

**JOINT REGULAR MEETING
HARVEST CROSSING METROPOLITAN DISTRICT NOS. 3 & 4**

141 Union Boulevard, Suite 150

Lakewood, Colorado 80228

Tel: 303-987-0835

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<https://harvestcrossingmetrodistricts1-4.com/>

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors District Nos. 3 and 4:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Jerry B. Richmond, III	President	2027/May 2025
Aaron Clutter	Treasurer	2025/May 2025
Kurtis Williams	Assistant Secretary	2025/May 2025
Eric Lee	Assistant Secretary	2025/May 2025
VACANT		2027/May 2025

David Solin Non-Elected Secretary

DATE: April 8, 2024 (Monday)

TIME: 1:00 p.m.

PLACE: Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

I. PUBLIC COMMENT

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

- A. Present disclosures of potential conflicts of interest and confirm quorum.
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- B. Approve agenda; confirm location of meeting and posting of meeting notice.
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- C. Approve the Minutes from the January 8, 2024 Regular Meeting (enclosures).
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III. FINANCIAL MATTERS

- A. **[District No. 3]** Review and ratify approval of the payment of claims as follows (enclosures):

Fund	Period Ending Jan. 31, 2024 Special Payment	Period Ending Jan. 31, 2024 Special Payment	Period Ending Jan. 31, 2024	Period Ending Feb. 29, 2024
General	\$ 650.00	\$ -0-	\$ 5,406.00	\$ 9,726.60
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ 26,847.94	\$ 16,845.86	\$ 14,589.90
Total	\$ 650.00	\$ 26,847.94	\$ 22,251.86	\$ 24,316.50

Fund	Period Ending March 31, 2024
General	\$ 6,149.55
Debt	\$ -0-
Capital	\$ 11,973.08
Total	\$ 18,122.63

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- B. Review and accept unaudited financial statements through the period ending December 31, 2023 (to be distributed).
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- C. Review and consider approval of Cost Certifications from Independent District Engineering Services, LLC (“**IDES**”) (enclosures).
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IV. LEGAL MATTERS

- A. Discuss and consider approval of IDES Task Order No. 3 under Master Service Agreement for Cost Certification Services (enclosure).
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V. CONSTRUCTION MATTERS

- A. Report on status of construction of Harvest Road pursuant to the Offsite Improvement Reimbursement Agreement with Lennar Colorado LLC.
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VI. OPERATIONS AND MAINTENANCE

- A. _____

VII. OTHER BUSINESS

- A. _____

Harvest Crossing Metropolitan District Nos. 3 and 4

April 8, 2024 Agenda

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VIII. ADJOURNMENT **THE NEXT REGULAR MEETING WILL BE HELD ON
MONDAY, JULY 8, 2024**

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE HARVEST CROSSING METROPOLITAN DISTRICT NO. 3 HELD JANUARY 8, 2024

A Regular Meeting of the Board of Directors (the “Board”) of the Harvest Crossing Metropolitan District No. 3 (formerly known as Villages at Murphy Creek Metropolitan District No. 1, referred to hereafter as the “District”) was convened on Monday, January 8, 2024, at 1:00 p.m. The meeting was open to the public via video/teleconference.

ATTENDANCE

Directors In Attendance Were:

Jerry Richmond
Aaron Clutter
Kurtis Williams
Eric Lee

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq. and Tim O’Connor, Esq.; McGeady Becher P.C.

Angela Chapman, Esq. and Rebecca Givens, Esq.; Moye White LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST / QUORUM

Disclosure of Potential Conflicts of Interest / Quorum: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at the meeting, and incorporated for the record those applicable disclosures made by the Board members prior to the meeting in accordance with the statute. It was noted by Attorney Williams that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed.

PUBLIC COMMENT

There were no public comments.

ADMINISTRATIVE MATTERS

Agenda: Mr. Solin reviewed a proposed Agenda for the District’s Regular Meeting with the Board.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Clutter, seconded by Director Richmond and, upon vote unanimously carried, the Agenda for the Regular Meeting was approved.

Approval of Meeting Location: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District Board meeting.

Following discussion, upon motion duly made by Director Clutter, seconded by Director Richmond and, upon vote unanimously carried, the Board determined to hold the District meeting by video/teleconference. The Board further noted that notice of the time, date, location and video/teleconference information was duly posted and no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the boundaries of the District have been received.

Designation of 24-hour Posting Location: Following discussion, upon motion duly made by Director Clutter, seconded by Director Richmond 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 on the District website at least 24-hours prior to each meeting.

CONSENT AGENDA

The Board considered the following actions:

- Approve the Minutes from the November 13, 2023 Regular Meeting.

Following discussion, upon motion duly made by Director Richmond, seconded by Director Clutter and, upon vote unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

FINANCIAL MATTERS

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

Fund	Period Ending Nov. 30, 2023	Period Ending Dec. 31, 2023
General	\$ 5,479.82	\$ 3,920.59
Debt	\$ -0-	\$ -0-
Capital	\$ 8,219.72	\$ 5,880.89
Total	\$ 13,699.54	\$ 9,801.48

Following discussion, upon motion duly made by Director Richmond, seconded by Director Clutter and, upon vote unanimously carried, the Board ratified approval of the payment of claims.

RECORD OF PROCEEDINGS

Unaudited Financial Statements: Deferred.

LEGAL MATTERS

Construction Contract with Alpine Civil Construction, Inc., d/b/a Alpine Equipment Leasing, LLC: The Board reviewed a proposed Construction Contract with Alpine Civil Construction, Inc., d/b/a Alpine Equipment Leasing, LLC.

Following discussion, upon motion duly made by Director Clutter, seconded by Director Williams and, upon vote unanimously carried, the Board approved the Construction Contract with Alpine Civil Construction, Inc., d/b/a Alpine Equipment Leasing, LLC.

Harvest Road Cost Share Revision: The Board reviewed the Harvest Road Cost Share Revision prepared by Independent District Engineering Services, LLC.

Following discussion, upon motion duly made by Director Richmond, seconded by Director Williams and, upon vote unanimously carried, the Board approved the Harvest Road Cost Share Revision prepared by Independent District Engineering Services, LLC and accepted the in-tract cost sharing memo, subject to final Board review.

Cost Sharing Intergovernmental Agreement: The Board reviewed the Cost Sharing Intergovernmental Agreement between the Districts.

Following discussion, upon motion duly made by Director Clutter, seconded by Director Richmond and, upon vote unanimously carried, the Board approved the Cost Sharing Intergovernmental Agreement between the Districts, subject to final Board review.

CONSTRUCTION MATTERS

Status of Construction of Harvest Road: Director Richmond updated the Board on the status of construction of the Harvest Road Project. It was noted that the Construction Committee can approve Pay Applications and Requisitions.

OPERATIONS AND MAINTENANCE MATTERS

There were no updates at this time.

OTHER MATTERS

Attorney Williams provided an update regarding the status of various agreements and terminations.

The Board requested that requisitions be sent to the Board going forward.

RECORD OF PROCEEDINGS

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE HARVEST CROSSING METROPOLITAN DISTRICT NO. 4 HELD JANUARY 8, 2024

A Regular Meeting of the Board of Directors (the “Board”) of the Harvest Crossing Metropolitan District No. 4 (formerly known as Villages at Murphy Creek Metropolitan District No. 2, referred to hereafter as the “District”) was convened on Monday, January 8, 2024, at 1:00 p.m. The meeting was open to the public via video/teleconference.

ATTENDANCE

Directors In Attendance Were:

Jerry Richmond
Aaron Clutter
Kurtis Williams
Eric Lee

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq. and Tim O’Connor, Esq.; McGeady Becher P.C.

Angela Chapman, Esq. and Rebecca Givens, Esq.; Moye White LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST / QUORUM

Disclosure of Potential Conflicts of Interest / Quorum: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at the meeting, and incorporated for the record those applicable disclosures made by the Board members prior to the meeting in accordance with the statute. It was noted by Attorney Williams that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed.

PUBLIC COMMENT

There were no public comments.

ADMINISTRATIVE MATTERS

Agenda: Mr. Solin reviewed a proposed Agenda for the District’s Regular Meeting with the Board.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Clutter, seconded by Director Richmond and, upon vote unanimously carried, the Agenda for the Regular Meeting was approved.

Approval of Meeting Location: The Board entered into discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District Board meeting.

Following discussion, upon motion duly made by Director Clutter, seconded by Director Richmond and, upon vote unanimously carried, the Board determined to hold the District meeting by video/teleconference. The Board further noted that notice of the time, date, location and video/teleconference information was duly posted and no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the boundaries of the District have been received.

