

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT (“DHP”)  
COLORADO INTERNATIONAL CENTER  
METROPOLITAN DISTRICT (“CIC”) NOS. 13 & 14**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: (303) 987-0835  
Fax: (303) 987-2032

**NOTICE OF A SPECIAL MEETING AND AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Andrew Klein	President	2023/May 2023
Kevin Smith	Treasurer	2023/May 2023
Otis Moore, III	Assistant Secretary	2022/May 2022
Theodore Laudick	Assistant Secretary	2022/May 2022
<b>VACANT</b>		2022/May 2022

**DATE:**        **April 26, 2021**

**TIME:**        **1:00 p.m.**

**PLACE:**       **VIA Conference Call**

***DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT 1-877-261-8991 AND WHEN PROMPTED, DIAL IN THE PASSCODE OF 6168588.***

**I.        ADMINISTRATIVE MATTERS**

- A.        Present Disclosures of Potential Conflicts of Interest.**
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- B.        Approve Agenda; confirm location/manner of meeting and posting of meeting notices.**
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- C.        Review and approve Minutes of the March 22, 2021 Special Meetings (**DHP, CIC No. 13, CIC No. 14**) (enclosures).**
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- D.        Review and consider approval of First Amendment to Resolution No. 2020-10-03; Resolution Establishing 2021 Regular Meeting Dates, Times and Location, and Designating Location for Posting of 24-Hour Notices (enclosures).**
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II. PUBLIC COMMENTS

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
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III. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims for the period beginning March 17, 2021 through April 19, 2021, in the amount of \$283,654.11 (**DHP**) (enclosure).
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- B. Review and accept Unaudited Financial Statements, dated December 31, 2020 and Cash Position Schedule, dated December 31, 2020, updated as of April 19, 2021 (**DHP, CIC No. 14**) (enclosures).
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- C. Discuss status of Regional Fee Collections and Use of Fee Revenues for Regional Improvements. Authorize any necessary actions required in connection therewith.
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IV. CAPITAL MATTERS

- A. Discuss status of High Point Filing No. 2 Dunkirk St/Roundabout Improvements (**DHP**).
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- B. Review and consider approval of Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 8, dated April 20, 2021, prepared by Schedio Group LLC, for the amount of \$320,781.46 (**DHP, CIC No. 13, CIC No. 14**) (enclosure).
- 
- C. Consider acceptance of verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 8 (**DHP, CIC No. 13, CIC No. 14**).
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D. Consider approval, ratification or acknowledgment (as appropriate) of reimbursement to ACM High Point VI LLC (“ACM”) under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 8 (**DHP, CIC No. 13, CIC No. 14**).

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E. Consider adoption, approval, ratification or acknowledgment (as appropriate) of requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 8 (**DHP, CIC No. 13, CIC No. 14**).

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F. Consider ratifying approval of Requisition Nos. \_\_\_ through \_\_\_ under the CIC MD No. 14 Series 2018 Bonds, in the total amount of \$\_\_\_\_\_ (**DHP, CIC No. 13, CIC No. 14**) (to be distributed).

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V. OPERATIONS AND MAINTENANCE

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

VI. LEGAL MATTERS

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

VII. OTHER BUSINESS

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

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 24, 2021.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT HELD MARCH 22, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the Denver High Point at DIA Metropolitan District (referred to hereafter as the "District") was convened on Monday, the 22nd day of March, 2021, at 1:00 p.m. The meeting was open to the public.

**Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting was held by conference call without any individuals (neither District representatives nor the general public) attending in person.**

#### ATTENDANCE

#### Directors In Attendance Were:

Andrew Klein  
Kevin Smith  
Otis Moore, III  
Theodore Laudick

#### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Megan Becher Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

#### ADMINISTRATIVE MATTERS

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Klein, seconded by Director Moore and, upon vote, unanimously carried, the agenda was approved, as presented.

## RECORD OF PROCEEDINGS

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**Meeting Location and Manner / Posting of Meeting Notices:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's board meeting. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Klein, seconded by Director Moore, and upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District as least 24 hours prior to each meeting at the following location: at the northeast corner of 70th Avenue and Argonne Street.

**Minutes:** The Board reviewed the Minutes of the October 26, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Klein, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the Minutes of the October 26, 2020 Special Meeting.

**2021 Regular Meeting Dates:** The Board entered into discussion regarding setting dates for 2021 Regular Meetings.

Following discussion, the Board determined to schedule Regular Meetings on April 26, May 24, June 28, July 26, August 23, September 27, October 25, November 22 and December 27, 2021. The meetings will be held at 1:00 p.m., via conference call.

**PUBLIC  
COMMENTS**

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There were no public comments.

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**FINANCIAL  
MATTERS**

**Claims:** Ms. Finn reviewed with the Board the payment of claims for the period beginning October 26, 2020 through March 16, 2021, in the amount of \$972,659.72.

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

## RECORD OF PROCEEDINGS

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**Unaudited Financial Statements:** The Board deferred discussion.

**Regional Fee Collections and Use of Fee Revenues for Regional Improvements:**  
The Board deferred discussion.

### **CAPITAL MATTERS**

**High Point Filing No. 2 Dunkirk St/Roundabout Improvements:** Mr. Laudick reported to the Board the project is on hold due to the winter season and the resurfacing is scheduled for the week of April 26, 2021. He noted the Park and Trail Projects are scheduled to commence during the summer of 2021.

**Engineer's Report and Verification of Costs Associated with Public Improvements Report prepared by Schedio Group LLC:** The Board reviewed the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 7, dated March 17, 2021, prepared by Schedio Group LLC, for the amount of \$2,293,280.10 ("Report No. 7").

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved Report No. 7.

**Verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 7:** Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board accepted the verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 7.

**Reimbursement to ACM High Point VI LLC ("ACM") under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 7:** Following review, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board acknowledged, ratified and/or approved (as appropriate) the reimbursement to ACM under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 7.

**Requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 7:** Following review, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board acknowledged,

## RECORD OF PROCEEDINGS

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ratified and/or approved (as appropriate) the requisition for reimbursement of verified public improvement costs pursuant to Report No. 7.

**Requisition Nos. 42 through 47 under the CIC MD No. 14 Series 2018 Bonds:**  
Following review, upon motion duly made by Director Klein, seconded by Director Smith and, upon vote, unanimously carried, the Board ratified approval of Requisition Nos. 42 through 47 under the CIC MD No. 14 Series 2018 Bonds, in the total amount of \$1,130,638.02.

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**OPERATIONS AND  
MAINTENANCE**

There were no operations and maintenance matters.

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**LEGAL MATTERS**

**McGeady Becher P.C. Document Retention Policy:** Attorney Becher presented to the Board an update to the McGeady Becher P.C. Document Retention Policy.

Following discussion, upon motion duly made by Director Klein, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the update and directed a copy of the approved, updated McGeady Becher P.C. Document Retention Policy be attached to the Minutes. Accordingly, a copy of the updated McGeady Becher P.C. Document Retention Policy is attached hereto, and incorporated herein by this reference.

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**OTHER BUSINESS**

There was no other business.

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**ADJOURNMENT**

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

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

# RECORD OF PROCEEDINGS

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## McGeady Becher P.C. Document Retention Policy

### **Types of Documents**

In representing you we will or may take possession of, create, and/or keep various types of documents. These consist of documents you provide to us, documents which constitute the District's official public record, and internal documents we create to assist us in providing services to you.

### **Documents You Provide to Us**

It is our policy to copy and return original documents you provide to us as soon as practicable. Exceptions to this policy are original documents which should be kept as part of the District's official public record, instances where we must have an original document to represent you, or cases where we have affirmatively agreed retain a document for safekeeping.

### **The District's Record**

As a part our engagement, we will maintain the District's official public Record (the "**Record**"). The Record is a highly useful and detailed compilation of documents reflecting the official actions of the District and serves multiple functions. First, it collects those documents which the public is entitled to inspect and copy under various state and federal public records and freedom of information statutes. Second, it organizes the records of the District – such as its contracts, land and title records, and easements - in a manner which is useful in conducting the ongoing business of the District. Third, the Record helps expedite the District's annual audit process. Fourth, in the event you should change legal counsel or employ in-house counsel, the Record will enable that counsel to understand the status and assume representation of the District with maximum efficiency.

The Record includes the District's organizational documents, fully executed agreements which are still in effect, rules, regulations, resolutions adopted by the District, official minutes books, meeting notices, agendas, insurance policies, District maps, election records, bond documents, audit documents, and many more. A comprehensive list of documents comprising the Record is available from us at any time upon request.

Creating and maintaining the Record is an important and complex task, and you agree to pay our actual costs and hourly fees associated with doing this.

### **Supplemental Documents**

All other documents created in course of representing you are referred to as Supplemental Documents. These include our notes, drafts, memoranda, worksheets, electronic communications, and other electronic documents stored in various media or file servers.

### **Documents We Retain**

Except as provided in this Document Retention Policy or an amendment thereto, we will keep the Record and any original documents accepted by us for safekeeping so long as we represent you.

### **Delivery of the Record**



## RECORD OF PROCEEDINGS

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Once a matter is concluded or our representation terminated, we deliver the original, printed Record, together with any original documents we have accepted for safekeeping, to you or the District's designee, provided our fees and costs have been paid in full. If you do not designate someone to receive these records, we will deliver them to a then-current officer or director of the District. If we are unable to deliver these documents because of your failure to designate a recipient, we may retain, destroy, or otherwise dispose of them in a manner which assures their continued confidentiality within thirty (30) days following the conclusion of a matter or the termination of our representation.

We will also confidentially destroy the Record of any District in our possession if a final order of dissolution of the District is entered.

All other documents, including all Supplemental Documents, are routinely, periodically, confidentially, and permanently purged by us once they are no longer useful to us in providing services to you.

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13 HELD MARCH 22, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the Colorado International Center Metropolitan District No. 13 (referred to hereafter as the "District") was convened on Monday, the 22nd day of March, 2021, at 1:00 p.m. The meeting was open to the public.

**Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting was held by conference call without any individuals (neither District representatives nor the general public) attending in person.**

#### ATTENDANCE

#### Directors In Attendance Were:

Andrew Klein  
Kevin Smith  
Otis Moore, III  
Theodore Laudick

#### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Megan Becher Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

#### ADMINISTRATIVE MATTERS

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Klein, seconded by Director Moore and, upon vote, unanimously carried, the agenda was approved, as presented.

## RECORD OF PROCEEDINGS

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**Meeting Location and Manner / Posting of Meeting Notices:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's board meeting. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Klein, seconded by Director Moore, and upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District as least 24 hours prior to each meeting at the following location: at the northwest corner of East 64th Avenue and North Dunkirk Street.

**Minutes:** The Board reviewed the Minutes of the October 26, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Klein, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the Minutes of the October 26, 2020 Special Meeting.

**2021 Regular Meeting Dates:** The Board entered into discussion regarding setting dates for 2021 Regular Meetings.

Following discussion, the Board determined to schedule Regular Meetings on April 26, May 24, June 28, July 26, August 23, September 27, October 25, November 22 and December 27, 2021. The meetings will be held at 1:00 p.m., via conference call.

**PUBLIC  
COMMENTS**

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There were no public comments.

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**FINANCIAL  
MATTERS**

**Regional Fee Collections and Use of Fee Revenues for Regional Improvements:**  
The Board deferred discussion.

**2020 Application for Exemption from Audit:** The Board reviewed the 2020 Application for Exemption from Audit.

## RECORD OF PROCEEDINGS

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Following review and discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board ratified approval of the preparation, execution and filing of the Application for Exemption from Audit for 2020.

### CAPITAL MATTERS

**Engineer's Report and Verification of Costs Associated with Public Improvements Report prepared by Schedio Group LLC:** The Board reviewed the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 7, dated March 17, 2021, prepared by Schedio Group LLC, for the amount of \$2,293,280.10 ("Report No. 7").

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved Report No. 7.

**Verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 7:** Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board accepted the verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 7.

**Reimbursement to ACM High Point VI LLC ("ACM") under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 7:** Following review, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board acknowledged, ratified and/or approved (as appropriate) the reimbursement to ACM under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 7.

**Requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 7:** Following review, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board acknowledged, ratified and/or approved (as appropriate) the requisition for reimbursement of verified public improvement costs pursuant to Report No. 7.

**Requisition Nos. 42 through 47 under the CIC MD No. 14 Series 2018 Bonds:** Following review, upon motion duly made by Director Klein, seconded by Director

## RECORD OF PROCEEDINGS

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Smith and, upon vote, unanimously carried, the Board ratified approval of Requisition Nos. 42 through 47 under the CIC MD No. 14 Series 2018 Bonds, in the total amount of \$1,130,638.02.

