

# PRAIRIESTAR METROPOLITAN DISTRICT NO. 1

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## **NOTICE OF A SPECIAL MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Scott Sarbaugh	President	2022/May 2022
Neil Almy	Treasurer	2022/May 2022
Jennifer Davis	Assistant Secretary	2023/May 2023
Richard McCabe	Assistant Secretary	2022/May 2022
Kathy Sidney	Assistant Secretary	2023/May 2023

**DATE:** **March 17, 2021**

**TIME:** **5:00 P.M.**

**PLACE:** **DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY VIDEO ENABLED WEB CONFERENCE (ZOOM) WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:**

Join Zoom Meeting

<https://us02web.zoom.us/j/81634137761?pwd=eUxWaWYyamRLaEg3ZzRtOVZ1TjNCZz09>

Meeting ID: 816 3413 7761

Passcode: 149704

Dial in: 1-253-215-8782

### I. ADMINISTRATIVE MATTERS

- A. Confirm Quorum and Present Disclosures and Potential Conflicts of Interest.
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- B. Approve Agenda, confirm location of the meeting, posting of meeting notices and designate 24-hour posting location.
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- C. Acknowledge the resignation of Judy Leyshon as Secretary of the Board and consider the appointment of Matt Cohrs as Secretary of the Board.
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- D. Review and approve the Minutes of the November 19, 2020 Special Meeting (enclosure).
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- E. Discuss and consider scheduling a special meeting for November 18, 2021 at 5:00 p.m.
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II. PUBLIC COMMENT

**Note to reader: Pursuant to the Joint Resolution between District Nos. 1 and 2 regarding adoption of Policies and Procedures Governing the Enforcement of the Protective Covenants of PrairieStar; District No. 1 is the Operating District and District No. 2 is the Taxing District. It is the intent that District No. 2 provide covenant enforcement services and that District No. 1 provide all improvements and perform all operational services on behalf of the Districts.**

- A. Public Comment.
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III. FINANCIAL MATTERS

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

Fund	Period Ending Nov. 6, 2020	Period Ending Dec. 2, 2020 Spec Check	Period Ending Dec. 9, 2020	Period Ending Jan. 13, 2021
General	\$ 16,056.57	\$ 1,277.14	\$ 11,104.94	\$ 15,192.53
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 16,056.57</b>	<b>\$ 1,277.14</b>	<b>\$ 11,104.94</b>	<b>\$ 15,192.53</b>

Fund	Period Ending Feb. 17, 2021
General	\$ 9,897.43
Debt	\$ -0-
Capital	\$ -0-
<b>Total</b>	<b>\$ 9,897.43</b>

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- B. Review and consider approval of the payment of claims through the period ending March 17, 2021, as follows (enclosure):

General Fund:	\$	8,889.11
Debt Service Fund:	\$	-0-
Capital Projects Fund:	\$	6,524.88
<b>Total:</b>	\$	<u>15,413.99</u>

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- A. Review and accept unaudited financial statements through the period ending December 31, 2020 (enclosure).

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- B. Consider approval of Cost Certification No. 7 performed by Ranger Engineering of District eligible improvements totaling \$1,866,625.11 (enclosure).

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III. LEGAL MATTERS

- A. Discuss 2021 dissolution of PrairieStar Metropolitan District No. 1 and discuss action items in connection therewith.

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IV. OTHER BUSINESS

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

- V. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 16, 2021 AT 5:00 P.M.**

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PRAIRIESTAR METROPOLITAN DISTRICT NO. 1 HELD NOVEMBER 19, 2020

A Special Meeting of the Board of Directors of the PrairieStar Metropolitan District No. 1 (referred to hereafter as "Board") was convened on Thursday, the 19<sup>th</sup> day of November, at 5:00 P.M. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to control of the spread of the virus by limiting in-person contact, this District Board Meeting was held by conference call without any individuals (neither District Representative nor the general public) attending in person. The meeting was open to the public via conference call.

#### ATTENDANCE

#### Directors In Attendance Were:

Scott Sarbaugh  
Neil Almy  
Kathy Sidney

Upon motion duly made by Director Sarbaugh, seconded by Director Sidney and, upon vote, unanimously carried, the absences of Directors Richard McCabe and Jennifer Davis were excused.