Designation of 24-hour Posting Location: Following discussion, upon motion duly made by Director Clutter, seconded by Director Richmond 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 on the District website at least 24-hours prior to each meeting.

CONSENT AGENDA

The Board considered the following actions:

- Approve the Minutes from the November 13, 2023 Regular Meeting.

Following discussion, upon motion duly made by Director Richmond, seconded by Director Clutter and, upon vote unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items.

FINANCIAL MATTERS LEGAL MATTERS

None.

Harvest Road Cost Share Revision: The Board reviewed the Harvest Road Cost Share Revision prepared by Independent District Engineering Services, LLC.

Following discussion, upon motion duly made by Director Richmond, seconded by Director Williams and, upon vote unanimously carried, the Board approved the Harvest Road Cost Share Revision prepared by Independent District Engineering Services, LLC and accepted the in-tract cost sharing memo, subject to final Board review.

RECORD OF PROCEEDINGS

Cost Sharing Intergovernmental Agreement: The Board reviewed the Cost Sharing Intergovernmental Agreement between the Districts.

Following discussion, upon motion duly made by Director Clutter, seconded by Director Richmond and, upon vote unanimously carried, the Board approved the Cost Sharing Intergovernmental Agreement between the Districts, subject to final Board review.

CONSTRUCTION MATTERS

Status of Construction of Harvest Road: Director Richmond updated the Board on the status of construction of the Harvest Road Project. It was noted that the Construction Committee can approve Pay Applications and Requisitions.

OPERATIONS AND MAINTENANCE MATTERS

There were no updates at this time.

OTHER MATTERS

Attorney Williams provided an update regarding the status of various agreements and terminations.

The Board requested that requisitions be sent to the Board going forward.

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting

Harvest Crossing Metropolitan District No. 3
January-24

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Arbitrage Compliance Specialists, Inc.	1034248	10/6/2023	10/6/2023	\$ 325.00	Audit- D3	1615
Arbitrage Compliance Specialists, Inc.	1034248	10/6/2023	10/6/2023	\$ 325.00	Audit- D4	1863
				\$ 650.00		

Harvest Crossing Metropolitan District No. 3

January-24

	General	Debt	Capital	Totals
Disbursements	\$ 650.00		\$ -	\$ 650.00
Total Disbursements from Checking Acct	\$650.00	\$0.00	\$0.00	\$650.00

**Harvest Crossing Metropolitan District No. 3
January-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
AzTec Consultants Inc.	152488	10/4/2023	10/4/2023	\$ 3,684.00	Engineering- D4	3786
AzTec Consultants Inc.	152488	10/4/2023	10/4/2023	\$ 3,684.00	Engineering- D3	3784
AzTec Consultants Inc.	153654	10/25/2023	10/25/2023	\$ 1,445.00	Engineering- D4	3786
AzTec Consultants Inc.	153654	10/25/2023	10/25/2023	\$ 1,445.00	Engineering- D3	3784
AzTec Consultants Inc.	152487	10/4/2023	10/4/2023	\$ 3,770.50	Engineering- D4	3786
AzTec Consultants Inc.	152487	10/4/2023	10/4/2023	\$ 3,770.50	Engineering- D3	3784
AzTec Consultants Inc.	153657	10/25/2023	10/25/2023	\$ 973.50	Engineering- D4	3786
AzTec Consultants Inc.	153657	10/25/2023	10/25/2023	\$ 973.50	Engineering- D3	3784
CMS Environmental Solutions LLC	158938	10/1/2023	10/31/2023	\$ 301.25	Engineering- D4	3786
CMS Environmental Solutions LLC	158938	10/1/2023	10/31/2023	\$ 301.25	Engineering- D3	3784
Sage Creek Environmental	22177	9/6/2023	10/6/2023	\$ 3,249.72	Engineering- D4	3786
Sage Creek Environmental	22177	9/6/2023	10/6/2023	\$ 3,249.72	Engineering- D3	3784
				\$ 26,847.94		

Harvest Crossing Metropolitan District No. 3
January-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements			\$ 26,847.94	\$ 26,847.94
Total Disbursements from Checking Acct	\$0.00	\$0.00	\$26,847.94	\$26,847.94

**Harvest Crossing Metropolitan District No. 3
January-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Aurora Media Group	104912	12/18/2023	1/2/2024	\$ 15.60	Election-D4	3865
Aurora Media Group	104912	12/18/2023	1/2/2024	\$ 15.60	Election- Capital	3635
Aurora Media Group	104912	12/18/2023	1/2/2024	\$ 20.80	Election- D3	1635
IDES, LLC	38912	11/30/2023	11/30/2023	\$ 1,305.00	Engineering- D4	3786
IDES, LLC	38912	11/30/2023	11/30/2023	\$ 1,305.00	Engineering- D3	3784
IDES, LLC	38913	12/31/2023	12/31/2023	\$ 3,063.43	Engineering- D4	3786
IDES, LLC	38913	12/31/2023	12/31/2023	\$ 3,063.44	Engineering- D3	3784
McGeady Becher P.C.	893M 12/2023	12/31/2023	12/31/2023	\$ 1,260.46	Legal- D3	1675
McGeady Becher P.C.	893M 12/2023	12/31/2023	12/31/2023	\$ 945.34	Legal- Capital	3675
McGeady Becher P.C.	893M 12/2023	12/31/2023	12/31/2023	\$ 945.34	Legal-D4	3869
McGeady Becher P.C.	893M 11/2023	11/30/2023	11/30/2023	\$ 1,941.70	Legal- D3	1675
McGeady Becher P.C.	893M 11/2023	11/30/2023	11/30/2023	\$ 1,456.28	Legal- Capital	3675
McGeady Becher P.C.	893M 11/2023	11/30/2023	11/30/2023	\$ 1,456.27	Legal- D4	3869
McGeady Becher P.C.	762M 11/2023	11/30/2023	11/30/2023	\$ -	-	-
Special District Management Services, Inc.	D3 12/2023	12/31/2023	12/31/2023	\$ 1,658.56	Accounting- D3	1612
Special District Management Services, Inc.	D3 12/2023	12/31/2023	12/31/2023	\$ 5.20	Miscellaneous- D3	1685
Special District Management Services, Inc.	D3 12/2023	12/31/2023	12/31/2023	\$ 1,243.92	Accounting-D4	3861
Special District Management Services, Inc.	D3 12/2023	12/31/2023	12/31/2023	\$ 1,243.92	Accounting- Capital	3612
Special District Management Services, Inc.	D3 12/2023	12/31/2023	12/31/2023	\$ 3.90	Miscellaneous-D4	3871
Special District Management Services, Inc.	D3 12/2023	12/31/2023	12/31/2023	\$ 3.90	Miscellaneous	3685
Special District Management Services, Inc.	D3 12/2023	12/31/2023	12/31/2023	\$ 389.46	Management	3620
Special District Management Services, Inc.	D3 12/2023	12/31/2023	12/31/2023	\$ 389.46	Management-D4	3879
Special District Management Services, Inc.	D3 12/2023	12/31/2023	12/31/2023	\$ 519.28	Management- D3	1620
Special District Management Services, Inc.	D4 12/2023	12/31/2023	12/31/2023	\$ -	-	-

\$ 22,251.86

Less engineering exp \$ 8,736.87

\$ 13,514.99

Expense Breakdown D3 Operating (40) \$5,406.00

Capital (60) \$8,108.99

Plus engineering exp \$ 8,736.87

\$16,845.86

D3 (50%) Capital \$8,422.93

D4 (50%) Capital \$8,422.93

Harvest Crossing Metropolitan District No. 3
January-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 5,406.00		\$ 16,845.86	\$ 22,251.86
Total Disbursements from Checking Acct	\$5,406.00	\$0.00	\$16,845.86	\$22,251.86

