

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: **May 5, 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 April 7, 2021 Special Meeting (enclosure).

- D. Review and consider approval of First Amendment to Resolution No. 2020-11-01; Resolution Establishing 2021 Regular Meeting Dates, Times and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
-

II. PUBLIC COMMENTS

- A. _____

III. FINANCIAL MATTERS

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

Fund	Period Ending April 27, 2021
General	\$ 40,915.20
Debt	\$ -0-
Capital	\$ -0-
Payroll	\$ 184.70
Total	\$ 40,915.20

- B. Review and accept unaudited financial statements through the period ending March 31, 2021 and schedule of cash position, dated March 31, 2021 (enclosure).
-

IV. LEGAL MATTERS

- A. _____

V. OPERATIONS AND MAINTENANCE

- A. Discuss Operating Projections.

- B. Review and consider approval of proposals for repair work on the McCaslin Boulevard roundabout (to be distributed).

- C. Review and consider approval of proposal for service and maintenance work on the elevators in the garage from CT Services (enclosure).

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).

C. Review and consider approval of proposal from DoodyCalls, LLC. for pet waste removal and pet station services (enclosure).

VII. CAPITAL PROJECTS

A. Review and consider acceptance of improvement costs in the amount of \$2,075,799.28, under that certain Final Engineers Report and Certification #71 prepared by Ranger Engineering, LLC, dated April 21, 2021 (enclosure).

VIII. DEVELOPER UPDATE

A. Status of lot and home sales.

B. Status of any necessary inclusions.

IX. OTHER MATTERS

A. Discuss Tract Conveyance to the District.

X. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 2, 2021.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE STC METROPOLITAN DISTRICT NO. 2 HELD APRIL 7, 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 7th day of April, 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 at <https://us02web.zoom.us/j/89797364658?pwd=SHJkTkdyUmVxYjBYUDcvcHNmN3I0dz09> Meeting ID: 897 9736 4658, Passcode: 115782, Dial-in: 1-253-215-8782. The meeting was open to the public.

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.

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

Bill Flynn; Simmons & Wheeler, P.C.

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

David Andrews; Edifice North, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

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

Following discussion, upon motion duly made by Director Brzostowicz, seconded by Director Willis and, upon vote, unanimously carried, the Board approved the Agenda, as 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 recognized 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 was being held by virtual/telephonic means, and that the meeting was open to the public by such virtual/telephonic means. 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 virtual/telephonic manner of the meeting have been received.

Minutes: The Board reviewed the Minutes of the March 3, 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 March 3, 2021 Special Meeting.

PUBLIC COMMENTS

There were no public comments.

MCCASLIN BOULEVARD ROUNDABOUT REPAIRS

McCasin Boulevard Roundabout Repairs: The Board entered into discussion regarding the McCasin Boulevard Roundabout Repairs. It was noted warranty repairs are needed. A request for proposal was published on March 9, 2021, but no proposals were received by the deadline set forth therein or to date. The Board directed the staff to solicit proposals from potential contractors for approval during the May 5, 2021 meeting.

FINANCIAL MATTERS

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

Fund	Period Ending March 26, 2021
General	\$ 40,068.80
Debt	\$ -0-
Capital	\$ 1,275.00
Payroll	\$ 831.15
Total	\$ 42,174.95

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.

RECORD OF PROCEEDINGS

Unaudited Financial Statements: Mr. Flynn presented to the Board the unaudited financial statements and cash position for the period ending February 28, 2021 and schedule of cash position, dated February 28, 2021.

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 February 28, 2021 and schedule of cash position, dated February 28, 2021.

LEGAL MATTERS

There were no legal matters.

OPERATIONS AND MAINTENANCE

Operating Projections: Ms. Ripko presented to the Board the 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.

Proposal from DoodyCalls, LLC. for Pet Waste Removal and Pet Station Services: The Board deferred discussion.

CAPITAL PROJECTS

Final Engineers Report and Certification #70 prepared by Ranger Engineering, LLC, dated March 26, 2021: Following review and discussion by the Board, upon motion duly made by Director Brzostowicz, seconded by Director Hulsebus and, upon vote, unanimously carried, the Board approved and accepted improvement costs in the amount of \$1,271,679.72, under that certain Final Engineers Report and Certification #70 prepared by Ranger Engineering, LLC, dated March 26, 2021.

Reimbursement to RC Superior, LLC Under the Facilities Funding and Acquisition Agreement: The Board discussed reimbursement to RC Superior, LLC under the Facilities Funding and Acquisition Agreement in the amount of costs verified by Ranger Engineering, LLC.

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

RECORD OF PROCEEDINGS

authorized reimbursement to RC Superior, LLC under the Facilities Funding and Acquisition Agreement in the amount of costs verified by Ranger Engineering, LLC, subject to approval from the City of Boulder.

Requisition of Funds Pursuant to the 2020 Bonds: The Board discussed the requisition of funds pursuant to the 2020 Bonds.

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 authorized and approved all necessary actions in connection with the requisition of funds pursuant to the 2020 Bonds.

City Issues: The Board entered into discussion regarding issues with the City of Boulder. No action was taken at this time.

**DEVELOPER
UPDATE**

Status of Lot and Home Sales: Mr. Jenks provided an update to the Board on the status of the lot and home sales.

OTHER MATTERS

Tract Conveyance: The Board discussed the process to convey completed tracts to the District.

ADJOURNMENT

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

Respectfully submitted,

By _____
Secretary for the Meeting

RESOLUTION NO. 2021-02-01

**FIRST AMENDMENT TO RESOLUTION OF THE BOARD OF DIRECTORS OF
STC METROPOLITAN DISTRICT NO. 2
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. On November 4, 2020, STC Metropolitan District No. 2 (the "District") adopted Resolution No. 2020-11-01 Establishing Regular Meeting Dates, Time, Location, and Designating Location for Posting of 24-Hour Notices (the "Resolution"); and

B. The District desires to amend the Resolution due to change of location of the meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the STC Metropolitan District No. 2, Boulder County, Colorado:

1. That regular meetings of the District Board for the year 2021 shall be held on May 5, June 2, July 7, August 4, September 1, October 6, November 3 and December 1, 2021 at 9:00 a.m., at the offices of Special District Management Services, Inc, 141 Union Boulevard, Suite 150, Lakewood, Colorado.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO FIRST AMENDMENT TO RESOLUTION ESTABLISHING
REGULAR MEETING DATES, TIME, AND LOCATION AND DESIGNATING
LOCATION FOR 24-HOUR NOTICES]**

RESOLUTION APPROVED AND ADOPTED ON MAY 5, 2021.

