

CIMARRON METROPOLITAN DISTRICT  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710

[www.candelascommunity.com](http://www.candelascommunity.com)

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, March 19, 2024  
**TIME:** 3:30 p.m.  
**LOCATION:** Candelas Parkview Swim and Fitness Club  
19865 W. 94<sup>th</sup> Avenue  
Arvada, CO 80007

You can also attend the meetings in any of the following ways:

**URL:**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZDlmMDU1ZDMtMWRiNy00M2Y5LWFhNTMtZWQ1MDE1NzA5OGQ2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDlmMDU1ZDMtMWRiNy00M2Y5LWFhNTMtZWQ1MDE1NzA5OGQ2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%221f1b712c-e235-4dd5-b5c5-d830e47350db%22%7d)

**Dial in:**

**1-720-547-5281** United States, Denver  
Phone Conference ID: **670 724 875#**

**Board of Directors**

Brian Mulvany  
Patrick Vaughn  
Brian Daly  
Vacant  
Vacant

**Office**

President  
Secretary  
Treasurer  
N/A  
N/A

**Term Expires**

May, 2025  
May, 2027  
May, 2025  
May, 2027  
May, 2027

**I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notice.

**II. PUBLIC COMMENT** – Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

**III. CONSENT AGENDA**

A. Review and consider approval of minutes of the November 21, 2023 regular meeting (enclosure).

**IV. FINANCIAL MATTERS**

A. Review and accept December 31, 2023 Unaudited Financial Statements and Schedule of Cash Position as of March 12, 2024 (enclosure).

B. Review and ratify/approve payment of claims in the amount of \$160,552.09 through the period ending March 13, 2024 (enclosure).

C. Review and ratify/approve payment of capital claims in the amount of \$1,584,467.78 (enclosure).

**V. LEGAL MATTERS – Adjourn to Executive Session, if necessary, for any of the following items:**

A. Discuss status of transition from Cimarron Metropolitan District to Vauxmont Metropolitan District under Master Intergovernmental Agreement.

B. Discuss status of repairs to Block 18, Tract A4 and authorize necessary action in conjunction therewith.

1. Possible Executive Session to receive legal advice from District counsel on specific legal questions and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., regarding current, pending or potential litigation related to Block 18, Tract A4.

C. Discuss matters relative to ongoing litigation regarding Block 28, Tract A6 and authorize necessary actions in conjunction therewith.

1. Possible Executive Session to receive legal advice from District counsel on specific legal questions and to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., regarding current, pending or potential litigation related to Block 28, Tract A6.

D. Approve action, if necessary, regarding matters discussed during Executive Session.

- E. Ratify/Approve Change Order No. 5 to Service Agreement (Project Management Services) with Stewardship Land Services, Ltd (enclosure).
- F. Review and consider approval of Resolution Designating Location to Post Notice (enclosure).

## **VI. CAPITAL IMPROVEMENTS**

- A. Discuss status of infrastructure installation for Candelas Project (December, January and February reports by IDES) (enclosures).
- B. Review and consider ratification/approval of contracts, work orders and change orders:
  - 1. Work Order No. 3 for Filing 1 mailbox kiosk relocation from Tract A6 from Environmental Designs, Inc. in the amount of \$51,839.00 (enclosure).
  - 2. Change Order No. 14 for Tract A4 grading and backfill work from CJB's Excavating in the amount of \$17,350.00 (enclosure).
  - 3. Change Order No. 13 for Tract A4 grading and snow removal for pier cap work from CJB's Excavating in the amount of \$6,820.00 (enclosure).
  - 4. Task Order No. 13 for Filing 1 Tract A6 slope stability services - \$3,728.00 overage from Task Order No. 12 and additional services from IDES, LLC in the amount of \$27,562.60 (enclosure).
  - 5. Task Order No. 6 for observation and reporting services – permit coordination and closeout from Stormwater Asset Protection (SWAP) LLC in the amount of \$3,000.00 (enclosure).
  - 6. Change Order No. 12 for Tract A6 kiosk shelter posts from CJBs Excavating in the amount of \$5,000.00 (enclosure).
  - 7. Change Order No. 9 for Tract A6 temporary mailbox raise from CJB's Excavating in the amount of \$3,050.00 (enclosure).
  - 8. Change Order No. 10 for Tract A4 additional silt fence from CJB's Excavating in the amount of \$680.00 (enclosure).
  - 9. Change Order No. 3 for Tract A6 dumpster and portable toilet reimbursement from Coggins & Sons, Inc. in the amount of \$2,184.20 (enclosure).
  - 10. Change Order No. 11 for Tract A6 additional RCP to existing MH per Designer and City request from CJB's Excavating in the amount of \$18,650.00 (enclosure).

- C. Review and consider acceptance of costs for construction of, and services related to, District improvements under the Verification of District Expenditures Reports for December, January and February prepared by Independent District Engineering Services, LLC (“IDES”) for reimbursement to Arvada Residential Partners, LLC (“ARP”), and consider release and/or transfer of non-District improvements to ARP pursuant to the Facilities Funding and Acquisition Agreement between the District and ARP, based upon the recommendation of IDES (enclosures).

**VII. MANAGER MATTERS**

- A. Status of District website.

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CIMARRON METROPOLITAN DISTRICT HELD NOVEMBER 21, 2023

A regular meeting of the Board of Directors (referred to hereafter as “Board”) of the Cimarron Metropolitan District (referred to hereafter as the “District”) was convened on Tuesday, November 21, 2023, at 3:30 p.m. at Candelas Parkview Swim & Fitness Club, 19865 W. 94<sup>th</sup> Avenue, Arvada, Colorado 80007. This District Board meeting was also held via Microsoft Teams. The meeting was open to the public.

#### **ATTENDANCE**

##### **Directors In Attendance Were:**

Brian Mulvany; President  
Patrick Vaughn; Secretary  
Brian Daly; Treasurer

##### **Also In Attendance Were:**

Lisa Johnson, Alonso Duran Rodriguez, Ashley Heidt and Rachel Alles;  
CliftonLarsonAllen LLP  
Matthew Ruhland, Esq.; Cockrel Ela Glesne Greher & Ruhland, P.C.  
Peter Dyer, Rachel Trahan, and Joe Lanzetta; members of the public

#### **ADMINISTRATIVE MATTERS**

**Call to Order and Agenda:** The meeting was called to order at 3:30 p.m. by Ms. Johnson. There was distributed, for the Board’s review and approval, a proposed agenda for the District’s regular meeting. Following review, upon a motion duly made by Director Vaughn, seconded by Director Daly and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney Ruhland requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute, noting that conflict disclosure statements for all of the Directors have been filed, and that no additional conflicts were disclosed at the meeting.

**Quorum, Location of Meeting, and Posting of Meeting Notices:** It was noted that a quorum was present. 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 the meeting would be held

## RECORD OF PROCEEDINGS

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in a hybrid manner, with participants attending both in person at the meeting location and by video/telephonic means. It was noted that the notice of the location and manner of the meeting was duly posted, and that no objections to the location and manner of the meeting or any requests that the location and manner of the meeting be changed by taxpaying electors within the District's boundaries have been received.

**Resolution Regarding 2024 Annual Administrative Matters:** Ms. Johnson reviewed the Resolution with the Board. Following review, upon a motion duly made by Director Vaughn, seconded by Director Daly and, upon vote, unanimously carried, the Board adopted the Resolution Regarding 2024 Annual Administrative Matters, subject to the revisions discussed.

### **PUBLIC COMMENT**

The Board received public comments from Ms. Trahan, Mr. Dyer and Mr. Lanzetta, members of the public and Director Daly provided responses related to Block 18, Tract A4 and Block 28, Tract A6.

### **CONSENT AGENDA**

**Minutes of October 17, 2023 Regular Meeting:** Following review, upon a motion duly made by Director Vaughn, seconded by Director Daly and, upon vote, unanimously carried, the Board approved the Consent Agenda item, as presented.

### **FINANCIAL MATTERS**

**Unaudited Financial Statements for the Period Ending September 30, 2023:** Mr. Rodriguez reviewed the financial statements with the Board. Following review, upon a motion duly made by Director Daly, seconded by Director Mulvany and, upon vote, unanimously carried, the Board accepted the Unaudited Financial Statements for the period ending September 30, 2023, as presented.

**Payment of Claims in the amount of \$77,390.82 through the Period Ending November 20, 2023:** Mr. Rodriguez reviewed the claims with the Board. Following review, upon a motion duly made by Director Daly, seconded by Director Mulvany and, upon vote, unanimously carried, the Board approved/ratified approval of the payment of claims in the amount of \$77,390.82 through the period ending November 20, 2023, as presented.

**Payment of Capital Claims in the amount of \$451,052.04:** Mr. Rodriguez reviewed the capital claims with the Board. Following review, upon a motion duly made by Director Daly, seconded by Director Mulvany and, upon vote, unanimously carried, the Board approved/ratified approval of the payment of capital claims in the amount of \$451,052.04.

**Public Hearing on Amendment to 2023 Budget and Adoption of Resolution to Amend the 2023 Budget, if necessary:** Director Mulvany opened the public hearing to consider an amendment to the 2023 Budget at 3:59 p.m.

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It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

Mr. Rodriguez reviewed the 2023 Budget amendment with the Board. Discussion followed regarding increasing the Capital Projects Fund. Mr. Lanzetta inquired as to where the funds for an increase would come from, and Ms. Johnson noted that funds come from developer advances.

No further public comments were received, and Director Mulvany closed the public hearing at 4:09 p.m.

Upon a motion duly made by Director Vaughn, seconded by Director Daly and, upon vote, unanimously carried, the Board approved the amendment to the 2023 Budget and adopted the Resolution to Amend the 2023 Budget, subject to confirmation from Vauxmont Metropolitan District regarding the transfer of funds and subject to the revisions discussed.

**Public Hearing on 2024 Budget and Adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money:** Director Mulvany opened the public hearing to consider the 2024 Budget at 4:09 p.m.

It was noted that publication of Notice stating that the Board would consider the adoption of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

Mr. Rodriguez reviewed the 2024 Budget with the Board. Mr. Dyer asked a question regarding a budget line item.

No further public comments were received, and Director Mulvany closed the public hearing at 4:13 p.m.

Upon a motion duly made by Director Vaughn, seconded by Director Daly and, upon vote, unanimously carried, the Board approved the 2024 Budget and adopted the Resolution to Adopt the 2024 Budget and Appropriate Sums of Money, subject to coordination of finalization with Director Daly and receipt of the final assessed valuation from Jefferson County.

**Engagement Letter with Haynie & Company to Prepare the 2023 Audit:** Following review, upon a motion duly made by Director Mulvany, seconded by Director Daly and, upon vote, unanimously carried, the Board approved the engagement letter with Haynie & Company to prepare the 2023 Audit, as

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presented.

### LEGAL MATTERS

#### **Transition from Cimarron Metropolitan District to Vauxmont Metropolitan District Under Master Intergovernmental Agreement:**

Attorney Ruhland informed the Board that he has reached out to the Vauxmont Metropolitan District's general counsel to initiate a conversation regarding ownership of tracts and slope stability issues. The goal is to set up a meeting with two representatives from the Vauxmont Metropolitan District Board, one representative from the District's Board, both Districts' general counsel and representatives from management.

**Status of Repairs to Block 18, Tract A4:** This item was previously discussed during public comment.

**Executive Session:** No executive session held.

**Ongoing Litigation Regarding Block 28, Tract A6:** This item was previously discussed during public comment.

**Executive Session:** No executive session held.

**Action Regarding Matters Discussed During Executive Session, if necessary:** No action needed.

### CAPITAL IMPROVEMENTS

#### **Status of Infrastructure Installation for Candelas Project (Reports by IDES from October and November):**

Director Daly reviewed the report regarding the status of Capital Projects with the Board. Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board approved the Board Status Reports from IDES, LLC, as presented.

#### **Contracts, Work Orders and Change Orders:**

**Change Order No. 5 for Tract A4 Temporary Drain from CJB's Excavating in the amount of \$5,640.00:** Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board ratified the approval of Change Order No. 5 for Tract A4 Temporary Drain from CJB's Excavating in the amount of \$5,640.00, as presented.

**Change Order No. 4 for Tract A4 Concrete Demo and Haul Off from CJB's Excavating in the amount of \$4,360.00:** Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board ratified the approval of Change Order No. 4 for Tract A4 Concrete Demo and Haul Off from



## RECORD OF PROCEEDINGS

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CJB's Excavating in the amount of \$4,360.00, as presented.

**Task Order No. 26 for Tract A4 LIDAR Analysis, Tract A6 Task Order No. 25 Overage and Additional Observation and Coordination from CTL Thompson in the amount of \$36,382.60:**

Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board ratified the approval of Task Order No. 26 for Tract A4 LIDAR Analysis, Tract A6 Task Order No. 25 Overage and Additional Observation and Coordination from CTL Thompson in the amount of \$36,382.60, as presented.

**Change Order No. 6 for Tract A6 Earthwork, Concrete and Walls from CJB's Excavating in the amount of \$492,177.50:**

Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board ratified the approval of Change Order No. 6 for Tract A6 Earthwork, Concrete and Walls from CJB's Excavating in the amount of \$492,177.50, as presented.

**Change Order No. 7 for Tract A6 Bench Work as Requested by Coggins from CJB's Excavating in the amount of \$2,020.00:**

Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board ratified the approval of Change Order No. 7 for Tract A6 Bench Work as Requested by Coggins from CJB's Excavating in the amount of \$2,020.00, as presented.

**Change Order No. 8 for Tract A4 Bench Construction for Coggins Work from CJB's Excavating in the amount of \$13,340.00:**

Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board ratified the approval of Change Order No. 8 for Tract A4 Bench Construction for Coggins Work from CJB's Excavating in the amount of \$13,340.00, as presented.

**Change Order No. 2 for Tract A4 Soldier Caisson Wall from IDES, LLC in the amount of \$1,352,520.00:**

Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board ratified the approval of Change Order No. 2 for Tract A4 Soldier Caisson Wall from IDES, LLC in the amount of \$1,352,520.00, as presented.

**Task Order No. 27 for Tract A6 Task Order No. 25 Overage and Additional Cost for Observation and Coordination from CTL**

## RECORD OF PROCEEDINGS

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**Thompson in the amount of \$27,562.60:** Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board ratified the approval of Task Order No. 27 for Tract A6 Task Order No. 25 Overage and Additional Cost for Observation and Coordination from CTL Thompson in the amount of \$27,562.60, as presented.

**Task Order No. 12 for Filing 1 Tract A6 Slope Stability Services Overage and Additional Services from IDES, LLC in the amount of \$35,000.00:** Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board ratified the approval of Task Order No. 12 for Filing 1 Tract A6 Slope Stability Services Overage and Additional Services from IDES, LLC in the amount of \$35,000.00, as presented.

**Costs for Construction of, and Services Related to, District Improvements Under the Verification of District Expenditures Reports for October and November Prepared by Independent District Engineering Services, LLC (“IDES”) for Reimbursement to Arvada Residential Partners, LLC (“ARP”), and Release and/or Transfer of Non-District Improvements to ARP Pursuant to the Facilities Funding and Acquisition Agreement between the District and ARP, Based on the Recommendation of IDES:** The Board reviewed IDES’ report entitled “Verification of District Expenditures for October 2023,” which summarizes IDES’ review and verification of the expenditures of the District for October 2023 (“August Verification Report”). The October Verification Report identified \$228,884.07 of District Eligible Expenses and \$-0- of Non-Eligible Expenses.

The Board reviewed IDES’ report entitled “Verification of District Expenditures for November 2023,” which summarizes IDES’ review and verification of the expenditures of the District for November 2023 (“September Verification Report”). The November Verification Report identified \$213,939.32 of District Eligible Expenses and \$-0- of Non-Eligible Expenses.

Following review, upon a motion duly made by Director Daly, seconded by Director Mulvany and upon vote unanimously carried, the Board determined to accept the October Verification Report and the November Verification Report and the District Eligible Expenses identified therein in the amount of \$228,884.07 for October and \$213,939.32 for November.

### **MANAGER MATTERS**

**CliftonLarsonAllen LLP Master Services Agreement and Statement(s) of Work for 2024:** Ms. Johnson reviewed the Master Services Agreement and Statements of Work with the Board. Following review, upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP Master

## RECORD OF PROCEEDINGS

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Services Agreement and Statements of Work for 2024, as presented.

**2024 Insurance Renewal and Current Property Schedule:** Ms. Johnson reviewed the 2024 insurance renewal with the Board, noting that the policy and property schedule were provided to Timberline for updates, which will be provided to T. Charles Wilson to incorporate into the policy. It was noted that the District's insurance coverage will be finalized and bound prior to December 31, 2023.

Mr. Dyer asked who is paying for and insuring the pond. Ms. Johnson confirmed that the insurance covers the stormwater facilities. Ms. Johnson also reviewed the recommendation to increase cyber security coverage with the Board. Following discussion, upon a motion duly made by Director Vaughn, seconded by Director Daly and, upon vote, unanimously carried, the Board approved the 2024 insurance renewal and authorized the increase of the District's cyber security coverage to \$100,000.

**Worker's Compensation Insurance for 2024:** Ms. Johnson reviewed the 2024 worker's compensation insurance with the Board. Following discussion, upon a motion duly made by Director Daly, seconded by Director Mulvany and, upon vote, unanimously carried, the Board approved worker's compensation insurance for 2024.

**Membership in the Special District Association for 2024:** Ms. Johnson reviewed the membership with the Board. Following review, upon a motion duly made by Director Vaughn, seconded by Director Daly and, upon vote, unanimously carried, the Board authorized the renewal of the District's membership in the Special District Association for 2024.

### **OTHER BUSINESS**

None.

### **ADJOURNMENT**

Upon a motion duly made by Director Daly, seconded by Director Vaughn and, upon vote, unanimously carried, the Board adjourned the meeting at 4:34 p.m.