**Harvest Crossing Metropolitan District No. 3
February-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
SCOTT C. WRIGHT	D3 AUDIT- 2022	1/22/2024	1/22/2024	\$ 2,700.00	Audit- D3	1615
SCOTT C. WRIGHT	D3 AUDIT- 2022	1/22/2024	1/22/2024	\$ 2,025.00	Audit-D4	3863
SCOTT C. WRIGHT	D3 AUDIT- 2022	1/22/2024	1/22/2024	\$ 2,025.00	Audit- Capital	3615
SCOTT C. WRIGHT	D4 AUDIT- 2022	1/24/2024	1/24/2024	\$ 2,700.00	Audit- D3	1615
SCOTT C. WRIGHT	D4 AUDIT- 2022	1/24/2024	1/24/2024	\$ 2,025.00	Audit-D4	3863
SCOTT C. WRIGHT	D4 AUDIT- 2022	1/24/2024	1/24/2024	\$ 2,025.00	Audit- Capital	3615
Special District Management Services, Inc.	D4 01/2024	1/31/2024	1/31/2024	\$ 202.80	Accounting- D3	1612
Special District Management Services, Inc.	D4 01/2024	1/31/2024	1/31/2024	\$ 152.10	Accounting-D4	3861
Special District Management Services, Inc.	D4 01/2024	1/31/2024	1/31/2024	\$ 152.10	Accounting- Capital	3612
Special District Management Services, Inc.	D4 01/2024	1/31/2024	1/31/2024	\$ 163.35	Management	3620
Special District Management Services, Inc.	D4 01/2024	1/31/2024	1/31/2024	\$ 163.35	Management-D4	3879
Special District Management Services, Inc.	D4 01/2024	1/31/2024	1/31/2024	\$ 217.80	Management- D3	1620
Special District Management Services, Inc.	D3 01/2024	1/31/2024	1/31/2024	\$ 2,557.64	Accounting- D3	1612
Special District Management Services, Inc.	D3 01/2024	1/31/2024	1/31/2024	\$ 6.16	Miscellaneous- D3	1685
Special District Management Services, Inc.	D3 01/2024	1/31/2024	1/31/2024	\$ 1,918.23	Accounting-D4	3861
Special District Management Services, Inc.	D3 01/2024	1/31/2024	1/31/2024	\$ 1,918.23	Accounting- Capital	3612
Special District Management Services, Inc.	D3 01/2024	1/31/2024	1/31/2024	\$ 4.62	Miscellaneous-D4	3871
Special District Management Services, Inc.	D3 01/2024	1/31/2024	1/31/2024	\$ 4.62	Miscellaneous	3685
Special District Management Services, Inc.	D3 01/2024	1/31/2024	1/31/2024	\$ 1,006.65	Management	3620
Special District Management Services, Inc.	D3 01/2024	1/31/2024	1/31/2024	\$ 1,006.65	Management-D4	3879
Special District Management Services, Inc.	D3 01/2024	1/31/2024	1/31/2024	\$ 1,342.20	Management- D3	1620

\$ 24,316.50

Expense Breakdown D3 Operating (40) \$9,726.60

Capital (60) \$14,589.90
D3 (50%) Capital \$7,294.95
D4 (50%) Capital \$7,294.95

Harvest Crossing Metropolitan District No. 3
February-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 9,726.60		\$ 14,589.90	\$ 24,316.50
Total Disbursements from Checking Acct	\$9,726.60	\$0.00	\$14,589.90	\$24,316.50

**Harvest Crossing Metropolitan District No. 3
March-24**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
IDES, LLC	38914	1/31/2024	1/31/2024	\$ 1,374.37	Engineering- D4	3786
IDES, LLC	38914	1/31/2024	1/31/2024	\$ 1,374.38	Engineering- D3	3784
McGeady Becher P.C.	893M 01/2024	1/31/2024	1/31/2024	\$ 2,888.68	Legal- D3	1675
McGeady Becher P.C.	893M 01/2024	1/31/2024	1/31/2024	\$ 2,166.52	Legal- Capital	3675
McGeady Becher P.C.	893M 01/2024	1/31/2024	1/31/2024	\$ 2,166.51	Legal-D4	3869
Special District Association	D4 SDA-2024	2/14/2024	2/14/2024	\$ 67.50	Insurance/SDA Dues	3670
Special District Association	D4 SDA-2024	2/14/2024	2/14/2024	\$ 90.00	Insurance/SDA Dues	1670
Special District Association	D4 SDA-2024	2/14/2024	2/14/2024	\$ 67.50	Insurance-SDA Dues-D4	3867
Special District Association	D3 SDA-2024	2/14/2024	2/14/2024	\$ 91.35	Insurance/SDA Dues	3670
Special District Association	D3 SDA-2024	2/14/2024	2/14/2024	\$ 121.80	Insurance/SDA Dues	1670
Special District Association	D3 SDA-2024	2/14/2024	2/14/2024	\$ 91.35	Insurance-SDA Dues-D4	3867
Special District Management Services, Inc.	D4 02/2024	2/29/2024	2/29/2024	\$ 174.00	Accounting- D3	1612
Special District Management Services, Inc.	D4 02/2024	2/29/2024	2/29/2024	\$ 26.06	Miscellaneous- D3	1685
Special District Management Services, Inc.	D4 02/2024	2/29/2024	2/29/2024	\$ 130.50	Accounting-D4	3861
Special District Management Services, Inc.	D4 02/2024	2/29/2024	2/29/2024	\$ 130.50	Accounting- Capital	3612
Special District Management Services, Inc.	D4 02/2024	2/29/2024	2/29/2024	\$ 19.54	Miscellaneous-D4	3871
Special District Management Services, Inc.	D4 02/2024	2/29/2024	2/29/2024	\$ 19.54	Miscellaneous	3685
Special District Management Services, Inc.	D4 02/2024	2/29/2024	2/29/2024	\$ 130.80	Management	3620
Special District Management Services, Inc.	D4 02/2024	2/29/2024	2/29/2024	\$ 130.80	Management-D4	3879
Special District Management Services, Inc.	D4 02/2024	2/29/2024	2/29/2024	\$ 174.40	Management- D3	1620
Special District Management Services, Inc.	D3 02/2024	2/29/2024	2/29/2024	\$ 2,144.20	Accounting- D3	1612
Special District Management Services, Inc.	D3 02/2024	2/29/2024	2/29/2024	\$ 34.45	Miscellaneous- D3	1685
Special District Management Services, Inc.	D3 02/2024	2/29/2024	2/29/2024	\$ 1,608.15	Accounting-D4	3861
Special District Management Services, Inc.	D3 02/2024	2/29/2024	2/29/2024	\$ 1,608.15	Accounting- Capital	3612
Special District Management Services, Inc.	D3 02/2024	2/29/2024	2/29/2024	\$ 25.84	Miscellaneous-D4	3871
Special District Management Services, Inc.	D3 02/2024	2/29/2024	2/29/2024	\$ 25.84	Miscellaneous	3685
Special District Management Services, Inc.	D3 02/2024	2/29/2024	2/29/2024	\$ 371.97	Management	3620
Special District Management Services, Inc.	D3 02/2024	2/29/2024	2/29/2024	\$ 371.97	Management-D4	3879
Special District Management Services, Inc.	D3 02/2024	2/29/2024	2/29/2024	\$ 495.96	Management- D3	1620

\$ 18,122.63
 Less engineering exp \$ 2,748.75
 \$ 15,373.88

Expense Breakdown	D3 Operating (40)	\$6,149.55
	Capital (60)	\$9,224.33
	Plus engineering exp	\$ 2,748.75
		<u>\$11,973.08</u>
	D3 (50%) Capital	\$5,986.54
	D4 (50%) Capital	\$5,986.54

Harvest Crossing Metropolitan District No. 3
March-24

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 6,149.55		\$ 11,973.08	\$ 18,122.63
Total Disbursements from Checking Acct	\$6,149.55	\$0.00	\$11,973.08	\$18,122.63

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3
Schedule of Cash Position
December 31, 2023

	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Checking:					
Cash in Bank- FirstBank	\$	6,580.45	\$ 453.52	\$ -	\$ 7,033.97
Trustee:					
2021A Project Fund- D3		-	-	10,605,059.30	10,605,059.30
TOTAL FUNDS:		\$ 6,580.45	\$ 453.52	\$ 10,605,059.30	\$ 10,612,093.27

2023 Mill Levy Information

General Fund	10.000
Debt Service Fund	55.664
ARI	1.114
Total Certified Mill Levy	66.778