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**OPERATIONS AND  
MAINTENANCE**

There were no operations and maintenance matters.

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**LEGAL MATTERS**

**McGeady Becher P.C. Document Retention Policy:** Attorney Becher presented to the Board an update to the McGeady Becher P.C. Document Retention Policy.

Following discussion, upon motion duly made by Director Klein, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the update and directed a copy of the approved, updated McGeady Becher P.C. Document Retention Policy be attached to the Minutes. Accordingly, a copy of the updated McGeady Becher P.C. Document Retention Policy is attached hereto, and incorporated herein by this reference.

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**OTHER BUSINESS**

There was no other business.

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**ADJOURNMENT**

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

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

# RECORD OF PROCEEDINGS

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## McGeady Becher P.C. Document Retention Policy

### **Types of Documents**

In representing you we will or may take possession of, create, and/or keep various types of documents. These consist of documents you provide to us, documents which constitute the District's official public record, and internal documents we create to assist us in providing services to you.

### **Documents You Provide to Us**

It is our policy to copy and return original documents you provide to us as soon as practicable. Exceptions to this policy are original documents which should be kept as part of the District's official public record, instances where we must have an original document to represent you, or cases where we have affirmatively agreed retain a document for safekeeping.

### **The District's Record**

As a part our engagement, we will maintain the District's official public Record (the "**Record**"). The Record is a highly useful and detailed compilation of documents reflecting the official actions of the District and serves multiple functions. First, it collects those documents which the public is entitled to inspect and copy under various state and federal public records and freedom of information statutes. Second, it organizes the records of the District – such as its contracts, land and title records, and easements - in a manner which is useful in conducting the ongoing business of the District. Third, the Record helps expedite the District's annual audit process. Fourth, in the event you should change legal counsel or employ in-house counsel, the Record will enable that counsel to understand the status and assume representation of the District with maximum efficiency.

The Record includes the District's organizational documents, fully executed agreements which are still in effect, rules, regulations, resolutions adopted by the District, official minutes books, meeting notices, agendas, insurance policies, District maps, election records, bond documents, audit documents, and many more. A comprehensive list of documents comprising the Record is available from us at any time upon request.

Creating and maintaining the Record is an important and complex task, and you agree to pay our actual costs and hourly fees associated with doing this.

### **Supplemental Documents**

All other documents created in course of representing you are referred to as Supplemental Documents. These include our notes, drafts, memoranda, worksheets, electronic communications, and other electronic documents stored in various media or file servers.

### **Documents We Retain**

Except as provided in this Document Retention Policy or an amendment thereto, we will keep the Record and any original documents accepted by us for safekeeping so long as we represent you.

### **Delivery of the Record**

## RECORD OF PROCEEDINGS

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Once a matter is concluded or our representation terminated, we deliver the original, printed Record, together with any original documents we have accepted for safekeeping, to you or the District's designee, provided our fees and costs have been paid in full. If you do not designate someone to receive these records, we will deliver them to a then-current officer or director of the District. If we are unable to deliver these documents because of your failure to designate a recipient, we may retain, destroy, or otherwise dispose of them in a manner which assures their continued confidentiality within thirty (30) days following the conclusion of a matter or the termination of our representation.

We will also confidentially destroy the Record of any District in our possession if a final order of dissolution of the District is entered.

All other documents, including all Supplemental Documents, are routinely, periodically, confidentially, and permanently purged by us once they are no longer useful to us in providing services to you.

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14 HELD MARCH 22, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the Colorado International Center Metropolitan District No. 14 (referred to hereafter as the "District") was convened on Monday, the 22nd day of March, 2021, at 1:00 p.m. The meeting was open to the public.

**Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting was held by conference call without any individuals (neither District representatives nor the general public) attending in person.**

#### ATTENDANCE

#### Directors In Attendance Were:

Andrew Klein  
Kevin Smith  
Otis Moore, III  
Theodore Laudick

#### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Megan Becher Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

#### ADMINISTRATIVE MATTERS

**Agenda:** Ms. Finn distributed for the Board's review and approval a proposed agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Klein, seconded by Director Moore and, upon vote, unanimously carried, the agenda was approved, as presented.



## RECORD OF PROCEEDINGS

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**Meeting Location and Manner / Posting of Meeting Notices:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's board meeting. The Board determined that, due to concerns regarding the spread of the coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, the meeting would be held by telephonic means without any individuals (neither District Representatives nor the General Public) attending in person. Ms. Finn reported that notice was duly posted and that no objections to the telephonic manner of the meeting or any requests that the telephonic manner of the meeting be changed by taxpaying electors within the District boundaries have been received.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Klein, seconded by Director Moore, and upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District as least 24 hours prior to each meeting at the following location: at the northeast corner of East 64th Avenue and Tower Road.

**Minutes:** The Board reviewed the Minutes of the October 26, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Klein, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the Minutes of the October 26, 2020 Special Meeting.

**2021 Regular Meeting Dates:** The Board entered into discussion regarding setting dates for 2021 Regular Meetings.

Following discussion, the Board determined to schedule Regular Meetings on April 26, May 24, June 28, July 26, August 23, September 27, October 25, November 22 and December 27, 2021. The meetings will be held at 1:00 p.m., via conference call.

**PUBLIC  
COMMENTS**

\_\_\_\_\_  
There were no public comments.  
\_\_\_\_\_

**FINANCIAL  
MATTERS**

**Unaudited Financial Statements:** The Board deferred discussion.

**Regional Fee Collections and Use of Fee Revenues for Regional Improvements:**  
The Board deferred discussion.  
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## RECORD OF PROCEEDINGS

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### CAPITAL MATTERS

**Engineer's Report and Verification of Costs Associated with Public Improvements Report prepared by Schedio Group LLC:** The Board reviewed the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 7, dated March 17, 2021, prepared by Schedio Group LLC, for the amount of \$2,293,280.10 ("Report No. 7").

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved Report No. 7.

**Verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 7:** Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board accepted the verified public improvement costs and allocation of same among Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, pursuant to Report No. 7.

**Reimbursement to ACM High Point VI LLC ("ACM") under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 7:** Following review, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board acknowledged, ratified and/or approved (as appropriate) the reimbursement to ACM under the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM, pursuant to Report No. 7.

**Requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 7:** Following review, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board acknowledged, ratified and/or approved (as appropriate) the requisition for reimbursement of verified public improvement costs pursuant to Report No. 7.

**Requisition Nos. 42 through 47 under the CIC MD No. 14 Series 2018 Bonds:** Following review, upon motion duly made by Director Klein, seconded by Director Smith and, upon vote, unanimously carried, the Board ratified approval of Requisition Nos. 42 through 47 under the CIC MD No. 14 Series 2018 Bonds, in the total amount of \$1,130,638.02.

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## RECORD OF PROCEEDINGS

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**OPERATIONS AND MAINTENANCE**

There were no operations and maintenance matters.  
\_\_\_\_\_

**LEGAL MATTERS**

**McGeady Becher P.C. Document Retention Policy:** Attorney Becher presented to the Board an update to the McGeady Becher P.C. Document Retention Policy.

Following discussion, upon motion duly made by Director Klein, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the update and directed a copy of the approved, updated McGeady Becher P.C. Document Retention Policy be attached to the Minutes. Accordingly, a copy of the updated McGeady Becher P.C. Document Retention Policy is attached hereto, and incorporated herein by this reference.  
\_\_\_\_\_

**OTHER BUSINESS**

There was no other business.  
\_\_\_\_\_

**ADJOURNMENT**

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

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

# RECORD OF PROCEEDINGS

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## McGeady Becher P.C. Document Retention Policy

### Types of Documents

In representing you we will or may take possession of, create, and/or keep various types of documents. These consist of documents you provide to us, documents which constitute the District's official public record, and internal documents we create to assist us in providing services to you.

#### *Documents You Provide to Us*

It is our policy to copy and return original documents you provide to us as soon as practicable. Exceptions to this policy are original documents which should be kept as part of the District's official public record, instances where we must have an original document to represent you, or cases where we have affirmatively agreed retain a document for safekeeping.

#### *The District's Record*

As a part our engagement, we will maintain the District's official public Record (the "**Record**"). The Record is a highly useful and detailed compilation of documents reflecting the official actions of the District and serves multiple functions. First, it collects those documents which the public is entitled to inspect and copy under various state and federal public records and freedom of information statutes. Second, it organizes the records of the District – such as its contracts, land and title records, and easements - in a manner which is useful in conducting the ongoing business of the District. Third, the Record helps expedite the District's annual audit process. Fourth, in the event you should change legal counsel or employ in-house counsel, the Record will enable that counsel to understand the status and assume representation of the District with maximum efficiency.

The Record includes the District's organizational documents, fully executed agreements which are still in effect, rules, regulations, resolutions adopted by the District, official minutes books, meeting notices, agendas, insurance policies, District maps, election records, bond documents, audit documents, and many more. A comprehensive list of documents comprising the Record is available from us at any time upon request.

Creating and maintaining the Record is an important and complex task, and you agree to pay our actual costs and hourly fees associated with doing this.

#### *Supplemental Documents*

All other documents created in course of representing you are referred to as Supplemental Documents. These include our notes, drafts, memoranda, worksheets, electronic communications, and other electronic documents stored in various media or file servers.

### Documents We Retain

Except as provided in this Document Retention Policy or an amendment thereto, we will keep the Record and any original documents accepted by us for safekeeping so long as we represent you.

### Delivery of the Record

## RECORD OF PROCEEDINGS

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Once a matter is concluded or our representation terminated, we deliver the original, printed Record, together with any original documents we have accepted for safekeeping, to you or the District's designee, provided our fees and costs have been paid in full. If you do not designate someone to receive these records, we will deliver them to a then-current officer or director of the District. If we are unable to deliver these documents because of your failure to designate a recipient, we may retain, destroy, or otherwise dispose of them in a manner which assures their continued confidentiality within thirty (30) days following the conclusion of a matter or the termination of our representation.

We will also confidentially destroy the Record of any District in our possession if a final order of dissolution of the District is entered.

All other documents, including all Supplemental Documents, are routinely, periodically, confidentially, and permanently purged by us once they are no longer useful to us in providing services to you.

**FIRST AMENDMENT TO RESOLUTION NO. 2020-10-03  
OF DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT  
ESTABLISHING REGULAR MEETING DATES, TIME, AND  
LOCATION, AND DESIGNATING LOCATION FOR POSTING OF  
24-HOUR NOTICES**

A. On October 26, 2020, Denver High Point at DIA Metropolitan District (the “**District**”) adopted Resolution No. 2020-10-03 Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices (the “**Resolution**”).

B. The District desires to amend the Resolution due to a change in the District’s regular meeting schedule for 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Denver High Point at DIA Metropolitan District, City and County of Denver, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

2. Amendment to Section 3 of Resolution. Section 3 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“3. That regular meetings of the District Board for the year 2021 shall be held on April 26, May 24, June 28, July 26, August 23, September 27, October 25, November 22 and December 27, 2021. The meetings will be held at 1:00 p.m., via video or telephonic means, due to COVID-19 restrictions.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO FIRST AMENDMENT TO RESOLUTION NO. 2020-10-03  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES]**

APPROVED AND ADOPTED ON April 26, 2021.

**DENVER HIGH POINT AT DIA  
METROPOLITAN DISTRICT**

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

Attest:

\_\_\_\_\_  
Secretary

**FIRST AMENDMENT TO RESOLUTION NO. 2020-10-03  
OF COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13  
ESTABLISHING REGULAR MEETING DATES, TIME, AND  
LOCATION, AND DESIGNATING LOCATION FOR POSTING OF  
24-HOUR NOTICES**

A. On October 26, 2020, Colorado International Center Metropolitan District No. 13 (the “**District**”) adopted Resolution No. 2020-10-03 Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices (the “**Resolution**”).

B. The District desires to amend the Resolution due to a change in the District’s regular meeting schedule for 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Colorado International Center Metropolitan District No. 13, City and County of Denver, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

2. Amendment to Section 3 of Resolution. Section 3 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“3. That regular meetings of the District Board for the year 2021 shall be held on April 26, May 24, June 28, July 26, August 23, September 27, October 25, November 22 and December 27, 2021. The meetings will be held at 1:00 p.m., via video or telephonic means, due to COVID-19 restrictions.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

**[SIGNATURE PAGE FOLLOWS]**



**[SIGNATURE PAGE TO FIRST AMENDMENT TO RESOLUTION NO. 2020-10-03  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES]**

APPROVED AND ADOPTED ON April 26, 2021.

