750.00	750.00

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
Total 1621:						<u>750.00</u>
1622						
02/22/2021	Vargas Property Services, Inc.	31982	Snow Removal	1-725	3,560.00	<u>3,560.00</u>
Total 1622:						<u>3,560.00</u>
1623						
02/22/2021	Xcel Energy	717979556	Utilities	1-704	11.97	11.97
02/22/2021	Xcel Energy	717990491	Utilities	1-704	166.30	166.30
02/22/2021	Xcel Energy	717993256	Utilities	1-704	105.96	105.96
02/22/2021	Xcel Energy	717997898	Utilities	1-704	54.50	54.50
02/22/2021	Xcel Energy	718010248	Utilities	1-704	49.72	49.72
02/22/2021	Xcel Energy	718012635	Utilities	1-704	35.73	35.73
02/22/2021	Xcel Energy	718019685	Utilities	1-704	29.98	29.98
02/22/2021	Xcel Energy	718040568	Utilities	1-704	171.25	171.25
02/22/2021	Xcel Energy	718042502	Utilities	1-704	443.89	443.89
02/22/2021	Xcel Energy	718044777	Utilities	1-704	36.08	36.08
02/22/2021	Xcel Energy	718047190	Utilities	1-704	12.58	12.58
Total 1623:						<u>1,117.96</u>
Grand Totals:						<u><u>19,858.66</u></u>

STC Metropolitan District No.2

February-21

	General	Debt	Capital	Totals
Disbursements	\$ 17,991.66		\$ 1,867.00	\$ 19,858.66
		\$ -	\$ -	\$ -
Payroll	\$ 184.70	\$ -		\$ 184.70
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct	\$18,176.36	\$0.00	\$1,867.00	\$20,043.36

Proposal

STC Metropolitan District No. 2
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228
303-987-0835
Email: ljohnson@sdmsi.com

Date	12/11/2020
Quote #	2017041
Project	510 - 6501 - STC Metro ...
Site Location	
STC Metropolitan District	

Description	Qty	Rate	Total
Services to take place adjacent to 432 Promenade: Fill Soil (CY), Grading Labor (hr), Sod (sf), Local River Rock (ton), Perforated 4" Drain - Approx 50', Squeegee	1	4,260.00	4,260.00

You may approve this estimate via email.

Total: \$4,260.00

Approval Signature _____



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #69**

PREPARED FOR:

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

PREPARED BY:

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

DATE PREPARED:

February 24, 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 69, including both soft and hard costs from approximately December 2020 to January 2021, are valued at **\$1,058,373.20** for the District, and **\$842,113.20** for the Town. Table I summarizes costs certified to date.

Table I – Cost Certified to Date				
Cert No.	Date	Total Costs Paid	Total District Eligible Costs	Total Town Eligible Costs
1	17-Feb-15	\$4,643,001.98	\$3,207,467.82	\$3,207,467.82
2	16-Jul-15	\$701,094.68	\$322,489.80	\$322,489.80
3	14-Aug-15	\$959,075.78	\$489,247.48	\$489,247.48
4	17-Sep-15	\$1,219,271.89	\$683,402.69	\$683,402.69
5	19-Oct-15	\$2,119,386.67	\$1,446,709.01	\$1,446,709.01
6	17-Nov-15	\$1,231,778.40	\$984,437.64	\$984,437.64
7	21-Dec-15	\$1,017,615.94	\$910,069.14	\$910,069.14
8	19-Jan-16	\$739,528.78	\$563,708.01	\$563,708.01
9	25-Feb-16	\$495,715.12	\$461,463.79	\$461,463.79
10	17-Mar-16	\$332,878.20	\$300,162.73	\$300,162.73
11	18-Apr-16	\$198,444.34	\$173,549.33	\$173,549.33
12	20-May-16	\$398,396.63	\$334,538.75	\$334,538.75
13	20-Jun-16	\$772,592.31	\$627,210.02	\$627,210.02
14	27-Jul-16	\$647,191.62	\$622,677.30	\$622,677.30
15	15-Aug-16	\$414,015.43	\$374,344.41	\$374,344.41
16	23-Sep-16	\$674,802.27	\$652,819.56	\$652,819.56
17	20-Oct-16	\$1,127,902.22	\$991,366.52	\$991,366.52
18	23-Nov-16	\$1,358,809.86	\$1,176,715.72	\$1,176,715.72
19	19-Dec-16	\$813,631.42	\$661,258.25	\$661,258.25