STC METROPOLITAN DISTRICT N

By: _____
President

Attest:

Secretary

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total
1635						
04/27/2021	Comcast	16389 03/21	Parking Structure	1-730	155.51	155.51
Total 1635:						155.51
1636						
04/27/2021	Doody Calls	45847	O&M - Landscaping	1-720	535.18	535.18
Total 1636:						535.18
1637						
04/27/2021	Icenogle Seaver Pogue	19668	Legal	1-675	144.00	144.00
Total 1637:						144.00
1638						
04/27/2021	McGeady Becher P.C.	1190B 03/21	Legal	1-675	2,764.31	2,764.31
Total 1638:						2,764.31
1639						
04/27/2021	Prairie Mountain Publishing	0000267812	Miscellaneous	1-685	232.32	232.32
Total 1639:						232.32
1640						
04/27/2021	Simmons & Wheeler, P.C.	30344	Accounting	1-612	4,980.00	4,980.00
Total 1640:						4,980.00
1641						
04/27/2021	Special Dist Management Srvs	D1 03/2021	Miscellaneous	1-685	93.52	93.52
04/27/2021	Special Dist Management Srvs	D1 03/2021	Management	1-680	896.00	896.00
04/27/2021	Special Dist Management Srvs	D2 03/2021	Miscellaneous	1-685	48.04	48.04
04/27/2021	Special Dist Management Srvs	D2 03/2021	Accounting	1-612	826.00	826.00
04/27/2021	Special Dist Management Srvs	D2 03/2021	Management	1-680	2,604.00	2,604.00
04/27/2021	Special Dist Management Srvs	D3 03/2021	Miscellaneous	1-685	3.20	3.20
04/27/2021	Special Dist Management Srvs	D3 03/2021	Management	1-680	308.00	308.00
Total 1641:						4,778.76
1642						
04/27/2021	Thyssenkrupp Elevator Corporati	3005837658	O&M - Maintenance	1-735	176.02	176.02
Total 1642:						176.02
1643						
04/27/2021	Vargas Property Services, Inc.	31938	O&M - Landscaping	1-720	3,235.63	3,235.63
04/27/2021	Vargas Property Services, Inc.	32124	Snow Removal	1-725	5,000.00	5,000.00
04/27/2021	Vargas Property Services, Inc.	32160	Snow Removal	1-725	16,895.00	16,895.00
04/27/2021	Vargas Property Services, Inc.	32181	Snow Removal	1-725	1,820.00	1,820.00
Total 1643:						26,950.63
1644						
04/27/2021	Xcel Energy	725941051	Utilities	1-704	13.77	13.77

<u>Check Issue Date</u>	<u>Check Number</u>	<u>Payee</u>	<u>Amount</u>
04/27/2021	9208	Brzostowicz, James	
04/27/2021	9209	Hulsebus, Angie	92.35
04/27/2021	9210	Willis, Terry A.	92.35
Grand Totals:			
	<u>3</u>		<u>184.70</u>

STC Metropolitan District No.2

April-21

	General	Debt	Capital	Totals
Disbursements	\$ 40,730.50			\$ 40,730.50
		\$ -	\$ -	\$ -
Payroll	\$ 184.70	\$ -		\$ 184.70
Payroll Taxes District Portion	\$ -	\$ -	\$ -	\$ -
Total Disbursements from Checking Acct	\$40,915.20	\$0.00	\$0.00	\$40,915.20

STC Metropolitan District No. 2
Financial Statements

March 31, 2021

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
STC Metropolitan District No. 2

Management is responsible for the accompanying financial statements of each major fund of STC Metropolitan District No. 2, as of and for the period ended March 31, 2021, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the three 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.

Simmons & Wheeler, P.C.

April 27, 2021
Englewood, Colorado

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

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets					
Current assets					
Cash in checking	\$ 52,334	\$ -	\$ -	\$ -	\$ 52,334
Cash in UMB accounts	-	11,930,188	31,472,929	-	43,403,117
SURA Taxes Receivable	29,281	843,399	-	-	872,680
Taxes receivable	338	4,880	-	-	5,218
MOB Receivable	3,837	-	-	-	3,837
Due from District No. 1	38,513	200,229	-	-	238,742
Due from District No 3	<u>1,252</u>	<u>2,800</u>	<u>-</u>	<u>-</u>	<u>4,052</u>
	<u>125,555</u>	<u>12,981,496</u>	<u>31,472,929</u>	<u>-</u>	<u>44,579,980</u>
Other assets					
Capital improvements	-	-	-	62,761,250	62,761,250
Amount available in debt service fund	-	-	-	12,981,496	12,981,496
Amount to be provided for retirement of debt	<u>-</u>	<u>-</u>	<u>-</u>	<u>99,227,601</u>	<u>99,227,601</u>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>112,209,097</u>	<u>174,970,347</u>
Total assets	<u>\$ 125,555</u>	<u>\$ 12,981,496</u>	<u>\$ 31,472,929</u>	<u>\$ 112,209,097</u>	<u>\$ 219,550,327</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 42,144	\$ -	\$ -	\$ -	\$ 42,144
	<u>42,144</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>42,144</u>
Long-Term liabilities					
Developer Principal - Operating	-	-	-	1,078,188	1,078,188
Developer Interest - Operating	-	-	-	289,909	289,909
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>281,000</u>	<u>281,000</u>
Total liabilities	<u>42,144</u>	<u>-</u>	<u>-</u>	<u>112,209,097</u>	<u>112,251,241</u>
Fund Equity					
Investment in capital improvements	-	-	-	62,761,250	62,761,250
Fund balance (deficit)	71,918	12,981,496	31,472,929	-	44,526,343
Emergency reserves	<u>11,493</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,493</u>
	<u>83,411</u>	<u>12,981,496</u>	<u>31,472,929</u>	<u>-</u>	<u>107,299,086</u>
	<u>\$ 125,555</u>	<u>\$ 12,981,496</u>	<u>\$ 31,472,929</u>	<u>\$ 112,209,097</u>	<u>\$ 219,550,327</u>