**COLORADO INTERNATIONAL  
CENTER METROPOLITAN DISTRICT  
NO. 13**

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

Attest:

\_\_\_\_\_  
Secretary

**FIRST AMENDMENT TO RESOLUTION NO. 2020-10-03  
OF COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14  
ESTABLISHING REGULAR MEETING DATES, TIME, AND  
LOCATION, AND DESIGNATING LOCATION FOR POSTING OF  
24-HOUR NOTICES**

A. On October 26, 2020, Colorado International Center Metropolitan District No. 13 (the “**District**”) adopted Resolution No. 2020-10-03 Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices (the “**Resolution**”).

B. The District desires to amend the Resolution due to a change in the District’s regular meeting schedule for 2021.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Colorado International Center Metropolitan District No. 14, City and County of Denver, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

2. Amendment to Section 3 of Resolution. Section 3 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“3. That regular meetings of the District Board for the year 2021 shall be held on April 26, May 24, June 28, July 26, August 23, September 27, October 25, November 22 and December 27, 2021. The meetings will be held at 1:00 p.m., via video or telephonic means, due to COVID-19 restrictions.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE TO FIRST AMENDMENT TO RESOLUTION NO. 2020-10-03  
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND  
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES]**

APPROVED AND ADOPTED ON April 26, 2021.

**COLORADO INTERNATIONAL  
CENTER METROPOLITAN DISTRICT  
NO. 14**

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

Attest:

\_\_\_\_\_  
Secretary

# Denver High Point at DIA Metro District

## Check List

All Bank Accounts

March 17, 2021 - April 19, 2021

Check Number	Check Date	Payee	Amount
<b>Vendor Checks</b>			
2567	03/25/21	All Phase Landscape	3,430.35
2568	03/25/21	CliftonLarsonAllen LLP	5,317.42
2569	03/25/21	Denver Water	155.57
2570	03/25/21	Ground Engineering Consultants, Inc.	212.50
2571	03/25/21	Martin/Martin	10,907.50
2572	03/25/21	McGeady Becher, PC	846.50
2573	03/25/21	SCHEDIO Group, LLC	1,773.75
2574	03/25/21	Silverbluff Companies, Inc.	10,500.00
2575	03/25/21	Special District Mgmt. Services, Inc	600.40
2576	03/25/21	Xcel Energy	44.49
2577	03/25/21	Asphalt Specialities Inc.	249,865.63
<b>Vendor Check Total</b>			283,654.11
<b>Check List Total</b>			283,654.11

Check count = 11

1-0				<b style="color: orange;">Administrative Capital</b>
1-1			9,345.55	
1-2			+ 274,308.56	
1-T		Total	= 283,654.11	

DENVER HIGH POINT AT DIA METRO DISTRICT  
FINANCIAL STATEMENTS  
DECEMBER 31, 2020

DENVER HIGH POINT AT DIA METRO DISTRICT  
BALANCE SHEET - GOVERNMENTAL FUNDS  
DECEMBER 31, 2020

	General	Capital Projects	Capital Projects - Regional	Total
<b>ASSETS</b>				
Cash - Checking	\$ 315,482	\$ 15,752	\$ 1,080,941	\$ 1,412,175
Due from other districts - CIC 14	1,394	-	-	1,394
Due from other funds	-	-	10,192	10,192
Regional mill Levy receivable	-	-	46	46
Due from other funds	15,752	-	-	15,752
Prepaid insurance	12,929	-	-	12,929
<b>TOTAL ASSETS</b>	<b>\$ 345,557</b>	<b>\$ 15,752</b>	<b>\$ 1,091,179</b>	<b>\$ 1,452,488</b>
 <b>LIABILITIES AND FUND BALANCES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts payable	\$ 2,654	\$ 203,423	\$ -	\$ 206,077
Due to other districts - CIC 14	-	15,752	-	15,752
Deferred regional mill levy	-	-	46	46
Retainage payable	-	281,843	-	281,843
Due to other funds	-	25,944	-	25,944
<b>Total liabilities</b>	<b>2,654</b>	<b>526,962</b>	<b>46</b>	<b>529,662</b>
 <b>FUND BALANCES</b>				
Fund balances	342,903	(511,210)	1,091,133	922,826
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 345,557</b>	<b>\$ 15,752</b>	<b>\$ 1,091,179</b>	<b>\$ 1,452,488</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.

DENVER HIGH POINT AT DIA METRO DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

GENERAL FUND

	Annual Budget	Year to Date Actual	Variance
<b>REVENUES</b>			
Interest income	\$ 200	\$ -	\$ (200)
Intergovernmental - Transfer from CIC 13	98	61	(37)
Intergovernmental - Transfer from CIC 14	404,591	401,199	(3,392)
Other revenue	-	59	59
<b>TOTAL REVENUES</b>	<u>404,889</u>	<u>401,319</u>	<u>(3,570)</u>
<b>EXPENDITURES</b>			
Accounting	60,000	72,600	(12,600)
Auditing	8,500	8,100	400
City administration fee	9,000	9,000	-
Contingency	7,910	-	7,910
Directors' fees	5,000	6,700	(1,700)
District management	20,000	23,476	(3,476)
Dues and licenses	2,000	1,357	643
Election expense	1,000	821	179
Electricity	750	673	77
Insurance and bonds	12,000	12,827	(827)
Landscape contract	21,660	22,445	(785)
Landscape enhancements	50,000	-	50,000
Landscape maintenance - Gateway	7,800	10,868	(3,068)
Landscape repairs and maintenance	40,000	6,298	33,702
Legal services	28,000	36,708	(8,708)
Miscellaneous	1,000	435	565
Payroll taxes	380	513	(133)
Repairs and maintenance	-	4,365	(4,365)
Snow removal	5,000	1,182	3,818
Utilities - Storm drainage	-	116	(116)
Water	20,000	13,541	6,459
<b>TOTAL EXPENDITURES</b>	<u>300,000</u>	<u>232,025</u>	<u>67,975</u>
<b>NET CHANGE IN FUND BALANCES</b>	<u>104,889</u>	<u>169,294</u>	<u>64,405</u>
<b>FUND BALANCES - BEGINNING</b>	<u>162,355</u>	<u>173,607</u>	<u>11,252</u>
<b>FUND BALANCES - ENDING</b>	<u>\$ 267,244</u>	<u>\$ 342,901</u>	<u>\$ 75,657</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.

## SUPPLEMENTARY INFORMATION



DENVER HIGH POINT AT DIA METRO DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

CAPITAL PROJECTS FUND

	Annual Budget	Year to Date Actual	Variance
<b>REVENUES</b>			
Intergovernmental - Transfer from CIC 14	\$ 15,607,846	\$ 9,541,399	\$ (6,066,447)
<b>TOTAL REVENUES</b>	<b>15,607,846</b>	<b>9,541,399</b>	<b>(6,066,447)</b>
<b>EXPENDITURES</b>			
Accounting	5,000	9,257	(4,257)
Construction management	820,000	137,000	683,000
Contingency	968,028	-	968,028
Dry utilities	1,530,000	7,648	1,522,352
Engineering	925,000	78,223	846,777
Erosion control	310,000	98,578	211,422
Grading/Earthwork	690,000	636,257	53,743
Legal services	30,000	7,118	22,882
Miscellaneous	-	514	(514)
Parks and landscaping	6,575,000	207,229	6,367,771
Sewer	500,000	1,112,341	(612,341)
Storm drainage	1,400,000	2,370,863	(970,863)
Streets	1,500,000	3,632,170	(2,132,170)
Water	500,000	1,015,675	(515,675)
<b>TOTAL EXPENDITURES</b>	<b>15,753,028</b>	<b>9,312,873</b>	<b>6,440,155</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(145,182)</b>	<b>228,526</b>	<b>373,708</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer advance	35,000	-	(35,000)
Transfers from other funds	110,182	110,180	(2)
Developer advance repayment - interest	-	(125,000)	(125,000)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>145,182</b>	<b>(14,820)</b>	<b>(160,002)</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>-</b>	<b>213,706</b>	<b>213,706</b>
<b>FUND BALANCES - BEGINNING</b>	<b>-</b>	<b>(724,917)</b>	<b>(724,917)</b>
<b>FUND BALANCES - ENDING</b>	<b>\$ -</b>	<b>\$ (511,211)</b>	<b>\$ (511,211)</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.

DENVER HIGH POINT AT DIA METRO DISTRICT  
 SCHEDULE OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND AVAILABLE - BUDGET AND ACTUAL  
 FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

CAPITAL PROJECTS - REGIONAL FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Regional Mill levy	\$ 211	\$ 211	\$ -
Specific ownership tax	12	57	45
Regional development fees	-	995,213	995,213
TOTAL REVENUES	223	995,481	995,258
EXPENDITURES			
County Treasurer Fee	2	2	-
TOTAL EXPENDITURES	2	2	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	221	995,479	995,258
OTHER FINANCING SOURCES (USES)			
Transfers to other fund	(110,180)	(110,180)	-
TOTAL OTHER FINANCING SOURCES (USES)	(110,180)	(110,180)	-
NET CHANGE IN FUNDS AVAILABLE	(109,959)	885,299	995,258
FUNDS AVAILABLE - BEGINNING	109,959	205,834	95,875
FUNDS AVAILABLE - ENDING	\$ -	\$ 1,091,133	\$ 1,091,133

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.

**DENVER HIGH POINT at DIA METROPOLITAN DISTRICT**  
**Schedule of Cash Position**  
**December 31, 2020**  
Updated as of April 19, 2021

	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Regional Capital Projects Fund</b>	<b>Total</b>
<b>Wells Fargo Bank - Checking Account</b>				
Balance as of 12/31/20	\$ 315,481.62	\$ 15,752.47	\$ 1,080,941.00	\$ 1,412,175.09
Subsequent activities:				
01/27/21 Checks #2544 - 2555	(5,282.98)	(172,963.86)	-	(178,246.84)
01/28/21 Capital Req. No. 46 (less duplicate Cap Req No. 44)	-	154,811.39	-	154,811.39
01/29/21 Deposit - Insurance refund	12.00	-	-	12.00
02/24/21 Checks #2556 - 2566	(9,120.79)	(48,548.85)	-	(57,669.64)
02/26/21 Capital Req. No. 47	-	47,952.98	-	47,952.98
02/26/21 Transfer from CIC 14 - December Ptax revenue	1,382.66	-	-	1,382.66
02/26/21 Transfer from CIC 14 - January Ptax revenue	1,291.26	-	-	1,291.26
03/25/21 Checks #2567 - 2576	(9,345.55)	(24,442.93)	-	(33,788.48)
03/25/21 Check #2577, Asphalt Specialties	-	(249,865.63)	-	(249,865.63)
03/26/21 Capital Req. No. 48	-	23,393.75	-	23,393.75
03/26/21 Deposit - High Point Educational and Community Foundation	-	500,000.00	-	500,000.00
03/31/21 Transfer from CIC 14 - February Ptax Revenue	70,815.20	-	-	70,815.20
03/31/21 Transfer from CIC 14 - CIC 13, January Ptax revenue	55.57	-	-	55.57
03/31/21 Transfer from CIC 14 - CIC 13, February Ptax revenue	55.90	-	-	55.90
03/31/21 Anticipated Cap Req. No.50	-	249,865.63	-	249,865.63
<i>Anticipated Balance</i>	<u>365,344.89</u>	<u>495,954.90</u>	<u>1,080,941.00</u>	<u>1,942,240.84</u>
Reserved for minimum balances	(5,000.00)	-	-	(5,000.00)
Reserved for TABOR	(10,100.00)	-	-	(10,100.00)
<i>Anticipated Balance</i>	<u>\$ 350,244.89</u>	<u>\$ 495,954.90</u>	<u>\$ 1,080,941.00</u>	<u>\$ 1,927,140.84</u>

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT #14**  
**Schedule of Cash Position**  
**December 31, 2021**  
Updated as of April 19, 2021