20	25-Jan-17	\$834,276.57	\$757,405.36	\$757,405.36
21	23-Feb-17	\$784,846.38	\$694,206.67	\$694,206.67
22	17-Mar-17	\$663,385.40	\$571,156.39	\$571,156.39
23	20-Apr-17	\$912,437.74	\$894,668.66	\$894,668.66
24	17-May-17	\$488,722.33	\$477,391.96	\$477,391.96
25	29-Jun-17	\$2,648,255.90	\$842,092.22	\$842,092.22
26	3-Aug-17	\$476,010.18	\$425,687.34	\$425,687.34
27	17-Aug-17	\$995,465.07	\$781,719.74	\$781,719.74
28	21-Sep-17	\$2,202,490.66	\$1,813,800.55	\$1,813,800.55
29	11-Nov-17	\$2,372,127.66	\$2,363,679.49	\$2,363,679.49
30	22-Nov-17	\$1,914,639.28	\$1,929,475.33	\$1,711,298.63
31	19-Dec-17	\$1,731,761.49	\$1,561,854.08	\$1,440,391.55
32	16-Feb-18	\$582,701.05	\$559,378.98	\$461,363.52
33	10-Apr-18	\$932,657.82	\$858,000.53	\$690,670.88
34	10-Apr-18	\$670,283.35	\$623,505.43	\$519,950.65
35	18-Jun-18	\$1,053,420.34	\$695,052.19	\$469,031.50
36	13-Jul-18	\$1,315,446.78	\$998,428.76	\$805,440.44
37	31-Jul-18	\$1,097,722.72	\$1,019,716.46	\$910,204.30
38	23-Aug-18	\$998,452.43	\$790,429.34	\$757,296.58
39	26-Sep-18	\$1,181,782.21	\$1,008,881.48	\$851,219.77
40	10-Oct-18	\$506,528.48	\$438,293.56	\$395,834.23
41	06-Dec-18	\$883,785.69	\$837,473.61	\$444,364.63
42	03-Jan-19	\$223,714.21	\$179,926.82	\$137,852.65
43	09-Jan-19	\$266,323.20	\$198,080.87	\$180,809.72
44	24-Jan-19	\$105,648.98	\$82,117.55	\$82,117.55
45	21-Feb-19	\$291,779.76	\$259,508.79	\$259,508.79
46	20-Mar-19	\$325,500.49	\$212,355.06	\$212,355.06
47	25-Apr-19	\$315,703.35	\$288,250.21	\$288,250.21
48	24-May-19	\$3,889,134.73	\$2,984,557.18	\$900,749.68
49	21-Jun-19	\$5,047,252.81	\$2,986,639.50	\$2,775,141.50
50	23-Jul-19	\$857,721.41	\$697,366.45	\$697,366.45
51	21-Aug-19	\$980,208.74	\$872,480.78	\$530,358.78
52	24-Sep-19	\$628,822.07	\$438,346.69	\$438,346.69
53	29-Oct-19	\$1,803,938.03	\$1,507,214.33	\$1,379,096.84
54	10-Jan-20	\$1,027,263.21	\$901,622.48	\$690,742.53
55	10-Jan-20	\$1,294,723.05	\$812,019.39	\$593,009.92
56	30-Jan-20	\$713,484.44	\$676,582.61	\$622,306.27
57	05-Mar-20	\$418,709.59	\$325,317.80	\$316,468.55
58	3-Apr-20	\$1,094,717.91	\$743,899.62	\$575,581.62
59	30-Apr-20	\$737,369.81	\$509,456.14	\$475,389.39