#### Also In Attendance Were:

Judy Leyshon, and Peggy Ripko; Special District Management Services, Inc.

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

Diane Wheeler; Simmons & Wheeler, P.C.

Kristyn Degi; Community Liaison

Stephanie Hales and Cheryl; residents

#### DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Leyshon noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those

## RECORD OF PROCEEDINGS

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applicable disclosures made by the Board members in accordance with the statute. Attorney Olson noted that all Directors' Disclosure Statements had been filed.

### **ADMINISTRATIVE MATTERS**

**Agenda:** Ms. Leyshon 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 Sarbaugh, seconded by Director Sidney and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

**Location/Manner of Meeting:** 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 video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

**Minutes:** The Board reviewed Minutes of the June 29, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director Sidney and, upon vote, unanimously carried, the Board approved the Minutes of the June 29, 2020 Special Meeting.

**Resolution No. 2020-11-01, Resolution of the Board of Directors of the PrairieStar Metropolitan District No. 1 Establishing Regular Meeting Dates, Time and Location and Designating Location for 24-Hour Notices:** The Board reviewed Resolution No. 2020-11-01, Resolution of the Board of Directors of the PrairieStar Metropolitan District No. 1 Establishing Regular Meeting Dates, Time and Location and Designating Location for 24-Hour Notices.

The Board discussed the business to be conducted in 2021 to meet the statutory compliance requirements. The Board, determined to meet on the third Wednesday in March, June and September, 2021 at 5:00 p.m., at the Berthoud Community Center; 248 Welch Avenue, Berthoud, Colorado when allowed pursuant to COVID-19 guidelines. Until such time, meetings will be held via telephone/video conference.

Following review, upon motion duly made by Director Sarbaugh, seconded by Director Sidney and, upon vote, unanimously carried, the Board adopted Resolution No. 2020-

## RECORD OF PROCEEDINGS

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11-01, Resolution of the Board of Directors of the PrairieStar Metropolitan District No. 1 Establishing Regular Meeting Dates, Time and Location, Establishing District Website, and Designating Location for 24–Hour Notices.

**Transparency Notice - §32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2021:** The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2021.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director Sidney and, upon vote, unanimously carried, the Board determined to post the required Transparency Notice on the Special District Association’s website and on the District’s website.

**PUBLIC COMMENT**

**Note to reader: Pursuant to the Joint Resolution between District No. 1 and No. 2 regarding adoption of Policies and Procedures Governing the Enforcement of the Protective Covenants of PrairieStar - District No. 1 is the Operating District and District No. 2 is the Taxing District. It is the intent that District No. 2 provide covenant enforcement services and that District No. 1 provide all improvements and perform all services on behalf of the Districts.**

**Public Comment:** None

**FINANCIAL MATTERS**

**Payment of Claims:** The Board reviewed and considered ratifying the payment of claims as follows:

Fund	Period Ending June 15, 2020	Period Ending July 15, 2020	Period Ending Aug. 10, 2020	Period Ending Sept. 11, 2020
General	\$ 10,264.60	\$ 11,534.30	\$ 23,453.86	\$ 10,872.86
Debt	\$ -0-	\$ -0-	\$ -0-	\$ 3,000.00
Capital	\$ -0-	\$ -0-	\$ -0-	\$ -0-
<b>Total</b>	<b>\$ 10,264.60</b>	<b>\$ 11,534.30</b>	<b>\$ 23,453.86</b>	<b>\$ 13,872.86</b>

Fund	Period Ending Oct. 8, 2020
General	\$ 10,916.88
Debt	\$ -0-
Capital	\$ 2,235.50
<b>Total</b>	<b>\$ 13,152.38</b>

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

## RECORD OF PROCEEDINGS

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The Board then considered approval of the payment of claims through the period ending November 6, 2020, in the amount of \$16,056.57.

Following review and discussion, upon motion duly made by Director Sarbaugh, seconded by Director Almy and, upon vote, unanimously carried, the Board approved the payment of claims through the period ending November 6, 2020, in the amount of \$16,056.57.

**Unaudited Financials:** Ms. Wheeler presented to the Board the unaudited financial statements through the period ending September 30, 2020.