Respectfully submitted,

\_\_\_\_\_  
Secretary for the Meeting

**CIMARRON METROPOLITAN DISTRICT**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**CIMARRON METROPOLITAN DISTRICT  
BALANCE SHEET - GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	<b>General</b>	<b>Capital Projects</b>	<b>Total</b>
<b>ASSETS</b>			
Cash - First Bank Checking	\$ 10,000	\$ -	\$ 10,000
Prepaid insurance	61,210	-	61,210
<b>TOTAL ASSETS</b>	<b>\$ 71,210</b>	<b>\$ -</b>	<b>\$ 71,210</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable	\$ 17,534	\$ 577,954	\$ 595,488
Retainage payable	-	73,812	73,812
Total Liabilities	17,534	651,766	669,300
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unearned revenue	53,676	-	53,676
Total Deferred Inflows of Resources	53,676	-	53,676
<b>FUND BALANCES</b>			
Total Fund Balances	-	(651,766)	(651,766)
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 71,210</b>	<b>\$ -</b>	<b>\$ 71,210</b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**CIMARRON METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2023**

**GENERAL FUND**

	<u>Amended Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUES</b>			
Transfer from Vauxmont	\$ 550,000	\$ 593,219	\$ 43,219
<b>TOTAL REVENUES</b>	<u>550,000</u>	<u>593,219</u>	<u>43,219</u>
<b>EXPENDITURES</b>			
Accounting	130,000	143,203	(13,203)
Accounting - Special Projects	6,000	5,682	318
Audit	7,000	7,000	-
Insurance	59,000	58,768	232
District Management	110,000	119,574	(9,574)
Legal	140,000	134,040	5,960
Election expense	49,000	43,469	5,531
Transfers to Jefferson Center MD No. 2	49,000	81,483	(32,483)
<b>TOTAL EXPENDITURES</b>	<u>550,000</u>	<u>593,219</u>	<u>(43,219)</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	-	-
<b>FUND BALANCES - BEGINNING</b>	-	-	-
<b>FUND BALANCES - ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

## **SUPPLEMENTARY INFORMATION**

**CIMARRON METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2023**

**CAPITAL PROJECTS FUND**

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
<b>REVENUES</b>			
<b>TOTAL REVENUES</b>			
<b>EXPENDITURES</b>			
Accounting	8,000	7,660	340
Legal	-	1,827	(1,827)
Legal - Slope Stability	40,000	159,694	(119,694)
Slope Stability	250,000	341,290	(91,290)
Slope Stability - Tract 4A	468,000	1,158,969	(690,969)
Slope Stability - Tract 6A	234,000	441,314	(207,314)
Capital outlay - District costs	-	95,664	(95,664)
<b>TOTAL EXPENDITURES</b>	<u>1,000,000</u>	<u>2,206,418</u>	<u>(1,206,418)</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(1,000,000)	(2,206,418)	(1,206,418)
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer advance	1,000,000	1,633,968	633,968
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>1,000,000</u>	<u>1,633,968</u>	<u>633,968</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	(572,450)	(572,450)
<b>FUND BALANCES - BEGINNING</b>	-	(79,317)	(79,317)
<b>FUND BALANCES - ENDING</b>	<u>\$ -</u>	<u>\$ (651,767)</u>	<u>\$ (651,767)</u>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.



**CIMARRON METROPOLITAN DISTRICT**  
**Schedule of Cash Position**  
**December 31, 2023**  
**Updated as of March 12, 2024**

	<u>General Fund</u>	<u>Capital Projects</u>	<u>Total</u>
<b><u>First Bank - Operating Account</u></b>			
<b><u>Account# *****1659</u></b>			
Balance as of 12/31/23	\$ 10,000.00	\$ -	\$ 10,000.00
Subsequent activities:			
01/05/24 - Xcel Reimbursement (Due to Vauxmont)	82.64	-	82.64
01/05/24 - Legal Reimbursement (Due to Vauxmont)	346.50	-	346.50
01/11/24 - Bill.com VOID	-	1,650.00	1,650.00
01/12/24 - Developer Advance No. 16	-	575,513.58	575,513.58
01/12/24 - Check Deposit (Due to Vauxmont)	150.00	-	150.00
01/12/24 - Xcel Reimbursement (Due to Vauxmont)	19.80	-	19.80
01/16/24 - Bill.com Payment	(5,022.69)	(575,513.58)	(580,536.27)
02/02/24 - Xcel Reimbursement (Due to Vauxmont)	76.40	-	76.40
02/16/24 - Developer Advance No. 17	-	390,936.07	390,936.07
02/21/24 - Bill.com VOID	191.40	-	191.40
02/22/24 - Bill.com Payment	-	(390,975.47)	(390,975.47)
02/23/24 - Xcel Reimbursement (Due to Vauxmont)	7.97	-	7.97
03/01/24 - TriPointe homes (Due to Vauxmont)	96,877.00	-	96,877.00
03/01/24 - Xcel Reimbursement (Due to Vauxmont)	65.12	-	65.12
<i>Subtotal</i>	<u>102,794.14</u>	<u>1,610.60</u>	<u>104,404.74</u>
<i>Anticipated Developer Advance No. 18</i>	-	353,233.12	353,233.12
<i>Anticipated transfer to Vauxmont - GF</i>	(319.29)	-	(319.29)
<i>Anticipated transfer to Vauxmont - CSID</i>	(16,500.00)	-	(16,500.00)
<i>Anticipated transfer to Vauxmont - DSF</i>	(80,377.00)	-	(80,377.00)
<i>Anticipated transfer from Vauxmont - AP Funding</i>	96,982.10	-	96,982.10
<i>Anticipated Bill.com payables (General Invoices)</i>	(92,579.95)	-	(92,579.95)
<i>Anticipated Bill.com payables (Capital Invoices)</i>	-	(354,843.72)	(354,843.72)
<i>Anticipated balance</i>	<u>10,000.00</u>	<u>-</u>	<u>10,000.00</u>
<b><i>Anticipated cash on hand</i></b>	<b><u>\$ 10,000.00</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 10,000.00</u></b>

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**Cimarron Metropolitan District**  
**Interim Check List**  
November 21, 2023 - March 13, 2024

<b>Check Date</b>	<b>Invoice Ref #</b>	<b>Vendor</b>	<b>Amount</b>
12/20/2023	12820	TCW Risk Management	\$ 595.00
12/20/2023	86368	Seter, Vander Wall & Mielke, P.C.	15,791.38
12/20/2023	86480	Seter, Vander Wall & Mielke, P.C.	18,529.75
12/20/2023	3957452	CliftonLarsonAllen LLP	11,911.15
12/20/2023	3984720	CliftonLarsonAllen LLP	2,623.95
12/20/2023	3987513	CliftonLarsonAllen LLP	9,161.17
12/20/2023	3991354	CliftonLarsonAllen LLP	8,804.90
12/20/2023	3991355	CliftonLarsonAllen LLP	16,057.60
12/20/2023	11097.003Aug23	CEGR Law	2,093.00
12/20/2023	11097.003Nov23	CEGR Law	1,839.50
12/20/2023	11097.003Oct23	CEGR Law	3,883.00
12/20/2023	11097.003Sep23	CEGR Law	3,624.00
12/20/2023	24PL-60431-1261	CO Special District P&L Pool	3,435.00
12/20/2023	24PL-60924-2373-2024	CO Special District P&L Pool	56,280.00
12/20/2023	24WC-60431-0849	CO Special District P&L Pool	450.00
12/20/2023	24WC-60924-0341	CO Special District P&L Pool	450.00
1/16/2024	86592	Seter, Vander Wall & Mielke, P.C.	5,022.69
<b>General Fund Subtotal</b>			<b>\$ 160,552.09</b>
12/20/2023	348	Garnett Powell Maximon Barlow, LLC	\$ 21,742.14
12/20/2023	349	Garnett Powell Maximon Barlow, LLC	5,055.00
12/20/2023	434	Garnett Powell Maximon Barlow, LLC	13,529.00
12/20/2023	435	Garnett Powell Maximon Barlow, LLC	1,160.00
12/20/2023	518	Garnett Powell Maximon Barlow, LLC	16,237.50
12/20/2023	519	Garnett Powell Maximon Barlow, LLC	10,212.00
12/20/2023	520	Garnett Powell Maximon Barlow, LLC	6,512.50
12/20/2023	602	Garnett Powell Maximon Barlow, LLC	5,721.75
12/20/2023	603	Garnett Powell Maximon Barlow, LLC	22,990.00
12/20/2023	604	Garnett Powell Maximon Barlow, LLC	2,224.00
12/20/2023	605	Garnett Powell Maximon Barlow, LLC	1,935.00
12/20/2023	1092	Stewardship Land Services, Ltd.	10,000.00
12/20/2023	8587	Storm Water Asset Protection, LLC	936.25
12/20/2023	59927	Independent District Engineering Services	11,504.68
12/20/2023	686696	CTL Thompson Inc.	15,342.66
12/20/2023	3991354	CliftonLarsonAllen LLP	717.00
12/20/2023	3991355	CliftonLarsonAllen LLP	177.45
12/20/2023	11097.003Aug23	CEGR Law	1,827.00
12/20/2023	11097.003Nov23	CEGR Law	739.50
12/20/2023	11097.003Oct23	CEGR Law	3,654.00
12/20/2023	11097.003Sep23	CEGR Law	2,262.00
12/20/2023	2023-12.C.12-00003	Martin Martin	2,807.50
12/20/2023	233560.0-6	Ground Engineering	285.00
12/20/2023	Pay App 5	CJB's Excavation	3,543.50
12/20/2023	PayApp3 35543	Coggins & Sons, Inc	456,863.30

(Continued)

**Cimarron Metropolitan District**  
**Interim Check List**  
November 21, 2023 - March 13, 2024

Check Date	Invoice Ref #	Vendor	Amount
<i>(Continued)</i>			
1/16/2024	657	Garnett Powell Maximon Barlow, LLC	7,688.21
1/16/2024	658	Garnett Powell Maximon Barlow, LLC	1,457.50
1/16/2024	659	Garnett Powell Maximon Barlow, LLC	993.59
1/16/2024	690	Garnett Powell Maximon Barlow, LLC	8,208.00
1/16/2024	1088	Stewardship Land Services, Ltd.	10,000.00
1/16/2024	1093	Stewardship Land Services, Ltd.	10,000.00
1/16/2024	8588	Storm Water Asset Protection, LLC	557.50
1/16/2024	12188	Guildner Pipeline Maintenance, Inc,	10,237.50
1/16/2024	16423	A.G. Wassenaar Inc.	3,300.00
1/16/2024	59928	Independent District Engineering Services	13,953.31
1/16/2024	155755	Aztec Consultants, Inc	4,000.00
1/16/2024	690125	CTL Thompson Inc.	7,204.91
1/16/2024	781BAug23	McGeady Becher PC	-
1/16/2024	Pay App 6	CJB's Excavation	73,746.13
1/16/2024	PayApp4	Coggins & Sons, Inc	424,166.93
2/22/2024	756	Garnett Powell Maximon Barlow, LLC	8,003.75
2/22/2024	757	Garnett Powell Maximon Barlow, LLC	2,465.00
2/22/2024	758	Garnett Powell Maximon Barlow, LLC	220.00
2/22/2024	759	Garnett Powell Maximon Barlow, LLC	275.00
2/22/2024	1100	Stewardship Land Services, Ltd.	10,000.00
2/22/2024	8589	Storm Water Asset Protection, LLC	1,006.08
2/22/2024	12231	Guildner Pipeline Maintenance, Inc,	3,062.50
2/22/2024	59929	Independent District Engineering Services	13,467.74
2/22/2024	154428	Aztec Consultants, Inc	900.00
2/22/2024	157504	Aztec Consultants, Inc	1,500.00
2/22/2024	174461	Environmental Designs Inc.	800.00
2/22/2024	22518.C.12-multiple	Martin Martin	6,257.50
2/22/2024	233560.0-7	Ground Engineering	190.00
2/22/2024	Pay App 7	CJB's Excavation	77,520.76
2/22/2024	PayApp5	Coggins & Sons, Inc	265,115.74
2/22/2024	WC231126108-1	BC Services Inc.	191.40
<b>Capital Fund Subtotal</b>			<b>\$ 1,584,467.78</b>
<b>Check List Total</b>			<b>\$ 1,745,019.87</b>


Check List Count = 73

**CHANGE ORDER**

<b>Change Order No:</b> 5	<b>Date Issued:</b> Effective 1/1/2024
<b>Name of Agreement:</b> Service Agreement (Project Management Services)	
<b>Date of Original Agreement:</b> 2/1/21	<b>District(s):</b> Cimarron Metropolitan District
<b>Other Party/Parties:</b> Stewardship Land Services, Ltd., a Colorado limited liability company	

**CHANGE IN SCOPE OF SERVICES (describe):** N/A – only extending Term of Service Agreement

<b>CHANGE IN AGREEMENT PRICE:</b>	<b>CHANGE IN TERM OF AGREEMENT:</b>
Original price: \$84,000 (\$7,000/month for 12 months)	Original/Recent Term: Expires December 31, 2023
Change Order No. 1 = \$42,000.00 (Issued Effective 1/31/2022) (\$7,000/month for 6 months)	
Change Order No. 2 = \$42,000.00 (Issued Effective 7/31/2022) (\$7,000/month for 6 months)	
Change Order No. 3 = \$84,000.00 (Issued Effective 1/1/2023) (\$7,000/month for 12 months)	
Change Order No. 4 – \$50,000 (\$10,000/month for 5 months)	
Change Order No. 5 = \$60,000.00 (\$10,000/month for 6 months)	
Increase of this Change Order: \$60,000.00 (\$10,000/month for 6 months)	New Term: Expires June 30, 2024
Price with all Approved Change Orders: \$327,000 (\$7,000/month for 31 months and \$10,000/month for next 11 months)	

<b>APPROVED:</b>	
DocuSigned by:	
	
By:	32E31DD5C0E54A8...
<b>Cimarron Metropolitan District</b>	

<b>APPROVED:</b>	
DocuSigned by:	
	
By:	7ED43480ECB0446...
<b>Stewardship Land Services, Ltd.</b>	

**CIMARRON METROPOLITAN DISTRICT**

**RESOLUTION DESIGNATING LOCATION TO POST NOTICE**

WHEREAS, pursuant to §§24-6-402(2)(c) and 32-1-903(2), C.R.S., notice and, where possible, the agenda of the Cimarron Metropolitan District (the “**District**”) Board of Directors (the “**Board**”) meetings at which the adoption of any formal action is to occur or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be posted within the boundaries of the District at least 24 hours prior to each meeting at a location designated at the first regular meeting of each year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Cimarron Metropolitan District as follows:

Notices of meetings (regular, special and work/study session) of the Board required pursuant to §24-6-401, *et seq.*, C.R.S., shall be posted at least 24 hours prior to each meeting at:

<https://www.candelascommunity.com/cimarron-metro-district/>

In the event of an exigent or emergency circumstance such as a power outage or an interruption in internet service, the District will post notice of public meetings at least 24 hours prior to a meeting at the following physical location within the District at the approximate geographical location:

\_\_\_\_\_

ADOPTED this 19<sup>th</sup> day of March, 2024.

CIMARRON METROPOLITAN DISTRICT

By \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Secretary

# CIMARRON METRO DISTRICT

## Board Meeting Project Status

### December 19, 2023



## Project Work

### General

- Coordination with Powell for the general repairs and cleanup related to City and State Stormwater Permits including small area stabilization.
- SWAP will continue monthly inspections to comply with permit requirements until the City of Arvada approves permit closure. Permit closure requires tract and open space stabilization. City inspector requested spring overseeding in tract areas. IDES will coordinate.
- IDES is monitoring the Tripoint retaining wall redesign and installation to ensure they meet the community standard and are approved by the City of Arvada. Walls are determined to be in areas that will be owned and maintained by the HOA. IDES will monitor the installation of the wall adjacent to the monument tract to ensure any damage to the tract area is adequately repaired. Completion was scheduled for June 10<sup>th</sup>. Construction has been delayed due to the weather.
- An infrastructure acceptance requirement document was sent to CMD legal to identify KB Homes required activities and documents prior to District acceptance of the tract areas and associated improvements to ensure landscape and drainage issues are addressed prior to the District accepting responsibility of the areas. IDES has not been instructed to monitor progress.
- The District tract near the Rocky Flats South Entrance parking lot is the new location for the temporary mailboxes. The completion schedule for the permanent kiosk has not been determined. Contract for the Tract A6 work has been completed with CJBs Excavating. Work is scheduled to progress through March 2024, weather delays dependent. Coggins' work for Tract A6 slope earth retention tieback anchors has been completed. Coggins work in tract A4 soil retention anchors is progressing and is scheduled for completion mid-January, weather delay dependent.
- CTL is continuing to monitor both Tract A6 and Tract A4 slope stability.

## Construction Contracts

### District Contract Change Orders

CO 9 - CJBs Excavating – Filing 1, Tract A6 Temp Mailbox Raise. \$3,050.00

CO 10 – CJBs Excavating – Filing 1, Tract A4 Additional Silt Fence. \$680.00

CO 3 – Coggins and Sons – Filing 1, Tract A6 Dumpster and Portable toilet. \$2,184.20.

## Consultant/Vendor Agreements & Task Orders

### Consultant/Vendor Agreements, Change Orders & Task Orders

None

# CIMARRON METRO DISTRICT

## Board Meeting Project Status

### January 23, 2024



## Project Work

### General

- SWAP will continue monthly inspections to comply with permit requirements until the City of Arvada approves permit closure. Permit closure requires tract and open space stabilization. City inspector requested spring overseeding in tract areas. IDES will coordinate.
- Continued coordination with Powell for the general repairs and cleanup related to City and State Stormwater Permits including small area stabilization.
- IDES is monitoring the Tripoint retaining wall redesign and installation to ensure they meet the community standard and are approved by the City of Arvada. Walls are determined to be in areas that will be owned and maintained by the HOA. IDES will monitor the installation of the wall adjacent to the monument tract to ensure any damage to the tract area is adequately repaired. Completion was scheduled for June 10<sup>th</sup>. Construction has not been completed to date.
- An infrastructure acceptance requirement document was sent to CMD legal to identify KB Homes required activities and documents prior to District acceptance of the tract areas and associated improvements to ensure landscape and drainage issues are addressed prior to the District accepting responsibility of the areas. IDES has not been instructed to monitor progress.
- The District tract near the Rocky Flats South Entrance parking lot is the new location for the temporary mailboxes. The completion schedule for the permanent kiosk has not been determined. Contract for the Tract A6 work has been completed with CJBs Excavating. Work is scheduled to progress through March 2024, weather delays dependent. Coggins' work for Tract A6 slope earth retention tieback anchors has been completed. Coggins work in tract A4 soil retention anchors is progressing and is scheduled for completion mid-January, weather delay dependent.
- CTL is continuing to monitor both Tract A6 and Tract A4 slope stability.