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

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property Taxes	\$ 131	\$ 44	\$ (87)
Specific Ownership Taxes	5,020	961	(4,059)
SURA Property Tax Increment	83,664	29,281	(54,383)
Parking Garage Cost Share	10,632	3,509	(7,123)
Miscellaneous/Interest Income	3,500	-	(3,500)
Transfer from District 1	110,069	39,755	(70,314)
Transfer from District 3	<u>3,637</u>	<u>1,283</u>	<u>(2,354)</u>
	<u>216,653</u>	<u>74,833</u>	<u>(141,820)</u>
Expenditures			
Accounting	30,000	10,271	19,729
Audit	15,000	-	15,000
Directors' Fees	3,600	1,600	2,000
Insurance/SDA Dues	25,750	21,753	3,997
Legal	50,000	13,053	36,947
Management	51,500	11,598	39,902
Miscellaneous	3,000	836	2,164
O&M - Covenant Control	12,000	380	11,620
O&M - Landscaping	60,000	10,922	49,078
O&M - Utilities	24,000	4,009	19,991
O&M - Maintenance	5,000	528	4,472
O&M - Roads & Sidewalks Snow Removal	75,000	51,830	23,170
O&M - Parking Garage	22,000	1,042	20,958
O&M - Reserve	5,940	-	5,940
Treasurer's Fees	3	1	2
Payroll Taxes	300	122	178
Contingency	11,952	-	11,952
Emergency reserve	<u>11,493</u>	<u>-</u>	<u>11,493</u>
	<u>406,538</u>	<u>127,945</u>	<u>278,593</u>
Excess (deficiency) of revenues over expenditures	(189,885)	(53,112)	136,773
Fund balance - beginning	<u>189,885</u>	<u>136,523</u>	<u>(53,362)</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ 83,411</u>	<u>\$ 83,411</u>

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

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Property Taxes	\$ 458	\$ 155	\$ (303)
Specific Ownership Taxes	19,064	3,362	(15,702)
SURA Property Tax Increment	2,259,524	843,399	(1,416,125)
Interest income	90,000	1,938	(88,062)
Transfer from STCMD No. 1	568,231	198,773	(369,458)
Transfer from STCMD No. 3	<u>10,460</u>	<u>2,565</u>	<u>(7,895)</u>
	<u>2,947,737</u>	<u>1,050,192</u>	<u>(1,897,545)</u>
Expenditures			
Bond principal - 2019A	-	-	-
Bond interest - 2019A	4,339,250	-	4,339,250
Bond interest - 2019B	-	-	-
Miscellaneous Expense	500	-	500
Treasurer's Fees	7	2	5
Trustee / paying agent fees	<u>8,000</u>	<u>-</u>	<u>8,000</u>
	<u>4,347,757</u>	<u>2</u>	<u>4,347,755</u>
Excess (deficiency) of revenues over expenditures	(1,400,020)	1,050,190	2,450,210
Fund balance - beginning	<u>11,792,285</u>	<u>11,931,306</u>	<u>139,021</u>
Fund balance - ending	<u>\$ 10,392,265</u>	<u>\$ 12,981,496</u>	<u>\$ 2,589,231</u>

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

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Bond Proceeds	\$ 13,312,000	\$ -	\$ (13,312,000)
Interest	<u>400,000</u>	<u>5,337</u>	<u>(394,663)</u>
	<u>13,712,000</u>	<u>5,337</u>	<u>(13,706,663)</u>
Expenditures			
Accounting	5,000	-	5,000
Legal	30,000	217	29,783
Management	2,500	-	2,500
Cost of Issuance	66,560	18,000	48,560
Construction Expenses	47,738,029	2,693,540	45,044,489
Engineering	100,000	2,925	97,075
Miscellaneous	<u>1,000</u>	<u>-</u>	<u>1,000</u>
	<u>47,943,089</u>	<u>2,714,682</u>	<u>45,228,407</u>
Excess (deficiency) of revenues over expenditures	(34,231,089)	(2,709,345)	31,521,744
Fund balance - beginning	<u>35,184,836</u>	<u>34,182,274</u>	<u>(1,002,562)</u>
Fund balance (deficit) - ending	\$ <u><u>953,747</u></u>	\$ <u><u>31,472,929</u></u>	\$ <u><u>30,519,182</u></u>

Craig Thornhill
CT Services
11184 West 27th Avenue
Lakewood, CO 80215
Phone: (303)918-0242
Craig.CTServices@Gmail.com

SERVICE AND MAINTENANCE AGREEMENT ESTIMATE

CT Services, and Special District Management Services, Inc., hereafter referred to as customer, hereby agree that CT Services will provide services as described below, at the following location:

5 Superior Dr, Superior, CO 80027 Superior Parking Garage

In consideration of,

Contract amount: \$525 quarterly for one year (\$2,100 total)

This is Amount is based on the current demand load, roughly breaking out to 1 hour a week for maintenance

Contract covers: Labor only with materials and equipment to be approved before the requested work starts

Description: Perform preventative maintenance, repairs as needed, and general housekeeping in the parking garage as listed below

SECTION I SERVICES PROVIDED UNDER AGREEMENT

1. A. Coordinate inspections for the elevators and Fire Department
- B. Coordinate with the district manager to create service tickets and schedule repairs for elevators or damaged equipment
- C. Check all emergency fixtures to be working safely once a quarter
- D. Reprogram garage lighting as needed to provide a safer environment
- E. Walk the garage to catch any new damage or areas of concern and report to the district manager
- F. Perform basic Janitorial on common areas and elevator to provide a better experience for tenants, clients, and visitors
- G. Determine the scope of work and get bids to the distinct manager for repairs, maintenance, or cleaning not covered in the above descriptions
- H. Furnish the labor required to perform maintenance and service. Guaranteed to be done in a professional and timely manner
- I. Advise customer or His/Her representative when equipment or parking spaces will be shut down for other than normal maintenance

SECTION II EXEMPTIONS, EXCLUSIONS, AND DISCLAIMERS

1. Any material and labor in addition to that specified in this agreement will be furnished only on customer authorization and will be paid for by the customer as an extra.
2. Professional trades (electrician/plumbing/etc.) are not included. Air conditioner water valves, main water valves, heat recovery systems, water filters, solar systems, main circuit breakers, electrical circuit breaker panel, light bulbs, stoppages in main drain lines, and non-mechanical parts such as door gaskets are not covered.
3. Work necessary to gain access to covered services is not covered.
4. Work or repairs made necessary by enforcement of existing or future building codes is not covered.
5. Refinishing or replacement of any walls, floors, or ceilings is not covered.
6. Repairs due to rust, corrosion, electrolysis, and obsolescence are not covered.