Following review and discussion, upon motion duly made by Director Sarbaugh, seconded by Director Almy and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending September 30, 2020, as presented.

**Preparation of the 2020 Audit:** The Board discussed the preparation of the 2020 Audit.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director Sidney and, upon vote, unanimously carried, the Board approved the engagement of Dazzio & Associates, P.C. to perform a 2020 Audit, for an amount not to exceed \$4,200.

**2020 Budget Amendment Hearing:** The President opened the public hearing to consider Amending the 2020 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing and the public hearing was closed.

Following review and discussion, the Board determined that a 2020 Budget Amendment was not necessary.

**2021 Budget Hearing:** The President opened the public hearing to consider the proposed 2021 Budget and to discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were

## RECORD OF PROCEEDINGS

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received prior to this public hearing and no comment was received from the public in attendance and the public hearing was closed.

Ms. Wheeler reviewed the estimated 2020 expenditures and the proposed 2021 expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2020-11-02 to Adopt the 2021 Budget and Appropriate Sums of Money. Upon motion duly made by Director Sarbaugh, seconded by Director Sidney and, upon vote, unanimously carried, Resolution No. 2020-11-02 was adopted, and execution of the Certification of Budget was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2020. Ms. Leyshon was authorized to transmit the Certification of Budget to the Division of Local Government not later than January 31, 2021. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

**DLG-70 Mill Levy Certification Form:** The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director Sidney and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification of zero mills to the Board of County Commissioners and other interested parties.

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### **LEGAL MATTERS**

**Dissolution of Prairie Star Metropolitan District No. 1:** Director Sarbaugh present the action items related to the dissolution of District No. 1. No action was taken.

**First Amendment to Inclusion Agreement (PrairieStar Metropolitan District No. 2) by and between PrairieStar Metropolitan District No. 1, PrairieStar Metropolitan District No. 2 and PrairieStar, Inc.:** The Board discussed the First Amendment to Inclusion Agreement (PrairieStar Metropolitan District No. 2) by and between PrairieStar Metropolitan District No. 1, PrairieStar Metropolitan District No. 2 and PrairieStar, Inc.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director Sidney and, upon vote, unanimously carried, the Board approved the First Amendment to Inclusion Agreement (PrairieStar Metropolitan District No. 2) by and between PrairieStar Metropolitan District No. 1, PrairieStar Metropolitan District No. 2 and PrairieStar, Inc.



**RECORD OF PROCEEDINGS**

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**OTHER MATTERS**

There were no other matters presented.

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**ADJOURNMENT**

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

Respectfully submitted,

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

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manu.
1426							
11/06/2020	CO Special Dist P&L Pool	POL-0004930	Prepaid Expenses	1-143	2,036.00	2,036.00	
11/06/2020	CO Special Dist P&L Pool	POL-0004954	Prepaid Expenses	1-143	2,762.00	2,762.00	
Total 1426:						4,798.00	
1427							
11/06/2020	McGeady Becher P.C.	1075M 09/2020	Legal	1-675	1,923.50	1,923.50	
Total 1427:						1,923.50	
1428							
11/06/2020	Orkin	203732065	Miscellaneous	1-685	150.00	150.00	
Total 1428:						150.00	
1429							
11/06/2020	Simmons & Wheeler P.C	27396	Accounting	1-612	1,014.17	1,014.17	
Total 1429:						1,014.17	
1430							
11/06/2020	Special Dist Management Srvs	D1 10/2020	Accounting	1-612	238.00	238.00	
11/06/2020	Special Dist Management Srvs	D1 10/2020	Audit	1-615	14.00	14.00	
11/06/2020	Special Dist Management Srvs	D1 10/2020	Insurance/SDA Du	1-670	28.00	28.00	
11/06/2020	Special Dist Management Srvs	D1 10/2020	Management	1-680	415.50	415.50	
11/06/2020	Special Dist Management Srvs	D1 10/2020	Miscellaneous	1-685	68.50	68.50	
11/06/2020	Special Dist Management Srvs	D2 10/2020	Audit	1-615	14.00	14.00	
11/06/2020	Special Dist Management Srvs	D2 10/2020	Covenant Control	1-681	3,420.00	3,420.00	
11/06/2020	Special Dist Management Srvs	D2 10/2020	Insurance/SDA Du	1-670	28.00	28.00	
11/06/2020	Special Dist Management Srvs	D2 10/2020	Management	1-680	154.00	154.00	
11/06/2020	Special Dist Management Srvs	D2 10/2020	Miscellaneous	1-685	602.90	602.90	
11/06/2020	Special Dist Management Srvs	D3 10/2020	Management	1-680	14.00	14.00	
Total 1430:						4,996.90	
1431							
11/06/2020	T. Charles Wilson Insurance	9208	Prepaid Expenses	1-143	495.00	495.00	
11/06/2020	T. Charles Wilson Insurance	9209	Prepaid Expenses	1-143	495.00	495.00	
Total 1431:						990.00	
1432							
11/06/2020	Town of Berthoud	10789.1 09/20	Utilities - Town of	1-794	572.72	572.72	
11/06/2020	Town of Berthoud	9716.1 09/20	Utilities - Town of	1-794	425.30	425.30	
11/06/2020	Town of Berthoud	9717.1 09/20	Utilities - Town of	1-794	33.88	33.88	
11/06/2020	Town of Berthoud	9865.1 09/20	Utilities - Town of	1-794	886.65	886.65	
11/06/2020	Town of Berthoud	9868.1 09/20	Utilities - Town of	1-794	172.14	172.14	
Total 1432:						2,090.69	
1433							
11/06/2020	UNCC	220101041	Miscellaneous	1-685	46.19	46.19	
Total 1433:						46.19	