## Construction Contracts

### District Contract Change Orders

CO 11 - CJBs Excavating – Filing 1, Tract A6 RCP pipe repair extension. \$18,650.00

## Consultant/Vendor Agreements & Task Orders

### Consultant/Vendor Agreements, Change Orders & Task Orders

None

# CIMARRON METRO DISTRICT

## Board Meeting Project Status

### February 20, 2024



## Project Work

### General

- SWAP will continue monthly inspections to comply with permit requirements until the City of Arvada approves permit closure. Permit closure requires tract and open space stabilization. The city inspector requested spring overseeding in tract areas adjacent to Anvil detention pond. IDES will coordinate in March 2024. State stormwater permit was required to be renewed; renewal completed February 2024.
- Continued coordination with Powell for the general repairs and cleanup related to City and State Stormwater Permits including small area stabilization.
- IDES is monitoring the Tripoint retaining wall redesign and installation to ensure they meet the community standard and are approved by the City of Arvada. Walls are determined to be in areas that will be owned and maintained by the HOA. IDES will monitor the installation of the wall adjacent to the monument tract to ensure any damage to the tract area is adequately repaired. Completion will be scheduled when lot grading is completed. Schedule has not been provided.
- An infrastructure acceptance requirement document was sent to CMD legal to identify KB Homes required activities and documents prior to District acceptance of the tract areas and associated improvements to ensure landscape and drainage issues are addressed prior to the District accepting responsibility of the areas. IDES has not been instructed to monitor progress.
- The District tract near the Rocky Flats South Entrance parking lot is the new location for the temporary mailboxes. EDI has been contracted to complete the Kiosk construction and has started the footing subgrade preparation. Completion schedule will be determined after materials have been ordered and scheduled for delivery. Contract for the Tract A6 work has been completed with CJBs Excavating. Work is scheduled to progress through March 2024, weather

delays dependent. Coggins' work for Tract A6 slope earth retention tieback anchors has been completed. Coggins work in tract A4 soil retention anchors is progressing and was scheduled for completion mid-January, weather delays have pushed schedule to early March 2024.

- CTL is continuing to monitor both Tract A6 and Tract A4 slope stability.

## Construction Contracts

### District Contract Change Orders

CO 12 - CJBs Excavating – Filing 1, Tract A6 Shelter Posts. \$5,000.00  
 CO 13 - CJBs Excavating – Filing 1, Tract A4 Grading and Snow Removal. \$6,820.00  
 CO 14 - CJBs Excavating – Filing 1, Tract A4 Grading/Drainage and Pier Cap Backfill. \$17,350.00  
 WO 3 – EDI – Filing 1, Tract A6 Mailbox Kiosk Construction. \$43,085.37

## Consultant/Vendor Agreements & Task Orders

### Consultant/Vendor Agreements, Change Orders & Task Orders

TO 13 – IDES LLC – Filing 1, Tract A6 District Engineering Services. \$37,000.00  
 TO 6 SWAP LLC – Filing 4, Stormwater Permit Administration. \$3,000.00

**CIMARRON METROPOLITAN DISTRICT  
MASTER SERVICES AGREEMENT WORK ORDER**

**AGREEMENT TITLE** Master Service Agreement for Erosion Control

**AGREEMENT NO.** 01 **AGREEMENT DATE** 9/20/2021 **WORK ORDER NO.** 3

**CONSULTANT** Environmental Designs, Inc.

**WORK ORDER NAME:** Filing 1 Mailbox Kiosk Relocation from Tract A6

**BASIS OF COMPENSATION:** Attached Proposal

**SCHEDULE:** As Construction Requires

**AGREEMENT PRICE RECONCILIATION:**

**Previously Approved Work Orders** \$ 8,753.63

**Current Work Order Amount** \$ 43,085.37

**Total of Agreement Prices including this Work Order** \$ 51,839.00

**AGREEMENT TERMS AND CONDITIONS**

All other terms and conditions of the Agreement remain unchanged and in full force and effect.

This Work Order constitutes written assurance by the District that lawful appropriations have been made to cover the cost of the Work Order, pursuant to Section 24-91-103.6, C.R.S.

**APPROVALS REQUIRED:**

To be effective, this Work Order must be approved according to the Agreement.

Recommended by Tanna Boisvert Date 1/24/24

Approved by Approved, Brian Daly Date 1/30/24

The undersigned agrees to the above terms and conditions:

EDI  
Consultant

Matthew C. Ward  
Authorized Agent

1/24/2024  
Date  
Project Manager  
Title



**ENVIRONMENTAL DESIGNS, LLC**  
 www.environmentaldesigns.com  
 TWO COLORADO BRANDS, TRANSFORMING THE LANDSCAPE INDUSTRY TOGETHER



Brighton | Golden | Centennial | Northern Colorado | Castle Rock | Colorado Springs

## LANDSCAPE ENHANCEMENT AGREEMENT

EDLLC Contact: Matthew Ward  
 Project Name: IDES - Candelas  
 Project Description: 2024 Enhancement  
 Project Address: 9371 McIntyre St.  
 Arvada, CO 80007

Agreement #: 114634  
 Date of Agreement: 12/20/2023  
 Client Phone Number: 303-589-3728  
 Client Email: [Brandoncollins@idesllc.com](mailto:Brandoncollins@idesllc.com)

THIS LANDSCAPE CONSTRUCTION AGREEMENT (the "Agreement") is made and entered into as of 12/20/2023 (the "Effective Date") by and between Environmental Designs, LLC (the "Contractor") and IDES - Candelas (the "Client"). The Client and Contractor, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

### 1. SCOPE OF WORK

A. The Contractor agrees to perform the work and services under this Agreement at its sole expense for all labor, materials, services, equipment, tools, and taxes required to fulfill its obligations and to properly execute and complete the work as described more particularly on the attachment (the "Work") identified as Exhibit A.

### 2. SCHEDULE

A. The Client acknowledges that the Contractor cannot guarantee the date upon which commencement of the Work shall begin (the "Commencement Date") and that any date that is given is approximate and only a target date.

### 3. GENERAL PROVISIONS

A. Client shall be solely responsible to establish and provide property line locations at the Property. ["Rough Grade" shall mean the establishment of the initial grade, slope, soil composition and drainage of the Property, to +/- 1" of final grade.] Rough Grade establishment is the responsibility of the Client, unless otherwise outlined in "EXHIBIT A – Scope of Services (the "Work")". Contractor shall not be responsible for any cracking, buckling, marking or breaking of any concrete or paved surfaces or existing plant material on the Property during the Work. Contractor shall not be responsible for any damage to or moving of materials, equipment, or furniture that is not explicitly part of this Agreement, including but not limited to, BBQ appliances, patio furniture, statuary, garden art, play structures, etc.

B. This agreement shall supersede all prior agreements between the Parties, whether verbal or written. Any changes to this Agreement must be made in writing and evidenced by a Change Order (each a "Change Order" and collectively "Change Orders") executed by both the Client and the Contractor. All Change Orders shall be attached hereto and shall become part of this Agreement. Upon execution of each Change Order, Owner shall make payments as outlined within the Change Order. The charges for work covered by Change Orders shall be generated using then current pricing which may differ from the pricing of the original Work or other Change Orders.

C. Unless otherwise outlined in "EXHIBIT A – Scope of Services (the "Work")", any pricing and charges for permits, material changes to Work, underground obstructions, and erosion control are not included in the original pricing and must be addressed with the generation of a Change Order.

D. Consultation with Subcontractors or Other Contractors performing Work is not included in the pricing under this Agreement and shall be billed to the Client at \$150.00 per hour with a two-hour minimum: unless said Subcontractor or Other Contractor is hired directly by Contractor to perform the Work.

E. Unless accepted in writing, by Client and an authorized agent of Contractor, as evidenced by their signatures below, and the Contractor receives notice of acceptance within ten (10) calendar days of the date of the Agreement, Contractor reserves the right to withdraw or modify the proposal. If accepted this document shall become a binding Agreement between the Client and the Contractor.

F. Client agrees that they will not directly contract with, hire, or otherwise employ any employee or subcontractor of Contractor or Contractor's subcontractors for a period of one year after the completion of the project as outlined within this agreement and any subsequent change orders. Client further agrees that if Client were to directly contract with, hire, or otherwise employ any employee or subcontractor of Contractor or Contractor's subcontractors that Contractor will suffer damages and Client shall be liable to Contractor for said damages.

#### 4. TERMINATION

30

A. Either party may terminate this Agreement by written notice by certified mail to the other party. Notice to be given at least thirty (30) days prior to the effective date of such termination. Alternately this Agreement may be terminated by mutual agreement on a mutually agreed upon timeframe.

B. In the event that the Contractor cannot secure an adequate labor force to perform the work as outlined within this agreement, at the sole discretion of the Contractor, the Contractor may cancel this Agreement without penalty from Client subject to notification as outlined above.

#### 5. INSURANCE

A. The Contractor shall at all times be covered by adequate liability and workers compensation insurance. Upon the Client's request, the Contractor shall provide proof of coverage.

#### 6. WARRANTY

A. With the exception of the excluded plants listed below and unless otherwise outlined in "EXHIBIT A – Scope of Services (the "Work")", plant material #5 and greater in size, sod, irrigation and hardscapes installed by Contractor (collectively "installations") will carry a one year, one time replacement, warranty, provided they are properly maintained. The warranty period shall begin upon substantial completion of the Work. All warranties on sod, which is planted between September and April, and all warranties on plant material will be considered waived, voided, and null unless the Client agrees to have the Contractor perform winter watering services as needed during the winter months while irrigation systems are winterized, as outlined in "EXHIBIT A – Scope of Services (the "Work")". Deciduous trees more than three inches (3") caliper and evergreen trees in excess of nine feet (9') in height shall not be warranted unless access by machine is available, which access shall be determined by Contractor, in its sole discretion. If no access is available trees of this size may be replaced with a smaller tree. Reprogramming of irrigation controllers, Seed installation, night lighting bulbs, finished concrete, weeds, truck-spaded trees and reapplication of groundcover mulches (including rock) are not warranted. Weeds in your landscape areas are a natural occurrence and are considered a maintenance issue and Contractor does not guarantee a weed free landscape. Warranties on work performed by Subcontractors shall be passed through directly from the Subcontractor and no additional warranty or guaranty shall be made by Contractor. Any parts of the work that are damaged or die because of acts of God, fire, hail, flood, abuse, neglect, animal damage, insect damage, disease or fungal damage and freezing are not warranted. Excluded plant varieties include Redbuds, Arborvitaes, Rhododendrons, Japanese Maples, Boxwoods, and Agave. All Warranties are non-transferable.

B. All warranties are void if all Payments are not made as outlined in this Agreement.

C. Client acknowledges that, if native seed is part of this agreement as outlined in EXHIBIT A, they have received and understand the information and limitations set forth in the Seed Installation Addendum.

#### 7. PRICE AND TERMS

A. The Client shall pay the Contractor **\$43,085.37** for the Work as outlined in the EXHIBIT A - Scope of Services (the "Work")

B. This price is valid for ten (10) days from the date of this Agreement.

C. A surcharge fee of not less than 2% and not more than the fee paid by the Contractor to the Processor or Service Provider will be applied to all credit card payments. This fee may be charged as a separate transaction once these costs are known.

D. If the Contractor's Vendors charge additional freight or add fuel surcharges, these fees will be passed on to the client. Additionally, utilizing data from eia, the U.S. Energy Information Administration, [https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=EMM\\_EPMRU\\_PTE\\_YDEN\\_DPG&f=W](https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=EMM_EPMRU_PTE_YDEN_DPG&f=W), for every \$0.50 increase in average fuel price, from the Weekly Denver, CO Regular Conventional Retail Gasoline Prices (Dollars per Gallon) correlating with the date of signing this agreement ("Benchmark Price"), a fuel surcharge of 0.5% will be applied to each invoice.

E. If the Contractor is unable to commence all or some parts of the work prior to 6 months from the date of this agreement, due to forces outside of Contractor's control, the Contractor reserves the right to re-price all or part of the work and present a new Agreement or Change Order for approval before moving forward. Additionally, if Contractor is required to leave the site, for reasons outside of the Contractor's control, once the Work has commenced and remobilize at a later date to complete the Work, Client will be responsible for additional mobilization fees.

F. Substantial Completion shall be defined as the moment the project is complete, including punch list items, and can be used for its intended purpose. Warranty items are not punch list items and shall not hold up final payment of all monies due. Any delay in making the final payment upon Substantial Completion shall result in all warranties being voided.

G. If any Payment is not made as required by this Agreement, a mechanic's lien may be placed on the Property for the entire balance due. Upon Final Payment, provided that all other Payments have been made, Contractor shall release any liens that Contractor has placed on the Property and, upon Client's written request, shall issue waivers of lien for all Work performed.

H. Payments thirty (30) days past due shall incur finance charge of 1.5% per month (18% per annum). Contractor and/or its assignee shall be entitled to collect all reasonable costs of collection, including but not limited to, collection agency fees and attorney fees.

#### 8. ADDITIONAL SERVICES AVAILABLE

A. The Contractor offers the following services to complete their Landscape Maintenance & Construction Package:

1. Full Landscape Maintenance Services on Commercial and Residential Properties.
2. Landscape Design Services by in house Architects and Designers.
3. All sizes of landscape construction projects, both residential and commercial.
4. Irrigation system design, installation, and service.
5. Annual Floral Color design, installation, and maintenance including beds, pots, hanging pots, decks, etc.
6. Replacement of or addition of trees, shrubs, ornamental grasses, and perennial flowers.
7. Full Plant Health Care (PHC) including pest control, fertilization, and deep root watering.
8. Full Arbor Services including tree pruning, tree removal, and stump grinding.
9. Native Grass and Field Mowing
10. Holiday Lighting and Decoration



## EXHIBIT A Scope of Services (the "Work")

The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

### Mobilization / Delivery

Description	Quantity	Unit	
Delivery- General	3.00	EA	
Mobilization	1.00	EA	
<b>Group Total</b>			<b>\$2,654.76</b>

\_\_\_\_\_ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

### Build Mailbox Kiosk

Does not include shop drawings or permits.

Does not include concrete pad.

Mailboxes and Shade Structures provided by client. Labor to install will be billed at time and materials.

Description	Quantity	Unit	
6" CMU Wall	180.00	FF	
Cap - Concrete 4" thick	42.00	SF	
Concrete- Ready Mix/YD (Truck)	6.00	YD	
Excavation By Hand (YD)	3.00	YD	
Excavation By Tractor (YD)	3.00	YD	
Fascia - Cultured Stone - Loose Joints	124.00	FF	
Fascia - Cultured Stone Corners - Loose Joints	35.00	LF	
Labor By Hour - Layout/Install Mailboxes/Shade Structure ALLOWANCE	36.00	HR	
Prep - Construction Debris Disposal - Dump Trailer (NO WASTE)	2.00	EA	
Rebar #4 by linear foot 10' MIN	360.00	LF	
<b>Group Total</b>			<b>\$35,876.78</b>

\_\_\_\_\_ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

### Restore Native

Description	Quantity	Unit	
Irrigation- Repair ALLOWANCE	1.00	EA	
Seed Broadcast - Native - w/o Soil Prep	100.00	SF	
Soil - Amended Top Soil	2.00	YD	
<b>Group Total</b>			<b>\$1,410.97</b>

\_\_\_\_\_ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.



# EXHIBIT A Scope of Services (the "Work")

The Client and the Contractor agree that the scope for the "Work" included in this Agreement is as follows:

## Solar Lighting - Allowance

Does not include electrical. Solar lighting allowance only (final solar lighting price can change.)

Description	Quantity	Unit	
Subcontractor- 2 solar flood lights installed	1.00	EA	
<b>Group Total</b>			<b>\$3,142.86</b>

\_\_\_\_\_ By initialing here, the Client agrees to have the services in this group performed as part of this Agreement. If all groups are not accepted by the Client, then the final price of this Agreement shall be adjusted accordingly.

## WINTER WATERING

Evidenced by checking the appropriate box and signature below, the Client agrees to have the Contractor Winter Water all plant material and sod included in this agreement. Winter Watering services will be invoiced at \$85.00 per hour plus one way travel to the site with a one hour minimum each visit. The Client has been informed that if Winter Watering services are declined then all warranties on plant material and sod will be considered waived, voided, and null.

- By Checking this box, Client Declines having Winter Watering Services Performed by the Contractor.
- By Checking this box and Signing Below, Client Agrees to have Winter Watering Services performed by the Contractor.

Client: \_\_\_\_\_ Date: \_\_\_\_\_

## TREE WRAP

Evidenced by checking the appropriate box and signature below, the Client agrees to have the Contractor wrap all soft-bark trees included in this agreement. Tree wrapping services will include application of tree wrap in the fall and removal in the spring. The first tree is \$150, each additional tree is \$25.

- By Checking this box, Client Declines having Tree Wrapping Services Performed by the Contractor.
- By Checking this box and Signing Below, Client Agrees to have Tree Wrapping Services performed by the Contractor.