CT Services/Craig Thornhill will not be liable for loss or damage consequential or direct, arising from the operation or failure of the apparatus or its controls, or for work done on the equipment by others. Fires, water contamination, power failure, power surge, or acts of God are not covered by this agreement. All repairs due to the above will be done on a time and materials basis or by bid quotation upon proper authorization by the customer.

This agreement may be terminated without obligation upon 30-day written notice. Failure on the part of the customer to make payment when due shall relieve CT Services of the entire obligation of this agreement. It is understood that all covered equipment is in proper operating condition at the time of signing this agreement, and that any intentional misrepresentation as to the condition or age of the equipment shall relieve Touchstone Mechanical of its obligation to repair the equipment.

EFFECTIVE DATE: TBD EXPIRATION DATE: TBD

Submitted By: Craig Thornhill, CT Services, Craig.CTServices@gmail.com

Signed By _____ Date _____

Terms of Payment: The contracted amount will be due on a semi-annual basis after services are rendered. The customer will be notified via invoice that the services have been completed and the contract amount is due.

Accepted By _____ Date _____ Title _____



www.DoodyCalls.com
1.800.DoodyCalls (366.3922)

3/4/2021

Superior Town Center

C/O Peggy Ripko

Service Address: 413 Promenade Dr

RE: Pet Waste Removal/ Station Service

Dear Peggy:

Thank you for allowing DoodyCalls to prepare a pet waste management proposal for Superior Town Center. Having looked into your situation, we understand exactly why you want to keep the pet station clean for residents and their guests. As you will see with the attached proposal, I believe we can help you do just that.

If you have any questions about the proposal or would like to go over it together, just let me know. I'm here to help and you can reach me anytime.

Thanks again for your time. Our team is looking forward to providing you with the absolute best in pet waste management services.

Respectfully,

Dan Durrant
Operations Manager
DoodyCalls Denver
Direct: 720.454.4134
denverops@doodycalls.com



Five Reasons Why Communities Love DoodyCalls

Hundreds of communities throughout the Region are keeping pet waste at bay with the help of DoodyCalls. Here's why:

Unmatched Expertise

With more than a decade of experience helping communities, homeowner associations, apartment complexes, local governments and municipalities successfully manage pet waste; DoodyCalls is the definitive subject matter expert on all things related to the "fecal" matter.

Comprehensive Pet Waste Management Plans

Eliminating pet waste takes a well-rounded approach. When you work with DoodyCalls, you get a comprehensive pet waste management plan that is tailored to meet the specific needs and budget of your community.

A Flexible Approach

As our technicians service your community, we keep a close eye on station usage, monitoring fluctuations as seasons and other factors change, and making recommendations to keep your service levels optimized for efficiency and cost effectiveness.

We Go Beyond Pet Waste Pickup

At DoodyCalls, we openly share our expertise by making available an extensive library of professionally written newsletter articles designed to educate residents about the importance of keeping pet waste off the ground. We also have a Pet Waste Management Handbook, which helps community managers like you design and implement comprehensive pet waste management plans.

Caring For the Community at Large

DoodyCalls is dedicated to making the world a better place to live, one scoop at a time. With our environmentally-friendly pet waste management practices, we not only keep your community clean and safe for families and pets to enjoy, but we work to improve the local environment as well.





CPQP Commercial Property Quality Policy

DoodyCalls CPQP is designed to ensure quality of service at every property on every visit. We are dedicated to providing a high level of Pet Waste services to all of our commercial property customers, therefore the following process will be used.

- A Manager will accompany the Technician on every initial cleaning. This will ensure that all parameters and expectations are clear. An email will be sent to the Property Manager.
- Within 60 days of the initial visit, a Manager will perform a quality spot check. This will ensure everything is being done correctly. An email will be sent to the Property Manager stating the findings of the spot check.
- Periodic quality spot checks will continue throughout the life time of the contract.

We thank you for your business.
Craig hammer - Owner



Health and Environmental Impact:

DoodyCalls is dedicated to keeping the residents in your community healthy and easing the impact of the community's pet waste and trash on the environment. Studies have shown that 1 gram of pet waste contains 23 million Fecal Coliform Bacteria which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. Leaving pet waste on the ground allows it to wash in to storm drains and contaminate the region's water supply. In addition, the waste that enters the water supply causes rapid algae growth that cuts the oxygen in the water and kills plant life and fish.

Contract

Weekly Pet Waste Removal 15 ft around each Pet Station & Pet Station Service

Every Other Week Scooping Service - \$140.00 per service

Weekly Station Service - \$55.00 per service

Mitt Bag Refills - \$7.25 per roll

****30 Day written notice for cancelation****

should management company change, DoodyCalls needs to be notified in writing within 10 days of the change to ensure invoices/bills are sent to the appropriate location

If approved to move forward, please sign and return.

Community Name

Name _____

Signature _____ Date _____



**STC METROPOLITAN DISTRICT NO. 2
ENGINEER'S REPORT and CERTIFICATION #71**

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:

April 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 71, including both soft and hard costs from approximately February 2021 to March 2021, are valued at **\$2,075,799.28** for the District, and **\$937,086.72** 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
70	26-Mar-21	\$1,327,664.54	\$1,271,679.72	\$937,086.72
71	21-Apr-21	\$2,328,538.28	\$2,075,799.28	\$1,945,291.28

TOTALS **\$81,708,444.69** **\$62,561,827.21** **\$55,394,852.05**

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.

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

ENGINEER'S CERTIFICATION

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

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated April 21, 2021 including soft and indirect, District funded, and hard costs, are valued at an estimated **\$2,075,799.28**. 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 5. Dated 3/31/21.
- Concrete Express Inc - STC & Park. Pay Application 4. Dated 3/25/21.
- Scott Contracting – Superior Pond 313. Pay Application 7. Dated 3/31/21.
- GoodLand Construction STC Block 9 & 10. Pay Application 1. Dated 4/8/21.
- Down to Earth Compliance Invoices 52403. Dated 3/30/21.