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manu
1434							
11/06/2020	Xcel Energy	706520156	Utilities - Xcel	1-793	13.42	13.42	
11/06/2020	Xcel Energy	706525037	Utilities - Xcel	1-793	10.80	10.80	
11/06/2020	Xcel Energy	706532802	Utilities - Xcel	1-793	10.99	10.99	
11/06/2020	Xcel Energy	706551707	Utilities - Xcel	1-793	11.91	11.91	
Total 1434:						47.12	
Grand Totals:						16,056.57	

**Prairie Star Metropolitan District No.1**  
**November-20**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 16,056.57			\$ 16,056.57
	\$ -			\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$16,056.57</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$16,056.57</b>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manual
1435							
12/02/2020	Town of Berthoud	10789.1 10/20	Utilities - Town of	1-794	387.56	387.56	
12/02/2020	Town of Berthoud	9716.1 10/20	Utilities - Town of	1-794	316.81	316.81	
12/02/2020	Town of Berthoud	9717.1 10/20	Utilities - Town of	1-794	40.64	40.64	
12/02/2020	Town of Berthoud	9865.1 10/20	Utilities - Town of	1-794	339.05	339.05	
12/02/2020	Town of Berthoud	9868.1 10/20	Utilities - Town of	1-794	193.08	193.08	
Total 1435:						1,277.14	
Grand Totals:						1,277.14	

Prairie Star Metropolitan District No.1

December-20

SPECIAL CHECK

	General	Debt	Capital	Totals
Disbursements	\$ 1,277.14			\$ 1,277.14
	\$ -			\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$1,277.14</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,277.14</b>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manu
1436							
12/09/2020	McGeady Becher P.C.	1075M 10/2020	Legal	1-675	1,927.50	1,927.50	
Total 1436:						1,927.50	
1437							
12/09/2020	Simmons & Wheeler P.C	27578	Accounting	1-612	1,021.44	1,021.44	
Total 1437:						1,021.44	
1438							
12/09/2020	Special Dist Management Srvs	D1 11/2020	Accounting	1-612	406.00	406.00	
12/09/2020	Special Dist Management Srvs	D1 11/2020	Management	1-680	1,907.50	1,907.50	
12/09/2020	Special Dist Management Srvs	D1 11/2020	Miscellaneous	1-685	53.90	53.90	
12/09/2020	Special Dist Management Srvs	D2 11/2020	Accounting	1-612	42.00	42.00	
12/09/2020	Special Dist Management Srvs	D2 11/2020	Covenant Control	1-681	3,435.00	3,435.00	
12/09/2020	Special Dist Management Srvs	D2 11/2020	Management	1-680	1,153.00	1,153.00	
12/09/2020	Special Dist Management Srvs	D2 11/2020	Miscellaneous	1-685	106.59	106.59	
12/09/2020	Special Dist Management Srvs	D3 11/2020	Management	1-680	966.00	966.00	
Total 1438:						8,069.99	
1439							
12/09/2020	UNCC	220111034	Miscellaneous	1-685	64.07	64.07	
Total 1439:						64.07	
1440							
12/09/2020	Xcel Energy	710456652	Utilities - Xcel	1-793	10.97	10.97	
12/09/2020	Xcel Energy	710473751	Utilities - Xcel	1-793	10.97	10.97	
Total 1440:						21.94	
Grand Totals:						11,104.94	