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Regional Fund</b>	<b>Total</b>
<b>1st Bank - Checking</b>				
Balance as of 12/31/20	\$ 11.00	\$ -	\$ -	\$ 11.00
Subsequent activities:				
01/10/21 Property/SO taxes - CIC 14 (December)	1,382.66	8,987.29	-	10,369.95
02/10/21 Property/SO taxes - CIC 14 (January)	1,291.26	8,387.52	5.64	9,684.42
02/10/21 Property/SO taxes - CIC 13 (January)	55.57	361.24	-	416.81
02/26/21 Transfer to DHP at DIA	(1,382.66)	-	-	(1,382.66)
02/26/21 Transfer to UMB, pledged revenue (December)	-	(8,987.29)	-	(8,987.29)
02/26/21 Transfer to DHP at DIA	(1,291.26)	-	-	(1,291.26)
02/26/21 Transfer to UMB, pledged revenue (January)	-	(8,387.52)	(5.64)	(8,393.16)
03/10/21 Property/SO taxes - CIC 14 (February)	70,815.20	356,018.77	104,280.37	531,114.34
03/10/21 Property/SO taxes - CIC 13 (February)	55.90	363.35	-	419.25
03/31/21 Transfer to DHP - CIC 13, January Ptax revenue	(55.57)	-	-	(55.57)
03/31/21 Transfer to DHP - CIC 14, February Ptax revenue	(70,815.20)	-	-	(70,815.20)
03/31/21 Transfer to DHP - CIC 13, February Ptax revenue	(55.90)	-	-	(55.90)
03/31/21 Transfer to UMB, February pledged revenue	-	(356,743.36)	(104,280.37)	(461,023.73)
04/10/21 Property/SO taxes - CIC 14 (March)	18,373.29	93,930.85	25,495.60	137,799.74
04/10/21 Property/SO taxes - CIC 13 (March)	268.05	1,429.34	312.96	2,010.35
Anticipated transfer to DHP - CIC 14, March Ptax revenue	(18,373.29)	-	-	(18,373.29)
Anticipated transfer to DHP - CIC 13, March Ptax revenue	(268.05)	-	-	(268.05)
Anticipated transfer to UMB, March pledged revenue	-	(95,360.19)	(25,808.56)	(121,168.75)
<i>Anticipated Balance</i>	<u>11.00</u>	<u>-</u>	<u>-</u>	<u>11.00</u>

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT #14**  
**Schedule of Cash Position**  
**December 31, 2020**  
Updated as of April 19, 2021

	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Capital Projects Regional Fund</b>	<b>Total</b>
<b>UMB - 2018 Bond Fund 147647.1</b>				
#REF!	-	642,807.21	-	642,807.21
Subsequent activities:				
01/31/21 Interest income	-	44.92	-	44.92
02/26/21 Transfer from 1st Bank - December pledged revenue	-	8,987.29	-	8,987.29
02/26/21 Transfer from 1st Bank - January pledged revenue	-	8,393.16	-	8,393.16
02/28/21 Interest income	-	32.66	-	32.66
03/31/21 Transfer from 1st Bank - February pledged revenue	-	461,023.73	-	461,023.73
03/31/21 Interest income (net of fees)	-	28.24	-	28.24
<i>Anticipated Balance</i>	<u>-</u>	<u>1,121,317.21</u>	<u>-</u>	<u>1,121,317.21</u>
<b>UMB - 2018 Surplus Fund 147647.2</b>				
#REF!	-	14,516,710.43	-	14,516,710.43
Subsequent activities:				
01/31/21 Interest income (net of fees)	-	1,000.06	-	1,000.06
02/28/21 Interest income (net of fees)	-	737.13	-	737.13
03/31/21 Interest income (net of fees)	-	615.94	-	615.94
<i>Anticipated Balance</i>	<u>-</u>	<u>14,519,063.56</u>	<u>-</u>	<u>14,519,063.56</u>
<b>UMB - 2018 Project Fund 147647.3</b>				
#REF!	-	-	7,152,016.97	7,152,016.97
Subsequent activities:				
01/28/21 Requisition No. 46	-	-	(154,811.39)	(154,811.39)
01/31/21 Interest income	-	-	490.66	490.66
02/26/21 Requisition No. 47	-	-	(47,952.98)	(47,952.98)
02/28/21 Interest income	-	-	352.99	352.99
03/26/21 Requisition No. 48	-	-	(23,393.75)	(23,393.75)
03/26/21 Requisition No. 49 - ACM High Point VI LLC	-	-	(1,500,000.00)	(1,500,000.00)
03/31/21 Interest income (net of fees)	-	-	281.49	281.49
Anticipated Cap Req. No.50	-	-	249,865.63	249,865.63
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>5,676,849.62</u>	<u>5,676,849.62</u>
<b>CSAFE - Project Fund</b>				
#REF!	-	-	3,174.57	3,174.57
Subsequent activities:				
01/31/21 Interest income	-	-	0.31	0.31
02/28/21 Interest income	-	-	0.28	0.28
<i>Anticipated Balance</i>	<u>-</u>	<u>-</u>	<u>3,175.16</u>	<u>3,175.16</u>
<i>Anticipated Balances</i>	<u>\$ 350,255.89</u>	<u>\$ 16,136,335.67</u>	<u>\$ 6,760,965.78</u>	<u>\$ 23,247,557.39</u>

**Yield Information (03/31/21)**  
CSAFE - 0.05%

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13**  
**Property Taxes Schedule**  
**2021**

	Current Year										Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due To County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received		
								Monthly	Y-T-D		Monthly	Y-T-D	
January	\$ -	\$ -	\$ 416.81	\$ -	\$ -	\$ -	\$ 416.81	0.00%	0.00%	\$ 216.22	47.89%	47.89%	
February	-	-	419.25	-	-	-	419.25	0.00%	0.00%	0.00	0.00%	47.89%	
March	1,580.59	-	445.55	-	(15.80)	-	2,010.34	1.58%	1.58%	0.00	0.00%	47.89%	
April	-	-	-	-	-	-	-	0.00%	1.58%	234.84	52.02%	99.91%	
May	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
June	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
July	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
August	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
September	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
October	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
November	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
December	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
<b>\$ 1,580.59</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,281.61</b>	<b>\$ -</b>	<b>\$ (15.80)</b>	<b>\$ -</b>	<b>\$ 2,846.40</b>	<b>1.58%</b>	<b>1.58%</b>	<b>451.06</b>	<b>99.91%</b>	<b>99.91%</b>	

	Mill Levy	TAXES		% COLLECTED TO AMOUNT	
		LEVIED	OF LEVIED	COLLECTED	LEVIED
<b>Property Tax</b>					
<b>GENERAL FUND</b>	11.133	\$ 13,302.00	13.33%	\$ 210.75	1.58%
<b>DEBT SERVICE</b>	55.664	66,510.00	66.67%	1,053.73	1.58%
<b>REGIONAL MILL LEVY</b>	16.699	19,953.00	20.00%	316.12	1.58%
	<b>83.496</b>	<b>\$ 99,765.00</b>	<b>100.00%</b>	<b>\$ 1,580.59</b>	<b>1.58%</b>
<b>Specific Ownership Tax</b>					
<b>GENERAL FUND</b>		\$ 670.00	13.33%	\$ 170.88	25.50%
<b>DEBT SERVICE</b>		4,320.00	86.67%	1,110.73	25.71%
		<b>\$ 4,990.00</b>	<b>100.00%</b>	<b>\$ 1,281.61</b>	<b>25.68%</b>
<b>Treasurer's Fees</b>					
<b>GENERAL FUND</b>		\$ 130.00	13.33%	\$ 2.11	1.62%
<b>DEBT SERVICE</b>		665.00	66.67%	10.53	1.58%
<b>REGIONAL MILL LEVY</b>		200.00	20.00%	3.16	1.58%
		<b>\$ 995.00</b>	<b>100.00%</b>	<b>\$ 15.80</b>	<b>1.59%</b>

Mills Levied	Assessed Value 2020	Assessed Value 2021
11.133		
55.664		
16.699		
<b>83.496</b>	<b>\$ 5,570</b>	<b>\$ 1,194,850</b>

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14**  
**Property Taxes Schedule**  
**2021**

	Current Year										Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due To County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received		
								Monthly	Y-T-D		Monthly	Y-T-D	
January	\$ 28.50	\$ -	\$ 9,656.21	\$ -	\$ (0.29)	\$ -	\$ 9,684.42	0.00%	0.00%	\$ 14,847.90	0.00%	0.00%	
February	526,668.36	-	9,712.70	-	(5,266.71)	-	531,114.35	22.60%	22.61%	943,939.47	33.30%	33.30%	
March	128,765.62	-	10,321.80	-	(1,287.69)	-	137,799.73	5.53%	28.13%	453,488.82	15.60%	48.90%	
April	-	-	-	-	-	-	-	0.00%	28.13%	343,893.35	11.87%	60.77%	
May	-	-	-	-	-	-	-	0.00%	28.13%	449,157.34	15.22%	75.99%	
June	-	-	-	-	-	-	-	0.00%	28.13%	665,971.49	22.87%	98.86%	
July	-	-	-	-	-	-	-	0.00%	28.13%	14,665.72	0.00%	98.86%	
August	-	-	-	-	-	-	-	0.00%	28.13%	13,535.58	0.00%	98.86%	
September	-	-	-	-	-	-	-	0.00%	28.13%	14,665.27	0.00%	98.86%	
October	-	-	-	-	-	-	-	0.00%	28.13%	47,246.81	0.00%	98.86%	
November	-	-	-	-	-	-	-	0.00%	28.13%	13,914.71	0.00%	98.86%	
December	-	-	-	-	-	-	-	0.00%	28.13%	10,369.95	0.00%	98.86%	
<b>Total</b>	<b>\$ 655,462.48</b>	<b>\$ -</b>	<b>\$ 29,690.71</b>	<b>\$ -</b>	<b>\$ (6,554.69)</b>	<b>\$ -</b>	<b>\$ 678,598.50</b>	<b>28.13%</b>	<b>28.13%</b>	<b>\$ 2,985,696.41</b>	<b>98.86%</b>	<b>98.86%</b>	

	Mill Levy	TAXES	%	PROPERTY TAXES	% COLLECTED TO AMOUNT
		LEVIED	OF LEVIED	COLLECTED	LEVIED
<b>Property Tax</b>					
<b>GENERAL FUND</b>	10.000	\$ 310,653.00	13.33%	\$ 87,394.94	28.13%
<b>DEBT SERVICE</b>	50.000	1,553,266.00	66.67%	436,974.99	28.13%
<b>REGIONAL MILL LEVY</b>	15.000	465,980.00	20.00%	131,092.55	28.13%
	75.000	\$ 2,329,899.00	100.00%	\$ 655,462.48	28.13%
<b>Specific Ownership Tax</b>					
<b>GENERAL FUND</b>		\$ 15,530.00	13.33%	\$ 3,958.76	25.49%
<b>DEBT SERVICE</b>		100,960.00	86.67%	25,731.95	25.49%
		\$ 116,490.00	100.00%	\$ 29,690.71	25.49%
<b>Treasurer's Fees</b>					
<b>GENERAL FUND</b>		\$ 3,108.00	13.33%	\$ 873.96	28.12%
<b>DEBT SERVICE</b>		15,530.00	66.67%	4,369.79	28.14%
<b>REGIONAL MILL LEVY</b>		4,660.00	20.00%	1,310.94	28.13%
		\$ 23,298.00	100.00%	\$ 6,554.69	28.13%

Mills Levied	Assessed Value 2019	Assessed Value 2020
10.000		
50.000		
15.000		
75.000	\$ 32,904,040	\$ 38,524,300

COLORADO INTERNATIONAL CENTER MD NO. 14

FINANCIAL STATEMENTS

DECEMBER 31, 2020

COLORADO INTERNATIONAL CENTER MD NO. 14  
BALANCE SHEET - GOVERNMENTAL FUNDS  
DECEMBER 31, 2020

	General	Debt Service	Capital Projects - Regional	Total
<b>ASSETS</b>				
Cash - Checking	\$ 11	\$ -	\$ -	\$ 11
Csafe	-	-	3,175	3,175
UMB - 2018 Bond Fund	-	642,807	-	642,807
UMB - 2018 Surplus Fund	-	14,516,710	-	14,516,710
UMB - 2018 Project Fund	-	-	7,152,017	7,152,017
Property taxes receivable	310,653	1,553,266	465,980	2,329,899
Due from Denver High Point	-	-	15,752	15,752
Receivable from County Treasurer	1,383	8,987	-	10,370
<b>TOTAL ASSETS</b>	<b>\$ 312,047</b>	<b>\$ 16,721,770</b>	<b>\$ 7,636,924</b>	<b>\$ 24,670,741</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>CURRENT LIABILITIES</b>				
Payable to DHP at DIA	\$ 1,394	\$ -	\$ -	\$ 1,394
<b>Total Liabilities</b>	<b>1,394</b>	<b>-</b>	<b>-</b>	<b>1,394</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred property tax	310,653	1,553,266	465,980	2,329,899
<b>Total Deferred Inflows of Resources</b>	<b>310,653</b>	<b>1,553,266</b>	<b>465,980</b>	<b>2,329,899</b>
<b>FUND BALANCES</b>				
<b>Total Fund Balances</b>	<b>-</b>	<b>15,168,504</b>	<b>7,170,944</b>	<b>22,339,448</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>	<b>\$ 312,047</b>	<b>\$ 16,721,770</b>	<b>\$ 7,636,924</b>	<b>\$ 24,670,741</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.