60	28-May-20	\$2,923,897.99	\$1,268,546.96	\$1,268,546.96
61	23-Jun-20	\$868,994.22	\$787,049.65	\$707,759.92
62	24-Jul-20	\$931,245.58	\$417,022.95	\$417,022.95
63	28-Aug-20	\$1,490,523.97	\$1,115,275.72	\$914,407.72
64	18-Sep-20	\$583,057.32	\$499,137.87	\$172,826.87
65	22-Oct-20	\$588,115.86	\$556,353.51	\$460,305.51
66	24-Nov-20	\$1,294,331.32	\$1,057,439.73	\$917,818.73
67	23-Dec-20	\$609,933.94	\$540,132.58	\$280,594.58
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
TOTALS		\$78,050,121.23	\$59,212,227.56	\$52,510,353.40

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.

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.

ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.

3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated February 24, 2021 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$1,058,373.20**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

Ranger Engineering, LLC

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

Collin D. Koranda, P. E.

APPENDIX A

Documents Reviewed

Agreements

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

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 2 and 3. Dated 12/31/2020 – 1/31/2021.
- Concrete Express Inc - STC & Park. Pay Applications

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	\$ 837,482.58	\$ 750,980.82	\$ 750,980.82	\$ 750,980.82
Soft and Indirect Costs	\$ 94,286.58	\$ 87,343.38	\$ 87,343.38	\$ 87,343.38
District Funded Costs	\$ 57,962.96	\$ 3,789.00	\$ 3,789.00	\$ 3,789.00
System Development Costs	\$ 216,260.00	\$ 216,260.00	\$ 216,260.00	\$ -
Totals	\$ 1,205,992.12	\$ 1,058,373.20	\$ 1,058,373.20	\$ 842,113.20



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

Category	Total Eligible Hard Costs		Category Percentage
	Total Town Eligible Costs		
Earthwork	\$	151,403.62	20.2%
Roadways, Paths, & Hardscape	\$	117,361.30	15.6%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	20,250.00	2.7%
Sanitary Sewer	\$	288,265.90	38.4%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	173,700.00	23.1%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	-	0.0%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Civic Space (Part of PPA&F)	\$	-	
	\$	750,980.82	100.0%

Total District Eligible Costs			
Street	\$	109,440.49	14.6%
Water	\$	231,090.59	30.8%
Sanitation	\$	410,449.75	54.7%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	-	0.0%
Non District	\$	-	
Multiple			
	\$	750,980.82	100.0%



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

Category	Total Eligible Soft Costs	Category Percentage
Total Town Eligible Costs		
Earthwork	\$ -	0.0%
Roadways, Paths, & Hardscape	\$ 16,803.78	19.2%
Offsite Roadways	\$ -	0.0%
Walls and Structures	\$ -	0.0%
Storm Sewer	\$ 3,816.00	4.4%
Sanitary Sewer	\$ -	0.0%
Reuse Water & Irrigation Piping	\$ -	0.0%
Domestic Water	\$ -	0.0%
Dry Utilities	\$ -	0.0%
Park Site Development	\$ 17,563.81	20.1%
Mob & Temporary Conditions	\$ 440.00	0.5%
SDC - Planning Area 1 and 2	\$ -	0.0%
SDC - Planning Area 3	\$ -	0.0%
Parking & Architectural Enhancement	\$ -	0.0%
Public Park Amenities & Facilities	\$11,523.75	13.2%
Civic Space (Part of PPA&F)	\$200.00	
Other Eligible Costs	\$ 37,196.04	42.6%
	\$ 87,343.38	100.0%

Total District Eligible Costs		
Organization	\$ -	0.0%
Capital	\$ 87,343.38	100.0%
Street	\$ 27,220.80	31.2%
Water	\$ -	0.0%
Sanitation	\$ 6,972.73	8.0%
Fire Protection	\$ -	0.0%
Parks and Recreation	\$ 53,149.85	60.9%
	\$ 87,343.38	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs Summary
Table V

Category	Total Eligible DF Costs		Category Percentage
	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	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities	\$	-	0.0%
Other Eligible Costs	\$	3,789.00	100.0%
Not Eligible	\$	-	0.0%
	\$	3,789.00	100.0%