Prairie Star Metropolitan District No.1

December-20

	General	Debt	Capital	Totals
Disbursements	\$ 11,104.94			\$ 11,104.94
	\$ -			\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$11,104.94</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,104.94</b>



Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manu.
1441							
01/13/2021	McGeady Becher P.C.	1075M 11/2020	Legal	1-675	6,185.00	6,185.00	
Total 1441:						6,185.00	
1442							
01/13/2021	Simmons & Wheeler P.C	27773	Accounting	1-612	1,527.74	1,527.74	
Total 1442:						1,527.74	
1443							
01/13/2021	Special Dist Management Srvs	D1 12/2020	Accounting	1-612	560.00	560.00	
01/13/2021	Special Dist Management Srvs	D1 12/2020	Management	1-680	1,202.00	1,202.00	
01/13/2021	Special Dist Management Srvs	D2 12/2020	Management	1-680	560.00	560.00	
01/13/2021	Special Dist Management Srvs	D2 12/2020	Covenant Control	1-681	3,585.00	3,585.00	
01/13/2021	Special Dist Management Srvs	D2 12/2020	Miscellaneous	1-685	779.80	779.80	
01/13/2021	Special Dist Management Srvs	D3 12/2020	Management	1-680	448.00	448.00	
Total 1443:						7,134.80	
1444							
01/13/2021	UNCC	220121031	Miscellaneous	1-685	59.60	59.60	
Total 1444:						59.60	
1445							
01/13/2021	Xcel Energy	710457002	Utilities - Xcel	1-793	15.86	15.86	
01/13/2021	Xcel Energy	710484845	Utilities - Xcel	1-793	11.82	11.82	
01/13/2021	Xcel Energy	714380017	Utilities - Xcel	1-793	34.15	34.15	
01/13/2021	Xcel Energy	714384278	Utilities - Xcel	1-793	10.88	10.88	
01/13/2021	Xcel Energy	714385783	Utilities - Xcel	1-793	10.97	10.97	
01/13/2021	Xcel Energy	714412913	Utilities - Xcel	1-793	11.89	11.89	
Total 1445:						95.57	
20210101							
01/13/2021	Town of Berthoud	9865.1 11/20	Utilities - Town of	1-794	66.97	66.97	M
Total 20210101:						66.97	
20210102							
01/13/2021	Town of Berthoud	9868.1 11/20	Utilities - Town of	1-794	22.07	22.07	M
Total 20210102:						22.07	
20210103							
01/13/2021	Town of Berthoud	10789.1 11/20	Utilities - Town of	1-794	38.94	38.94	M
Total 20210103:						38.94	
20210104							
01/13/2021	Town of Berthoud	9716.1 11/20	Utilities - Town of	1-794	30.92	30.92	M
Total 20210104:						30.92	
20210105							
01/13/2021	Town of Berthoud	9717.1 11/20	Utilities - Town of	1-794	30.92	30.92	M

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manu
						<u>30.92</u>	
						<u>15,192.53</u>	