TOLL BROTHERS

- EZ Excavating – Wet Utilities. Pay Applications 1-4. Dated 12/17/2020 – 3/19/21.
- Blackwolf Earthworks Invoices 1070 – 1079.

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	\$ 1,646,850.63	\$ 1,635,548.32	\$ 1,635,548.32	\$ 1,635,548.32
Soft and Indirect Costs	\$ 510,667.00	\$ 308,467.96	\$ 308,467.96	\$ 308,467.96
District Funded Costs	\$ 40,512.65	\$ 1,275.00	\$ 1,275.00	\$ 1,275.00
System Development Costs	\$ 130,508.00	\$ 130,508.00	\$ 130,508.00	\$ -
Totals	\$ 2,328,538.28	\$ 2,075,799.28	\$ 2,075,799.28	\$ 1,945,291.28



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

Category	Total Eligible Hard Costs		Category Percentage
	Total Town Eligible Costs		
Earthwork	\$	61,191.99	3.7%
Roadways, Paths, & Hardscape	\$	525,106.86	32.1%
Offsite Roadways	\$	-	0.0%
Walls and Structures	\$	-	0.0%
Storm Sewer	\$	120,351.00	7.4%
Sanitary Sewer	\$	678,853.16	41.5%
Reuse Water & Irrigation Piping	\$	-	0.0%
Domestic Water	\$	178,875.00	10.9%
Dry Utilities	\$	-	0.0%
Park Site Development	\$	-	0.0%
Mob & Temporary Conditions	\$	17,305.31	1.1%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities	\$	53,865.00	3.3%
Civic Space (Part of PPA&F)	\$	-	
	\$	1,635,548.32	96.7%
Total District Eligible Costs			
Street	\$	551,579.64	33.7%
Water	\$	187,892.82	11.5%
Sanitation	\$	839,495.30	51.3%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	56,580.55	3.5%
Non District	\$	-	
Multiple	\$		
	\$	1,635,548.32	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	\$	125,815.05	40.8%
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	\$	13,362.21	4.3%
Mob & Temporary Conditions	\$	49,846.76	16.2%
SDC - Planning Area 1 and 2	\$	-	0.0%
SDC - Planning Area 3	\$	-	0.0%
Parking & Architectural Enhancement	\$	-	0.0%
Public Park Amenities & Facilities		\$2,440.00	0.8%
Civic Space (Part of PPA&F)		\$0.00	
Other Eligible Costs	\$	117,003.93	37.9%
	\$	308,467.96	100.0%

Total District Eligible Costs			
Organization	\$	-	0.0%
Capital	\$	308,467.96	100.0%
Street	\$	273,979.46	88.8%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	34,488.50	11.2%
	\$	308,467.96	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	\$	1,275.00	100.0%
Not Eligible	\$	-	0.0%
	\$	1,275.00	100.0%

Total District Eligible Costs			
Operation	\$	-	0.0%
Capital	\$	1,275.00	100.0%
Organization	\$	-	0.0%
Street	\$	1,132.45	88.8%
Water	\$	-	0.0%
Sanitation	\$	-	0.0%
Fire Protection	\$	-	0.0%
Parks and Recreation	\$	142.55	11.2%
	\$	1,275.00	100.0%



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

Category	Total Eligible SD Costs		Category Percentage
	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 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	\$	130,508.00	100.0%
Organization	\$	-	0.0%
	\$	130,508.00	100.0%



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Construction Costs
Table VII

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, Amount Less Retainage, Check For PLW Amount, PLW Amount, Date.