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	3,789.00	100.0%
Organization	\$	-	0.0%
Street	\$	1,180.85	31.2%
Water	\$	-	0.0%
Sanitation	\$	302.48	8.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	2,305.67	60.9%
	\$	3,789.00	100.0%



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

Category	Total Eligible SD Costs	Total Town Eligible Costs	Category Percentage
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 Enhancement	\$	-	#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	\$	216,260.00	100.0%
Organization	\$	-	0.0%
	\$	216,260.00	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Construction Costs
Table VI

Table with columns: Work Description, Contract Values (Quantity, Unit, Unit Price, Amount), Invoiced Values (Amount Invoiced, Retainage Held, Amount Less Retainage, Percent Invoiced), District Eligibility (District Type, District Powers, Town Category, Percent District Eligible, Amount District Eligible, Town Eligible, Amount Town Eligible, Total Percent Eligible, Total Eligible, Non-District), Certification Number, Inv. No., Invoice Number, Invoice Date, and Cert #9.



Work Description	Contract Values				Invoiced Values				District Eligibility							Inv. No.						
	Quantity	Unit	Unit Price	Amount	Amount Invoiced	Retainage Held	Amount Less Retainage	Percent Invoiced	District Type	District Powers	Town Category	Percent District Eligible	Amount District Eligible	Town Eligible	Amount Town Eligible	Total Percent Eligible	Total Eligible	Non-District	Certification Number	Inv. Date	Cert #	
ROCK MULCH (2" 60lb) w/ Weed Control Fabric	4287 SF	\$	2.50	10,717.50	\$	-	-	-	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%	\$	-	-	\$	-	-
WINDPOWER 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 BOLLERS (PLACE ON SITE BOLLERS)	30 EA	\$	2,200.00	6,600.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
SMALL/MEDIUM LANDSCAPE BOLLERS (PLACE ON SITE BOLLERS)	42 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	121606 SF	\$	0.95	115,525.70	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
TURF SEED & SOIL PREP PER SHEET L2.6	13767 SF	\$	0.38	5,231.46	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
IRRIGATION SYSTEM	1 EA	\$	400,000.00	400,000.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
TRASH RECEPTACLES	3 EA	\$	3,000.00	9,000.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
RECYCLED 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 "TRUCK"	1 EA	\$	5,700.00	5,700.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
BENCH "STEEL"	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	22,095.00	\$	-	-	-	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, WATER, POWER	1 EA	\$	53,000.00	53,000.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
PICNIC 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 DRAINAGE AN	1347 SF	\$	39.50	53,326.50	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
CONC. READY MIX CURB	126 SF	\$	30.00	3,780.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
EMBANKMENT SLICE	1 EA	\$	10,000.00	10,000.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
PLA YSTIC OPTION 1 BEAN	1 EA	\$	248,000.00	248,000.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
PARKING/ROW FENCE	176 SF	\$	35.00	6,160.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
CONCRETE SEAWALL - BENCH/LOADS/LOOSE COBBLE INCL.	1 EA	\$	1,530.00	1,530.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
SPORTS FELD LIGHTING AND CONTROLS	1 LSU	\$	252,000.00	252,000.00	\$	-	-	-	0%	Capital	Parks and Recreation Public Park Amenities & Facilities	100%	-	100%	-	100%	\$	-	-	\$	-	-
PARKING LOT LIGHTING	1 LSU	\$	30,000.00	30,000.00	\$	-	-	-	0%	Capital	Street Roadways, Paths, & Hardscape	100%	-	100%	-	100%	\$	-	-	\$	-	-
PARK LIGHTING	1 LSU	\$	150,000.00	150,000.00	\$	-	-	-	0%	Capital	Street Roadways, Paths, & Hardscape	100%	-	100%	-	100%	\$	-	-	\$	-	-
				\$ 10,227,215.46	\$ 166,953.03	\$ 8,347.65	\$ 158,605.38					\$ 158,605.38	\$ 158,605.38	\$ 158,605.38	\$ 158,605.38	\$ -			Amount Less Retainage	\$ 68,440.50	\$ 98,164.88	
				\$ 12,870,768.66	\$ 921,261.03	\$ 837,482.38						\$ 750,980.82	\$ 750,980.82	\$ 750,980.82	\$ 750,980.82	\$ -			Check # or PLW	\$65,018.48	\$93,346.90	
																			Amount			
																			Date			