Prairie Star Metropolitan District No.1

January-21

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
Disbursements	\$ 15,192.53			\$ 15,192.53
	\$ -			\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$15,192.53</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,192.53</b>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manu.
1446							
02/17/2021	McGeady Becher P.C.	1075M 12/2020	Legal	1-675	1,904.17	1,904.17	
Total 1446:						1,904.17	
1447							
02/17/2021	Simmons & Wheeler P.C	27993	Accounting	1-612	479.63	479.63	
Total 1447:						479.63	
1448							
02/17/2021	Special Dist Management Svcs	D1 01/2021	Accounting	1-612	560.00	560.00	
02/17/2021	Special Dist Management Svcs	D1 01/2021	Audit	1-615	28.00	28.00	
02/17/2021	Special Dist Management Svcs	D1 01/2021	Insurance/SDA Du	1-670	14.00	14.00	
02/17/2021	Special Dist Management Svcs	D1 01/2021	Management	1-680	890.50	890.50	
02/17/2021	Special Dist Management Svcs	D1 01/2021	Miscellaneous	1-685	63.84	63.84	
02/17/2021	Special Dist Management Svcs	D2 01/2021	Audit	1-615	28.00	28.00	
02/17/2021	Special Dist Management Svcs	D2 01/2021	Covenant Control	1-681	3,592.50	3,592.50	
02/17/2021	Special Dist Management Svcs	D2 01/2021	Insurance/SDA Du	1-670	14.00	14.00	
02/17/2021	Special Dist Management Svcs	D2 01/2021	Management	1-680	644.00	644.00	
02/17/2021	Special Dist Management Svcs	D2 01/2021	Miscellaneous	1-685	79.64	79.64	
02/17/2021	Special Dist Management Svcs	D3 01/2021	Management	1-680	364.00	364.00	
Total 1448:						6,278.48	
1449							
02/17/2021	Special District Association	D1 2021 DUES	Insurance/SDA Du	1-670	439.01	439.01	
02/17/2021	Special District Association	D2 2021 DUES	Insurance/SDA Du	1-670	400.82	400.82	
Total 1449:						839.83	
1450							
02/17/2021	UNCC	221011122	Miscellaneous	1-685	56.76	56.76	
Total 1450:						56.76	
1451							
02/17/2021	Xcel Energy	718324275	Utilities - Xcel	1-793	36.89	36.89	
02/17/2021	Xcel Energy	718331620	Utilities - Xcel	1-793	10.97	10.97	
02/17/2021	Xcel Energy	718339212	Utilities - Xcel	1-793	11.04	11.04	
02/17/2021	Xcel Energy	718354560	Utilities - Xcel	1-793	11.89	11.89	
Total 1451:						70.79	
20210201							
02/17/2021	Town of Berthoud	9865.1 12/20	Utilities - Town of	1-794	22.07	22.07	M
Total 20210201:						22.07	
20210202							
02/17/2021	Town of Berthoud	9868.1 12/20	Utilities - Town of	1-794	44.14	44.14	M
Total 20210202:						44.14	
20210203							
02/17/2021	Town of Berthoud	9716.1 12/20	Utilities - Town of	1-794	61.84	61.84	M

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manu.
Total 20210203:						<u>61.84</u>	
20210204							
02/17/2021	Town of Berthoud	10789.1 12/20	Utilities - Town of	1-794	77.88	<u>77.88</u>	M
Total 20210204:						<u>77.88</u>	
20210205							
02/17/2021	Town of Berthoud	9717.1 12/20	Utilities - Town of	1-794	61.84	<u>61.84</u>	M
Total 20210205:						<u>61.84</u>	
Grand Totals:						<u><u>9,897.43</u></u>	

**Prairie Star Metropolitan District No.1**  
**February-21**

	<u>General</u>	<u>Debt</u>	<u>Capital</u>	<u>Totals</u>
<b>Disbursements</b>	\$ 9,897.43			\$ 9,897.43
	\$ -			\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$9,897.43</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$9,897.43</b>