Client: \_\_\_\_\_ Date: \_\_\_\_\_

## CHANGE ORDER

**Project:** Candelas Slope Failure Repair Storm Sewer and Drains

**Date of Issuance:** 7/20/2023

**Owner:** **CIMARRON METROPOLITAN DISTRICT Change Order No.:14**

**Address:** 8390 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111

**Contractor:** CJBs Excavating

**Owner's Representative:** IDESLLC

You are directed to make the following changes in the Contract Documents:

Description: Tract A4 Grading for drainage and haul road access, backfill for Coggins pier cap, requested by Coggins for site access and backfill of pier cap

Purpose of Change Order: Coggins request for grading and backfill work

Attachments (List Documents Supporting Change): Invoice/Proposal attached.

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$259,003.83

Previous Change Orders:

No. 0 to No. 13

\$685,632.50

Contract Price Prior to this Change Order:

\$944,636.33

Net Increase of this Change Order:

\$17,350.00

Net Decrease of this Change Order:

\$0

Contract Price with All Approved Change Orders:

\$961,986.33

**CHANGE IN CONTRACT TIME:**

Original Contract Time:

10/15/2023

Net Change from Previous Change Order:

148 Days

Contract Time Prior to this Change Order:

March 11, 2024

Net Increase of this Change Order:

7 Days

Net Decrease of this Change Order:

0

Contract Time with all Approved Change Orders:

3/18/2024

RECOMMENDED:

BY: Tanna Boisvert

Engineer Rep

APPROVED:

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

Owner

APPROVED:

By: [Signature]

Contractor

**CJB's LLC**

Brighton, CO 80603 US  
cjbllc94@gmail.com

**Estimate**

ADDRESS  
CM Tann Boisvert  
IDE Services

ESTIMATE 23-0113  
DATE 02/07/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Backfill	Line item includes the following; Grade out Tract A4 haul road, adjust pad to drain water to the East, cut in v-ditch to drain run off away from Cap and houses. Backfill behind entirety of Coggins Cap, install in lifts and compact. -Loader. -Roller. -MOB. -Fuel. -Labor.	1	15,900.00	15,900.00
	Erosion Control	Line item includes the following; Monitor/Repair silt fence. Install more silt fence if necessary.	1	1,450.00	1,450.00

Tract A4 Cap Backfill/Haul road repair/maintained.

SUBTOTAL	17,350.00
TAX	0.00
<b>TOTAL</b>	<b>\$17,350.00</b>

Accepted By

Accepted Date

## CHANGE ORDER

**Project:** Candelas Slope Failure Repair Storm Sewer and Drains

**Date of Issuance:** 7/20/2023

**Owner:** **CIMARRON METROPOLITAN DISTRICT Change Order No.:13**

**Address:** 8390 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111

**Contractor:** CJBs Excavating

**Owner's Representative:** IDESLLC

You are directed to make the following changes in the Contract Documents:

Description: Tract A4 Grading for Coggins Pier Cap and snow removal requested by Coggins for site access and work on Pier Cap

Purpose of Change Order: Coggins request for grading and snow removal for Pier Cap work

Attachments (List Documents Supporting Change): Invoice/Proposal attached.

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:  
\$259,003.83

Previous Change Orders:  
No. 0 to No. 12  
\$678,812.50

Contract Price Prior to this Change Order:  
\$937,816.33

Net Increase of this Change Order:  
\$6,820.00

Net Decrease of this Change Order:  
\$0

Contract Price with All Approved Change Orders:  
\$944,636.33

**CHANGE IN CONTRACT TIME:**

Original Contract Time:  
10/15/2023

Net Change from Previous Change Order:  
30 Days

Contract Time Prior to this Change Order:  
178 Days

Net Increase of this Change Order:  
14 Days

Net Decrease of this Change Order:  
0

Contract Time with all Approved Change Orders:  
4/27/2024

RECOMMENDED:

APPROVED:

APPROVED:

BY: Tanna Boisvert Approved, Brian Daly By: [Signature]  
 Engineer Owner Contractor

**From:** [CJB's LLC](#)  
**To:** [Tanna Boisvert](#)  
**Subject:** Tract A4 Invoice (Prepping cap grade for Coggins)  
**Date:** Wednesday, January 17, 2024 1:24:19 PM

---

INVOICE 1150 DETAILS

CJB's LLC

DUE 02/16/2024

**\$6,820.00**

Review and pay

Powered by QuickBooks

Dear CM Tann Boisvert,

We appreciate your business. Please find your invoice details here.  
Feel free to contact us if you have any questions.

Have a great day!  
CJB's LLC

Bill to

CM Tann Boisvert  
IDE Services

---

Terms

Net 30

Sub-Grade Prep \$5,820.00

Line item includes the following;

Prep Sub-grade of entire length of pier's for Coggins cap on Tract A4.

-Skid/Fuel

-Labor

1 X \$5,820.00

Snow removal \$1,000.00T

Line item includes the following;

Clear snow on tract Tract A4 for Coggins to access site, and to start forming the cap on piers.

1 X \$1,000.00

---

Subtotal	\$6,820.00
Tax	\$0.00
Total	\$6,820.00
Balance due	\$6,820.00

[Review and pay](#)

CJB's LLC

Brighton, CO 80603 US

[cjllc94@gmail.com](mailto:cjllc94@gmail.com)

# CIMARRON METRO DISTRICT PROFESSIONAL SERVICES AGREEMENT TASK ORDER

**AGREEMENT TITLE** Service Agreement for District Oversight Services

**AGREEMENT NO.** \_\_\_\_\_ **AGREEMENT DATE** 9/15/2010 **TASK ORDER NO.** 13

**CONSULTANT** IDES, LLC

**TASK ORDER REFERENCE:** Task Order 13 Submittal (attached)

**TASK ORDER NAME:** Filing 1 Tract A6 Slope Stability Services - \$3,728.00 overage from TO 12 and Additional Services

**METRO DISTRICT PROJECT ENGINEER:** IDES, LLC (Brandon Collins)

**BASIS OF COMPENSATION:** Attached Proposal

**SCHEDULE:** As Construction Requires

**AGREEMENT PRICE RECONCILIATION:**

<b>Previously Approved Change Orders/Amendments/Task Orders</b>	\$ 3,234,721.35
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Task Order Price – Task Order No. <u>12</u>	\$ 37,000.00
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<b>Total of Agreement Prices including this Task Order</b>	\$ 3,271,721.35
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**AGREEMENT TERMS AND CONDITIONS**

All other terms and conditions of the Agreement remain unchanged and in full force and effect.

This Task Order constitutes written assurance by the Metro District (if a Metro District Agreement) that lawful appropriations have been made to cover the cost of the Task Order, pursuant to Section 24-91-103.6, C.R.S.

**APPROVALS REQUIRED:**

To be effective, this Task Order must be approved according to the Agreement.

Recommended by <u>Brandon Collins, PE</u>	Date <u>1/23/24</u>
---	---------------------

Approved by <u>Approved, Brian Daly</u>	Date <u>1/24/24</u>
---	---------------------

The undersigned agrees to the above terms and conditions:

IDESLLC  
Consultant  
Tanna Boisvert  
Authorized Agent

1/24/24  
Date  
Project Manager  
Title



January 22, 2024

Cimarron Metropolitan District  
C/O Brian Daly  
10184 Park Meadows Drive, Unit 1320  
Lone Tree, CO 80124

**RE: IDES Task Order Thirteen (13) Proposal for District Services for Filing 1 Tract A6 Mailbox Kiosk Relocation and Slope Failure Repairs.**

Brian,

Independent District Engineering Services, LLC (IDES) is pleased to respond to your request to provide additional District Services (Services) for the Cimarron Metropolitan District (District) for the Filing 1 Tract A6 Mailbox Kiosk Relocation and Slope Failure Repairs (Project).

The below listed items are a summary of the work that IDES is expected to provide for the District through this Task Order. Billings will be based on the actual hours worked each month and will vary due to project requirements and schedule as the project progresses.

Total estimated cost for District Engineering services from January 2024 through December 30, 2023, is estimated to be \$37,000.

**GENERAL COMPREHENSIVE SCOPE OF SERVICES / T&M BUDGET**

**Bidding and Contract Documents - \$5,000**

In the event portions of the project require rebid due to contractors inability to preform, IDES will provide contractor bidding services including advertising, Contractor notification, reviewing of AIA forms, and recommendation of qualified contractors. Prior to the bid IDES will review the plans and make recommendations as necessary. IDES will conduct the Bid Process which includes development of the Bid Documents, Bid Addendums, Bidders Scope Tabulation and Pay Item Specifications, answer questions, conduct a Pre-Bid Conference and a Bid Opening. IDES will review the schedules submitted with the bid and provide Bid Comparisons and make a recommendation to the Board for Contractor Selection. IDES will manage the unit prices and alternates as part of putting together the final contract for the project.

**Construction Administration – \$7,000**

IDES will prepare standardized Agreements for Construction Contracts, Contractor forms including Change Orders, RFI, Submittals, Pay Certifications, and other miscellaneous forms for use by all contractors involved with the District. IDES will provide construction administration activities, including contractor preconstruction efforts, partial pay request processing, manage contractor submittal process, change order review, permit management, project close-out, claim reviews, and other tasks as necessary to provide project documentation. IDES will prepare consultant Task Orders for review and approval by the District and provide support services for the progress and completion of Consultants Services. IDES will process invoicing from consultants and make recommendations to the District for payment.

**Construction and Contractor Coordination - \$10,000**

IDES will provide construction coordination activities including project coordination with stakeholders, monitor project scheduling, jurisdictional coordination for project acceptance and other activities necessary to provide coordination between multiple contractors. IDES will establish scope and expectations for third party testing



requirements and manage the chosen consultant through construction and acceptance. IDES will provide construction observation for compliance with the Contract Documents for all phases of construction activities. It is anticipated Construction Observation will be required three times a week for the duration of each and all construction contracts.

#### **Meetings and Project Closeout - 9,000**

IDES will participate in Project Meetings as necessary or requested. Meetings shall include monthly District Board Meetings, jurisdiction coordination meetings, pre-construction meetings, and weekly construction progress meetings. IDES will provide weekly updated meeting agendas to track the status of contractor, consultant and jurisdictional issues. IDES will observe the final product and require testing reports, others inspection reports, permit close outs, designer certifications and other documentation as needed to ensure the project has been completed to the satisfaction of the District.

#### **District Invoice Tracking and Expenditure Verification - \$5,000**

IDES will provide monthly invoice summaries for all project expenditures, prepare and submit reimbursement requests as required by escrow agreements and review the documentation provided by the District to determine the scope of District eligible improvements and the claimed cost for the improvements.

#### **Reimbursable Expenses - \$1,000**

Reimbursable expenses will include mileage, permit fees, and any other non-labor items.

#### **Exclusions and Miscellaneous –**

1. IDES can provide additional Services as directed by the Board, subject to the Charge Rate Schedule.
2. Observation required more than three visits weekly during construction shall be considered additional.
3. Other meetings with Project Stakeholders as required or requested and not listed above shall be considered additional.
4. Work related to unanticipated delays, re-engineering or circumstances which require rebidding of any project elements shall be considered additional.

#### **FEE**

IDES proposes to perform services on a time and material basis in accordance with the Charge Rate Schedule attached. A firm estimate of the services cannot be provided at this time as cost can vary depending on the final scope determined.

Fee estimates for District Engineering services may vary from consultant to consultant and should only be used as an estimate to assist in budgeting. The accuracy of our fee estimate can be affected by the completeness of the information provided by the District and Developer. This fee estimate can be impacted by

- constructability of plans,
- completeness of agreements,
- delayed construction,
- excessive change order requests,
- low quality construction,
- completeness of invoices and evidence of payment (completeness, readability, quantities and unit costs included, quantity, lack of duplicates, and evidence of payment easily ties to invoice),
- responsiveness of District and Developer

We will provide services to the District as requested and bill only for the actual time required to complete the services. We will bill using the unit rates provided. Our unit rates are subject to change on an annual basis.

## 2024 CHARGE RATE SCHEDULE

Services will be provided on a Labor Time and Expenses basis as provided below. Hourly rates are revised periodically to reflect the current cost for delivery of services and the fees charged for services under this engagement may change without notice. The District agrees that IDES is authorized perform a task authorized under this scope of services at the direction of any individual board member.

### Billing Rates:

The following Billing Rates shall apply for the Task Order:

Project Administrator	\$ 115.00 per hour
Contract Administrator	\$ 130.00 per hour
Senior Contract Administrator	\$ 150.00 per hour
Project Engineer	\$ 145.00 per hour
Project Engineer II	\$ 150.00 per hour
Project Engineer III	\$ 155.00 per hour
Technical Specialist	\$ 145.00 per hour
Senior Technical Specialist	\$ 165.00 per hour
Project Manager	\$ 160.00 per hour
Project Manager II	\$ 165.00 per hour
Construction Manager	\$ 165.00 per hour
Construction Manager II	\$ 175.00 per hour
Professional Engineer	\$ 180.00 per hour
Senior Project Manager	\$ 185.00 per hour
Senior Construction Manager	\$ 200.00 per hour
District Engineer	\$ 195.00 per hour
Director	\$ 205.00 per hour
Principal	\$ 225.00 per hour

### Reimbursable Expenses

Mileage	IRS Rate + 10%
Plan Copies, outside copies, other items	at cost + 10%

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Sincerely,



Brandon Collins, PE  
Independent District Engineering Services

# CIMARRON METRO DISTRICT PROFESSIONAL SERVICES AGREEMENT TASK ORDER

**AGREEMENT TITLE** Service Agreement

**AGREEMENT NO.** 1      **AGREEMENT DATE** 5/6/2019      **TASK ORDER NO.** 6

**CONSULTANT** Stormwater Asset Protection (SWAP) LLC

**TASK ORDER REFERENCE:** Task Order 6 Submittal (attached)

**TASK ORDER NAME:** Observation and Reporting Services. Permit coordination and closeout.

**PROJECT MANAGER:** SWAP, LLC (Tanna Boisvert)

**BASIS OF COMPENSATION:** Classification Rate (Fee Schedule attached)

**SCHEDULE:** Filing 4 Stormwater Permit Services through July 2024.

**AGREEMENT PRICE RECONCILIATION:**

Previously Approved Change Orders/Amendments/Task Orders \$ 72,500.00

Task Order Price – Task Order No. 6 \$ 3,000.00

**Total of Agreement Prices including this Task Order** \$ 75,500.00

**AGREEMENT TERMS AND CONDITIONS**

All other terms and conditions of the Agreement remain unchanged and in full force and effect.

This Task Order constitutes written assurance by the Metro District (if a Metro District Agreement) that lawful appropriations have been made to cover the cost of the Task Order, pursuant to Section 24-91-103.6, C.R.S.

**APPROVALS REQUIRED:**

To be effective, this Task Order must be approved according to the Agreement.

Recommended by Brandon Collins, PE      Date 2/7/24

Approved by \_\_\_\_\_      Date \_\_\_\_\_

The undersigned agrees to the above terms and conditions:

SWAP LLC  
Consultant  
Tanna Boisvert  
Authorized Agent

2/7/2024  
Date  
Project Manager  
Title



February 7, 2024

Cimarron Metropolitan District  
C/O Lisa Johnson  
Clifton Larson Allen LLP  
370 Interlocken Boulevard, Suite 500  
Broomfield, CO 80021

## **ENGINEER'S PROPOSAL FOR PERMIT MANAGEMENT AND COORDINATION FOR THE CANDELAS FILING 4 SUBDIVISION STORMWATER PERMIT MANAGEMENT (TASK ORDER 6)**

### **INTRODUCTION**

Stormwater Asset Protection, LLC (SWAP) is pleased to present this request to provide Permit Management and Coordination Services to Cimarron Metro District for the Candelas Filing 4 Stormwater Management. We are excited at the opportunity to continue to be part of this development located in Arvada, CO.

### **SCOPE OF SERVICES**

We propose to provide Services on a Time and Materials basis. Following is a description of Services that may be needed by the District that SWAP is capable of performing.

**Compliance Observation Reports** - SWAP can conduct the regulating authority's required observation reports in relation to stormwater permitting. In most cases this would involve documented reports every thirty days. Reports would be formatted in Microsoft programs unless otherwise requested. Reports and photos will be maintained electronically.

**Documentation Management**- SWAP can provide required audits of stormwater related documents and provide updates and changes as needed. Reports of these changes will be maintained with the permit documents.

**Contractor Coordination** - SWAP can provide coordination with sub-contractors relating to stormwater management on erosion and sediment control plan changes and best management practice installation, repair, replacement and removal including stabilization.

**Permit Coordination** – SWAP can provide permit compliance coordination with Federal, State and local agencies. This can include project meetings, coordinated compliance observations, provide needed information or written compliance responses and permit terminations.

**Meetings** – SWAP can participate in Project Meetings as necessary. Meetings may include District Board Meetings, status meetings, local jurisdiction coordination meetings, miscellaneous field meetings and other meetings with Project Stakeholders as required or requested.

### **SUMMARY OF ESTIMATED FEES**

Services will be provided on a Labor Time and Expenses basis as provided below. Hourly rates are revised periodically to reflect the current cost for delivery of services and the fees charged for services under this engagement may change without notice. The District agrees that IDES is authorized perform a task authorized under this scope of services at the direction of any individual board member.

District Engineer	\$ 195.00 per hour
Technical Specialist	\$ 145.00 per hour
Senior Technical Specialist	\$ 165.00 per hour
Senior Contract Administrator	\$ 150.00 per hour

**Reimbursable Expenses**

Mileage	IRS Rate + 10%
Plan Copies, outside copies, other items	at cost + 10%

We appreciate the opportunity to submit Task Order 6 Proposal and look forward to our continued working relationship.

Respectfully Submitted,  
Stormwater Asset Protection, LLC

Brandon Collins, P.E.  
Director

## CHANGE ORDER

**Project:** Candelas Slope Failure Repair Storm Sewer and Drains

**Date of Issuance:** 7/20/2023

**Owner:** **CIMARRON METROPOLITAN DISTRICT Change Order No.:12**

**Address:** 8390 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111

**Contractor:** CJBs Excavating

**Owner's Representative:** IDESLLC

You are directed to make the following changes in the Contract Documents:

Description: Tract A6 Kiosk shelter posts

Purpose of Change Order: New posts for the completion of the Kiosk shelter

Attachments (List Documents Supporting Change): Invoice/Proposal attached.