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Vendor	Invoice Number	Invoices Description	Date	Amount Invoiced	Paid By	Proof of Payment			Amount Paid	District Category	District Powers	Town Categories	Percent District	Amount District	Percent Town	Amount Town	Total	Certification
						Check No	Check Written	Check Cleared					Eligible	Eligible	Eligible	Eligible	Eligible	Number
Cesare, Inc	20.3032.2	2020 Superior Town Center	01/21/21	\$ 6,360.30					Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 6,360.30	100%	\$ 6,360.30	100%	69	
Cesare, Inc	20.3052.4	Town of Superior Pond 313	01/21/21	\$ 3,816.00					Capital	Sanitation	Storm Sewer	100%	\$ 3,816.00	100%	\$ 3,816.00	100%	69	
Cesare, Inc	20.3013.1	Marshall Road Bridge & Infrastructure	01/22/21	\$ 1,006.50					Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,006.50	100%	\$ 1,006.50	100%	69	
Civil Resources, LLC	238.001.01.83.1	Superior Town Center - Infrastructure	12/29/20	\$ 1,908.75					Capital	Multiple	Other Eligible Costs	100%	\$ 1,908.75	100%	\$ 1,908.75	100%	69	
Civil Resources, LLC	238.001.01.84	Superior Town Center - Infrastructure	01/27/21	\$ 31,080.57					Capital	Multiple	Other Eligible Costs	100%	\$ 31,080.57	100%	\$ 31,080.57	100%	69	
DIG Studio Inc.	18116-002	STC Promenade/Plaza Landscape Design	08/08/21	\$ 11,323.75					Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 11,323.75	100%	\$ 11,323.75	100%	69	
Edifice North	21-001	STC Construction Management	01/01/21	\$ 9,000.00					Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	69	
KTYG	156192	Public Architecture	01/31/21	\$ 200.00					Capital	Parks and Recreation	Civic Space (Part of PPA&F)	100%	\$ 200.00	100%	\$ 200.00	100%	69	
Loris (OTAK)	2210008	STC Parks 1 and 2 Structural Services	02/02/21	\$ 2,467.50					Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 2,467.50	100%	\$ 2,467.50	100%	69	
Moore Iacofano Goltzman, Inc.	0067897	STC - Blocks 6, 7, 9, 10, 11 ROW Design	01/28/21	\$ 2,752.95					Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 2,752.95	100%	\$ 2,752.95	100%	69	
Moore Iacofano Goltzman, Inc.	0067898	Marshall Road Bridge	01/28/21	\$ 2,310.00					Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 2,310.00	100%	\$ 2,310.00	100%	69	
Moore Iacofano Goltzman, Inc.	0067899	STC Parks 1 and 2	01/28/21	\$ 15,185.81					Capital	Parks and Recreation	Park Site Development	100%	\$ 15,185.81	100%	\$ 15,185.81	100%	69	
Moore Iacofano Goltzman, Inc.	0067542	STC FDP 1 Phase 2ECDs (Block 15)	01/28/21	\$ 2,378.00					Capital	Parks and Recreation	Park Site Development	100%	\$ 2,378.00	100%	\$ 2,378.00	100%	69	
Summit Services	32224	Stormwater Insepection	01/31/20	\$ 440.00					Capital	Multiple	Mob & Temporary Conditions	100%	\$ 440.00	100%	\$ 440.00	100%	69	
Town of Superior	1062	FDP #1 Infrastructure	01/29/21	\$ 4,056.45					Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$ 1,906.53	47%	\$ 1,906.53	47%	69	
				\$ 94,286.58				\$ -				\$ 87,343.38	\$ 87,343.38					