Board of Directors

- * Jerry Richmond
- * Aaron Clutter
- Kurtis Williams
- Eric Lee

*authorized signer on checking account

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3

FINANCIAL STATEMENTS

December 31, 2023

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
December 31, 2023

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL MEMO ONLY</u>
Assets					
Cash in Bank- FirstBank	\$ 6,581	\$ 454	\$ -	\$ -	\$ 7,034
Due From District 4	15,626	6,000	900	-	22,526
2021A Project Fund	-	-	10,605,059	-	10,605,059
Property Taxes Receivable	27	210	-	-	237
Prepaid Expenses	2,497	-	1,873	-	4,369
Total Current Assets	<u>24,731</u>	<u>6,664</u>	<u>10,607,832</u>	<u>-</u>	<u>10,639,226</u>
Other Debits					
Amount in Debt Service Fund	-	-	-	103	103
Amount to be Provided for Debt	-	-	-	12,587,955	12,587,955
Total Other Debits	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,588,058</u>	<u>12,588,058</u>
Total Assets	<u>\$ 24,731</u>	<u>\$ 6,664</u>	<u>\$ 10,607,832</u>	<u>\$ 12,588,058</u>	<u>\$ 23,227,284</u>
Liabilities					
Accounts Payable	\$ 27,578	\$ -	\$ 6,218	\$ -	\$ 33,795
Due to District 4	16,672	3,301	58,071	-	78,044
Accrued Interest Payable-2021A	-	1,344,276	-	-	1,344,276.00
Series 2021A Bonds	-	-	-	12,358,000	12,358,000
Developer Advance - Operations	-	-	-	223,395	223,395
Developer Advance Accrued Interest	-	-	-	6,663	6,663
Total Liabilities	<u>44,250</u>	<u>1,347,577</u>	<u>64,288</u>	<u>12,588,058</u>	<u>14,044,173</u>
Deferred Inflows of Resources					
Deferred Property Taxes	27	210	-	-	237
Total Deferred Inflows of Resources	<u>27</u>	<u>210</u>	<u>-</u>	<u>-</u>	<u>237</u>
Fund Balance					
Fund Balance	11,538	(661,647)	11,154,966	-	10,504,857
Current Year Earnings	(31,084)	(679,476)	(611,422)	-	(1,321,983)
Total Fund Balances	<u>(19,546)</u>	<u>(1,341,123)</u>	<u>10,543,544</u>	<u>-</u>	<u>9,182,874</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 24,731</u>	<u>\$ 6,664</u>	<u>\$ 10,607,832</u>	<u>\$ 12,588,058</u>	<u>\$ 23,227,285</u>

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2023
General Fund

<u>Account Description</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues				
Property Tax Revenue	\$ 37	\$ 37	\$ 0	100.2%
Specific Ownership Taxes	2	-	2	-
ARI Mill Levy	4	-	4	0.0%
Total Revenues	<u>43</u>	<u>37</u>	<u>6</u>	<u>116.7%</u>
Expenditures				
Accounting	17,298	9,000	(8,298)	192.2%
Audit	5,585	5,500	(85)	101.5%
Management	13,421	16,300	2,879	82.3%
Insurance/SDA Dues	6,811	6,000	(811)	113.5%
Legal	31,356	15,000	(16,356)	209.0%
Election	1,294	1,200	(94)	1
Miscellaneous	2,809	3,000	191	93.6%
Contingency	-	3,000	3,000	0.0%
Total Expenditures	<u>78,574</u>	<u>59,000</u>	<u>(19,574)</u>	<u>133.2%</u>
Excess (Deficiency) of Revenues Over Expenditures	(78,531)	(58,963)	(19,567)	
Transfers and Other Sources (Uses)				
Emergency Reserve	-	1	(1)	
Developer Advance	93,854	60,000	33,854	
Transfer to Capital Projects Fund	46,407	-	(46,407)	
Total Transfers and Other Sources (Uses)	<u>47,447</u>	<u>60,001</u>	<u>(12,554)</u>	
Change in Fund Balance	(31,084)	1,038	(32,121)	
Beginning Fund Balance	11,538	3,779	7,759	
Ending Fund Balance	<u>\$ (19,546)</u>	<u>\$ 4,816</u>	<u>\$ (24,362)</u>	

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2023
Debt Service Fund

Account Description	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues				
Property Tax Revenue	\$ 206	\$ 206	\$ 0	100.2%
Specific Ownership Taxes	10	-	10	-
Interest Income	-	150,000	(150,000)	0.0%
Total Revenues	<u>217</u>	<u>150,206</u>	<u>(149,989)</u>	<u>0.1%</u>
Expenditures				
Bond Interest	679,690	-	(679,690)	0.0%
Treasurer Fees	3	1	(2)	309.0%
Trustee Fees	-	1,000	1,000	0.0%
Total Expenditures	<u>679,693</u>	<u>1,001</u>	<u>(678,692)</u>	<u>67901.4%</u>
Excess (Deficiency) of Revenues Over Expenditures	(679,476)	149,205	(828,681)	
Transfers and Other Sources (Uses)				
Transfer to Capital Projects	-	(11,191,623)	11,191,623	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>(11,191,623)</u>	<u>11,191,623</u>	
Change in Fund Balance	(679,476)	(11,042,418)	10,362,942	
Beginning Fund Balance	(661,647)	11,042,418	(11,704,065)	
Ending Fund Balance	<u>\$ (1,341,123)</u>	<u>\$ -</u>	<u>\$ (1,341,123)</u>	

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2023
Capital Projects Fund

Account Description	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues				
Interest Income	\$ 575,429	\$ -	\$ 575,429	0.0%
Total Revenues	<u>575,429</u>	<u>-</u>	<u>575,429</u>	<u>0.0%</u>
Expenditures				
Accounting	8,075	-	(8,075)	0.0%
Audit	390	-	(390)	0.0%
Management	5,573	-	(5,573)	0.0%
Election	582	-	(582)	0.0%
Trustee Fees	25,051	-	(25,051)	0.0%
Insurance/SDA Dues	240	-	(240)	0.0%
Capital Outlay	1,085,618	10,941,623	9,856,005	9.9%
Engineering	105,706	250,000	144,294	42.3%
Legal	10,719	-	(10,719)	-
Miscellaneous	1,270	-	(1,270)	0.0%
Total Expenditures	<u>1,243,223</u>	<u>11,191,623</u>	<u>9,948,400</u>	<u>11.1%</u>
Excess (Deficiency) of Revenues Over Expenditures	(667,794)	(11,191,623)	10,523,829	
Transfers and Other Sources (Uses)				
Transfer from General Fund	46,407	-	46,407	
Developer Advances	9,965	-	9,965	
Transfer from Debt Service	-	11,191,623		
Total Transfers and Other Sources (Uses)	<u>56,372</u>	<u>11,191,623</u>	<u>56,372</u>	
Change in Fund Balance	(611,422)	-	10,580,201	
Beginning Fund Balance	11,154,966	-	11,154,966	
Ending Fund Balance	<u>\$ 10,543,544</u>	<u>\$ -</u>	<u>\$ 21,735,167</u>	

HARVEST CROSSING METROPOLITAN DISTRICT NO. 4
Schedule of Cash Position
December 31, 2023

Trustee:	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
2022A Restricted Project Fund	\$	-	\$ -	\$ 11,451,711.02	\$ 11,451,711.02
2022A Bond Fund		-	7.52	-	7.52
TOTAL FUNDS:	<u>\$</u>	<u>-</u>	<u>\$ 15.04</u>	<u>\$ 11,405,303.72</u>	<u>\$ 11,451,726.06</u>

2023 Mill Levy Information

General Fund	10.000
Debt Service Fund	<u>56.778</u>
Total Certified Mill Levy	<u>66.778</u>

Board of Directors

- * Jerry Richmond
- * Aaron Clutter
- Kurtis Williams
- Eric Lee

*authorized signer on checking account

HARVEST CROSSING METROPOLITAN DISTRICT NO. 4

FINANCIAL STATEMENTS

December 31, 2023

HARVEST CROSSING METROPOLITAN DISTRICT NO. 4
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
December 31, 2023

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL MEMO ONLY</u>
Assets					
Property Taxes Receivable	\$ 162	\$ 135	\$ -	\$ -	\$ 297
Due From District 3	16,673	3,301	58,071	-	78,045
2022A Bond Fund	-	8	-	-	8
2022A Restricted Project Fund	-	-	11,451,711	-	11,451,711
Prepaid Expenses	-	-	4,837	-	4,837
Total Current Assets	<u>16,835</u>	<u>3,444</u>	<u>11,514,619</u>	<u>-</u>	<u>11,534,898</u>
Other Debits					
Amount to Be Provided for Debt	-	-	-	12,913,000	12,913,000
Total Other Debits	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,913,000</u>	<u>12,913,000</u>
Total Assets	<u>\$ 16,835</u>	<u>\$ 3,444</u>	<u>\$ 11,514,619</u>	<u>\$ 12,913,000</u>	<u>\$ 24,447,898</u>
Liabilities					
Accounts Payable	\$ 19,189	\$ -	\$ -	\$ -	\$ 19,189
Due to District 3	15,626	6,000	900	-	22,526.47
Accrued Interest Payable-2022A	-	1,396,785	-	-	1,396,785
Series 2022A Bonds	-	-	-	12,913,000	12,913,000.00
Total Liabilities	<u>34,815</u>	<u>1,402,785</u>	<u>900</u>	<u>12,913,000</u>	<u>14,351,500</u>
Deferred Inflows of Resources					
Deferred Property Taxes	162	135	-	-	297
Total Deferred Inflows of Resources	<u>162</u>	<u>135</u>	<u>-</u>	<u>-</u>	<u>297</u>
Fund Balance					
Fund Balance	(13,438)	(463,421)	12,510,688	-	12,033,829
Current Year Earnings	(4,704)	(936,055)	(996,969)	-	(1,937,728)
Total Fund Balances	<u>(18,142)</u>	<u>(1,399,476)</u>	<u>11,513,719</u>	<u>-</u>	<u>10,096,101</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 16,835</u>	<u>\$ 3,444</u>	<u>\$ 11,514,619</u>	<u>\$ 12,913,000</u>	<u>\$ 24,447,898</u>