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$259,003.83

Previous Change Orders:

No. 0 to No. 11

\$673,812.50

Contract Price Prior to this Change Order:

\$932,816.33

Net Increase of this Change Order:

\$5,000.00

Net Decrease of this Change Order:

\$0

Contract Price with All Approved Change

Orders:

\$937,816.33

**CHANGE IN CONTRACT TIME:**

Original Contract Time:

10/15/2023

Net Change from Previous Change Order:

30 Days

Contract Time Prior to this Change Order:

178 Days

Net Increase of this Change Order:

14 Days

Net Decrease of this Change Order:

0

Contract Time with all Approved Change

Orders:

4/27/2024

RECOMMENDED:

BY: Tanna Boisvert

Engineer

APPROVED:

Approved, Brian Daly

Owner

APPROVED:

By: [Signature]

Contractor

**From:** [CJB's LLC](#)  
**To:** [Tanna Boisvert](#)  
**Subject:** Tract A6 Kiosk Post Invoice  
**Date:** Wednesday, January 17, 2024 3:03:25 PM

---

INVOICE 1151 DETAILS

CJB's LLC

DUE 02/16/2024

**\$5,000.00**

Review and pay

Powered by QuickBooks

Dear CM Tann Boisvert,

We appreciate your business. Please find your invoice details here.  
Feel free to contact us if you have any questions.

Have a great day!  
CJB's LLC

Bill to

CM Tann Boisvert  
IDE Services

---

Terms

Net 30

Fabrication \$5,000.00T

Line item includes the following;  
Tract A6 Mail Box Kiosk Posts, New posts, Cut, Drill, Powder Coat and  
Deliver to site.

1 X \$5,000.00

---

Subtotal	\$5,000.00
Tax	\$0.00
Total	\$5,000.00
Balance due	\$5,000.00

[Review and pay](#)

---

CJB's LLC

Brighton, CO 80603 US

[cjblc94@gmail.com](mailto:cjblc94@gmail.com)

---

If you receive an email that seems fraudulent, please check with the business owner before paying.





## CHANGE ORDER

**Project:** Candelas Slope Failure Repair Storm Sewer and Drains

**Date of Issuance:** 7/20/2023

**Owner:** **CIMARRON METROPOLITAN DISTRICT Change Order No.:9**

**Address:** 8390 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111

**Contractor:** CJBs Excavating

**Owner's Representative:** IDESLLC

You are directed to make the following changes in the Contract Documents:

**Description:** Tract A6 Temporary Mailbox Raise

**Purpose of Change Order:** Temporary Mailboxes, raise for ADA access

**Attachments (List Documents Supporting Change):** Invoice/Proposal attached.

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$259,003.83

Previous Change Orders:

No. 0 to No. 8

\$651,432.50

Contract Price Prior to this Change Order:

\$910,436.33

Net Increase of this Change Order:

\$3,050.00

Net Decrease of this Change Order:

\$0

Contract Price with All Approved Change

Orders:

\$913,486.33

**CHANGE IN CONTRACT TIME:**

Original Contract Time:

10/15/2023

Net Change from Previous Change Order:

30 Days

Contract Time Prior to this Change Order:

178 Days

Net Increase of this Change Order:

0 Days

Net Decrease of this Change Order:

0

Contract Time with all Approved Change

Orders:

4/13/2024

**RECOMMENDED:**

BY: Tanna Boisvert

Engineer Rep

**APPROVED:**

Approved, Brian Daly

Owner

**APPROVED:**

By: [Signature]

Contractor

## CHANGE ORDER

**Project:** Candelas Slope Failure Repair Storm Sewer and Drains

**Date of Issuance:** 7/20/2023

**Owner:** **CIMARRON METROPOLITAN DISTRICT Change Order No.:10**

**Address:** 8390 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111

**Contractor:** CJBs Excavating

**Owner's Representative:** IDESLLC

You are directed to make the following changes in the Contract Documents:

Description: Tract A4 additional silt fence

Purpose of Change Order: Required by City, additional silt fence along east perimeter.

Attachments (List Documents Supporting Change): Invoice/Proposal attached.

### CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$259,003.83

Previous Change Orders:

No. 0 to No. 9

\$654,482.50

Contract Price Prior to this Change Order:

\$913,486.33

Net Increase of this Change Order:

\$680.00

Net Decrease of this Change Order:

\$0

Contract Price with All Approved Change

Orders:

\$914,166.33

### CHANGE IN CONTRACT TIME:

Original Contract Time:

10/15/2023

Net Change from Previous Change Order:

30 Days

Contract Time Prior to this Change Order:

178 Days

Net Increase of this Change Order:

0 Days

Net Decrease of this Change Order:

0

Contract Time with all Approved Change

Orders:

4/13/2024

RECOMMENDED:

BY: Tanna Boisvert

Engineer Rep

APPROVED:

Approved, Brian Daly

Owner

APPROVED:

BY: [Signature]

Contractor

**From:** [CJB's LLC](#)  
**To:** [Tanna Boisvert](#)  
**Subject:** Additional silt fence Invoice from CJB's LLC  
**Date:** Tuesday, November 28, 2023 2:40:24 PM

---

## INVOICE 1145 DETAILS

CJB's LLC

DUE 12/28/2023

**\$680.00**

Review and pay

Powered by QuickBooks

Dear CM Tann Boisvert,

We appreciate your business. Please find your invoice details here.  
Feel free to contact us if you have any questions.

Have a great day!  
CJB's LLC

Bill to

CM Tann Boisvert  
IDE Services

Terms

Net 30

Erosion Control \$680.00

Line item includes the following;  
Additional 250' silt fence for Tract A4. Coggins is extending bench due to them creating spoils from the drilling.

1 X \$680.00

---

Subtotal	\$680.00
Tax	\$0.00
Total	\$680.00
Balance due	\$680.00

[Review and pay](#)

---

CJB's LLC  
Brighton, CO 80603 US  
[cjblc94@gmail.com](mailto:cjblc94@gmail.com)

---

If you receive an email that seems fraudulent, please check with the business owner before paying.



## CHANGE ORDER

**Project:** Candelas Slope Failure Reticulated Micro-Pile Wall

**Date of Issuance:** 8/23/2023

**Owner:** **CIMARRON METROPOLITAN DISTRICT**      **Change Order No.:** 3

**Address:** 8390 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111

**Contractor:** Coggins & Sons, Inc.

**Owner's Representative:** IDESLLC

You are directed to make the following changes in the Contract Documents:

Description: Tract A6 Dumpster and Portable Toilet Reimbursement.

Purpose of Change Order: Reimbursement for additional services.

Attachments (List Documents Supporting Change): Vendor Invoices.

### CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$255,963.00

Previous Change Orders:

No. 0 to No. 2

\$1,371,520.00

Contract Price Prior to this Change Order:

\$1,627,483.00

Net Increase of this Change Order:

\$2,184.20

Net Decrease of this Change Order:

\$0

Contract Price with All Approved Change

Orders:

\$1,629,667.20

### CHANGE IN CONTRACT TIME:

Original Contract Time:

10/26/2023

Net Change from Previous Change Order:

40 Days

Contract Time Prior to this Change Order:

11/5/2023

Net Increase of this Change Order:

0 Days

Net Decrease of this Change Order:

0

Contract Time with all Approved Change

Orders:

12/15/2023

RECOMMENDED:

BY: Tanna Boisvert

Engineer Rep

APPROVED:

By: Approved, Brian Daley-Johnson Staebell

Owner

APPROVED:

By: Brian Daley-Johnson Staebell

Contractor



**CHANGE ORDER REQUEST**

**Project:** Candelas  
**Project No:** 5878

**Project Address:** 355 Union Boulevard  
 Lakewood, CO 80228

**ATTN:** Tanna Boisvert  
**Title:** Senior Construction Manager  
**E-mail:** tannaboisvert@idesllc.com  
**Phone:** 720.260.6004

**DATE:** 11/15/23  
**Change Order Request:** 3

<b>Description</b>	Rent Portable Restroom and dumpster
--------------------	-------------------------------------

DESCRIPTION	UNIT	QTY.	RATE PER UNIT	TOTAL
Portable restroom rental 10/04/23 to 11/15/23 (see attached invoice)	LS		\$517.30	\$517.30
Portable dumpster rental 10/04/23 to 11/15/23 (see attached invoice)	LS		\$1,382.00	\$1,382.00
Sum				\$1,899.30
Cost + 15%				\$2,184.20

TOTAL ADD            \$2,184.20  
 TOTAL DEDUCT       \$0.00

**TOTAL CHANGE ORDER            \$2,184.20**

SINCERELY,

ACCEPTED BY,

\_\_\_\_\_  
 John H.  
 COGGINS & SONS, INC.

\_\_\_\_\_  
 \_\_\_\_\_



Job Site

RESIDENCE  
16201 WEST 95TH LANE  
ARVADA CO 80007

Office: 303-791-9911

COGGINS & SONS INC  
9512 TITAN PARK CIR  
LITTLETON CO 80125-9300Customer # : 649846  
Invoice Date : 11/13/23  
Date Out : 10/04/23 12:00 PM  
Billed Through : 11/29/23 00:00  
UR Job Loc : 16201 WEST 95TH LANE  
UR Job # : 18  
Customer Job ID:  
P.O. # : NPOR  
Ordered By : JAMES COX  
Reserved By : DAVRION GRIER  
Salesperson : THERESA BRIGHT**Invoice Amount: \$222.91**Terms: Due Upon Receipt  
Payment options: Contact our credit office 212-333-6600 Ext. 84872  
REMIT TO: UNITED RENTALS (NORTH AMERICA), INC.  
PO BOX 840514  
DALLAS TX 75284-0514

## RENTAL ITEMS:

Qty	Equipment	Description	Minimum	Day	Week	4 Week	Amount
1	075/2070	SERVICE - RESTROOM 1X WEEKLY		160.00	160.00	160.00	160.00
1	600/2410	STANDARD PORTABLE RESTROOM		26.00	26.00	26.00	26.00
1	075/2065	WINTERIZATION/SALT BRINE		20.00	20.00	20.00	20.00
						Rental Subtotal:	206.00
						Agreement Subtotal:	206.00
						Tax:	16.91
						Total:	222.91

## COMMENTS/NOTES:

CONTACT: JAY HASLER  
CELL#: 303-229-4362  
PLEASE CALL JAY FOR DELIVERY  
INSTRUCTIONS PER JAMES. HE WILL DIRECT  
YOU ON DROP OFF.

Billing period: 28 Days From 11/01/23 12:00 PM Thru 11/29/23 12:00 PM

TO SCHEDULE EQUIPMENT FOR PICKUP, CALL 800-UR-RENTS (800-877-3687)  
WE ARE AVAILABLE 24/7 TO SUPPLY YOU WITH A CONFIRMATION #  
IN ORDER TO CLOSE THIS CONTRACT

Effective January 1, 2021 and where permitted by law, United Rentals may impose a surcharge of 1.8% for credit card payments on charge accounts. This surcharge is not greater than our merchant discount rate for credit card transactions and is subject to sales tax in some jurisdictions.

NOTICE: This invoice is subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.



**Job Site**  
RESIDENCE  
16201 WEST 95TH LANE  
ARVADA CO 80007  
  
Office: 303-791-9911

Customer # : 649846  
Invoice Date : 10/16/23  
Date Out : 10/04/23 12:00 PM  
Billed Through : 11/01/23 00:00  
UR Job Loc : 16201 WEST 95TH LANE  
UR Job # : 18  
Customer Job ID:  
P.O. # : TBD  
Ordered By : JAMES COX  
Reserved By : DAVRION GRIER  
Salesperson : THERESA BRIGHT

COGGINS & SONS INC  
9512 TITAN PARK CIR  
LITTLETON CO 80125-9300

**Invoice Amount: \$294.39**

Terms: Due Upon Receipt  
Payment options: Contact our credit office 212-333-6800 Ext. 84872  
**REMIT TO:** UNITED RENTALS (NORTH AMERICA), INC.  
PO BOX 840514  
DALLAS TX 75284-0514

RENTAL ITEMS:		Description	Minimum	Day	Week	4 Week	Amount
Qty	Equipment						
1	075/2070	SERVICE - RESTROOM 1X WEEKLY		160.00	160.00	160.00	160.00
1	600/2410	STANDARD PORTABLE RESTROOM		26.00	26.00	26.00	26.00
Rental Subtotal:							186.00
SALES/MISCELLANEOUS ITEMS:			Price	Unit of Measure			Extended Amt.
Qty	Item						
1	DELIVERY CHARGE		45.000	EACH			45.00
1	PICKUP CHARGE		45.000	EACH			45.00
Sales/Misc Subtotal:							90.00
Agreement Subtotal:							276.00
Tax:							18.39
Total:							294.39

**COMMENTS/NOTES:**

CONTACT: JAY HASLER  
CELL#: 303-229-4362  
PLEASE CALL JAY FOR DELIVERY  
INSTRUCTIONS PER JAMES. HE WILL DIRECT  
YOU ON DROP OFF.

Billing period: 28 Days From 10/04/23 12:00 PM Thru 11/01/23 12:00 PM

TO SCHEDULE EQUIPMENT FOR PICKUP, CALL 800-UR-RENTS (800-877-3687)  
WE ARE AVAILABLE 24/7 TO SUPPLY YOU WITH A CONFIRMATION #  
IN ORDER TO CLOSE THIS CONTRACT

Effective January 1, 2021 and where permitted by law, United Rentals may impose a surcharge of 1.8% for credit card payments on charge accounts. This surcharge is not greater than our merchant discount rate for credit card transactions and is subject to sales tax in some jurisdictions.

NOTICE: This invoice is subject to the terms and conditions of the Rental and Service Agreement, which are available at <https://www.unitedrentals.com/legal/rental-service-terms-US> and which are incorporated herein by reference. A COPY OF THE RENTAL AND SERVICE AGREEMENT TERMS ARE AVAILABLE IN PAPER FORM UPON REQUEST.





11681 PROGRESS LANE  
PARKER, CO 80134  
303-841-7144

# INVOICE

Invoice #: 43645

Invoice Date: 10/10/2023

**Bill To:**

COGGINS & SONS  
16201 W 95TH LN  
ARVADA CO 80007

**Service Address:**

COGGINS & SONS  
16201 W 95TH LN  
ARVADA CO 80007

**Customer #: 01-105258 7**

APEX WASTE SOLUTIONS

Date	Description	Quantity	Rate	Amount
10/02/2023	WORK ORDER#: 43058 10YD ROLL OFF DELIVERY			550.00

APEX WASTE THANKS YOU FOR YOUR BUSINESS!  
IF YOU PREPAID FOR YOUR ROLL OFF SERVICE  
THIS INVOICE IS FOR YOUR RECORDS ONLY.

Total Invoice

550.00

Customer #: 01-105258 7  
Service Address: 16201 W 95TH LN

Invoice #: 43645



11681 PROGRESS LANE  
PARKER, CO 80134  
303-841-7144

# INVOICE

Invoice #: 44515

Invoice Date: 11/01/2023

**Bill To:**

COGGINS & SONS  
16201 W 95TH LN  
ARVADA CO 80007

**Service Address:**

COGGINS & SONS  
16201 W 95TH LN  
ARVADA CO 80007

**Customer #: 01-105258 7**

APEX WASTE SOLUTIONS

Date	Description	Quantity	Rate	Amount
10/31/2023	TTL 5.76TN OW 3.76 WORK ORDER#: 44105	1.00	282.000	282.00
10/24/2023	10YD ROLL OFF DELIVERY			550.00

APEX WASTE THANKS YOU FOR YOUR BUSINESS!  
IF YOU PREPAID FOR YOUR ROLL OFF SERVICE  
THIS INVOICE IS FOR YOUR RECORDS ONLY.

Total Invoice

832.00

Customer #: 01-105258 7  
Service Address: 16201 W 95TH LN

Invoice #: 44515

## CHANGE ORDER

**Project:** Candelas Slope Failure Repair Storm Sewer and Drains

**Date of Issuance:** 7/20/2023

**Owner:** **CIMARRON METROPOLITAN DISTRICT Change Order No.:11**

**Address:** 8390 E. Crescent Parkway, Suite 300 Greenwood Village, CO 80111

**Contractor:** CJBs Excavating

**Owner's Representative:** IDESLLC

You are directed to make the following changes in the Contract Documents:

Description: Tract A6 additional RCP to existing MH per Designer and City request

Purpose of Change Order: Required by City and DOR, includes street cut and patch.

Attachments (List Documents Supporting Change): Invoice/Proposal attached.

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$259,003.83

Previous Change Orders:

No. 0 to No. 10

\$654,482.50

Contract Price Prior to this Change Order:

\$914,166.33

Net Increase of this Change Order:

\$18,650.00

Net Decrease of this Change Order:

\$0

Contract Price with All Approved Change

Orders:

\$932,816.33

**CHANGE IN CONTRACT TIME:**

Original Contract Time:

10/15/2023

Net Change from Previous Change Order:

30 Days

Contract Time Prior to this Change Order:

178 Days

Net Increase of this Change Order:

14 Days

Net Decrease of this Change Order:

0

Contract Time with all Approved Change

Orders:

4/27/2024

RECOMMENDED:

BY: Tanna Boisvert  
Engineer Rep

APPROVED:

By: Approved, Brian Daly  
Owner

APPROVED:

By: [Signature]  
Contractor

**CJB's LLC**

Brighton, CO 80603 US  
cjblc94@gmail.com

**Estimate**

ADDRESS  
CM Tann Boisvert  
IDE Services

ESTIMATE 23-0109  
DATE 12/27/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Storm Drain Install	Line item includes the following; Install additional 50' of 18" RCP out into the MH in the road. Saw cut Excavate/install Backfill Patch back Traffic control	1	18,650.00	18,650.00T

-----  
SUBTOTAL 18,650.00

TAX 0.00

-----  
TOTAL **\$18,650.00**

Accepted By

Accepted Date



1626 Cole Blvd, Suite 125  
Lakewood, CO 80401

# **Cimarron Metro District Verification of District Expenditures For December 2023**

December 13, 2023

Cimarron Metropolitan District  
Attn: Board of Directors  
400 East Simpson Street, Suite 200  
Lafayette, CO 80026

## **DISTRICT ENGINEER'S VERIFICATION OF IMPROVEMENTS AND EXPENDITURES PAID BY THE CIMARRON METROPOLITAN DISTRICT**

### **VERIFICATION FOR DECEMBER 2023**

#### **INTRODUCTION**

Independent District Engineering Services, LLC (Engineer) was hired by the Cimarron Metropolitan District (District) to provide verification of expenditures of the District related to District contracts associated with improvements and services (District Expenditures) for the Candelas Development located in the City of Arvada, Colorado (Project). Some of the District contracts included expenditures for both District-eligible and non-eligible improvements and services. This document summarizes the engineer's approach and findings for such expenditures.