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Vendor		Invoices		Date	Amount Invoiced	Check No	Check Written	Check Cleared	Amount Paid	District Category	District Powers	Town Categories	Percent District			Amount District			Percent Town			Amount Town			Total	Developer		District		Certification Number				
Invoice Number	Description	Eligible	Eligible										Eligible	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible	Eligible		Eligible	Eligible	Eligible	Eligible		Eligible	Eligible	Eligible	Eligible
Comcast	16389	Parking Structure	01/22/21	\$ 154.94	1602	01/22/21				Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	154.94	69
Doody Calls	42315/43621	Pet Waste Removal	01/15/21	\$ 823.41	1603	01/22/21				Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	823.41	69		
McGeady Becher P.C.	11098 Dec 20	Legal fees for capital related matters	12/31/20	\$ 21,066.86	1604	01/22/21				Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	21,066.86	69		
McGeady Becher P.C.	11098 Dec 20	Legal fees for capital related matters	12/31/20	\$ 414.00	1604	01/22/21				Capital	Multiple	Other Eligible Costs	100%	\$ 414.00	100%	\$ 414.00	100%	\$ 414.00	100%	\$ 414.00	100%	\$ 414.00	100%	\$ 414.00	100%	\$ 414.00	100%	\$ 414.00	100%	\$ 414.00	414.00	69		
Ranger Engineering, LLC	1230	Cost Certification Services	12/08/20	\$ 3,375.00	1605	01/22/21				Capital	Multiple	Other Eligible Costs	100%	\$ 3,375.00	100%	\$ 3,375.00	100%	\$ 3,375.00	100%	\$ 3,375.00	100%	\$ 3,375.00	100%	\$ 3,375.00	100%	\$ 3,375.00	100%	\$ 3,375.00	100%	\$ 3,375.00	3,375.00	69		
Simmons & Wheeler, P.C.	27795/28018	Accounting Services - Operations	01/01/21	\$ 5,325.14	1606	01/22/21				Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	5,325.14	69		
Special District Management Services	Dec 2020	District Management Services	01/31/21	\$ 6,660.50	1607	01/22/21				Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	6,660.50	69		
ThyssenKrupp Elevator Corp	3005633051	Parking Structure	01/02/21	\$ 170.41	1608	01/22/21				Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	170.41	69		
Town of Superior	Svc 2389, 290, 411, 438, 440, 505	Irrigation Costs	12/11/20	\$ 1,560.46	1609	01/22/21				Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	1,560.46	69		
Vargas Property Services	31685	Contract Maintenance, Trash, Watering	01/01/21	\$ 17,183.13	1610	01/22/21				Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	17,183.13	69		
Xcel Energy	714230041	Monthly Service	01/15/21	\$ 1,229.11	1611	01/22/21				Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	1,229.11	69		
				\$ 57,962.96					\$ -				\$ 3,789.00				\$ 3,789.00																	



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
 System Development Charges Costs
 Table X

Invoices				Proof of Payment									Percent District		Percent 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	Amount District	Eligible	Amount Town	Number
Remington Homes	414, 416	Block 25, Lot 82, 83	Residential	02/09/21	\$ 53,010.00	RC Superior, LLC	Wire	02/08/21	02/08/21	\$ 53,010.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 53,010.00	0%	\$ -	69
Remington Homes	591	Block 25, Lot 33	Residential	02/02/21	\$ 33,601.00	RC Superior, LLC	Wire	02/01/21	02/01/21	\$ 33,601.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 33,601.00	0%	\$ -	69
Remington Homes	2210	Block 25, Lot 32	Residential	02/09/21	\$ 33,601.00	RC Superior, LLC	Wire	02/08/21	02/08/21	\$ 33,601.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 33,601.00	0%	\$ -	69
THB Superior LLC (Thrive)	2210-2218	Block 14, Lots 12-14	Residential	01/28/21	\$ 96,048.00	RC Superior, LLC	Wire	01/28/21	01/28/21	\$ 96,048.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 96,048.00	0%	\$ -	69
					\$ 216,260.00					\$ 216,260.00			\$ 216,260.00			\$ -		