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	Invoice Number	Inv. Date	Cert 71			
																						1	2	3	4
Excavating Wet Utilities - TOLL BROTHERS																									
COB3 - Import Export Fill	1	LS	\$ 317,190.00	\$ 317,190.00	\$ -	\$ -	\$ 50.00	0%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
Sanitary Sewer 1	1	LS	\$ 448,416.00	\$ 448,416.00	\$ 443,186.00	\$ 44,318.60	\$398,867.40	99%	Capital	Sanitation	Sanitary Sewer	100%	\$ 398,867.40	100%	\$ 398,867.40	100%	\$ 398,867.40	\$ -							
COB3 - Sanitary Sewer 1	1	LS	\$ 3,221.50	\$ 3,221.50	\$ 3,221.50	\$ 322.15	\$2,899.35	100%	Capital	Sanitation	Sanitary Sewer	100%	\$ 2,899.35	100%	\$ 2,899.35	100%	\$ 2,899.35	\$ -							
Storm Sewer 1	1	LS	\$ 1,603,143.50	\$ 1,603,143.50	\$ 2,035.00	\$ 203.50	\$1,831.50	1%	Capital	Sanitation	Storm Sewer	100%	\$ 1,831.50	100%	\$ 1,831.50	100%	\$ 1,831.50	\$ -							
COB3 - Storm Sewer 1	1	LS	\$ 4,582.10	\$ 4,582.10	\$ -	\$ -	\$ 50.00	0%	Capital	Sanitation	Storm Sewer	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
COB3 - Storm Sewer 1	1	LS	\$ 61,938.00	\$ 61,938.00	\$ -	\$ -	\$ 50.00	0%	Capital	Sanitation	Storm Sewer	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
Water 1	1	LS	\$ 438,758.00	\$ 438,758.00	\$ -	\$ -	\$ 50.00	0%	Capital	Water	Domestic Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
COB3 - Water 1	1	LS	\$ 2,215.00	\$ 2,215.00	\$ -	\$ -	\$ 50.00	0%	Capital	Water	Domestic Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
Water 2	1	LS	\$ 23,813.00	\$ 23,813.00	\$ -	\$ -	\$ 50.00	0%	Capital	Water	Domestic Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
Sanitary Sewer 1	1	LS	\$ 742,102.20	\$ 742,102.20	\$ -	\$ -	\$ 50.00	0%	Capital	Water	Sanitary Sewer	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
Storm Sewer System 1	1	LS	\$ 394,228.10	\$ 394,228.10	\$ -	\$ -	\$ -	0%	Capital	Sanitation	Storm Sewer	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
Water 1	1	LS	\$ 195,290.00	\$ 195,290.00	\$ -	\$ -	\$ -	0%	Capital	Water	Domestic Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
Water 2	1	LS	\$ 90,450.00	\$ 90,450.00	\$ -	\$ -	\$ -	0%	Capital	Water	Domestic Water	100%	\$ -	100%	\$ -	100%	\$ -	\$ -							
			\$ 3,288,347.40	\$ 448,442.50	\$ 44,844.25	\$ 403,598.25							\$ 403,598.25	\$ 403,598.25	\$ 403,598.25	\$ -									
				\$ 88,937.00	\$ 82,296.10	\$ 196,295.00	\$ 80,914.40																		
				Amount Less Retainage	\$ 80,043.30	\$ 74,066.49	\$ 176,665.50	\$ 72,822.96																	
				Check # or PLW	1511511	1548895	1556573	1556170																	
					2/19/2021	2/5/2021	3/12/2021	4/2/2021																	
					\$ 80,043.30	\$ 74,066.49	\$ 176,665.50	\$ 72,822.96																	
Backlog Earthworks - TOLL BROTHERS																									
Boulders/Road for Cemetery access/Staging Area (Inv 1070 Paid Ck 103991315 1/8/21)	1	LS	\$ 13,120.00	\$ 13,120.00	\$ 13,120.00	\$ -	\$13,120.00	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 13,120.00	100%	\$ 13,120.00	100%	\$ 13,120.00	\$ -							
Type VI Riprap for Swale (Inv 1071 Paid Ck 511353 1/22/21)	1	LS	\$ 39,240.00	\$ 39,240.00	\$ 39,240.00	\$ -	\$39,240.00	100%	Capital	Sanitation	Storm Sewer	100%	\$ 39,240.00	100%	\$ 39,240.00	100%	\$ 39,240.00	\$ -							
Perthook Cold Creek Ditch (Inv 1073 Paid Ck 515252 2/22/21)	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -	\$3,000.00	100%	Capital	Sanitation	Storm Sewer	100%	\$ 3,000.00	100%	\$ 3,000.00	100%	\$ 3,000.00	\$ -							
Type VI Riprap for Swale (Inv 1076 Paid Ck 516464 2/19/21)	1	LS	\$ 28,080.00	\$ 28,080.00	\$ 25,272.00	\$ -	\$25,272.00	90%	Capital	Sanitation	Storm Sewer	100%	\$ 25,272.00	100%	\$ 25,272.00	100%	\$ 25,272.00	\$ -							
Construction Fence around Swale (Inv 1078 Ck 516464 2/19/21)	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ -	\$1,200.00	100%	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 1,200.00	100%	\$ 1,200.00	100%	\$ 1,200.00	\$ -							
GEIC Work on site (Inv 1079 Ck 521430 3/19/21)	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -	\$2,000.00	100%	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 1,242.91	62%	\$ 1,242.91	62%	\$ 1,242.91	\$ 757.09							
			\$ 86,640.00	\$ 83,812.00	\$ -	\$ 83,812.00							\$ 83,074.91	\$ 83,074.91	\$ 83,074.91	\$ 757.09									
			\$ 19,703,533.46	\$ 1,779,250.30	\$ 1,646,850.63								\$ 1,635,548.32	\$ 1,635,548.32	\$ 1,635,548.32	\$ -									



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
Soft and Indirect Costs
Table VIII