#### **ACTIVITIES CONDUCTED**

To provide verification of all District Expenditures, a review of the relevant District contracts, invoices and pay applications submitted to the District was performed. These were invoices and pay applications submitted to the District and run through the District invoice process. Some of the expenditures were for improvements and services eligible as public expenditures (District Eligible Expenses) and some of the District Expenditures were for improvements and services that are not eligible as public expenditures (Non-Eligible Expenses). A summary was created for District Expenditures, including both District Eligible and Non-Eligible Expenses, and attached as Attachment A.

#### **DISCUSSION**

##### **Review of District Documents and Agreements**

The District Service Plan and the Facilities Funding and Acquisition Agreement between the District and Arvada Residential Partners (Developer) were reviewed to confirm District-eligible improvements and services (District Eligible Improvements). The construction contracts of the District were bid, reviewed, negotiated and awarded through the District under the recommendation of the District Engineer (Construction Contracts). The construction consultant agreements were negotiated and awarded through the District under the recommendation of the District Engineer (Construction Services Agreements). Support consultant agreements have been negotiated and awarded through the District (Service Agreements).

##### **Review of Expenditures**

###### Construction Contracts and Construction Services Agreements

The pay applications and invoices associated with Construction Contracts and Construction Service Agreements are submitted to and reviewed by the District Engineer. The District Engineer also provided site observations to verify that the work being billed for has been completed. Some of the invoices and pay applications contained work that was for District Eligible Improvements as well as improvements and services that are not District Eligible Improvements. The expenditures were allocated between District Eligible Expenses and Non-Eligible Expenses by percentage area, by the type of work being done or by the item being constructed. These allocations are verified to be in accordance with the Service Plan for District Eligible Expenses. These expenditures are shown in Attachment A.



### Service Agreements

Invoices for Service Agreements are submitted directly to the District for approval. These invoices were reviewed by District Engineer to provide a recommendation for verification and allocation of District Eligible Expenses and Non-Eligible Expenses. These expenditures are shown in Attachment A.

### **Classification of Expenditures**

District Expenditures consisted of amounts paid by the District pursuant to Construction Contracts, Construction Service Agreements and Service Agreements evidenced by pay applications and invoices.

Construction Contract expenditures include improvements such as, but not limited to, landscaping, irrigation, fencing, earthwork, erosion control, utilities, concrete, water tank, and pump stations.

Construction Service Agreement expenditures are for the consultants that support the construction such as, but not limited to, survey, storm water inspection, materials testing, design engineer support, district engineer, postings and maintenance, and plan reproductions.

Service Agreement expenditures are for consultants that support the District such as, but not limited to, legal counsel, District management, accounting, planning, publications, and miscellaneous fees.

### **Attachments**

Attachment A shows all the District Expenditures submitted to the District. This shows the allocation of District Expenditures between verified District Eligible Expenses and Non-Eligible Expenses. Attachment B shows the Expenditures by category.

### **SUMMARY AND RECOMMENDATION**

After completing the activities identified, in our professional opinion, we have concluded the following:

1. In our professional opinion, the District Expenditures were reviewed and found to be reasonable and comparable to other similar projects in the Denver metropolitan area. O&M Expenditures were not reviewed by the Engineer.
2. At this time and based upon the information provided, we find **\$501,282.89** of the District Expenditures were appropriately classified as District Eligible Expenses. This includes reconciliations as stated on Attachment A for McGeady Becher PC.
3. At this time and based upon the information provided, we find **\$0.00** of the District Expenditures were appropriately classified as Non-Eligible Expenses.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,  
Independent District Engineering Services, LLC

*Brandon Collins, PE*

Brandon Collins, PE  
Attachments



# **Attachments A and B District Expenditures**



**Cimarron Metropolitan District  
December 2023 Expenditures**

Vendor	Invoice ID	Invoice Date	Description	Invoiced Amount	District Expenditures	Non Eligible Expenses
CJBs Excavating	2023-12 CMD CJBs PA5A	11/30/23	Tract A4 (Pay Application #5)	\$2,897.50	\$2,897.50	\$0.00
CJBs Excavating	2023-12 CMD CJBs PA5B	11/30/23	Tract A6 (Pay Application #5)	\$646.00	\$646.00	\$0.00
Coggins & Sons, Inc.	2023-12 CMD Coggins PA3A	11/30/23	Tract A6 (Pay Application #3)	\$53,809.18	\$53,809.18	\$0.00
Coggins & Sons, Inc.	2023-11 CMD Coggins PA3B	11/30/23	Tract A4 (Pay Application #3)	\$403,054.12	\$403,054.12	\$0.00
CTL Thompson	CMD-CTL686696	11/30/23	Tract A4 (Inv.#686696)	\$15,342.66	\$15,342.66	\$0.00
Ground Engineering	2023-12 CMD Ground Inv	11/20/23	Tract A6 (Inv. #233560 0-6)	\$285.00	\$285.00	\$0.00
IDES LLC	2023-12 CMD IDES InvA	11/30/23	District Engineering - Tract A6 (Inv. #059927)	\$3,773.43	\$3,773.43	\$0.00
IDES LLC	2023-12 CMD IDES InvB	11/30/23	District Engineering - Tract A4 (Inv. #059927)	\$6,295.00	\$6,295.00	\$0.00
IDES LLC	2023-12 CMD IDES InvC	11/30/23	District Engineering - Filing 1 (Inv. #059927)	\$1,436.25	\$1,436.25	\$0.00
Martin/Martin	2023-12 CMD MM Inv	11/15/23	Tract A4 (Inv. #22518 C.12-00003)	\$2,807.50	\$2,807.50	\$0.00
Stewardship Land Services, Ltd.	CMD-SLS1092	12/4/23	Monthly PM Services - ARP-004-Districts (Inv. #1092)	\$1,000.00	\$1,000.00	\$0.00
Stewardship Land Services, Ltd.	CMD-SLS1092	12/4/23	Monthly PM Services - Tract A6 (Inv. #1092)	\$4,500.00	\$4,500.00	\$0.00
Stewardship Land Services, Ltd.	CMD-SLS1092	12/4/23	Monthly PM Services - Tract A4 (Inv. #1092)	\$4,500.00	\$4,500.00	\$0.00
SWAP LLC	2023-12 CMD SWAP InvA	11/30/23	District Engineering - Tract A4 (Inv. #08587)	\$468.13	\$468.13	\$0.00
SWAP LLC	2023-12 CMD SWAP InvB	11/30/23	District Engineering - Tract A6 (Inv. #08587)	\$468.13	\$468.13	\$0.00
<b>Subtotal Expenditures</b>				<b>\$501,282.89</b>	<b>\$501,282.89</b>	<b>\$0.00</b>

**From Attachment A of Facilities Acquisition**

Vendor	Invoice ID	Invoice Date	Description	Invoiced Amount	District Expenditures	Non Eligible Expenses
None				\$0.00	\$0.00	\$0.00
<b>Subtotal Facilities Acquisition</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Total**

**\$501,282.89      \$501,282.89      \$0.00**

**Summary of Previous Expenditures**

Description	Invoiced Amount	District Portion	Developer Portion
April 2011 - December 2011	\$10,018,871.58	\$7,891,561.78	\$2,127,309.82
January 2012 - December 2012	\$21,070,722.59	\$18,927,767.02	\$2,242,955.57
January 2013 - December 2013	\$24,812,705.10	\$22,247,147.66	\$2,565,557.44
January 2014 - December 2014	\$12,000,207.76	\$11,452,897.46	\$547,310.30
January 2015	\$817,583.99	\$731,572.15	\$86,011.84
Discrepancies Revisions	\$9,482.69	\$9,482.69	\$0.00
February 2015	\$768,813.61	\$749,685.23	\$19,128.38
March 2015	\$761,559.31	\$724,558.19	\$39,001.95
April 2015	\$695,031.32	\$598,795.42	\$96,235.90
May 2015	\$1,289,783.13	\$1,211,873.38	\$77,909.75
June 2015	\$720,254.64	\$702,501.71	\$17,752.93
July 2015	\$1,410,323.33	\$1,228,705.19	\$181,618.14
August 2015	\$1,315,918.10	\$1,250,175.96	\$65,742.14
September 2015	\$1,721,087.41	\$1,614,606.50	\$106,480.91
October 2015	\$1,269,621.35	\$1,206,327.14	\$63,294.21
November 2015	\$780,300.14	\$713,889.71	\$66,410.43
December 2015	\$750,598.28	\$680,563.55	\$70,034.73
January 2016	\$600,728.96	\$580,315.96	\$20,413.00
February 2016	\$570,728.96	\$562,281.06	\$8,076.52
March 2016	\$1,213,309.14	\$1,153,979.74	\$59,329.40
April 2016	\$1,434,299.11	\$1,347,357.20	\$86,941.91
May 2016	\$1,053,203.00	\$1,017,759.38	\$35,443.62
June 2016	\$1,358,821.77	\$1,357,524.27	\$1,297.50
July 2016	\$1,734,107.82	\$1,729,615.31	\$4,492.51
August 2016	\$1,581,590.58	\$1,575,895.57	\$5,695.01
September 2016	\$1,045,381.30	\$1,018,494.69	\$26,886.62
October 2016	\$921,020.12	\$819,933.61	\$101,086.52
November 2016	\$979,287.13	\$963,336.63	\$15,950.50
December 2016	\$362,198.78	\$354,583.77	\$7,615.01
January 2017	\$481,301.45	\$479,295.94	\$2,005.51
February 2017	\$357,790.30	\$357,790.30	\$0.00
March 2017	\$407,004.87	\$403,102.37	\$3,902.50
April 2017	\$297,364.74	\$292,531.74	\$4,833.00
May 2017	\$855,818.15	\$779,616.65	\$76,201.50
June 2017	\$311,745.83	\$308,023.33	\$3,722.50
July 2017	\$655,654.61	\$650,351.61	\$5,303.00
August 2017	\$468,101.46	\$462,252.38	\$5,849.08
September 2017	\$672,495.96	\$671,383.45	\$1,112.51
October 2017	\$555,341.55	\$553,824.04	\$1,517.51
November 2017	\$888,520.58	\$801,458.31	\$87,062.27
December 2017	\$1,419,105.61	\$1,279,990.58	\$139,115.03
January 2018	\$1,452,290.58	\$1,145,238.77	\$307,051.81
February 2018	\$1,204,019.62	\$1,082,806.59	\$121,213.03
March 2018	\$1,296,711.15	\$1,264,028.86	\$32,682.29
April 2018	\$1,805,810.62	\$1,761,234.91	\$44,575.71
May 2018	\$590,331.09	\$499,052.97	\$91,278.12
June 2018	\$1,243,153.54	\$1,159,388.12	\$83,765.42
July 2018	\$858,076.94	\$855,413.94	\$2,663.00
August 2018	\$1,137,495.17	\$1,134,539.17	\$2,956.00
September 2018	\$662,890.06	\$662,430.06	\$460.00
October 2018	\$417,140.89	\$411,100.89	\$6,040.00
November 2018	\$613,014.70	\$608,240.18	\$4,774.52
December 2018	\$280,709.08	\$278,624.08	\$2,085.00
January 2019	\$283,146.40	\$282,466.40	\$680.00
February-March 2019	\$764,290.91	\$716,820.50	\$47,470.41
April-May 2019	\$550,759.42	\$549,284.42	\$1,475.00
June-July 2019	\$332,574.02	\$328,949.94	\$3,624.08
August-September 2019	\$405,944.69	\$405,944.69	\$0.00
October-November 2019	\$181,170.29	\$181,170.29	\$0.00
December 2019-January 2020	\$87,020.64	\$87,020.64	\$0.00
February-March 2020	\$90,414.03	\$90,414.03	\$0.00
April-May 2020	\$185,887.25	\$185,887.25	\$0.00
June-July 2020	\$113,863.62	\$113,863.62	\$0.00
August-September 2020	\$95,615.31	\$95,615.31	\$0.00
October-November 2020	\$395,522.74	\$395,522.74	\$0.00
December 2020-January 2021	\$139,950.99	\$139,950.99	\$0.00
February-March 2021	\$100,248.06	\$100,248.06	\$0.00
April 2021	\$49,543.21	\$49,543.21	\$0.00
May 2021	\$24,462.20	\$24,462.20	\$0.00
June 2021	\$25,481.56	\$25,481.56	\$0.00
July 2021	\$28,339.82	\$28,339.82	\$0.00
August 2021	\$50,571.05	\$50,571.05	\$0.00
September 2021	\$86,109.22	\$86,109.22	\$0.00
October 2021	\$62,010.33	\$62,010.33	\$0.00
November 2021	\$160,983.72	\$160,983.72	\$0.00
December 2021	\$109,144.42	\$109,144.42	\$0.00
January 2022	\$20,769.74	\$20,769.74	\$0.00
February 2022	\$51,256.30	\$51,256.30	\$0.00
March 2022	\$26,051.58	\$26,051.58	\$0.00
April 2022	\$18,980.79	\$18,980.79	\$0.00
May 2022	\$34,138.10	\$34,138.10	\$0.00
June 2022	\$136,313.62	\$136,313.62	\$0.00
July 2022	\$105,454.30	\$105,454.30	\$0.00
August 2022	\$175,025.57	\$175,025.57	\$0.00
September 2022	\$349,203.96	\$349,203.96	\$0.00
October 2022	\$46,339.07	\$46,339.07	\$0.00
November 2022	\$96,386.67	\$96,386.67	\$0.00
December 2022	\$81,809.10	\$81,809.10	\$0.00
January 2023	\$40,600.82	\$40,600.82	\$0.00
February 2023	\$40,989.15	\$40,989.15	\$0.00
March 2023	\$28,618.90	\$28,618.90	\$0.00
April 2023	\$46,485.77	\$46,485.77	\$0.00
May 2023	\$31,647.15	\$31,647.15	\$0.00
June 2023	\$119,466.09	\$119,466.09	\$0.00
July 2023	\$77,043.79	\$77,043.79	\$0.00
August 2023	\$98,965.13	\$98,965.13	\$0.00
September 2023	\$58,118.77	\$58,118.77	\$0.00
October 2023	\$228,884.07	\$228,884.07	\$0.00
November 2023	\$213,939.32	\$213,939.32	\$0.00
December 2023 (Current)	\$501,282.89	\$501,282.89	\$0.00
<b>Total</b>	<b>\$118,937,353.42</b>	<b>\$109,180,531.19</b>	<b>\$9,756,822.23</b>

## Attachment B

### Cimarron Metropolitan District December 2023 Expenditures By Category

Category	District Expenditures	Non Eligible Expenses
<b>Construction</b>		
313263 SW Management	\$0.00	\$0.00
313272 Overlot Grading	\$0.00	\$0.00
333305 Over-Ex	\$0.00	\$0.00
343415 Concrete	\$0.00	\$0.00
343420 Paving	\$0.00	\$0.00
343460 Traffic Signalization	\$0.00	\$0.00
363610 Water	\$0.00	\$0.00
363642 Water Service Res	\$0.00	\$0.00
363644 Water Service LS	\$0.00	\$0.00
414110 Sewer Trunk	\$0.00	\$0.00
414122 Underdrains	\$0.00	\$0.00
414124 SS Services	\$0.00	\$0.00
434310 Storm Drainage	\$484,641.90	\$0.00
454510 Electric	\$0.00	\$0.00
454520 Gas	\$0.00	\$0.00
454554 Electric	\$0.00	\$0.00
515115 Landscaping	\$0.00	\$0.00
515125 Sleeving	\$0.00	\$0.00
515150 Landscape	\$0.00	\$0.00
535310 Rec Center	\$0.00	\$0.00
919100	\$0.00	\$0.00
999990 Misc	\$0.00	\$0.00
999999 Retainage	-\$24,235.10	\$0.00
<b>Subtotal Construction</b>	<b>\$460,406.80</b>	<b>\$0.00</b>
<b>Consulting</b>		
212120 Bonding	\$0.00	\$0.00
222210	\$0.00	\$0.00
222220 Planning/Engineering	\$15,533.43	\$0.00
222230 Slope Stability	\$0.00	\$0.00
222240 Testing	\$15,342.66	\$0.00
222250 Survey	\$0.00	\$0.00
222320 Architecture	\$0.00	\$0.00
222330	\$0.00	\$0.00
252500	\$0.00	\$0.00
252510 Legal	\$0.00	\$0.00
252580 Professional	\$0.00	\$0.00
260000 District Amenities	\$0.00	\$0.00
31000	\$0.00	\$0.00
313263 SW Management	\$0.00	\$0.00
717145 Project Management	\$10,000.00	\$0.00
717150 Accounting	\$0.00	\$0.00
999990 Misc	\$0.00	\$0.00
<b>Subtotal Consulting</b>	<b>\$40,876.09</b>	<b>\$0.00</b>
<b>Subtotal Capital</b>	<b>\$501,282.89</b>	<b>\$0.00</b>



1626 Cole Blvd, Suite 125  
Lakewood, CO 80401

# **Cimarron Metro District Verification of District Expenditures For January 2024**

January 9, 2024

Cimarron Metropolitan District  
 Attn: Board of Directors  
 400 East Simpson Street, Suite 200  
 Lafayette, CO 80026

## **DISTRICT ENGINEER'S VERIFICATION OF IMPROVEMENTS AND EXPENDITURES PAID BY THE CIMARRON METROPOLITAN DISTRICT**

### **VERIFICATION FOR JANUARY 2024**

#### **INTRODUCTION**

Independent District Engineering Services, LLC (Engineer) was hired by the Cimarron Metropolitan District (District) to provide verification of expenditures of the District related to District contracts associated with improvements and services (District Expenditures) for the Candelas Development located in the City of Arvada, Colorado (Project). Some of the District contracts included expenditures for both District-eligible and non-eligible improvements and services. This document summarizes the engineer's approach and findings for such expenditures.