HARVEST CROSSING METROPOLITAN DISTRICT NO. 4
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2023
General Fund

<u>Account Description</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues				
Property Tax Revenue	\$ 24	\$ 24	\$ (0)	99.1%
Specific Ownership Taxes	1	-	1	-
ARI Mill Levy	3	-	3	-
Miscellaneous Income	-	60,000	(60,000)	0.0%
Total Revenues	<u>29</u>	<u>60,024</u>	<u>(59,996)</u>	<u>0.0%</u>
Expenditures				
Accounting	1,866	8,000	6,134	23.3%
Audit	325	5,000	4,675	6.5%
Election	598	3,000	2,402	0
Management	1,939	15,000	13,061	12.9%
Insurance/SDA	-	5,000	5,000	0.0%
Legal	-	15,000	15,000	0.0%
Miscellaneous	4	3,000	2,996	0.1%
Treasurer Fees	1	1	0	56.0%
Contingency	-	4,495	4,495	0.0%
Total Expenditures	<u>4,733</u>	<u>58,496</u>	<u>53,763</u>	<u>8.1%</u>
Excess (Deficiency) of Revenues Over Expenditures	(4,704)	1,528	(6,233)	
Transfers and Other Sources (Uses)				
Emergency Reserve	-	(1,500)	1,500	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>(1,500)</u>	<u>1,500</u>	
Change in Fund Balance	(4,704)	28	(4,733)	
Beginning Fund Balance	(13,438)	11	(13,449)	
Ending Fund Balance	<u>\$ (18,142)</u>	<u>\$ 39</u>	<u>\$ (18,182)</u>	

HARVEST CROSSING METROPOLITAN DISTRICT NO. 4
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2023
Debt Service Fund

Account Description	YTD Actual	Budget	Favorable (Unfavorable) Variance	% of Budget
Revenues				
Property Tax Revenue	\$ 132	\$ 135	\$ (3)	98.1%
Specific Ownership Taxes	7	-	7	-
Interest Income	-	360,000	(360,000)	0.0%
Total Revenues	<u>139</u>	<u>360,135</u>	<u>(359,996)</u>	<u>0.0%</u>
Expenditures				
Bond Interest	936,193	15,000	(921,193)	6241.3%
Treasurer Fees	2	-	(2)	0.0%
Trustee Fees	-	6,000	6,000	0.0%
Miscellaneous	-	5,000	5,000	-
Contingency	-	14,000	14,000	-
Total Expenditures	<u>936,195</u>	<u>40,000</u>	<u>(896,195)</u>	<u>23.40</u>
Excess (Deficiency) of Revenues Over Expenditures	(936,055)	320,135	(1,256,190)	
Transfers and Other Sources (Uses)				
Emergency Reserve	-	(12,604)	12,604	
Transfer to Capital Projects	-	(12,867,898)	12,867,898	
Developer Advances	-	60,000	(60,000)	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>(12,820,502)</u>	<u>12,820,502</u>	
Change in Fund Balance	(936,055)	(12,500,367)	11,564,312	
Beginning Fund Balance	(463,421)	12,500,367	(12,963,788)	
Ending Fund Balance	<u>\$ (1,399,476)</u>	<u>\$ -</u>	<u>\$ (1,399,476)</u>	

HARVEST CROSSING METROPOLITAN DISTRICT NO. 4
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 12 Months Ending
December 31, 2023
Capital Projects Fund

<u>Account Description</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues				
Interest Income	\$ 632,120	\$ -	\$ 632,120	-
Total Revenues	<u>632,120</u>	<u>-</u>	<u>632,120</u>	<u>-</u>
Expenditures				
Trustee Fees	32,081	-	(32,081)	0.0%
Capital Outlay	1,573,816	12,867,898	11,294,082	12.2%
Election	438	-	(438)	0.0%
Accounting	1,624	-	(1,624)	0.0%
Legal	5,053	15,000	9,947	33.7%
Miscellaneous	1,176	3,000	1,824	39.2%
Management	-	3,500	3,500	0.0%
Engineering	14,901	20,000	5,099	74.5%
Contingency	-	8,500	8,500	0.0%
Total Expenditures	<u>1,629,089</u>	<u>12,917,898</u>	<u>11,288,809</u>	<u>12.6%</u>
Excess (Deficiency) of Revenues Over Expenditures	(996,969)	(12,917,898)	11,920,929	
Transfers and Other Sources (Uses)				
Transfer from Debt Serv- D3	-	12,867,898	(12,867,898)	
Developer Advances	-	50,000	(50,000)	
	-	-	-	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>12,917,898</u>	<u>(12,917,898)</u>	
Change in Fund Balance	(996,969)	-	(996,969)	
Beginning Fund Balance	12,510,688	-	12,510,688	
Ending Fund Balance	<u>\$ 11,513,719</u>	<u>\$ -</u>	<u>\$ 11,513,719</u>	

Harvest Crossing Metropolitan Districts Nos. 3 & 4 Cost Certification



Report #8
March 2024

INDEPENDENT
DES
District Engineering
SERVICES

Independent District Engineering Services, LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
www.idesllc.com

Harvest Crossing Metropolitan District Nos. 3 & 4 Cost Certification Report #8

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Cost Certification Report

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March 18, 2024

Harvest Crossing Metropolitan District Nos. 3 & 4
Attn: Paula Williams
McGeady Becher, P.C.
450 E 17th Avenue, Suite 400
Denver, CO 80203-1254

HARVEST CROSSING METROPOLITAN DISTRICT NOS. 3 & 4 COST CERTIFICATION REPORT #8

INTRODUCTION

Independent District Engineering Services, LLC (“Engineer”) was hired by the Harvest Crossing Metropolitan District No. 3 and Harvest Crossing Metropolitan District No. 4 (each “District” collectively “Districts”) to provide review of expenditures paid by Jewell Developers, Inc. (“Developer”). This is to verify which expenditures are public in nature and that the public expenditures are reasonable. The expenditures are for the Harvest Crossing development located in the City of Aurora, Colorado. Only public expenditures are eligible for District reimbursement. This cost certification report summarizes the Engineer’s approach and recommendations for the project.

The expenditures paid for by the Developer are being certified as public in the amount of **\$247,081.73** of which **\$246,960.04** is eligible to be paid by Harvest Crossing Metropolitan District No. 3 and **\$121.69** is eligible to be paid by Harvest Crossing Metropolitan District No. 4.

This report generally covers expenditures for wet utility installation, erosion control maintenance, and soft costs such as surveying, geotechnical engineering, stormwater inspections, and legal services.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- Service Plan for Villages at Murphy Creek Metropolitan District No. 1, by McGeady Sisneros, P.C.; dated May 25th, 2006.
- Service Plan for Villages at Murphy Creek Metropolitan District No. 2, by McGeady Sisneros, P.C.; dated May 25th, 2006.
- Villages at Murphy Creek Metropolitan District No. 1 Order Granting Petition For Name Change, dated November 15th, 2021.
- Villages at Murphy Creek Metropolitan District No. 2 Order Granting Petition For Name Change, dated November 15th, 2021.
- Operation and Capital Funding Repayment Agreement, by and between Villages at Murphy Creek Metropolitan District No. 1 and Villages at Murphy Creek, LLC and Harvest & Jewell, LLC; dated November 17, 2008.
- Facilities Funding and Acquisition Agreement, by and between Villages at Murphy Creek Metropolitan District No. 1 and Harvest & Jewell, LLC; dated November 17th, 2008.
- Facilities Acquisition Agreement, by and between Villages at Murphy Creek Metropolitan District No. 1, Jewell Developers, and Harvest & Jewell, LLC., dated November 8th, 2021.

The Engineer used the above documents only as a general guideline in certification of costs.

ASSUMPTIONS

The following assumptions were made for this report.