COLORADO INTERNATIONAL CENTER MD NO. 14  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

GENERAL FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Property taxes	\$ 385,243	\$ 385,213	\$ (30)
Specific ownership tax	23,100	19,738	(3,362)
Interest income	98	90	(8)
Other revenue	2,559	11	(2,548)
TOTAL REVENUES	<u>411,000</u>	<u>405,052</u>	<u>(5,948)</u>
EXPENDITURES			
County Treasurer's fee	3,850	3,853	(3)
Transfer to DHP at DIA	404,591	401,199	3,392
Contingency	2,559	-	2,559
TOTAL EXPENDITURES	<u>411,000</u>	<u>405,052</u>	<u>5,948</u>
NET CHANGE IN FUND BALANCES	-	-	-
FUND BALANCES - BEGINNING	-	-	-
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</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.



## SUPPLEMENTARY INFORMATION

COLORADO INTERNATIONAL CENTER MD NO. 14  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

DEBT SERVICE FUND

	Annual Budget	Year to Date Actual	Variance
<b>REVENUES</b>			
Property taxes	\$ 1,926,215	\$ 1,926,066	\$ (149)
Specific ownership tax	115,570	128,300	12,730
Interest income	246,800	116,501	(130,299)
Intergovernmental Revenue - CIC No. 13	617	390	(227)
TOTAL REVENUES	2,289,202	2,171,257	(117,945)
<b>EXPENDITURES</b>			
County Treasurer's fee	19,260	19,265	(5)
Paying agent fees	5,500	3,500	2,000
Bond interest - Series 2018	5,110,694	5,110,694	-
Contingency	4,546	-	4,546
TOTAL EXPENDITURES	5,140,000	5,133,459	6,541
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,850,798)	(2,962,202)	(111,404)
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers from CP - Regional Fund	572,218	567,532	(4,686)
TOTAL OTHER FINANCING SOURCES (USES)	572,218	567,532	(4,686)
NET CHANGE IN FUND BALANCES	(2,278,580)	(2,394,670)	(116,090)
FUND BALANCES - BEGINNING	17,593,678	17,563,175	(30,503)
FUND BALANCES - ENDING	\$ 15,315,098	\$ 15,168,505	\$ (146,593)

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COLORADO INTERNATIONAL CENTER MD NO. 14  
SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND AVAILABLE - BUDGET AND ACTUAL  
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

CAPITAL PROJECTS - REGIONAL FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Regional Mill levy	\$ 577,865	\$ 577,820	\$ (45)
Interest income	116,000	84,056	(31,944)
TOTAL REVENUES	693,865	661,876	(31,989)
EXPENDITURES			
County Treasurer's fee - Regional mill levy	5,780	5,780	-
Transfer to DHP at DIA	15,607,846	9,541,399	6,066,447
TOTAL EXPENDITURES	15,613,626	9,547,179	6,066,447
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(14,919,761)	(8,885,303)	6,034,458
OTHER FINANCING SOURCES (USES)			
Transfer to DS Fund	(572,085)	(567,532)	4,553
TOTAL OTHER FINANCING SOURCES (USES)	(572,085)	(567,532)	4,553
NET CHANGE IN FUNDS AVAILABLE	(15,491,846)	(9,452,835)	6,039,011
FUNDS AVAILABLE - BEGINNING	15,491,846	16,623,778	1,131,932
FUNDS AVAILABLE - ENDING	\$ -	\$ 7,170,944	\$ 7,170,944

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.

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 13**  
**Property Taxes Schedule**  
**2021**

	Current Year										Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due To County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received		
								Monthly	Y-T-D		Monthly	Y-T-D	
January	\$ -	\$ -	\$ 416.81	\$ -	\$ -	\$ -	\$ 416.81	0.00%	0.00%	\$ 216.22	47.89%	47.89%	
February	-	-	419.25	-	-	-	419.25	0.00%	0.00%	0.00	0.00%	47.89%	
March	1,580.59	-	445.55	-	(15.80)	-	2,010.34	1.58%	1.58%	0.00	0.00%	47.89%	
April	-	-	-	-	-	-	-	0.00%	1.58%	234.84	52.02%	99.91%	
May	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
June	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
July	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
August	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
September	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
October	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
November	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
December	-	-	-	-	-	-	-	0.00%	1.58%	0.00	0.00%	99.91%	
<b>\$ 1,580.59</b>	<b>\$ -</b>	<b>\$ 1,281.61</b>	<b>\$ -</b>	<b>\$ (15.80)</b>	<b>\$ -</b>	<b>\$ 2,846.40</b>	<b>1.58%</b>	<b>1.58%</b>	<b>451.06</b>	<b>99.91%</b>	<b>99.91%</b>		

	Mill Levy	TAXES		PROPERTY TAXES		% COLLECTED TO AMOUNT	
		LEVIED	% OF LEVIED	COLLECTED	LEVIED		
<b>Property Tax</b>							
<b>GENERAL FUND</b>	11.133	\$ 13,302.00	13.33%	\$ 210.75	1.58%		
<b>DEBT SERVICE</b>	55.664	66,510.00	66.67%	1,053.73	1.58%		
<b>REGIONAL MILL LEVY</b>	16.699	19,953.00	20.00%	316.12	1.58%		
	<b>83.496</b>	<b>\$ 99,765.00</b>	<b>100.00%</b>	<b>\$ 1,580.59</b>	<b>1.58%</b>		
<b>Specific Ownership Tax</b>							
<b>GENERAL FUND</b>		\$ 670.00	13.33%	\$ 170.88	25.50%		
<b>DEBT SERVICE</b>		4,320.00	86.67%	1,110.73	25.71%		
		<b>\$ 4,990.00</b>	<b>100.00%</b>	<b>\$ 1,281.61</b>	<b>25.68%</b>		
<b>Treasurer's Fees</b>							
<b>GENERAL FUND</b>		\$ 130.00	13.33%	\$ 2.11	1.62%		
<b>DEBT SERVICE</b>		665.00	66.67%	10.53	1.58%		
<b>REGIONAL MILL LEVY</b>		200.00	20.00%	3.16	1.58%		
		<b>\$ 995.00</b>	<b>100.00%</b>	<b>\$ 15.80</b>	<b>1.59%</b>		

Mills Levied	Assessed Value 2020	Assessed Value 2021
11.133		
55.664		
16.699		
<b>83.496</b>	<b>\$ 5,570</b>	<b>\$ 1,194,850</b>

**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NO. 14**  
**Property Taxes Schedule**  
**2021**

	Current Year										Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due To County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received		
								Monthly	Y-T-D		Monthly	Y-T-D	
January	\$ 28.50	\$ -	\$ 9,656.21	\$ -	\$ (0.29)	\$ -	\$ 9,684.42	0.00%	0.00%	\$ 14,847.90	0.00%	0.00%	
February	526,668.36	-	9,712.70	-	(5,266.71)	-	531,114.35	22.60%	22.61%	943,939.47	33.30%	33.30%	
March	128,765.62	-	10,321.80	-	(1,287.69)	-	137,799.73	5.53%	28.13%	453,488.82	15.60%	48.90%	
April	-	-	-	-	-	-	-	0.00%	28.13%	343,893.35	11.87%	60.77%	
May	-	-	-	-	-	-	-	0.00%	28.13%	449,157.34	15.22%	75.99%	
June	-	-	-	-	-	-	-	0.00%	28.13%	665,971.49	22.87%	98.86%	
July	-	-	-	-	-	-	-	0.00%	28.13%	14,665.72	0.00%	98.86%	
August	-	-	-	-	-	-	-	0.00%	28.13%	13,535.58	0.00%	98.86%	
September	-	-	-	-	-	-	-	0.00%	28.13%	14,665.27	0.00%	98.86%	
October	-	-	-	-	-	-	-	0.00%	28.13%	47,246.81	0.00%	98.86%	
November	-	-	-	-	-	-	-	0.00%	28.13%	13,914.71	0.00%	98.86%	
December	-	-	-	-	-	-	-	0.00%	28.13%	10,369.95	0.00%	98.86%	
<b>Total</b>	<b>\$ 655,462.48</b>	<b>\$ -</b>	<b>\$ 29,690.71</b>	<b>\$ -</b>	<b>\$ (6,554.69)</b>	<b>\$ -</b>	<b>\$ 678,598.50</b>	<b>28.13%</b>	<b>28.13%</b>	<b>\$ 2,985,696.41</b>	<b>98.86%</b>	<b>98.86%</b>	

	Mill Levy	TAXES	%	PROPERTY TAXES	% COLLECTED TO AMOUNT
		LEVIED	OF LEVIED	COLLECTED	LEVIED
<b>Property Tax</b>					
<b>GENERAL FUND</b>	10.000	\$ 310,653.00	13.33%	\$ 87,394.94	28.13%
<b>DEBT SERVICE</b>	50.000	1,553,266.00	66.67%	436,974.99	28.13%
<b>REGIONAL MILL LEVY</b>	15.000	465,980.00	20.00%	131,092.55	28.13%
	75.000	\$ 2,329,899.00	100.00%	\$ 655,462.48	28.13%
<b>Specific Ownership Tax</b>					
<b>GENERAL FUND</b>		\$ 15,530.00	13.33%	\$ 3,958.76	25.49%
<b>DEBT SERVICE</b>		100,960.00	86.67%	25,731.95	25.49%
		\$ 116,490.00	100.00%	\$ 29,690.71	25.49%
<b>Treasurer's Fees</b>					
<b>GENERAL FUND</b>		\$ 3,108.00	13.33%	\$ 873.96	28.12%
<b>DEBT SERVICE</b>		15,530.00	66.67%	4,369.79	28.14%
<b>REGIONAL MILL LEVY</b>		4,660.00	20.00%	1,310.94	28.13%
		\$ 23,298.00	100.00%	\$ 6,554.69	28.13%

Mills Levied	Assessed Value 2019	Assessed Value 2020
10.000		
50.000		
15.000		
75.000	\$ 32,904,040	\$ 38,524,300

**DENVER HIGH POINT AT DIA METROPOLITAN DISTRICT**  
**AND**  
**COLORADO INTERNATIONAL CENTER METROPOLITAN DISTRICT NOS. 13 & 14**  
**ENGINEER'S REPORT AND VERIFICATION OF COSTS**  
**ASSOCIATED WITH PUBLIC IMPROVEMENTS**

PREPARED BY:  
SCHEDIO GROUP LLC  
808 9<sup>TH</sup> STREET  
GREELEY, COLORADO 80631

LICENSED PROFESSIONAL ENGINEER:  
TIMOTHY A. MCCARTHY  
STATE OF COLORADO  
LICENSE NO. 44349

DATE PREPARED: April 20, 2021

Project No. 200103 - High Point Filing No. 3  
Engineer's Report and Verification of Costs No. 8

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## ENGINEER'S REPORT

### INTRODUCTION

Schedio Group LLC ("Schedio Group") entered into a Service Agreement for Cost Verification Services ("Service Agreement") with Denver High Point at DIA Metropolitan District ("DHP") and Colorado International Center Metropolitan District No. 13 and Colorado International Center Metropolitan District No. 14 ("CIC No. 13", "CIC No. 14" and with DHP, "Districts") on March 10, 2020. This Engineer's Report and Verification of Costs Associated with Public Improvements ("Report") is the 8th deliverable associated with the Service Agreement, more specifically Task 1 – Independent Professional Engineer's Review and Verification of Costs Incurred to Date Associated with Public Improvements.

Per the Capital Funding and Reimbursement Agreement (Denver High Point – Westside) ("CFRA") entered into on July 20, 2017, by and between DHP and ACM High Point VI LLC ("Developer"), concerning costs associated with the design and construction of Public Improvements (as defined in the CFRA) and verified by Schedio Group as eligible for Developer Reimbursement, DHP shall be the Payer and the Developer shall be the Payee.

In addition, per the Facilities Acquisition Agreement ("FAA") by and between DHP, CIC No. 13 and William Lyon Homes, Inc. (now Taylor Morrison of Colorado, Inc. "Buyer"), the Buyer agrees to design, construct, and complete the District Improvements (as defined in the FAA) and upon completion transfer the completed District Improvements by special warranty bill of sale to CIC No. 13 or DHP. The Buyer acknowledges that construction and conveyance of the District Improvements shall be without compensation from the Districts to the Buyer and District Reimbursement Rights shall remain the property of the Developer and shall not be conveyed to the Buyer.