Vendor	Invoice Number	Invoices	Description	Date	Amount Invoiced	Proof of Payment		District Category	District Powers	Town Categories	Percent District	Amount District	Percent Town	Amount Town	Total	Certification
						Check No	Check Written				Eligible	Eligible	Eligible	Eligible	Eligible	Number
Cesare, Inc	20.3013.3	Marshall Road Bridge & Infrastructure		03/26/21	\$ 27,300.85			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 27,300.85	100%	\$ 27,300.85	100%	71
Cesare, Inc	20.3032.4	2020 Superior Town Center		03/24/21	\$ 16,799.82			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 16,799.82	100%	\$ 16,799.82	100%	71
Cesare, Inc	21.3012.1	Marshall Road Parks		03/23/21	\$ 540.00			Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 540.00	100%	\$ 540.00	100%	71
Cesare, Inc	20.3016.1	STC Blocks 9 and 10		03/23/21	\$ 2,352.55			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 2,352.55	100%	\$ 2,352.55	100%	71
Civil Resources, LLC	238.001.01.86	Superior Town Center - Infrastructure		03/29/21	\$ 13,987.38			Capital	Multiple	Other Eligible Costs	100%	\$ 13,987.38	100%	\$ 13,987.38	100%	71
Edifice North	21-005	STC Construction Management		03/01/21	\$ 9,000.00			Capital	Multiple	Other Eligible Costs	47%	\$ 4,206.72	47%	\$ 4,206.72	47%	71
King Surveyors	413180	Superlot A Block 25 Replat		12/23/20	\$ 471.00			Capital	Street	Roadways, Paths, & Hardscape	47%	\$ 220.15	47%	\$ 220.15	47%	71
Moore Iacofano Goltsman, Inc.	0068808	Marshall Road Bridge		03/29/21	\$ 1,341.25			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,341.25	100%	\$ 1,341.25	100%	71
Moore Iacofano Goltsman, Inc.	0068809	STC Parks 1 and 2		03/29/21	\$ 3,541.50			Capital	Parks and Recreation	Park Site Development	100%	\$ 3,541.50	100%	\$ 3,541.50	100%	71
Moore Iacofano Goltsman, Inc.	0068810	STC FDP 1 Phase 2ECDs (Block 15)		03/29/21	\$ 3,480.71			Capital	Parks and Recreation	Park Site Development	100%	\$ 3,480.71	100%	\$ 3,480.71	100%	71
Moore Iacofano Goltsman, Inc.	0068811	STC Central Park		03/29/21	\$ 6,340.00			Capital	Parks and Recreation	Park Site Development	100%	\$ 6,340.00	100%	\$ 6,340.00	100%	71
Moore Iacofano Goltsman, Inc.	0068812	STC - Blocks 6, 7, 9, 10, 11 ROW Design		03/29/21	\$ 1,440.21			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 1,440.21	100%	\$ 1,440.21	100%	71
OTAK	4210025	STC Parks 1 and 2 Structural Services		04/07/21	\$ 9,489.50			Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 9,489.50	100%	\$ 9,489.50	100%	71
Rush Management	134917	Street Sweeping		03/29/21	\$ 1,980.00			Capital	Multiple	Mob & Temporary Conditions	47%	\$ 930.60	47%	\$ 930.60	47%	71
Summit Services	32546	Stormwater Insepection		02/28/21	\$ 800.00			Capital	Multiple	Mob & Temporary Conditions	100%	\$ 800.00	100%	\$ 800.00	100%	71
Summit Services	32741	Stormwater Insepection		03/31/21	\$ 1,000.00			Capital	Multiple	Mob & Temporary Conditions	100%	\$ 1,000.00	100%	\$ 1,000.00	100%	71
Summit Services	32742	Stormwater Insepection		03/31/21	\$ 550.00			Capital	Multiple	Mob & Temporary Conditions	100%	\$ 550.00	100%	\$ 550.00	100%	71
Town of Superior	1064	FDP #1 Infrastructure		03/29/21	\$ 597.90			Capital	Multiple	Roadways, Paths, & Hardscape	47%	\$ 281.01	47%	\$ 281.01	47%	71
TOLL BROTHERS COSTS																
BSB DESIGNS	31593	Community Design		03/10/21	\$ 2,000.00	523981	04/02/21	Capital	Multiple	Other Eligible Costs	62%	\$ 1,242.91	62%	\$ 1,242.91	62%	71
CMS ENVIRO SOL	113356	Site Storm Water SWMP		01/13/21	\$ 375.00	544637	01/22/21	Capital	Multiple	Other Eligible Costs	62%	\$ 233.05	62%	\$ 233.05	62%	71
CMS ENVIRO SOL	114609	Site Storm Water SWMP		02/01/21	\$ 375.00	1549929	02/12/21	Capital	Multiple	Other Eligible Costs	62%	\$ 233.05	62%	\$ 233.05	62%	71
CTL/THOMPSON STRUCTURAL ENGINE	569061	Superior Cottages - Structural Engineering		01/31/21	\$ 3,600.00	517746	02/26/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
CTL/THOMPSON STRUCTURAL ENGINE	569062	Superior Cottages - Structural Engineering		01/31/21	\$ 3,600.00	517746	02/26/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
CTL/THOMPSON STRUCTURAL ENGINE	569063	Superior Cottages - Structural Engineering		01/31/21	\$ 3,600.00	517746	02/26/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
CTL/THOMPSON STRUCTURAL ENGINE	569064	Superior Cottages - Structural Engineering		01/31/21	\$ 3,600.00	517746	02/26/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
CTL/THOMPSON STRUCTURAL ENGINE	569065	Superior Cottages - Structural Engineering		01/31/21	\$ 3,600.00	517746	02/26/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
CTL/THOMPSON STRUCTURAL ENGINE	571663	Superior Townhomes - Structural Engineering		02/28/21	\$ 13,500.00	522761	03/26/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
CTL/THOMPSON STRUCTURAL ENGINE	571664	Superior Cottages - Structural Engineering		01/31/21	\$ 3,600.00			Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
DRC CONSTRUCTION SERVICES, INC	2102004	Cured In Place Point Repairs		02/18/21	\$ 16,550.00	1556572	03/12/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
DTJ DESIGNS INC	61676	Landscape Architecture		01/06/21	\$ 1,900.00	511592	01/22/21	Capital	Parks and Recreation	Public Park Amenities & Facilities	100%	\$ 1,900.00	100%	\$ 1,900.00	100%	71
OFFICE EVALUATION	C143769	Executive Office		12/07/20	\$ 1,150.00	544444	01/22/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
OFFICE EVALUATION	C143769	Executive Office		02/10/21	\$ 1,150.00	1551350	02/19/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
OFFICE EVALUATION	C143769	Executive Office		03/08/21	\$ 1,150.00	1556325	03/12/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
PASE CONTRACTING INC	31430	Erosion Control		12/31/20	\$ 1,541.20	511709	01/22/21	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 957.79	62%	\$ 957.79	62%	71
PASE CONTRACTING INC	31770	Erosion Control		02/10/21	\$ 19,700.00	516623	02/19/21	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 12,242.69	62%	\$ 12,242.69	62%	71
PASE CONTRACTING INC	31818	Erosion Control		01/31/21	\$ 1,050.25	516623	02/19/21	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 652.68	62%	\$ 652.68	62%	71
PASE CONTRACTING INC	32097	Erosion Control		02/28/21	\$ 1,279.25	521598	03/19/21	Capital	Multiple	Mob & Temporary Conditions	62%	\$ 795.00	62%	\$ 795.00	62%	71
SIMKISS & BLOCK	3258	Performance Pond - Public Improvements Ph1		01/26/21	\$ 17,742.00	519496	03/05/21	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 17,742.00	100%	\$ 17,742.00	100%	71
SIMKISS & BLOCK	3296	Performance Pond - Public Improvements Ph2		01/27/21	\$ 14,176.00	519496	03/05/21	Capital	Multiple	Mob & Temporary Conditions	100%	\$ 14,176.00	100%	\$ 14,176.00	100%	71
SOIOLOGIC INC	116042	Geotechnical Subsurface Exploration - Lots		12/14/20	\$ 7,200.00	544685	01/22/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
SOIOLOGIC INC	116115	Geotechnical Subsurface Exploration - Lots		12/29/20	\$ 6,000.00	544685	01/22/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
SOIOLOGIC INC	116223	Materials Testing		01/25/21	\$ 11,560.00	1548001	02/05/21	Capital	Multiple	Other Eligible Costs	62%	\$ 7,184.03	62%	\$ 7,184.03	62%	71
SOIOLOGIC INC	116273	Sound Wall Subsurface Exploration		02/05/21	\$ 2,400.00	1553051	02/26/21	Capital	Multiple	Other Eligible Costs	62%	\$ 1,491.50	62%	\$ 1,491.50	62%	71
SOIOLOGIC INC	116320	Materials Testing		02/15/21	\$ 6,040.00	1555572	03/05/21	Capital	Multiple	Other Eligible Costs	62%	\$ 3,753.60	62%	\$ 3,753.60	62%	71
SOIOLOGIC INC	116391	Materials Testing		03/04/21	\$ 8,000.00	1558674	03/19/21	Capital	Multiple	Other Eligible Costs	62%	\$ 4,971.65	62%	\$ 4,971.65	62%	71
SOIOLOGIC INC	115189	Materials Testing		07/09/20	\$ 13,760.00	1548001	02/05/21	Capital	Multiple	Other Eligible Costs	62%	\$ 8,551.24	62%	\$ 8,551.24	62%	71
SOIOLOGIC INC	115144	Materials Testing		08/19/20	\$ 13,760.00	1548001	02/05/21	Capital	Multiple	Other Eligible Costs	62%	\$ 8,551.24	62%	\$ 8,551.24	62%	71
SOIOLOGIC INC	115821	Materials Testing		10/28/20	\$ 28,120.00	1548001	02/05/21	Capital	Multiple	Other Eligible Costs	62%	\$ 17,475.35	62%	\$ 17,475.35	62%	71
SOIOLOGIC INC	116014	Materials Testing		12/07/20	\$ 14,800.00	1548001	02/05/21	Capital	Multiple	Other Eligible Costs	62%	\$ 9,197.55	62%	\$ 9,197.55	62%	71
SOIOLOGIC INC	116190	Materials Testing		01/15/21	\$ 3,320.00	1548001	02/05/21	Capital	Multiple	Other Eligible Costs	62%	\$ 2,063.23	62%	\$ 2,063.23	62%	71
TOWN OF SUPERIOR	4354030002	ROW PERMIT		02/16/21	\$ 66,589.71	10413361	03/09/21	Capital	Street	Roadways, Paths, & Hardscape	100%	\$ 66,589.71	100%	\$ 66,589.71	100%	71
WESTWOOD - CVL	1201200566	Engineering Design		12/14/20	\$ 2,287.50	1541610	01/08/21	Capital	Multiple	Other Eligible Costs	76%	\$ 1,737.00	76%	\$ 1,737.00	76%	71
WESTWOOD - CVL	1210100465	Engineering Design		01/18/21	\$ 2,387.73	1546563	02/01/21	Capital	Multiple	Other Eligible Costs	76%	\$ 1,813.11	76%	\$ 1,813.11	76%	71
WESTWOOD - CVL	1210200606	Engineering Design		02/16/21	\$ 1,505.00	1556710	03/12/21	Capital	Multiple	Other Eligible Costs	76%	\$ 1,142.81	76%	\$ 1,142.81	76%	71
WESTWOOD - CVL	1201200742	Superior Residential Construction Staking		12/14/20	\$ 19,194.50	1541610	01/08/21	Capital	Multiple	Other Eligible Costs	71%	\$ 13,630.73	71%	\$ 13,630.73	71%	71
WESTWOOD - CVL	1210100510	Superior Residential Construction Staking		01/18/21	\$ 18,342.50	1546563	02/01/21	Capital	Multiple	Other Eligible Costs	71%	\$ 13,025.69	71%	\$ 13,025.69	71%	71
WESTWOOD - CVL	1210200666	Superior Residential Construction Staking		02/16/21	\$ 1,247.50	1556710	03/12/21	Capital	Multiple	Other Eligible Costs	71%	\$ 885.90	71%	\$ 885.90	71%	71
WESTWOOD - CVL	1210300765	Superior Residential Construction Staking		03/16/21	\$ 2,290.00	1560208	03/26/21	Capital	Multiple	Other Eligible Costs	71%	\$ 1,626.21	71%	\$ 1,626.21	71%	71
XCEL ENERGY	11984916	New Gas Distribution		12/10/20	\$ 54,466.27	544457	01/22/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
XCEL ENERGY	11984511	New Electric Distribution		12/30/20	\$ 11,144.92	1546097	02/01/21	Non District	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	71
					\$ 510,667.00						\$ 308,467.96		\$ 308,467.96			