- It is assumed that infrastructure will be formally accepted by the local jurisdiction or District before reimbursement for public expenditures are made.
- No storm water management practice inspections or recommendations were conducted as part of this report.
- This report is not an acceptance of improvements, but a cost accounting of the expenditures provided. The cost certification is only one of the requirements for infrastructure acquisition. It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Acquisition Agreement and any local jurisdiction requirements.
- Expenditures presented do not represent the entire contract value, but only the portion of the contract value provided for our review. Other expenditures for the project may exist.
- Expenditures that pertain to both public land and private lots are prorated on land percentage area. See Attachment C for the percentages. The percentages were used for work such as earthwork, storm water management practice activities, and planning.
- This report was prepared with a specific scope and an elaborate analysis was not performed. Daily construction observation was not performed. This is a realistic and reasonable analysis to verify the public expenditures for the invoices and information provided by the Developer. Additional expenditures and information may result in adjustments to our cost certification.

DISCUSSION

Activities Conducted

For this report, the following activities were performed:

- The reference documents provided by the Districts and the Developer were reviewed.
- Invoices and evidence of payment provided by the Developer were reviewed. A summary was created and is attached as Attachment B.
- A site visit was conducted. Project improvements were photographed.
- Contact was made with Developer to verify knowledge of the work and services performed.

Improvements

The reviewed improvement locations are generally represented and shown on the following documents:

- Harvest Crossing Subdivision Filing No. 1 Final Plat, by AzTec Consultants, Inc., dated June 3rd, 2021.
- Harvest Crossing Filing No. 1 Construction Document, by Innovative Land Consultants, Inc., dated July 27th, 2022.
- Harvest Crossing Filing No. 1 Site Plan, by Plan West, dated August 24th, 2022.
- Harvest Crossing Subdivision PA 5-9 Final Plat, by AzTec Consultants Inc., dated March 17th, 2022.
- Harvest Crossing PA 5-9 Construction Documents Draft, by Kimley-Horn and Associates, Inc., dated October 2022.
- Harvest Crossing PA. 5, 6 & 7 Site Plan, by Plan West, dated September 29th, 2022.
- Harvest Crossing PA 1-2 Final Plat, by Aztec Consultants, Inc., dated April 4th, 2022.
- Harvest Crossing Subdivision PA 2 Site Plan, by Plan West, Inc., dated May 20th, 2022.

Review of Expenditures

This report consists of expenditures provided between January of 2023 and February of 2024. To provide a cost certification of public improvements, invoices and evidence of payment provided by the Developer were reviewed. Expenditures were allocated as public (Eligible for District reimbursement) or private (Non-Eligible Expenses). Costs for work such as storm water management, planning, project management, and environmental studies pertaining to both public improvements, as described in the Special District Act, and private improvements were considered 52% District Eligible Costs based on the land area ratio (the "District Site Percent") for Filing 1 of the Project. With respect to the Harvest Crossing Road Project All cost were considered District Eligible Costs. A summary is included as Attachment C.

Vendors

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their project participation and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Site Visit

A site visit was conducted in March of 2024. Photos were taken of the project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

SUMMARY OF EXPENDITURES BY CATEGORY

The tables below provide a summary of expenditures by category as set forth in the service plan.

Harvest Crossing Metropolitan District No. 3 Cost Certification Category		
Category	Amount	Percent
Water	\$11.93	0.00%
Sanitary Sewer	\$243,517.90	98.61%
Storm Sewer	\$17.90	0.01%
Street	\$2,361.16	0.96%
Park & Rec	\$1,051.14	0.43%
Total	\$246,960.04	100.00%

Harvest Crossing Metropolitan District No. 4 Cost Certification Category		
Category	Amount	Percent
Water	\$12.17	10.00%
Sanitary Sewer	\$18.25	15.00%
Storm Sewer	\$18.25	15.00%
Street	\$42.59	35.00%
Park & Rec	\$30.42	25.00%
Total	\$121.69	100.00%

The table below provides a summation of all expenditures submitted and the associated verified amount.

Cost Certification	Amount of Expenditures Submitted	District No. 3 Costs	District No. 4 Costs	Total Amount Certified
Report #1	\$139,479.17	\$186,716.89	\$0.00	\$186,716.89
Report #2	\$24,879.35	\$48,948.09	\$0.00	\$48,948.09
Report #3	\$115,158.94	\$190,875.97	\$0.00	\$190,875.97
Report #4	\$286,509.31	\$292,075.72	\$140,179.26	\$432,254.98
Report #5	\$121,400.66	\$0.00	\$191,713.36	\$191,713.36
Report #6	\$11,471.53	\$10,048.07	\$12,894.98	\$22,943.05
Report #7	\$26,847.94	\$16,832.04	\$4,722.81	\$21,554.85
Report #8	\$252,037.49	\$246,960.04	\$121.69	\$247,081.73
TOTAL	\$1,676,683.32	\$992,456.82	\$349,632.10	\$1,342,088.92

RECOMMENDATION

In our professional opinion the expenditures for the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as public as shown in Attachment B. These public expenditures are certified in the amount of **\$247,081.73** of which **\$246,960.04** is certified for Harvest Crossing Metropolitan District No. 3 and **\$121.69** is certified for Harvest Crossing Metropolitan District No. 4.

This report is not an acceptance of improvements, but a certification of the costs associated with the public improvements proposed for reimbursement. This cost certification is only one of the requirements from agreements for the Districts to reimburse the Developer.

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

Respectfully Submitted,


Stan Fowler, P.E.
Independent District Engineering Services, LLC

Digitally signed by Stanley E. Fowler Jr.
P.E.
Date: 2024.03.18 13:24:44-06'00'



Attachment A

Site Map

VICINITY MAP



SCALE: NTS

LEGEND

--- SANITARY SYSTEM IMPROVEMENTS

DEFINITIONS & NOTES

HARD COSTS: EXPENSES DIRECTLY RELATED TO THE PHYSICAL IMPROVEMENTS.

SOFT COSTS: DESIGN, TESTING, ENGINEERING, SURVEY, FEES/PERMITS, AND OTHER COSTS NECESSARY TO COMPLETE THE PHYSICAL IMPROVEMENTS

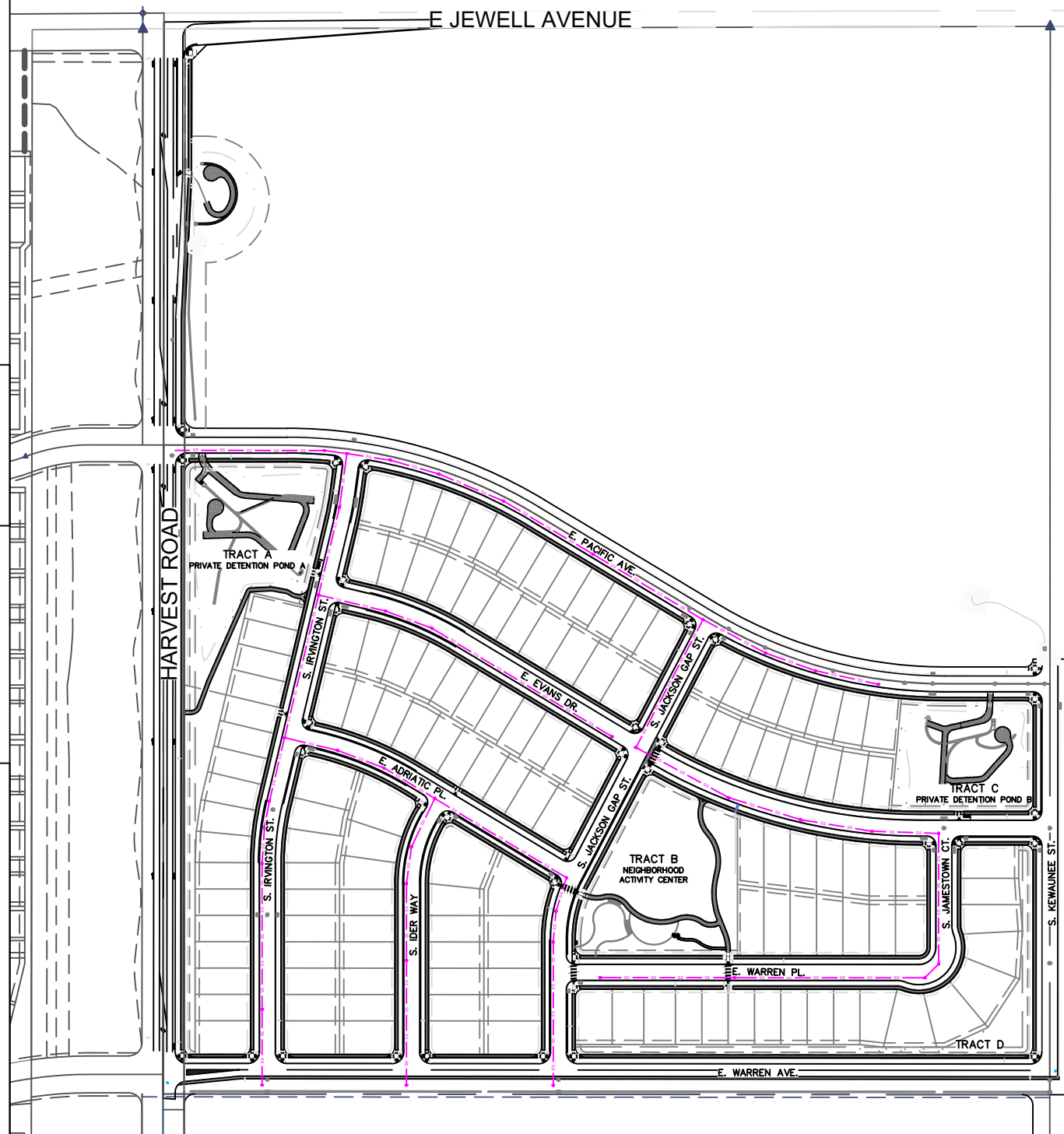
IMPROVEMENTS SHOWN ARE FOR VISUAL REPRESENTATION ONLY AND MAY NOT DEPICT THE AS-BUILT CONDITION. NOT FOR CONSTRUCTION