The development is High Point Subdivision Filing No. 3, which consists of 225 residential lots on approximately 54 acres located north of E. 64<sup>th</sup> Avenue, west of N. Dunkirk Street and in the City and County of Denver, Colorado.

### SUMMARY OF FINDINGS

To date Schedio Group has reviewed a total of \$9,364,909.02 in soft, indirect and hard costs associated with the design and construction of improvements. Of the \$9,364,909.02 reviewed, Schedio Group has verified \$7,145,379.77 associated with the design and construction of Public Improvements as authorized by the *Service Plan for Colorado International Center metropolitan District No. 13 in the City and County of Denver, Colorado*, prepared by McGeady Sisneros, P.C., and approved on March 13, 2006 ("Service Plan") and therefore eligible for Developer Reimbursement the District.

Per *Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District Nos. 13 & 14 – Engineer's Report and Verification of Costs Associated with Public Improvements No. 7*, prepared by Schedio Group LLC and dated March 17, 2021, Schedio Group reviewed a total of \$9,216,456.76 in soft, indirect and hard costs associated with the design and construction of improvements. Of the \$9,216,456.76 reviewed, Schedio Group verified \$6,824,598.31 associated with the design and construction of Public Improvements and therefore eligible for Developer Reimbursement by the District.



In this Report, Schedio Group has reviewed a total of \$148,452.27 in soft, indirect and hard costs associated with improvements. Of the \$148,452.27 reviewed, Schedio Group verified \$137,229.91 as associated with design and construction of Public Improvements. In addition to the \$137,229.91 verified as associated with the design and construction of Public Improvements in this Report, Schedio Group received change order backup associated with Premier Earthwork and Utilities pay applications reviewed in *Denver High Point at DIA Metropolitan District and Colorado International Center Metropolitan District Nos. 13 & 14 – Engineer’s Report and Verification of Costs Associated with Public Improvements No. 7*. After reviewing the change order backup, an additional \$183,551.56 in costs were verified as associated with the design and construction of Public Improvements.

As a result, Schedio Group recommends that **\$320,781.46** (\$137,229.91+\$183,551.56) be reimbursed by the District to the Developer.

See *Figure 1 – Summary of Verified Soft, Indirect and Hard Costs Segregated by Service Plan Category* below. For additional details, see *Exhibit A – Summary of Costs Reviewed*.

	TOT AMTS VERIFIED	PREV AMTS VERIFIED	CUR AMTS VERIFIED
	VERIFICATION NOS. 1-8	VERIFICATION NOS. 1-7	VERIFICATION NO. 8
<b>SOFT AND INDIRECT COSTS</b>			
Streets	\$ 292,280.74	\$ 290,162.65	\$ 2,118.10
Water	\$ 217,594.11	\$ 215,476.01	\$ 2,118.10
Sanitary Sewer	\$ 213,780.09	\$ 210,060.87	\$ 3,719.22
Parks and Recreation	\$ 138,791.23	\$ 136,673.13	\$ 2,118.10
Total Soft and Indirect Costs -->	\$ 862,446.17	\$ 852,372.66	\$ 10,073.51
<b>HARD COSTS</b>			
Streets	\$ 4,402,326.69	\$ 4,115,831.19	\$ 286,495.50
Water	\$ 923,214.01	\$ 922,553.20	\$ 660.82
Sanitary Sewer	\$ 874,848.91	\$ 869,508.10	\$ 5,340.82
Parks and Recreation	\$ 82,543.98	\$ 64,333.16	\$ 18,210.82
Total Hard Costs -->	\$ 6,282,933.60	\$ 5,972,225.64	\$ 310,707.95
<b>SOFT AND INDIRECT + HARD COSTS</b>			
Streets	\$ 4,694,607.43	\$ 4,405,993.84	\$ 288,613.60
Water	\$ 1,140,808.12	\$ 1,138,029.21	\$ 2,778.91
Sanitary Sewer	\$ 1,088,629.01	\$ 1,079,568.97	\$ 9,060.04
Parks and Recreation	\$ 221,335.21	\$ 201,006.29	\$ 20,328.91
Total Soft and Indirect + Hard Costs -->	\$ 7,145,379.77	\$ 6,824,598.31	\$ <b>320,781.46</b>

*Figure 1 - Summary of Verified Soft, Indirect and Hard Costs Segregated by Service Plan Category*

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**DETERMINATION OF PUBLIC PRORATION PERCENTAGE**

Figure 2 – Determination of Public Proration Percentage below summarizes the Public and Private areas within High Point Subdivision Filing No. 3. The ratio of total Public area to Overall total area yields a Proration Percentage that can be applied to select costs with both public and private components. Areas were taken directly from or derived from the High Point Subdivision Filing No. 3 Final Plat (unapproved). The Public Proration Percentage was calculated and applied as deemed appropriate by Schedio Group. See Exhibit A – Summary of Costs Reviewed for application of the Public Proration Percentage.

	SF		
Overall Area	2,356,034	<--From Sheet 1 of Plat	100.00%
Private Lots	1,211,822		51.43%
Private Tracts	199,910		8.49%
Public Tracts	368,774		15.65%
Public Right-of-Way	575,528		24.43%
Total High Point Subdivision Filing No. 3 Area -->	2,356,034	Private % -->	59.92%
		Public % -->	40.08%

Figure 2 - Determination of Public Proration Percentage

**VERIFICATION OF COSTS**

Schedio Group reviewed soft, indirect, and hard costs associated with the design and construction of Public Improvements. Schedio Group found costs associated with Public Improvements to be reasonable when compared to similar projects, during similar timeframes in similar locales.

**VERIFICATION OF PAYMENTS**

At the time of this report, traditional proofs of payments such as canceled checks, bank statements and unconditional lien waivers were not made available to Schedio Group. In the absence of traditional proofs of payments, Schedio Group, in coordination with District Counsel, secured Exhibit C – Affidavit as Proofs of Payments from the Buyer.

**VERIFICATION OF CONSTRUCTION**

Schedio Group performed a site visit on April 14, 2021. Premier Earthwork and Utilities Pay Application No. 191025.14, reasonably represents the work completed to date on site. The constructed Public Improvements appear to be in general conformance with the approved construction drawings. See Exhibit B – List of Documents Reviewed. Photos are available from Schedio Group upon request.

**SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES**

The High Point Filing No. 3 Final Plat (unapproved) depicts various tracts as “Private” (“Private Areas”). Schedio Group has considered tracts labeled as ‘Private’ on the High Point Filing No. 3 Final Plat (unapproved) as truly private; meaning that their collective area was not considered as Public Area when calculating the Public Proration Percentage and that costs associated with the design and construction of improvements within Private Areas have not and will not be verified as eligible for Developer Reimbursement. From Figure 2 above, Private Tracts constituted 199,910 square feet of area within High Point Filing No. 3.

## ENGINEER'S VERIFICATION

Timothy A. McCarthy, P.E. / Schedio Group, LLC (the Independent Consulting Engineer) states as follows:

The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and Verification of Public Improvements of similar type and function as those described in the attached Engineer's Report dated April 20, 2021.

The Independent Consulting Engineer has reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Verification.

The Independent Consulting Engineer performed a site visit on April 14, 2021 and determined that the Public Improvements constructed to date were constructed in general accordance with the approved construction drawings.

The Independent Consulting Engineer finds and determines that Public Improvements considered in the attached Engineer's Report from July 13, 2020 (Date of CMS Environmental Invoice No. 106235) to April 1, 2021 (Date of CMS Environmental Invoice No. 117098), are reasonably valued at **\$320,781.46**.

In the opinion of the Independent Consulting Engineer, the above stated value of **\$320,781.46** for soft, indirect and hard costs associated with the design and construction of the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe and similar locales.



April 20, 2021

---

**Timothy A. McCarthy, P.E.**

**Colorado License No. 44349**

**EXHIBIT A**

**SUMMARY OF COSTS REVIEWED**

**DRAFT**





**EXHIBIT B**  
**SUMMARY OF DOCUMENTS REVIEWED**

**DRAFT**



## SUMMARY OF DOCUMENTS REVIEWED

### SERVICE PLANS

- Service Plan for Colorado International Center Metropolitan District No. 13, prepared by McGeady Sisneros, P.C., approved March 13, 2006

### DISTRICT AGREEMENTS

- Draft Facilities Acquisition Agreement between Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13 and William Lyon Homes, Inc., dated March of 2020
- Capital Funding and Reimbursement Agreement (Denver High Point – Westside) between Denver High Point at DIA Metropolitan District and ACM High Point VI LLC, dated July 20, 2017
- Facilities Funding, Construction and Operations Agreement between Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, dated June 28, 2007
- First Amendment to Facilities Funding, Construction and Operations Agreement between Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13, and Colorado International Center Metropolitan District No. 14, executed October 29, 2009, effective September 2, 2008

### LAND SURVEY DRAWINGS

- High Point Subdivision Filing No. 3 Preliminary Plat, prepared by Harris Kocher Smith Engineering Group, Inc., dated October 8, 2008

### CONSTRUCTION DRAWINGS

- High Point Filing No. 3, Transportation Engineering Plans, prepared by Harris Kocher Smith Engineering Group, Inc., approved October 1, 2019
- High Point Filing No. 3, Public and Private Sanitary Sewer Plans, Amendment No. 1, prepared by Harris Kocher Smith Engineering Group, Inc., approved September 25, 2019
- High Point Filing No. 3, Public and Private Sanitary Sewer Plans, prepared by Harris Kocher Smith Engineering Group, Inc., approved August 1, 2019
- High Point Filing No. 3, Public and Private Storm Sewer Improvements Plans, prepared by Harris Kocher Smith Engineering Group, Inc., approved August 1, 2019
- High Point Filing No. 3, Overlot Grading Plans, prepared by Harris Kocher Smith Engineering Group, Inc., signed and sealed February 5, 2019
- High Point Denver, Construction Stormwater Management Plan, prepared by Harris Kocher Smith Engineering Group, Inc., approved January 16, 2019



### **CONSULTANT CONTRACTS**

- Harris Kocher Smith Engineering Group, Inc., Master Agreement for Professional Services, to provide Soils Reports, executed June 3, 2019
- Harris Kocher Smith Engineering Group, Inc., Agreement for Services, to provide Preliminary Site Planning and Engineering Services, dated April 17, 2018
- Harris Kocher Smith Engineering Group, Inc., Agreement for Services, to provide Design Services and Construction Plans, executed July 12, 2018, effective June 18, 2018
  - o Additional Services Agreement, to provide Transportation Engineering Plan Update and Philips 66 Gas Main Relocation Design, dated October 17, 2018
  - o Additional Services Agreement, to provide Over-Excavation Plan, dated January 28, 2019
- Norris Design, Proposal for Services, to provide Planning and Landscape Architectural Services, executed June 27, 2018

### **CONSULTANT INVOICES**

- See Exhibit A - Summary of Costs Reviewed

### **CONTRACTOR CONTRACTS**

- A.G. Wassenaar, Inc., Master Agreement for Professional Services, executed June 3, 2019
- A.G. Wassenaar, Inc., Work Agreement pursuant to Master Agreement for Professional Services, to provide Construction Testing and Observation Services, executed June 3, 2019
- Martin Marietta Materials, Inc., Master Subcontract Agreement, executed May 20, 2019
- Martin Marietta Materials, Inc., Work Agreement pursuant to Master Subcontract Agreement, to provide for Asphalt Paving, executed May 20, 2019
- Nu Style Landscape and Development, Work Agreement, pursuant to Master Subcontract Agreement, to provide Street Trees and Plant Material installation, executed February 5, 2020
- Omerta Storm Water Management, Master Subcontract Agreement, executed February 6, 2019
- Omerta Storm Water Management, Work Agreement, pursuant to Master Subcontract Agreement, to provide Installation and Maintenance of Erosion Control Devices, executed February 6, 2019
- Premier Earthworks and Infrastructure, Master Subcontract Agreement, executed February 4, 2019
- Premier Earthworks and Infrastructure, Work Agreement, pursuant to Master Subcontract Agreement, to provide Earthwork Services, executed February 4, 2019
- Premier Earthworks and Infrastructure, Work Agreement pursuant to Master Subcontract Agreement, to provide Utilities and Concrete, executed May 9, 2019
  - o Contract Change Order 1, dated January 15, 2020
  - o Contract Change Order 2 dated October 31, 2019
  - o Contract Change Order 3 dated May 29, 2019

- Contract Change Order 4 dated August 9, 2019
- Split Rail Fence & Supply Co., Master Subcontract Agreement, executed January 3, 2020
- Split Rail Fence & Supply Co., Work Agreement pursuant to the Master Subcontract Agreement, providing for Residential Privacy Fencing, dated January 3, 2020

**CONTRACTOR PAY APPLICATIONS**

- Martin Marietta, Pay Applications 1-2 (High Point Filing No. 3 – Asphalt Paving) dated November 2, 2020 through January 11, 2021
- Nu Style Landscape & Development, Pay Application No. 1, dated February 26, 2021
- Premier Earthworks & Infrastructure, Inc., Pay Application Nos. 1-14 (Job # 191025 – Utilities), dated November 27, 2019 through February 28, 2021
- Premier Earthworks & Infrastructure, Inc., Pay Application Nos. 1-4 (Job #191003 – Earthwork), dated November 1, 2019 through April 15, 2020

**EXHIBIT C**

**AFFIDAVIT AS PROOFS OF PAYMENTS**

**DRAFT**

## AFFIDAVIT

THIS AFFIDAVIT is made as of this 19<sup>th</sup> day of April, 2021 by Peter L. Klunkow, as Vice President of **William Lyon Homes, Inc.**, a California corporation (the "**Builder**"). This Affidavit is made for the benefit of the **Denver High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 13** and **Colorado International Center Metropolitan District No. 14**, each a quasi-municipal corporation and political subdivision of the State of Colorado (the "**Districts**").