SUPERIOR TOWN CENTER METROPOLITAN DISTRICT
District Funded Costs
Table IX

Vendor		Invoices				District Category			Percent District	Amount District	Percent Town	Amount Town	Total	District	District	Certification
Invoice Number	Description	Date	Amount Invoiced	Check No	Check Written	District Powers	Town Categories	Eligible	Eligible	Eligible	Eligible	Eligible	Capital Costs	Operations Costs	Number	
Comcast	16389	Parking Structure	03/21/21	\$ 155.51	1625	03/26/21 Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 155.51	71
Doody Calls	45098	Pet Waste Removal	03/15/21	\$ 361.92	1626	03/26/21 Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 361.92	71
McGoody Becher P.C.	11098 Feb 21	Legal fees for capital related matters	02/28/21	\$ 3,932.74	1627	03/26/21 Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 3,932.74	71
Mountain Alarm	2366342-44	Parking Structure Alarm Monitoring	03/01/21	\$ 360.00	1628	03/26/21 Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 360.00	71
Ranger Engineering, LLC	1263	Cost Certification Services	03/10/21	\$ 1,275.00	1629	03/26/21 Capital	Multiple	Other Eligible Costs	100%	\$ 1,275.00	100%	\$ 1,275.00	100%	\$ -	\$ -	71
Simmons & Wheeler, P.C.	28248	Accounting Services - Operations	02/01/21	\$ 2,938.75	1630	03/26/21 Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 2,938.75	71
Special District Management Services	Feb 2021	District Management Services	03/31/21	\$ 5,069.57	1631	03/26/21 Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 5,069.57	71
Thysenkrupp Elevator Corp	3005798007	Parking Structure	03/01/21	\$ 176.02	1632	03/26/21 Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 176.02	71
Vargas Property Services	32123	Contract Maintenance, Trash, Watering	03/01/21	\$ 24,115.63	1633	03/26/21 Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 24,115.63	71
Xcel Energy	722133353	Monthly Service	03/15/21	\$ 2,127.51	1634	03/26/21 Operation	Non District	Not Eligible	0%	\$ -	0%	\$ -	0%	\$ -	\$ 2,127.51	71
			\$	40,512.65				\$	1,275.00	\$	1,275.00					



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
THB Superior LLC (Thrive)	660-690	Block 14, Lots 9-11	Residential	04/01/21	\$ 130,508.00	RC Superior, LLC	Wire	03/30/31	03/30/31	\$ 130,508.00	Capital	Multiple	SDC - Planning Area 3	100%	\$ 130,508.00	0%	\$ -	71
					\$ 130,508.00					\$ 130,508.00				\$ 130,508.00	\$ -			