#### **ACTIVITIES CONDUCTED**

To provide verification of all District Expenditures, a review of the relevant District contracts, invoices and pay applications submitted to the District was performed. These were invoices and pay applications submitted to the District and run through the District invoice process. Some of the expenditures were for improvements and services eligible as public expenditures (District Eligible Expenses) and some of the District Expenditures were for improvements and services that are not eligible as public expenditures (Non-Eligible Expenses). A summary was created for District Expenditures, including both District Eligible and Non-Eligible Expenses, and attached as Attachment A.

#### **DISCUSSION**

##### **Review of District Documents and Agreements**

The District Service Plan and the Facilities Funding and Acquisition Agreement between the District and Arvada Residential Partners (Developer) were reviewed to confirm District-eligible improvements and services (District Eligible Improvements). The construction contracts of the District were bid, reviewed, negotiated and awarded through the District under the recommendation of the District Engineer (Construction Contracts). The construction consultant agreements were negotiated and awarded through the District under the recommendation of the District Engineer (Construction Services Agreements). Support consultant agreements have been negotiated and awarded through the District (Service Agreements).

##### **Review of Expenditures**

###### Construction Contracts and Construction Services Agreements

The pay applications and invoices associated with Construction Contracts and Construction Service Agreements are submitted to and reviewed by the District Engineer. The District Engineer also provided site observations to verify that the work being billed for has been completed. Some of the invoices and pay applications contained work that was for District Eligible Improvements as well as improvements and services that are not District Eligible Improvements. The expenditures were allocated between District Eligible Expenses and Non-Eligible Expenses by percentage area, by the type of work being done or by the item being constructed. These allocations are verified to be in accordance with the Service Plan for District Eligible Expenses. These expenditures are shown in Attachment A.



### Service Agreements

Invoices for Service Agreements are submitted directly to the District for approval. These invoices were reviewed by District Engineer to provide a recommendation for verification and allocation of District Eligible Expenses and Non-Eligible Expenses. These expenditures are shown in Attachment A.

### **Classification of Expenditures**

District Expenditures consisted of amounts paid by the District pursuant to Construction Contracts, Construction Service Agreements and Service Agreements evidenced by pay applications and invoices.

Construction Contract expenditures include improvements such as, but not limited to, landscaping, irrigation, fencing, earthwork, erosion control, utilities, concrete, water tank, and pump stations.

Construction Service Agreement expenditures are for the consultants that support the construction such as, but not limited to, survey, storm water inspection, materials testing, design engineer support, district engineer, postings and maintenance, and plan reproductions.

Service Agreement expenditures are for consultants that support the District such as, but not limited to, legal counsel, District management, accounting, planning, publications, and miscellaneous fees.

### **Attachments**

Attachment A shows all the District Expenditures submitted to the District. This shows the allocation of District Expenditures between verified District Eligible Expenses and Non-Eligible Expenses. Attachment B shows the Expenditures by category.

### **SUMMARY AND RECOMMENDATION**

After completing the activities identified, in our professional opinion, we have concluded the following:

1. In our professional opinion, the District Expenditures were reviewed and found to be reasonable and comparable to other similar projects in the Denver metropolitan area. O&M Expenditures were not reviewed by the Engineer.
2. At this time and based upon the information provided, we find **\$547,166.28** of the District Expenditures were appropriately classified as District Eligible Expenses. This includes reconciliations as stated on Attachment A for McGeady Becher PC.
3. At this time and based upon the information provided, we find **\$0.00** of the District Expenditures were appropriately classified as Non-Eligible Expenses.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,  
Independent District Engineering Services, LLC

*Brandon Collins, PE*

Brandon Collins, PE  
Attachments



# **Attachments A and B District Expenditures**

**Cimarron Metropolitan District  
January 2024 Expenditures**

Vendor	Invoice ID	Invoice Date	Description	Invoiced Amount	District Expenditures	Non Eligible Expenses
A.G. Wassenaar, Inc.	CMD-AGW-016423	11/30/23	Tract A4 (Inv. #016423)	\$3,300.00	\$3,300.00	\$0.00
Aztec Consultants, Inc.	2024-01 CMD Aztec Inv	12/31/23	Tract A4 (Inv. #155755)	\$4,000.00	\$4,000.00	\$0.00
CJBs Excavating	2024-01 CMD CJBs PA6	12/31/24	Tract A6 (Pay Application #6)	\$73,746.13	\$73,746.13	\$0.00
Coggins & Sons, Inc.	2023-12 CMD Coggins PA4	12/31/23	Tract A4 (Pay Application #4)	\$424,166.93	\$424,166.93	\$0.00
CTL Thompson	CMD-CTL686697	12/31/23	Tract A4 (Inv. #686697)	\$1,204.91	\$1,204.91	\$0.00
Guldiner Pipeline Maintenance, Inc.	2023-12 CMD Guldiner Inv	12/31/23	Tract A4 (Inv. #1218)	\$10,237.50	\$10,237.50	\$0.00
IDES LLC	2024-01 CMD IDES InvA	12/31/23	District Engineering - Tract A6 (Inv. #059928)	\$8,296.25	\$8,296.25	\$0.00
IDES LLC	2024-01 CMD IDES InvB	12/31/23	District Engineering - Tract A4 (Inv. #059928)	\$3,088.75	\$3,088.75	\$0.00
IDES LLC	2024-01 CMD IDES InvC	12/31/23	District Engineering - Filing 1 (Inv. #059928)	\$2,568.31	\$2,568.31	\$0.00
Stewardship Land Services, Ltd.	CMD-SLS1093	1/2/24	Monthly PM Services - ARP-004-Districts (Inv. #1093)	\$1,000.00	\$1,000.00	\$0.00
Stewardship Land Services, Ltd.	CMD-SLS1093	1/2/24	Monthly PM Services - Tract A6 (Inv. #1093)	\$4,500.00	\$4,500.00	\$0.00
Stewardship Land Services, Ltd.	CMD-SLS1093	1/2/24	Monthly PM Services - Tract A4 (Inv. #1093)	\$4,500.00	\$4,500.00	\$0.00
SWAP LLC	2024-01 CMD SWAP InvA	12/31/23	Tract A4 (Inv. #08588)	\$278.75	\$278.75	\$0.00
SWAP LLC	2024-01 CMD SWAP InvB	12/31/23	District Engineering - Tract A6 (Inv. #08588)	\$278.75	\$278.75	\$0.00
<b>Subtotal Expenditures</b>				<b>\$547,166.28</b>	<b>\$547,166.28</b>	<b>\$0.00</b>

**From Attachment A of Facilities Acquisition**

Vendor	Invoice ID	Invoice Date	Description	Invoiced Amount	District Expenditures	Non Eligible Expenses
None				\$0.00	\$0.00	\$0.00
<b>Subtotal Facilities Acquisition</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Total** **\$547,166.28**    **\$547,166.28**    **\$0.00**

**Summary of Previous Expenditures**

Description	Invoiced Amount	District Portion	Developer Portion
April 2011 - December 2011	\$10,018,871.58	\$7,891,561.78	\$2,127,309.82
January 2012 - December 2012	\$21,070,722.59	\$18,827,767.00	\$2,242,955.59
January 2013 - December 2013	\$24,812,705.10	\$22,247,147.66	\$2,565,557.44
January 2014 - December 2014	\$12,000,207.76	\$11,452,897.46	\$547,310.30
January 2015	\$817,583.99	\$731,572.15	\$86,011.84
Discrepancies Revisions	-\$9,482.69	-\$9,482.69	\$0.00
February 2015	\$768,813.61	\$748,465.23	\$20,348.38
March 2015	\$761,559.31	\$724,558.19	\$36,999.95
April 2015	\$695,031.32	\$598,795.42	\$96,235.90
May 2015	\$1,289,783.13	\$1,211,873.38	\$77,909.75
June 2015	\$720,254.64	\$702,501.71	\$17,752.93
July 2015	\$1,410,328.33	\$1,228,705.19	\$181,623.14
August 2015	\$1,315,918.10	\$1,250,175.96	\$65,742.14
September 2015	\$1,721,087.41	\$1,614,606.50	\$106,480.91
October 2015	\$1,269,621.35	\$1,206,327.14	\$63,294.21
November 2015	\$780,300.14	\$713,889.71	\$66,410.43
December 2015	\$756,598.28	\$680,563.55	\$76,034.73
January 2016	\$600,728.96	\$580,315.96	\$20,413.00
February 2016	\$570,728.96	\$562,281.06	\$8,447.90
March 2016	\$1,213,309.14	\$1,153,979.74	\$59,329.40
April 2016	\$1,434,299.11	\$1,347,357.20	\$86,941.91
May 2016	\$1,053,203.00	\$1,017,759.39	\$35,443.62
June 2016	\$1,358,821.77	\$1,357,524.27	\$1,297.50
July 2016	\$1,734,107.82	\$1,729,615.31	\$4,492.51
August 2016	\$1,581,590.58	\$1,575,895.57	\$5,695.01
September 2016	\$1,045,381.30	\$1,018,494.69	\$26,886.62
October 2016	\$921,020.12	\$919,932.61	\$1,087.51
November 2016	\$979,267.13	\$963,336.63	\$15,930.50
December 2016	\$362,198.78	\$354,583.77	\$7,615.01
January 2017	\$481,301.45	\$479,295.94	\$2,005.51
February 2017	\$357,790.30	\$357,790.30	\$0.00
March 2017	\$407,004.87	\$403,102.37	\$3,902.50
April 2017	\$297,364.74	\$292,531.74	\$4,833.00
May 2017	\$655,818.15	\$779,616.65	\$123,798.50
June 2017	\$311,745.83	\$308,023.33	\$3,722.50
July 2017	\$655,654.61	\$650,351.61	\$5,303.00
August 2017	\$468,181.46	\$462,258.96	\$5,922.50
September 2017	\$672,495.96	\$671,363.45	\$1,132.51
October 2017	\$555,341.55	\$553,824.04	\$1,517.51
November 2017	\$888,520.58	\$801,458.31	\$87,062.27
December 2017	\$1,419,105.61	\$1,279,990.58	\$139,115.03
January 2018	\$1,452,290.58	\$1,145,238.77	\$307,051.81
February 2018	\$1,204,019.62	\$1,062,806.59	\$141,213.03
March 2018	\$1,296,711.15	\$1,264,028.86	\$32,682.29
April 2018	\$1,805,810.62	\$1,761,234.91	\$44,575.71
May 2018	\$590,331.09	\$499,052.97	\$91,278.12
June 2018	\$1,243,153.54	\$1,159,636.12	\$83,517.42
July 2018	\$855,078.94	\$855,413.94	\$0.00
August 2018	\$1,137,495.17	\$1,134,538.17	\$2,957.00
September 2018	\$662,890.06	\$662,430.06	\$460.00
October 2018	\$417,140.89	\$411,100.89	\$6,040.00
November 2018	\$613,014.70	\$606,240.16	\$6,774.54
December 2018	\$280,709.08	\$278,624.08	\$2,085.00
January 2019	\$283,148.40	\$282,486.40	\$662.00
February-March 2019	\$764,290.91	\$716,820.50	\$47,470.41
April-May 2019	\$550,759.42	\$549,284.42	\$1,475.00
June-July 2019	\$332,574.02	\$328,949.04	\$3,624.98
August-September 2019	\$405,944.69	\$405,944.69	\$0.00
October-November 2019	\$181,170.29	\$181,170.29	\$0.00
December 2019-January 2020	\$87,020.64	\$87,020.64	\$0.00
February-March 2020	\$90,414.03	\$90,414.03	\$0.00
April-May 2020	\$185,887.25	\$185,887.25	\$0.00
June-July 2020	\$113,863.62	\$113,863.62	\$0.00
August-September 2020	\$95,615.31	\$95,615.31	\$0.00
October-November 2020	\$395,522.74	\$395,522.74	\$0.00
December 2020-January 2021	\$139,950.99	\$139,950.99	\$0.00
February-March 2021	\$100,248.06	\$100,248.06	\$0.00
April 2021	\$49,543.21	\$49,543.21	\$0.00
May 2021	\$24,462.20	\$24,462.20	\$0.00
June 2021	\$25,481.56	\$25,481.56	\$0.00
July 2021	\$28,339.82	\$28,339.82	\$0.00
August 2021	\$50,571.05	\$50,571.05	\$0.00
September 2021	\$86,109.22	\$86,109.22	\$0.00
October 2021	\$62,010.33	\$62,010.33	\$0.00
November 2021	\$160,983.72	\$160,983.72	\$0.00
December 2021	\$109,144.42	\$109,144.42	\$0.00
January 2022	\$20,769.74	\$20,769.74	\$0.00
February 2022	\$51,256.30	\$51,256.30	\$0.00
March 2022	\$20,051.58	\$20,051.58	\$0.00
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July 2022	\$105,454.30	\$105,454.30	\$0.00
August 2022	\$175,025.57	\$175,025.57	\$0.00
September 2022	\$349,203.96	\$349,203.96	\$0.00
October 2022	\$48,339.07	\$48,339.07	\$0.00
November 2022	\$96,386.67	\$96,386.67	\$0.00
December 2022	\$81,809.10	\$81,809.10	\$0.00
January 2023	\$40,600.82	\$40,600.82	\$0.00
February 2023	\$40,989.15	\$40,989.15	\$0.00
March 2023	\$28,618.60	\$28,618.60	\$0.00
April 2023	\$46,485.77	\$46,485.77	\$0.00
May 2023	\$31,647.15	\$31,647.15	\$0.00
June 2023	\$119,466.09	\$119,466.09	\$0.00
July 2023	\$77,043.79	\$77,043.79	\$0.00
August 2023	\$98,965.13	\$98,965.13	\$0.00
September 2023	\$58,118.77	\$58,118.77	\$0.00
October 2023	\$228,884.07	\$228,884.07	\$0.00
November 2023	\$213,939.32	\$213,939.32	\$0.00
December 2023	\$501,282.89	\$501,282.89	\$0.00
January 2024 (Current)	\$547,166.28	\$547,166.28	\$0.00
<b>Total</b>	<b>\$119,484,519.70</b>	<b>\$109,727,697.47</b>	<b>\$9,756,822.23</b>

## Attachment B

### Cimarron Metropolitan District January 2024 Expenditures By Category

Category	District Expenditures	Non Eligible Expenses
<b>Construction</b>		
313263 SW Management	\$0.00	\$0.00
313272 Overlot Grading	\$0.00	\$0.00
333305 Over-Ex	\$0.00	\$0.00
343415 Concrete	\$0.00	\$0.00
343420 Paving	\$0.00	\$0.00
343460 Traffic Signalization	\$0.00	\$0.00
363610 Water	\$0.00	\$0.00
363642 Water Service Res	\$0.00	\$0.00
363644 Water Service LS	\$0.00	\$0.00
414110 Sewer Trunk	\$77,627.51	\$0.00
414122 Underdrains	\$10,237.50	\$0.00
414124 SS Services	\$0.00	\$0.00
434310 Storm Drainage	\$446,491.50	\$0.00
454510 Electric	\$0.00	\$0.00
454520 Gas	\$0.00	\$0.00
454554 Electric	\$0.00	\$0.00
515115 Landscaping	\$0.00	\$0.00
515125 Sleeving	\$0.00	\$0.00
515150 Landscape	\$0.00	\$0.00
535310 Rec Center	\$0.00	\$0.00
919100	\$0.00	\$0.00
999990 Misc	\$0.00	\$0.00
999999 Retainage	-\$26,205.95	\$0.00
<b>Subtotal Construction</b>	<b>\$508,150.56</b>	<b>\$0.00</b>
<b>Consulting</b>		
212120 Bonding	\$0.00	\$0.00
222210	\$0.00	\$0.00
222220 Planning/Engineering	\$13,953.31	\$0.00
222230 Slope Stability	\$3,300.00	\$0.00
222240 Testing	\$0.00	\$0.00
222250 Survey	\$11,204.91	\$0.00
222320 Architecture	\$0.00	\$0.00
222330	\$0.00	\$0.00
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252510 Legal	\$0.00	\$0.00
252580 Professional	\$0.00	\$0.00
260000 District Amenities	\$0.00	\$0.00
31000	\$0.00	\$0.00
313260 SW Management	\$557.50	\$0.00
717145 Project Management	\$10,000.00	\$0.00
717150 Accounting	\$0.00	\$0.00
999990 Misc	\$0.00	\$0.00
<b>Subtotal Consulting</b>	<b>\$39,015.72</b>	<b>\$0.00</b>
<b>Subtotal Capital</b>	<b>\$547,166.28</b>	<b>\$0.00</b>





1626 Cole Blvd, Suite 125  
Lakewood, CO 80401

# **Cimarron Metro District Verification of District Expenditures For February 2024**

February 8, 2024

Cimarron Metropolitan District  
 Attn: Board of Directors  
 400 East Simpson Street, Suite 200  
 Lafayette, CO 80026

## **DISTRICT ENGINEER'S VERIFICATION OF IMPROVEMENTS AND EXPENDITURES PAID BY THE CIMARRON METROPOLITAN DISTRICT**

### **VERIFICATION FOR FEBRUARY 2024**

#### **INTRODUCTION**

Independent District Engineering Services, LLC (Engineer) was hired by the Cimarron Metropolitan District (District) to provide verification of expenditures of the District related to District contracts associated with improvements and services (District Expenditures) for the Candelas Development located in the City of Arvada, Colorado (Project). Some of the District contracts included expenditures for both District-eligible and non-eligible improvements and services. This document summarizes the engineer's approach and findings for such expenditures.