Harvest Crossing Metropolitan District No. 3
Cost Certification Category

Category	Amount	Percent
Water	\$11.93	0.00%
Sanitary Sewer	\$243,517.90	98.61%
Storm Sewer	\$17.90	0.01%
Street	\$2,381.16	0.96%
Park & Rec	\$1,051.14	0.43%
Total	\$246,960.04	100.00%

Harvest Crossing Metropolitan District No. 4
Cost Certification Category

Category	Amount	Percent
Water	\$12.17	10.00%
Sanitary Sewer	\$18.25	15.00%
Storm Sewer	\$18.25	15.00%
Street	\$42.59	35.00%
Park & Rec	\$30.42	25.00%
Total	\$121.69	100.00%



Attachment B

Vendors Participation

Attachment B

Vendors Participation

Following is a summary of the contractors, consultants and vendors that performed work and services for the report.

A.G. Wassenaar, Inc. Geotechnical engineer who provided compaction testing services for Filing 1 of the Project. These services were provided for the overall site and were considered Eligible for District reimbursement at the District Site Percent.

Alpine Civil Construction, Inc. Construction company responsible for placing concrete, asphalt, and installing wet utilities for Filing 1 of the Project. The expenditures in this report pertained to sanitary sewer infrastructure and were considered Eligible for District reimbursement.

Arbitrage Compliance Specialists Provided Arbitrage rebate calculations for District No. 4. These expenditures were not reviewed in this report and are recommended to be reviewed by the District accountant.

AzTec Consultants, Inc Professional surveying firm who provided various surveying services for both the Harvest Crossing Road project and the Harvest Crossing Filing 1 project. Expenditures pertaining to the Harvest Crossing Road project were considered fully eligible and that eligible amount was split between District No. 3 and District No. 4.

CMS Environmental Solutions, LLC. Storm water management contractor Filing 1 of the project who was responsible for obtaining permits and performing weekly inspections of the project. Expenditures generated by CMS Environmental Solutions were considered eligible for public financing at Filing 1 District Site Percent.

Sage Creek Environmental LLC. Erosion control contractor who provided erosion control maintenance services for Filing 1 of the Project. Expenditures generated by Sage Creek Environmental were considered Eligible for District reimbursement.

Sentinel. News and advertisement source who provided advertising for the Project. Scope for this fee was not provided at the time of this report.

Attachment C

Expenditure Data

Attachment C
Harvest Crossing Metropolitan District Nos. 3 & 4
Engineer's Summary for Cost Certification Report #8

Invoice #	Invoice Date	Invoice Provided	Check #	Check Date	Paid By	Area	Lien Waiver	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
A.G. Wassenaar, Inc.												
INV020824	02/28/2024	Yes	HCMD No. 3	HCMD No. 3	HCMD No. 3	Filing 1	N/A	Geotechnical Services	\$ 6,367.00	\$ 3,312.56	\$ 3,054.44	Eligible at Filing 1 Site Percent
Subtotal A.G. Wassenaar, Inc.									\$ 6,367.00	\$ 3,312.56	\$ 3,054.44	
Alpine Civil Construction Inc.												
2023-61.1, Pay app #1	02/29/2024	Yes	HCMD No. 3	HCMD No. 3	HCMD No. 3	Filing 1	Yes	Concrete, Wet Utilities, and Paving	\$ 241,448.91	\$ 241,448.91	\$ 0.00	
Subtotal Alpine Civil Construction Inc.									\$ 241,448.91	\$ 241,448.91	\$ 0.00	
Arbitrage Compliance Specialists												
1034248	10/06/2023	Yes	N/A	N/A	N/A	All	N/A	Arbitrage Rebate Calculation Interim	\$ 650.00	\$ 0.00	\$ 650.00	Legal services not reviewed, to be reviewed by District accountant.
Subtotal Arbitrage Compliance Specialists									\$ 650.00	\$ 0.00	\$ 650.00	
AzTec Consultants, Inc												
158305	02/06/2024	Yes	HCMD No. 3	HCMD No. 3	HCMD No. 3	HCR	N/A	Surveying Services	\$ 240.02	\$ 240.02	\$ 0.00	Dry Utilities not eligible
Subtotal AzTec Consultants, Inc									\$ 240.02	\$ 240.02	\$ 0.00	
CMS Environmental Solutions, LLC.												
160116	11/01/2023	Yes	HCMD No. 3	HCMD No. 3	HCMD No. 3	Filing 1	N/A	Stormwater Inspection Services	\$ 625.00	\$ 325.17	\$ 299.83	Stormwater Inspection Eligible at Filing 1 Site Percent
161505	12/01/2023	Yes	HCMD No. 3	HCMD No. 3	HCMD No. 3	Filing 1	N/A	Stormwater Inspection Services	\$ 625.00	\$ 325.17	\$ 299.83	Stormwater Inspection Eligible at Filing 1 Site Percent
162851	01/01/2024	Yes	HCMD No. 3	HCMD No. 3	HCMD No. 3	Filing 1	N/A	Stormwater Inspection Services	\$ 625.00	\$ 325.17	\$ 299.83	Stormwater Inspection Eligible at Filing 1 Site Percent
164753	02/01/2024	Yes	HCMD No. 3	HCMD No. 3	HCMD No. 3	Filing 1	N/A	Stormwater Inspection Services	\$ 625.00	\$ 325.17	\$ 299.83	Stormwater Inspection Eligible at Filing 1 Site Percent
Subtotal CMS Environmental Solutions, LLC.									\$ 2,500.00	\$ 1,300.68	\$ 1,199.32	
Sage Creek Environmental, LLC.												
23454	02/09/2024	Yes	HCMD No. 3	HCMD No. 3	HCMD No. 3	Filing 1	N/A	Erosion Control Contractor	\$ 779.56	\$ 779.56	\$ 0.00	
Subtotal Sage Creek Environmental, LLC.									\$ 779.56	\$ 779.56	\$ 0.00	
Sentinel												
104912	12/18/2023	Yes	N/A	N/A	N/A	All	N/A	Advertising	\$ 52.00	\$ 0.00	\$ 52.00	
Subtotal Sentinel									\$ 52.00	\$ 0.00	\$ 52.00	
Total									\$ 252,037.49	\$ 247,081.73	\$ 4,955.76	

"District Eligible Expenses" is the amount being recommended for reimbursement from the District
"Non Eligible Expenses" is the difference between the Invoiced Amount and the District Portion
These amounts do not include interest
Work that is both District and Non Eligible in nature was prorated at the Site % found below.
Eligible design consultant expenses were considered eligible at the Design % also found below.
HCR - Harvest Crossing Road



Attachment D

Project Photos

Harvest Crossing Metropolitan District Project Photos



Filing 1 Overall View – Facing Northwest



Filing 1 Overall View – Facing West



Sanitary Sewer Installation – Facing Southwest



Sanitary Sewer Installation – Facing West



Harvest Crossing Road – Facing South



Harvest Road and E Jewell Ave – Facing West



South Portion of Site – Facing Northwest



East Portion of Site – Facing West

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3 PROFESSIONAL SERVICES AGREEMENT TASK ORDER

AGREEMENT TITLE Services Agreement for Cost Certification – IDES
AGREEMENT NO. 1 **AGREEMENT DATE** 10/28/21 **TASK ORDER NO.** 3
CONSULTANT Independent District Engineering Services, LLC
TASK ORDER NAME Cost Certification Services
TASK ORDER DATE 01/18/2024
BASIS OF COMPENSATION Time and Materials – Charge Rate Schedule
SCHEDULE As Required through 2024

AGREEMENT PRICE

Previously Approved Change Orders/Amendments/Task Orders	<u>\$ 40,000.00</u>
Current Task Order Price	<u>\$ 40,000.00</u>
Total Agreement Price	<u>\$ 80,000.00</u>


AGREEMENT TERMS AND CONDITIONS

All other terms and conditions of the Agreement remain unchanged and in full force and effect.
This Task Order constitutes written assurance by the Metro District that lawful appropriations have been made to cover the cost of the Task Order, pursuant to Section 24-91-103.6, C.R.S.