1. The Builder was the owner of certain property in the District's Service Area during the time period within which the Costs, defined below, were incurred.

2. The Builder incurred the Costs through various funding and reimbursement agreements related to various contractors and services providers involved in the construction of public infrastructure facilities within the District that were completed between April 2018 to August 2020 as accurately shown in the Summary of Costs Reviewed to Date, attached as **Exhibit A** (the "**Costs**").

3. The subject construction has been complete, with no liens having been filed for non-payment to contractors or other service providers.

4. After searching in good faith, the Builder is unable to locate lien waivers or other evidence of payment of the Costs.

5. The Builder avers that all Costs have been paid as specified in **Exhibit A**.

6. The Builder hereby agrees to indemnify, defend and hold the Districts and their respective affiliated entities or other persons or entities designated by the Districts, and their respective directors, trustees, officers, members, managers, agents and employees, and the Districts' cost verification engineer (collectively, the "**Indemnitees**"), harmless from any and all liability for damage, including, but not limited to, the reimbursement of attorneys' fees and costs, arising out of claims asserted by contractors or service providers relating to the Costs incurred to construct these public improvements from April 2018 to February 2021 and subject to applicable statute of limitations.

DATED as of the date first written above.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO AFFIDAVIT]

**Builder:**  
William Lyon Homes, Inc.

By: [Signature]  
Its: Vice President

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Douglas )

Subscribed and sworn to before me by Peter L. Khimkow, as  
Vice President of William Lyon Homes, Inc. on this 19th day of April, 2021.

Witness my hand and official seal.

My commission expires: 6/7/21

[Signature]  
Notary Public

LAUREN HEADRICK  
Notary Public  
State of Colorado  
Notary ID # 20174024157  
My Commission Expires 06-07-2021

**EXHIBIT A**

**Costs**

DRAFT

## EXHIBIT A COSTS

VER NO	VENDOR	INV NO	INV DATE	INV AMT
1	A.G. Wassenaar, Inc.	299518	01/31/19	\$ 450.00
1	A.G. Wassenaar, Inc.	302563	04/30/19	\$ 2,500.00
1	A.G. Wassenaar, Inc.	303841	06/10/19	\$ 1,600.00
1	A.G. Wassenaar, Inc.	307536	08/31/19	\$ 150.00
1	A.G. Wassenaar, Inc.	308601	09/30/19	\$ 250.00
1	A.G. Wassenaar, Inc.	308602	09/30/19	\$ 18,232.50
1	A.G. Wassenaar, Inc.	309753	10/31/19	\$ 16,832.00
1	A.G. Wassenaar, Inc.	309754	10/31/19	\$ 120.00
1	A.G. Wassenaar, Inc.	309980	10/31/19	\$ 2,300.00
1	A.G. Wassenaar, Inc.	311002	11/30/19	\$ 7,858.00
1	A.G. Wassenaar, Inc.	311003	11/30/19	\$ 10,231.00
1	A.G. Wassenaar, Inc.	311101	12/16/19	\$ 17,880.00
1	A.G. Wassenaar, Inc.	311574	12/19/18	\$ 350.00
1	A.G. Wassenaar, Inc.	312156	12/31/19	\$ 1,278.00
1	A.G. Wassenaar, Inc.	312158	12/31/19	\$ 10,041.00
1	A.G. Wassenaar, Inc.	312745	01/28/20	\$ 14,465.00
1	Harris Kocher Smith	180422.1	05/20/18	\$ 9,122.50
1	Harris Kocher Smith	180422.11	02/27/19	\$ 44,032.10
1	Harris Kocher Smith	180422.12	03/27/19	\$ 25,863.20
1	Harris Kocher Smith	180422.13	04/24/19	\$ 20,565.80
1	Harris Kocher Smith	180422.14	05/22/19	\$ 9,505.90
1	Harris Kocher Smith	180422.19	10/09/19	\$ 1,467.50
1	Harris Kocher Smith	180422.2	06/20/18	\$ 4,512.50
1	Harris Kocher Smith	180422.3	07/18/18	\$ 3,875.00
1	Harris Kocher Smith	180422.4	08/15/18	\$ 11,779.20
1	Harris Kocher Smith	180422.5	09/12/18	\$ 41,367.10
1	Harris Kocher Smith	180422.6	10/10/18	\$ 76,195.50
1	Harris Kocher Smith	180422.7	11/07/18	\$ 64,330.70
1	Harris Kocher Smith	180422.8	12/05/18	\$ 43,623.10
1	Harris Kocher Smith	180422.9	01/02/19	\$ 49,277.98
1	Harris Kocher Smith	108422.10	01/30/19	\$ 42,796.19
1	Norris Design, Inc.	01-24267	04/30/18	\$ 3,256.07
1	Norris Design, Inc.	01-24343	05/31/18	\$ 3,961.19
1	Norris Design, Inc.	01-25003	06/30/18	\$ 14,495.00
1	Norris Design, Inc.	01-25073	07/31/18	\$ 12,085.00
1	Norris Design, Inc.	01-25451	08/31/18	\$ 20,186.25
1	Norris Design, Inc.	01-25493	10/31/18	\$ 16,291.00
1	Norris Design, Inc.	01-25898	09/30/18	\$ 19,937.55
1	Norris Design, Inc.	01-26259	12/31/18	\$ 22,347.80
1	Norris Design, Inc.	01-26373	11/30/18	\$ 20,443.57
1	Norris Design, Inc.	01-27233	01/31/19	\$ 27,808.95
1	Norris Design, Inc.	01-28170	02/28/19	\$ 17,295.45
1	Norris Design, Inc.	01-50391	03/31/19	\$ 14,010.15
1	Norris Design, Inc.	01-51497	05/31/19	\$ 22,461.75
1	Norris Design, Inc.	01-52026	06/30/19	\$ 15,522.75
1	Norris Design, Inc.	01-52634	07/31/19	\$ 12,058.00
1	Norris Design, Inc.	01-53165	08/31/19	\$ 14,131.50
1	Norris Design, Inc.	01-53669	09/30/19	\$ 1,859.75
1	Norris Design, Inc.	01-54845	10/31/19	\$ 7,526.25
1	Norris Design, Inc.	01-55586	11/30/19	\$ 1,278.00
1	Norris Design, Inc.	01-56068	12/31/19	\$ 5,578.75
1	Omerta Storm Water Management	44200	01/28/19	\$ 4,750.00
1	Omerta Storm Water Management	48120	08/29/19	\$ 506.50
1	Omerta Storm Water Management	50457	12/31/19	\$ 720.60
1	Premier Earthworks & Infrastructure, Inc.	191003.01	11/01/19	\$ 308,148.77
1	Premier Earthworks & Infrastructure, Inc.	191003.02	12/02/19	\$ 148,611.38
1	Premier Earthworks & Infrastructure, Inc.	191025.01	11/27/19	\$ 214,425.00
1	Premier Earthworks & Infrastructure, Inc.	191025.02	12/20/19	\$ 197,595.00
1	Premier Earthworks & Infrastructure, Inc.	191025.03	02/10/20	\$ 550,597.50



## EXHIBIT A COSTS

VER NO	VENDOR	INV NO	INV DATE	INV AMT
2	A.G. Wassenaar, Inc.	313404	01/31/20	\$ 18,414.00
2	A.G. Wassenaar, Inc.	313405	01/31/20	\$ 250.00
2	A.G. Wassenaar, Inc.	313576	02/12/20	\$ 20,210.00
2	A.G. Wassenaar, Inc.	313976	03/02/20	\$ 14,500.00
2	A.G. Wassenaar, Inc.	314272	02/29/20	\$ 17,853.00
2	A.G. Wassenaar, Inc.	314273	02/29/20	\$ 320.00
2	A.G. Wassenaar, Inc.	314452	03/05/20	\$ 8,930.00
2	CMS Environmental Solutions, LLC	100580	03/01/20	\$ 595.00
2	Collins, Cockrel & Cole	11031-001M	02/29/20	\$ 720.00
2	Davis, Graham & Stubbs	785004	02/27/20	\$ 3,645.00
2	Davis, Graham & Stubbs	785760	03/11/20	\$ 225.00
2	Felten Group	20-0769	01/31/20	\$ 1,175.00
2	Felten Group	20-1112	02/13/20	\$ 875.00
2	Felten Group	20-1113	02/13/20	\$ 9,000.00
2	Harris Kocher Smith	190116.9	02/12/20	\$ 15,645.00
2	Ken's Reproductions	5131726	03/04/20	\$ 40.01
2	Means Law	280	12/31/19	\$ 2,117.00
2	Means Law	299	02/02/20	\$ 2,664.50
2	Norris Design, Inc.	01-56581	01/31/20	\$ 3,775.00
2	Norris Design, Inc.	01-57079	02/29/20	\$ 4,761.25
2	Omerta Storm Water Management	51075	01/31/20	\$ 583.72
2	Omerta Storm Water Management	51426	02/29/20	\$ 654.45
2	Omerta Storm Water Management	51735	03/19/20	\$ 352.50
2	Premier Earthworks & Infrastructure, Inc.	191025.04	03/10/20	\$ 402,413.49
2	Shamrock Delivery, Inc.	139913	02/29/20	\$ 44.13
2	The Stanton Solution	731	03/01/20	\$ 2,000.00
3	A.G. Wassenaar, Inc.	314819	03/16/20	\$ 6,500.00
3	A.G. Wassenaar, Inc.	315116	03/31/20	\$ 3,685.00
3	A.G. Wassenaar, Inc.	315457	03/31/20	\$ 14,875.00
3	A.G. Wassenaar, Inc.	315458	03/31/20	\$ 2,057.00
3	A.G. Wassenaar, Inc.	316256	04/21/20	\$ 11,675.00
3	ARC Document Solutions	10518494	01/29/20	\$ 148.42
3	CMS Environmental Solutions, LLC	101816	04/01/20	\$ 595.00
3	Harris Kocher Smith	180422.15	06/19/19	\$ 5,875.10
3	Harris Kocher Smith	180422.16	07/17/19	\$ 3,585.00
3	Harris Kocher Smith	180422.17	08/14/19	\$ 3,466.20
3	Harris Kocher Smith	180422.18	09/11/19	\$ 300.00
3	Harris Kocher Smith	180422.24	02/26/20	\$ 1,918.26
3	Harris Kocher Smith	190116.11	04/08/20	\$ 13,150.00
3	Harris Kocher Smith	190116.12	04/08/20	\$ 5,525.00
3	Harris Kocher Smith	190116.2	05/08/19	\$ 1,457.50
3	Harris Kocher Smith	190116.3	06/05/19	\$ 1,320.00
3	Harris Kocher Smith	190116.4	06/05/19	\$ 510.00
3	Harris Kocher Smith	190116.5	07/31/19	\$ 1,644.50
3	Harris Kocher Smith	190116.6	09/25/19	\$ 9,500.00
3	Harris Kocher Smith	190116.7	11/20/19	\$ 35,123.25
3	Harris Kocher Smith	190116.8	01/15/20	\$ 22,012.50
3	Omerta Storm Water Management	51847	03/25/20	\$ 5,787.56
3	Omerta Storm Water Management	51963	03/31/20	\$ 341.00
3	Omerta Storm Water Management	52105	04/09/20	\$ 361.38
3	Omerta Storm Water Management	52321	04/23/20	\$ 469.70
3	Premier Earthworks & Infrastructure, Inc.	191003.04	04/15/20	\$ 22,229.12
3	Premier Earthworks & Infrastructure, Inc.	191025.05	03/25/20	\$ 535,535.10
4	A.G. Wassenaar, Inc.	316935	04/30/20	\$ 14,389.00
4	A.G. Wassenaar, Inc.	317348	05/27/20	\$ 23,670.00
4	CMS Environmental Solutions, LLC	102987	05/01/20	\$ 595.00
4	CMS Environmental Solutions, LLC	104191	06/01/20	\$ 595.00
4	Collins Cockrel & Cole	123119	12/31/19	\$ 561.00
4	Fox Rothschild LLP	2546382	05/11/20	\$ 7,986.00