#### **ACTIVITIES CONDUCTED**

To provide verification of all District Expenditures, a review of the relevant District contracts, invoices and pay applications submitted to the District was performed. These were invoices and pay applications submitted to the District and run through the District invoice process. Some of the expenditures were for improvements and services eligible as public expenditures (District Eligible Expenses) and some of the District Expenditures were for improvements and services that are not eligible as public expenditures (Non-Eligible Expenses). A summary was created for District Expenditures, including both District Eligible and Non-Eligible Expenses, and attached as Attachment A.

#### **DISCUSSION**

##### **Review of District Documents and Agreements**

The District Service Plan and the Facilities Funding and Acquisition Agreement between the District and Arvada Residential Partners (Developer) were reviewed to confirm District-eligible improvements and services (District Eligible Improvements). The construction contracts of the District were bid, reviewed, negotiated and awarded through the District under the recommendation of the District Engineer (Construction Contracts). The construction consultant agreements were negotiated and awarded through the District under the recommendation of the District Engineer (Construction Services Agreements). Support consultant agreements have been negotiated and awarded through the District (Service Agreements).

##### **Review of Expenditures**

###### Construction Contracts and Construction Services Agreements

The pay applications and invoices associated with Construction Contracts and Construction Service Agreements are submitted to and reviewed by the District Engineer. The District Engineer also provided site observations to verify that the work being billed for has been completed. Some of the invoices and pay applications contained work that was for District Eligible Improvements as well as improvements and services that are not District Eligible Improvements. The expenditures were allocated between District Eligible Expenses and Non-Eligible Expenses by percentage area, by the type of work being done or by the item being constructed. These allocations are verified to be in accordance with the Service Plan for District Eligible Expenses. These expenditures are shown in Attachment A.



### Service Agreements

Invoices for Service Agreements are submitted directly to the District for approval. These invoices were reviewed by District Engineer to provide a recommendation for verification and allocation of District Eligible Expenses and Non-Eligible Expenses. These expenditures are shown in Attachment A.

### **Classification of Expenditures**

District Expenditures consisted of amounts paid by the District pursuant to Construction Contracts, Construction Service Agreements and Service Agreements evidenced by pay applications and invoices.

Construction Contract expenditures include improvements such as, but not limited to, landscaping, irrigation, fencing, earthwork, erosion control, utilities, concrete, water tank, and pump stations.

Construction Service Agreement expenditures are for the consultants that support the construction such as, but not limited to, survey, storm water inspection, materials testing, design engineer support, district engineer, postings and maintenance, and plan reproductions.

Service Agreement expenditures are for consultants that support the District such as, but not limited to, legal counsel, District management, accounting, planning, publications, and miscellaneous fees.

### **Attachments**

Attachment A shows all the District Expenditures submitted to the District. This shows the allocation of District Expenditures between verified District Eligible Expenses and Non-Eligible Expenses. Attachment B shows the Expenditures by category.

### **SUMMARY AND RECOMMENDATION**

After completing the activities identified, in our professional opinion, we have concluded the following:

1. In our professional opinion, the District Expenditures were reviewed and found to be reasonable and comparable to other similar projects in the Denver metropolitan area. O&M Expenditures were not reviewed by the Engineer.
2. At this time and based upon the information provided, we find **\$378,920.32** of the District Expenditures were appropriately classified as District Eligible Expenses. This includes reconciliations as stated on Attachment A for McGeady Becher PC.
3. At this time and based upon the information provided, we find **\$0.00** of the District Expenditures were appropriately classified as Non-Eligible Expenses.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,  
Independent District Engineering Services, LLC

*Brandon Collins, PE*

Brandon Collins, PE  
Attachments



# **Attachments A and B District Expenditures**

Cimarron Metropolitan District  
February 2024 Expenditures

Vendor	Invoice ID	Invoice Date	Description	Invoiced Amount	District Expenditures	Non Eligible Expenses
Astec Consultants, Inc.	2024-02 CMD Astec Inv	11/22/24	Tract A6 (Inv. #157604)	\$1,500.00	\$1,500.00	\$0.00
CJBS Excavating	2024-02 CMD CJBS PA7A	1/31/24	Tract A6 (Pay Application #7)	\$71,041.76	\$71,041.76	\$0.00
CJBS Excavating	2024-02 CMD CJBS PA7B	1/31/24	Tract A4 (Pay Application #7)	\$6,479.00	\$6,479.00	\$0.00
Coggins & Sons, Inc.	2024-022 CMD Coggins PASA	1/31/24	Tract A4 (Pay Application #5)	\$2,074.99	\$2,074.99	\$0.00
Coggins & Sons, Inc.	2024-022 CMD Coggins PASB	1/31/24	Tract A6 (Pay Application #5)	\$263,040.75	\$263,040.75	\$0.00
Ground Engineering	2024-02 CMD Ground Inv	11/1/24	Tract A6 (Inv #233560.07)	\$1,190.00	\$1,190.00	\$0.00
Environmental Designs, LLC	2023-02 CMD EDI Inv	11/7/23	Tract A4 (Inv. #174461)	\$800.00	\$800.00	\$0.00
Guldner Pipeline Maintenance, Inc.	2024-02 CMD Guldner Inv	1/29/24	Tract A6 (Inv. #12231)	\$3,062.50	\$3,062.50	\$0.00
IDES LLC	2024-02 CMD IDES InvA	12/31/23	District Engineering - Tract A6 (Inv. #059929)	\$6,616.20	\$6,616.20	\$0.00
IDES LLC	2024-02 CMD IDES InvB	12/31/23	District Engineering - Tract A4 (Inv. #059929)	\$2,634.95	\$2,634.95	\$0.00
IDES LLC	2024-02 CMD IDES InvC	12/31/23	District Engineering - Flang 1 (Inv. #059929)	\$4,216.59	\$4,216.59	\$0.00
Martin Martin	2024-02 CMD MM InvA	12/13/23	Engineering Support (Inv. #22518.C.12-00004)	\$645.00	\$645.00	\$0.00
Martin Martin	2024-02 CMD MM InvA	11/7/24	Engineering Support (Inv. #22518.C.12-00005)	\$1,462.50	\$1,462.50	\$0.00
Martin Martin	2024-02 CMD MM InvB	11/7/24	Engineering Support (Inv. #22518.C.11-00013)	\$4,150.00	\$4,150.00	\$0.00
Stewardship Land Services, Ltd	CMD-SLS1100	2/3/24	Monthly PM Services - Tract A6 (Inv. #1100)	\$1,000.00	\$1,000.00	\$0.00
Stewardship Land Services, Ltd.	CMD-SLS1100	2/3/24	Monthly PM Services - ARP-004-Districts (Inv. #1100)	\$4,500.00	\$4,500.00	\$0.00
Stewardship Land Services, Ltd.	CMD-SLS1100	2/3/24	Monthly PM Services - Tract A4 (Inv. #1100)	\$4,500.00	\$4,500.00	\$0.00
SWAP LLC	2024-02 CMD SWAP InvA	1/31/24	District Engineering - Tract A4 (Inv. #08589)	\$503.04	\$503.04	\$0.00
SWAP LLC	2024-02 CMD SWAP InvB	1/31/24	District Engineering - Tract A6 (Inv. #08589)	\$503.04	\$503.04	\$0.00
<b>Subtotal Expenditures</b>				<b>\$378,920.32</b>	<b>\$378,920.32</b>	<b>\$0.00</b>

From Attachment A of Facilities Acquisition

Vendor	Invoice ID	Invoice Date	Description	Invoiced Amount	District Expenditures	Non Eligible Expenses
None				\$0.00	\$0.00	\$0.00
<b>Subtotal Facilities Acquisition</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Total

\$378,920.32    \$378,920.32    \$0.00

Summary of Previous Expenditures

Description	Invoiced Amount	District Portion	Developer Portion
April 2011 - December 2011	\$10,018,871.58	\$7,891,561.78	\$2,127,309.82
January 2012 - December 2012	\$21,070,722.59	\$18,827,767.00	\$2,242,955.59
January 2013 - December 2013	\$24,812,705.10	\$22,247,147.66	\$2,565,557.44
January 2014 - December 2014	\$12,000,207.76	\$11,452,897.46	\$547,310.30
January 2015	\$917,583.99	\$712,212.15	\$205,371.84
Discrepancies Revisions	-\$9,482.69	-\$9,482.69	\$0.00
February 2015	\$768,813.61	\$748,465.23	\$20,348.38
March 2015	\$781,559.31	\$724,558.19	\$57,001.12
April 2015	\$682,031.32	\$688,798.42	-\$6,767.10
May 2015	\$1,289,783.13	\$1,211,873.38	\$77,909.75
June 2015	\$720,254.64	\$702,501.71	\$17,752.93
July 2015	\$1,410,328.33	\$1,228,705.10	\$181,623.24
August 2015	\$1,315,918.10	\$1,250,175.96	\$65,742.14
September 2015	\$1,721,087.41	\$1,614,636.50	\$106,450.91
October 2015	\$1,269,621.35	\$1,206,327.14	\$63,294.21
November 2015	\$780,300.14	\$713,889.71	\$66,410.43
December 2015	\$796,598.28	\$680,563.55	\$116,034.73
January 2016	\$600,728.96	\$580,315.96	\$20,413.00
February 2016	\$570,728.96	\$562,281.00	\$8,447.96
March 2016	\$1,213,309.14	\$1,153,979.74	\$59,329.40
April 2016	\$1,434,299.11	\$1,347,357.20	\$86,941.91
May 2016	\$1,953,203.00	\$1,017,759.38	\$935,443.62
June 2016	\$1,358,821.77	\$1,367,524.21	-\$8,702.44
July 2016	\$1,734,107.82	\$1,729,615.31	\$4,492.51
August 2016	\$1,581,590.58	\$1,575,896.57	\$5,694.01
September 2016	\$1,045,381.30	\$1,018,494.69	\$26,886.62
October 2016	\$821,020.12	\$819,932.61	\$1,087.51
November 2016	\$979,267.13	\$963,336.63	\$15,930.50
December 2016	\$362,198.78	\$354,583.77	\$7,615.01
January 2017	\$481,301.45	\$479,295.94	\$2,005.51
February 2017	\$357,790.30	\$357,790.30	\$0.00
March 2017	\$407,004.87	\$403,102.37	\$3,902.50
April 2017	\$297,964.74	\$292,531.74	\$5,433.00
May 2017	\$855,818.15	\$779,616.65	\$76,201.50
June 2017	\$311,745.83	\$306,023.33	\$5,722.50
July 2017	\$656,658.61	\$650,351.61	\$6,307.00
August 2017	\$468,181.46	\$462,258.96	\$5,922.50
September 2017	\$672,495.96	\$671,363.45	\$1,132.51
October 2017	\$555,341.55	\$553,824.04	\$1,517.51
November 2017	\$988,520.58	\$801,456.31	\$187,064.27
December 2017	\$1,419,105.61	\$1,279,950.58	\$139,155.03
January 2018	\$1,452,290.58	\$1,145,238.77	\$307,051.81
February 2018	\$1,204,019.62	\$1,062,806.59	\$141,213.03
March 2018	\$1,296,711.15	\$1,264,028.86	\$32,682.29
April 2018	\$1,806,810.62	\$1,761,234.91	\$45,575.71
May 2018	\$590,331.09	\$499,052.97	\$91,278.12
June 2018	\$1,243,153.54	\$1,159,638.12	\$83,515.42
July 2018	\$858,076.94	\$855,413.94	\$2,663.00
August 2018	\$1,137,495.17	\$1,134,539.17	\$2,956.00
September 2018	\$682,890.06	\$682,430.06	\$460.00
October 2018	\$417,140.89	\$411,100.89	\$6,040.00
November 2018	\$613,014.70	\$606,240.16	\$6,774.54
December 2018	\$280,709.08	\$276,624.08	\$4,085.00
January 2019	\$283,146.40	\$282,466.40	\$680.00
February-March 2019	\$764,290.91	\$716,820.50	\$47,470.41
April-May 2019	\$550,750.42	\$549,284.42	\$1,466.00
June-July 2019	\$332,574.02	\$328,949.04	\$3,624.98
August-September 2019	\$405,944.89	\$405,944.89	\$0.00
October-November 2019	\$181,170.29	\$181,170.29	\$0.00
December 2019-January 2020	\$87,020.64	\$87,020.64	\$0.00
February-March 2020	\$90,414.03	\$90,414.03	\$0.00
April-May 2020	\$185,887.25	\$185,887.25	\$0.00
June-July 2020	\$113,863.62	\$113,863.62	\$0.00
August-September 2020	\$95,615.31	\$95,615.31	\$0.00
October-November 2020	\$395,522.74	\$395,522.74	\$0.00
December 2020-January 2021	\$139,950.99	\$139,950.99	\$0.00
February-March 2021	\$100,248.06	\$100,248.06	\$0.00
April 2021	\$49,543.21	\$49,543.21	\$0.00
May 2021	\$24,462.20	\$24,462.20	\$0.00
June 2021	\$25,481.56	\$25,481.56	\$0.00
July 2021	\$28,339.82	\$28,339.82	\$0.00
August 2021	\$50,571.05	\$50,571.05	\$0.00
September 2021	\$86,109.22	\$86,109.22	\$0.00
October 2021	\$62,010.33	\$62,010.33	\$0.00
November 2021	\$160,983.72	\$160,983.72	\$0.00
December 2021	\$109,144.42	\$109,144.42	\$0.00
January 2022	\$20,769.74	\$20,769.74	\$0.00
February 2022	\$51,258.30	\$51,258.30	\$0.00
March 2022	\$26,051.58	\$26,051.58	\$0.00
April 2022	\$18,980.79	\$18,980.79	\$0.00
May 2022	\$34,138.10	\$34,138.10	\$0.00
June 2022	\$136,313.62	\$136,313.62	\$0.00
July 2022	\$105,454.30	\$105,454.30	\$0.00
August 2022	\$175,025.57	\$175,025.57	\$0.00
September 2022	\$349,203.96	\$349,203.96	\$0.00
October 2022	\$46,339.07	\$46,339.07	\$0.00
November 2022	\$96,386.67	\$96,386.67	\$0.00
December 2022	\$81,809.10	\$81,809.10	\$0.00
January 2023	\$40,600.82	\$40,600.82	\$0.00
February 2023	\$40,989.15	\$40,989.15	\$0.00
March 2023	\$28,618.60	\$28,618.60	\$0.00
April 2023	\$46,485.77	\$46,485.77	\$0.00
May 2023	\$31,647.15	\$31,647.15	\$0.00
June 2023	\$119,466.09	\$119,466.09	\$0.00
July 2023	\$77,043.79	\$77,043.79	\$0.00
August 2023	\$98,965.13	\$98,965.13	\$0.00
September 2023	\$58,118.77	\$58,118.77	\$0.00
October 2023	\$228,884.07	\$228,884.07	\$0.00
November 2023	\$213,939.32	\$213,939.32	\$0.00
December 2023	\$501,282.89	\$501,282.89	\$0.00
January 2024	\$547,166.28	\$547,166.28	\$0.00
February 2024 (Current)	\$378,920.32	\$378,920.32	\$0.00
<b>Total</b>	<b>\$119,863,440.02</b>	<b>\$110,106,617.79</b>	<b>\$9,756,822.23</b>

## Attachment B

### Cimarron Metropolitan District February 2024 Expenditures By Category

Category	District Expenditures	Non Eligible Expenses
<b>Construction</b>		
313263 SW Management	\$1,303.04	\$0.00
313272 Overlot Grading	\$0.00	\$0.00
333305 Over-Ex	\$0.00	\$0.00
343415 Concrete	\$0.00	\$0.00
343420 Paving	\$0.00	\$0.00
343460 Traffic Signalization	\$0.00	\$0.00
363610 Water	\$360,670.00	\$0.00
363642 Water Service Res	\$0.00	\$0.00
363644 Water Service LS	\$0.00	\$0.00
414110 Sewer Trunk	\$0.00	\$0.00
414122 Underdrains	\$3,062.50	\$0.00
414124 SS Services	\$0.00	\$0.00
434310 Storm Drainage	\$0.00	\$0.00
454510 Electric	\$0.00	\$0.00
454520 Gas	\$0.00	\$0.00
454554 Electric	\$0.00	\$0.00
515115 Landscaping	\$0.00	\$0.00
515125 Sleeving	\$0.00	\$0.00
515150 Landscape	\$0.00	\$0.00
535310 Rec Center	\$0.00	\$0.00
919100	\$0.00	\$0.00
999990 Misc	\$0.00	\$0.00
999999 Retainage	-\$18,033.50	\$0.00
<b>Subtotal Construction</b>	<b>\$347,002.04</b>	<b>\$0.00</b>
<b>Consulting</b>		
212120 Bonding	\$0.00	\$0.00
222210	\$0.00	\$0.00
222220 Planning/Engineering	\$20,418.28	\$0.00
222230 Slope Stability	\$0.00	\$0.00
222240 Testing	\$0.00	\$0.00
222250 Survey	\$1,500.00	\$0.00
222320 Architecture	\$0.00	\$0.00
222330	\$0.00	\$0.00
252500	\$0.00	\$0.00
252510 Legal	\$0.00	\$0.00
252580 Professional	\$0.00	\$0.00
260000 District Amenities	\$0.00	\$0.00
31000	\$0.00	\$0.00
313260 SW Management	\$0.00	\$0.00
717145 Project Management	\$10,000.00	\$0.00
717150 Accounting	\$0.00	\$0.00
999990 Misc	\$0.00	\$0.00
<b>Subtotal Consulting</b>	<b>\$31,918.28</b>	<b>\$0.00</b>
<b>Subtotal Capital</b>	<b>\$378,920.32</b>	<b>\$0.00</b>