APPROVAL

Recommended by _____ Date _____
Approved by _____ Date _____

The undersigned agrees to the above terms and conditions:

Independent District Engineering Services, LLC
Consultant


Authorized Agent

01/18/2024
Date
Director
Title

INDEPENDENT



District Engineering
SERVICES

METROPOLITAN DISTRICT SERVICES PROPOSAL

WWW.IDESLLC.COM

January 18, 2024

Harvest Crossing Metropolitan District No. 3
Attn: David Solin
141 Union Boulevard
Lakewood, CO 80228

HARVEST CROSSING METROPOLITAN DISTRICT NO. 3 COST CERTIFICATION SERVICES TASK ORDER #3

Independent District Engineering Services, LLC (IDES) is pleased to respond to your request to provide District Oversight Services for the Harvest Crossing Metropolitan District No. 3 (District) in the county of Arapahoe County, Colorado.

SCOPE OF SERVICES

Cost Certification – IDES will review the documentation provided by the District to determine the scope of District eligible improvements and the claimed cost for the improvements. The District will plan to provide the following documentation for completed, designed or administrative elements of the project associated with reimbursements:

- Service Plan
- Project Plans
- Plat or Exhibit showing District Tract Ownership and Easements
- ACAD Base Files for Exhibit Development (IDES can coordinate with DOR for this info)
- Other Legal Documents impacting reimbursements or eligibility of improvements
- Accountant Spreadsheets and other accounting tracking information
- Invoices and proofs of payments
- Any additional documentation of services provided and or fees paid that the Client believes would be a District eligible cost.
- Developer/District Reimbursement Agreements
- Developer/Local Jurisdiction Subdivision Improvement Agreements
- Other as may be requested or needed
- Contact for District Representative
- Contact for Developer Representative

Based on the information provided, IDES will prepare a cost certification of District eligible improvements and expenditures. Invoices will be reviewed for reasonableness and District eligibility. This information will be used to prepare an Engineer's report for cost certification, which will include an exhibit showing the areas on site where improvement costs have been certified. The report will be prepared and signed by a Professional Engineer and will contain all necessary information to satisfy the requirements of the District Service Plan.

IDES will perform site visits as needed and participate in meetings and conference calls as needed to complete this report. IDES can also host a kick-off meeting to discuss the documentation requested to ensure the process is efficient.

Aerial Photography – IDES will provide aerial shots unless site is in a restricted airspace per FAA regulations.

Meetings – IDES can participate in project meetings as necessary. Meetings may include District Board meetings, project status meetings, local jurisdiction coordination meetings, construction progress meetings, miscellaneous field meetings and other meetings with project stakeholders as required or requested.

Additional Services – Additional services that are not included in this proposal but can be provided under a separate proposal if desired are listed as an attachment.

FEE

IDES proposes to perform Services on a Time and Materials Basis in accordance with the Charge Rate Schedule below. We will provide services to the District as requested and bill only for the actual time required to complete the

services. Based on our experience, a Not to Exceed amount of \$40,000.00 should allocate the funds required for the tasks, and any excess funds may be used for additional services.

CHARGE RATE SCHEDULE

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

Billing Rates:

The following Billing Rates shall apply for the Task Order:

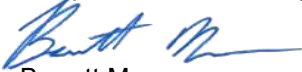
Project Administrator	\$ 115.00 per hour
Senior Contract Administrator	\$ 150.00 per hour
Project Engineer	\$ 145.00 per hour
Project Engineer II	\$ 150.00 per hour
Project Engineer III	\$ 155.00 per hour
Project Manager	\$ 160.00 per hour
Project Manager II	\$ 165.00 per hour
Professional Engineer	\$ 180.00 per hour
Senior Project Manager	\$ 185.00 per hour
District Engineer	\$ 195.00 per hour
Director	\$ 205.00 per hour

Reimbursable Expenses

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

If you have any comments or questions, please feel free to contact me. We appreciate the opportunity to submit this proposal.

Respectfully Submitted,
Independent District Engineering Services, LLC



Barrett Marrocco
Director

Attachment

IDES ADDITIONAL SERVICES

Project Administration and Coordination – IDES can maintain District project files, issues tracking lists, meeting minutes, agreement and contract files, plan files, schedules, and other program administration activities as need to support the project. IDES can provide project coordination with consultants, local agencies, traffic control, utilities, power companies and other public utilities, residents and other entities as required

Invoice Creation Assistance – This task includes helping the construction manager set up pay applications so that costs can easily be tracked between District eligible and Developer costs. IDES will review the current invoice format of the consultants and contractors and make recommendations for future invoices to track District eligible and Developer costs.

Pay Application Review – IDES can meet with the construction manager once a month on the project site to see the progress of construction and to review invoices and pay applications. A monthly (or other period as desired) site inspection and Infrastructure Acquisition Report will be submitted to the District.

Consultant Selection – IDES can develop scope of services, conduct request for proposal processes and provide recommendations to the District to select consultants to provide services to complete the project. IDES can prepare agreements and task orders for review and approval by the District.

Constructability Reviews – IDES can provide review of plans for constructability and completeness to assist the District and/or the design engineer in determining more efficient or cost-effective alternatives. The work would likely involve plan reviews, site visits and investigations, meetings with the District, design engineer, local jurisdiction, and others, review of preliminary geotechnical report, phasing plans, and any other pertinent information to better qualify the design.

Project Cost Estimating and Control – Project cost estimating services may include updating of initial estimate, plan quantity and pay item take-offs and specialty cost estimates needed in support of various agreements, reporting requirements or other as-needed estimates. Special reports including cost share reimbursements, bonding agency reports and other specialized reports that can be produced as requested.

Project Scheduling Services – IDES may create an overall project schedule based on contractor's schedule and provide updates which can include entitlement, planning, design, construction that would reflect additions, deletions and deviations in the timing of all the associated activities. Specialized schedules can be provided when requested. Schedules would be formatted in Microsoft Project unless otherwise directed.

Construction Observation – IDES can provide construction observation for general compliance with the contract documents for all phases of construction activities. Information gained by construction observation can be compiled in periodic reports and used for construction administration activities. Reports with photos can be submitted and maintained electronically.

Construction Administration and Coordination – IDES can provide construction administration activities including partial pay request processing, submittal review coordination, change orders review, force account, permit management, project close-out, claim reviews, warranty issues and other tasks as necessary to provide project documentation. IDES can provide construction coordination activities including project coordination with stakeholders, monitor project scheduling, jurisdictional coordination, and other activities necessary to provide coordination. Assumptions include the same schedule as presented for the construction observation section.

District Compliance – IDES can provide necessary on-going Metro District support services including but not limited to, coordination with the District, District consultant, contractors, local jurisdictions, adjacent developers, utility companies and other project stakeholders, participate in the development and administration of various agreements with project stakeholders required for the project, provide needed information and coordination with the board's legal counsel and accountants for District reporting requirements. This can also include invoice and pay application review monthly, expenditure verification for the District board and reporting of facilities acquisitions to the District board monthly.

Consultant Administration – IDES can provide support services for the progress and completion of Consultants services, including contracting, review and processing of task orders, coordination concerning construction needs, and tracking of contracts and invoices.

Draw Reports – IDES will review the Improvement Agreement between the Constructing and Non-Constructing parties and confirm all parties are in compliance with their obligations. Prior to the Non-Constructing parties submitting their funds to the escrow, IDES will review the invoices, lien waivers, and all other conditions required by the Improvement Agreement have been met. Prior to confirming all requirements have been met, IDES will visit the project site to confirm that the expenditure requests are consistent with the status of construction in the field. IDES will then review all expenditures in a Cost Certification Report after the escrow payment has been made.

Dry Utility Coordination – IDES can provide the necessary coordination with dry utility companies including new service requests and meter service installations.

Evaluation and Recommendation of Existing Infrastructure – IDES can provide evaluation and make recommendations regarding existing deficiencies of infrastructure.