## EXHIBIT A COSTS

VER NO	VENDOR	INV NO	INV DATE	INV AMT
4	Harris Kocher Smith	180422.23	01/29/20	\$ 2,505.26
4	Harris Kocher Smith	190116.1	04/08/19	\$ 7,925.00
4	Harris Kocher Smith	190116.13	05/06/20	\$ 16,124.25
4	Harris Kocher Smith	190116.14	05/06/20	\$ 1,030.00
4	Harris Kocher Smith	180422.20-22	10/2019-01/2020	\$ 8,339.64
4	Harris Kocher Smith	190116.10	03/11/20	\$ 16,360.00
4	Means Law	382	04/30/20	\$ 1,635.11
4	Means Law	384	04/30/20	\$ 356.50
4	Norris Design, Inc.	01-58431	04/30/20	\$ 5,498.75
4	Omerta Storm Water Management	52627	05/11/20	\$ 420.00
4	Premier Earthworks & Infrastructure, Inc.	191003.03	12/20/19	\$ 12,352.50
4	Premier Earthworks & Infrastructure, Inc.	191025.06	04/25/20	\$ 381,990.60
4	Premier Earthworks & Infrastructure, Inc.	191025.07	05/25/20	\$ 672,125.18
5	A.G. Wassenaar, Inc.	139792	07/31/20	\$ 15,319.00
5	A.G. Wassenaar, Inc.	317689	05/31/20	\$ 8,019.00
5	A.G. Wassenaar, Inc.	317943	06/09/20	\$ 23,275.00
5	A.G. Wassenaar, Inc.	318102	06/08/20	\$ 650.00
5	A.G. Wassenaar, Inc.	318303	06/25/20	\$ 6,480.00
5	A.G. Wassenaar, Inc.	318653	07/06/20	\$ 470.00
5	A.G. Wassenaar, Inc.	318655	07/06/20	\$ 1,880.00
5	A.G. Wassenaar, Inc.	318660	06/30/20	\$ 15,813.00
5	A.G. Wassenaar, Inc.	320482	08/18/20	\$ 1,880.00
5	City and County of Denver	6104064	06/22/20	\$ 1,600.00
5	City and County of Denver	6105615	06/24/20	\$ 123.00
5	CMS Environmental Solutions, LLC	105071	07/10/20	\$ 195.00
5	CMS Environmental Solutions, LLC	105474	07/01/20	\$ 595.00
5	CMS Environmental Solutions, LLC	106726	08/01/20	\$ 595.00
5	Fox Rothschild LLP	2561947	06/11/20	\$ 3,920.00
5	Harris Kocher Smith	180422.25	03/25/20	\$ 15,336.00
5	Harris Kocher Smith	180422.26	04/22/20	\$ 7,143.85
5	Harris Kocher Smith	180422.28	06/17/20	\$ 13,576.14
5	Harris Kocher Smith	180422.29	07/15/20	\$ 10,919.50
5	Harris Kocher Smith	180422.3	08/12/20	\$ 12,010.00
5	Harris Kocher Smith	190116.15	06/03/20	\$ 3,360.00
5	Harris Kocher Smith	190116.16	07/01/20	\$ 6,840.00
5	Harris Kocher Smith	190116.17	07/29/20	\$ 12,140.00
5	Lockton Insurance Brokers, LLC	17093767	06/10/20	\$ 4,327.00
5	Lockton Insurance Brokers, LLC	17093776	06/10/20	\$ 6,326.00
5	Lockton Insurance Brokers, LLC	17093788	06/10/20	\$ 1,150.00
5	Means Law	403	06/02/20	\$ 766.50
5	Means Law	419	06/30/20	\$ 146.00
5	Means Law	449	08/01/20	\$ 474.50
5	Norris Design, Inc.	01-57633	03/31/20	\$ 815.00
5	Norris Design, Inc.	01-58846	05/31/20	\$ 3,400.00
5	Norris Design, Inc.	01-59345	06/30/20	\$ 1,710.00
5	Norris Design, Inc.	01-59982	07/31/20	\$ 685.00
5	Omerta Storm Water Management	50787	01/17/20	\$ 350.00
5	Omerta Storm Water Management	53200	06/15/20	\$ 6,350.55
5	Omerta Storm Water Management	53487	06/30/20	\$ 1,075.35
5	Omerta Storm Water Management	53571	07/08/20	\$ 317.00
5	Premier Earthworks & Infrastructure, Inc.	191025.08	07/25/20	\$ 450,024.58
5	The Stanton Solution	750	06/30/20	\$ 1,500.00
5	The Stanton Solution	760	07/31/20	\$ 4,500.00
6	A.G. Wassenaar, Inc.	320781	08/28/20	\$ 850.00
6	A.G. Wassenaar, Inc.	321176	08/31/20	\$ 12,193.00
6	CMS Environmental Solutions, LLC	107901	09/01/20	\$ 595.00
6	Colorado Department of Public Health and Environment	WC211103879	08/17/20	\$ 540.00
6	Harris Kocher Smith	180422.31	09/09/20	\$ 5,773.79
6	Harris Kocher Smith	190116.18	08/26/20	\$ 15,890.75

## EXHIBIT A COSTS

VER NO	VENDOR	INV NO	INV DATE	INV AMT
6	Means Law	464	08/31/20	\$ 36.50
6	Norris Design, Inc.	01-60516	08/31/20	\$ 755.00
6	Omerta Storm Water Management	54418	08/26/20	\$ 300.00
6	Omerta Storm Water Management	54550	08/31/20	\$ 1,642.25
6	Omerta Storm Water Management	54560	09/04/20	\$ 1,181.90
6	Omerta Storm Water Management	54588	09/09/20	\$ 3,988.50
6	Premier Earthworks & Infrastructure, Inc.	191025.09	06/25/20	\$ 366,284.48
6	Premier Earthworks & Infrastructure, Inc.	191025.10	08/25/20	\$ 374,731.02
7	A.G. Wassenaar, Inc.	322384	09/30/20	\$ 18,689.00
7	A.G. Wassenaar, Inc.	323746	10/31/20	\$ 18,331.00
7	A.G. Wassenaar, Inc.	325151	11/30/20	\$ 15,237.00
7	A.G. Wassenaar, Inc.	325925	12/31/20	\$ 2,760.00
7	City and County of Denver	6162117	10/15/20	\$ 675.00
7	City and County of Denver	6173867	11/05/20	\$ 3,000.00
7	City and County of Denver	6173879	11/05/20	\$ 3,000.00
7	CMS Environmental Solutions, LLC	109171	10/01/20	\$ 595.00
7	CMS Environmental Solutions, LLC	110505	11/01/20	\$ 595.00
7	CMS Environmental Solutions, LLC	113168	01/01/21	\$ 595.00
7	CMS Environmental Solutions, LLC	114419	02/01/21	\$ 595.00
7	Harris Kocher Smith	108422.36	01/27/21	\$ 9,342.50
7	Harris Kocher Smith	180422.32	10/07/20	\$ 8,655.65
7	Harris Kocher Smith	180422.33	11/04/20	\$ 13,687.50
7	Harris Kocher Smith	180422.34	12/02/20	\$ 6,765.00
7	Harris Kocher Smith	180422.35	12/30/20	\$ 6,535.00
7	Harris Kocher Smith	190116.19	09/23/20	\$ 11,184.00
7	Harris Kocher Smith	190116.20	10/21/20	\$ 3,804.00
7	Harris Kocher Smith	190116.21	11/18/20	\$ 8,805.00
7	Harris Kocher Smith	190116.22	12/16/20	\$ 6,359.00
7	Harris Kocher Smith	190116.23	01/13/21	\$ 6,224.75
7	Martin Marietta	30474762	11/02/20	\$ 602,115.07
7	Martin Marietta	30922227	01/11/21	\$ 206,266.32
7	Means Law	525	12/01/20	\$ 36.50
7	Means Law	548	01/02/21	\$ 36.50
7	Norris Design, Inc.	01-61558	09/30/20	\$ 2,270.00
7	Norris Design, Inc.	01-61848	10/30/20	\$ 5,700.00
7	Norris Design, Inc.	01-62465	11/30/20	\$ 4,004.00
7	Norris Design, Inc.	01-63038	12/31/20	\$ 3,886.00
7	Omerta Storm Water Management	54855	09/25/20	\$ 3,223.80
7	Omerta Storm Water Management	54893	09/29/20	\$ 931.76
7	Omerta Storm Water Management	155051	10/09/20	\$ 566.15
7	Omerta Storm Water Management	155052	10/09/20	\$ 2,478.85
7	Omerta Storm Water Management	155060	10/12/20	\$ 931.76
7	Omerta Storm Water Management	155062	10/12/20	\$ 3,278.40
7	Omerta Storm Water Management	155138	10/23/20	\$ 631.76
7	Omerta Storm Water Management	155284	11/16/20	\$ 631.76
7	Omerta Storm Water Management	155291	11/16/20	\$ 37,454.50
7	Omerta Storm Water Management	155341	11/19/20	\$ 2,311.90
7	Omerta Storm Water Management	155424	11/30/20	\$ 37,014.00
7	Omerta Storm Water Management	155459	12/04/20	\$ 631.76
7	Omerta Storm Water Management	155677	12/18/20	\$ 2,510.35
7	Omerta Storm Water Management	155807	12/30/20	\$ 21,624.00
7	Omerta Storm Water Management	155990	01/15/21	\$ 2,512.40
7	Omerta Storm Water Management	156007	01/18/21	\$ 3,817.25
7	Premier Earthworks & Infrastructure, Inc.	191025.11	09/25/20	\$ 502,357.05
7	Premier Earthworks & Infrastructure, Inc.	191025.12	10/25/20	\$ 921,597.30
7	Premier Earthworks & Infrastructure, Inc.	191025.13	11/25/20	\$ 604,774.38
8	A.G. Wassenaar, Inc.	327650	01/31/21	\$ 4,410.00
8	A.G. Wassenaar, Inc.	328598	02/28/21	\$ 2,208.00
8	CMS Environmental Solutions	106235	07/13/20	\$ 95.00

**EXHIBIT A  
COSTS**

VER NO	VENDOR	INV NO	INV DATE	INV AMT
8	CMS Environmental Solutions	108829	09/14/20	\$ 95.00
8	CMS Environmental Solutions	115657	03/01/21	\$ 595.00
8	CMS Environmental Solutions	117098	04/01/21	\$ 595.00
8	Harris Kocher Smith	190116.24	02/10/21	\$ 4,841.00
8	Harris Kocher Smith	190116.25	03/10/21	\$ 5,884.00
8	Means Law	567	01/31/21	\$ 292.00
8	Means Law	599	02/26/21	\$ 146.00
8	Norris Design, Inc.	01-63479	01/31/21	\$ 1,635.00
8	Norris Design, Inc.	01-64124	02/28/21	\$ 1,770.00
8	NU Style Landscape & Development	1	02/26/21	\$ 17,550.00
8	Omerta Storm Water Management	155200	10/31/20	\$ 2,435.15
8	Omerta Storm Water Management	155260	11/11/20	\$ 497.50
8	Omerta Storm Water Management	156236	01/29/21	\$ 2,771.70
8	Omerta Storm Water Management	156370	02/08/21	\$ 890.62
8	Premier Earthworks & Infrastructure, Inc.	191025.14	02/28/21	\$ 101,741.29
	Total Costs Reviewed Verification Nos.		1 - 8	\$ 9,364,909.03
	Total Costs Reviewed Verification No.		1	\$ 2,250,741.24
	Total Costs Reviewed Verification No.		2	\$ 531,763.05
	Total Costs Reviewed Verification No.		3	\$ 709,646.59
	Total Costs Reviewed Verification No.		4	\$ 1,174,458.79
	Total Costs Reviewed Verification No.		5	\$ 646,056.97
	Total Costs Reviewed Verification No.		6	\$ 784,762.19
	Total Costs Reviewed Verification No.		7	\$ 3,119,027.93
	<b>Total Costs Reviewed Verification No.</b>		<b>8</b>	<b>\$ 148,452.26</b>