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manual
<b>1452</b>							
03/11/2021	Manhard Consulting, LTD	59448	Engineering	3-784	2,032.50	2,032.50	
<b>Total 1452:</b>						<b>2,032.50</b>	
<b>1453</b>							
03/11/2021	McGeady Becher P.C.	1075M 01/2021	Legal	1-675	129.50	129.50	
<b>Total 1453:</b>						<b>129.50</b>	
<b>1454</b>							
03/11/2021	Ranger Engineering, LLC	1256	Engineering	3-784	4,492.38	4,492.38	
<b>Total 1454:</b>						<b>4,492.38</b>	
<b>1455</b>							
03/11/2021	Simmons & Wheeler P.C	28225	Accounting	1-612	213.62	213.62	
<b>Total 1455:</b>						<b>213.62</b>	
<b>1456</b>							
03/11/2021	Special Dist Management Svcs	D1 02/2021	Insurance/SDA Du	1-670	70.00	70.00	
03/11/2021	Special Dist Management Svcs	D1 02/2021	Accounting	1-612	350.00	350.00	
03/11/2021	Special Dist Management Svcs	D1 02/2021	Management	1-680	2,788.50	2,788.50	
03/11/2021	Special Dist Management Svcs	D2 02/2021	Miscellaneous	1-685	295.46	295.46	
03/11/2021	Special Dist Management Svcs	D2 02/2021	Insurance/SDA Du	1-670	42.00	42.00	
03/11/2021	Special Dist Management Svcs	D2 02/2021	Management	1-680	691.00	691.00	
03/11/2021	Special Dist Management Svcs	D2 02/2021	Covenant Control	1-681	3,592.50	3,592.50	
03/11/2021	Special Dist Management Svcs	D3 02/2021	Management	1-680	392.00	392.00	
<b>Total 1456:</b>						<b>8,221.46</b>	
<b>1457</b>							
03/11/2021	UNCC	221021135	Miscellaneous	1-685	56.76	56.76	
<b>Total 1457:</b>						<b>56.76</b>	
<b>20210301</b>							
03/11/2021	Town of Berthoud	9865.1 01/21	Utilities - Town of	1-794	22.07	22.07	M
<b>Total 20210301:</b>						<b>22.07</b>	
<b>20210302</b>							
03/11/2021	Town of Berthoud	9868.1 01/21	Utilities - Town of	1-794	44.14	44.14	M
<b>Total 20210302:</b>						<b>44.14</b>	
<b>20210303</b>							
03/11/2021	Town of Berthoud	9716.1 01/21	Utilities - Town of	1-794	61.84	61.84	M
<b>Total 20210303:</b>						<b>61.84</b>	
<b>20210304</b>							
03/11/2021	Town of Berthoud	10789.1 01/21	Utilities - Town of	1-794	77.88	77.88	M
<b>Total 20210304:</b>						<b>77.88</b>	

Check No and Date	Payee	Invoice No	GL Account Title	GL Acct	Amount	Total	Void/Manual
20210305							
03/11/2021	Town of Berthoud	9717.1 01/21	Utilities - Town of	1-794	61.84	61.84	M
<b>Total 20210305:</b>						<b>61.84</b>	
<b>Grand Totals:</b>						<b>15,413.99</b>	

M = Manual Check, V = Void Check



**Prairie Star Metropolitan District No.1**  
**March-21**

	<b>General</b>	<b>Debt</b>	<b>Capital</b>	<b>Totals</b>
<b>Disbursements</b>	\$ 8,889.11		\$ 6,524.88	\$ 15,413.99
	\$ -			\$ -
<b>Total Disbursements from Checking Acct</b>	<b>\$8,889.11</b>	<b>\$0.00</b>	<b>\$6,524.88</b>	<b>\$15,413.99</b>

PrairieStar Metropolitan District No. 1  
Financial Statements

December 31, 2020

ACCOUNTANT'S COMPILATION REPORT

Board of Directors  
PrairieStar Metropolitan District No. 1

Management is responsible for the accompanying financial statements of each major fund of PrairieStar Metropolitan District No. 1, as of and for the period ended December 31, 2020, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to PrairieStar Metropolitan District No. 1 because we performed certain accounting services that impaired our independence.

*Simmons & Wheeler P.C.*

February 8, 2020  
Englewood, Colorado

**PrairieStar Metropolitan District No. 1**  
**Balance Sheet - Governmental Funds and Account Groups**  
**December 31, 2020**

**See Accountant's Compilation Report**

	<u>General</u> <u>Fund</u>	<u>Capital</u> <u>Projects</u> <u>Fund</u>	<u>Debt</u> <u>Fund</u>	<u>Total</u> <u>All Funds</u>
<b>Assets</b>				
<b>Current assets</b>				
Checking	\$ 6,195	\$ -	\$ -	\$ 6,195
Colotrust	4,070	-	-	4,070
Due From District #2	-	-	-	-
Prepaid Expenses	6,688	-	-	6,688
Taxes due from County	-	-	-	-
Due from developer	26,914	-	-	26,914
Due from other funds	<u>17,008</u>	<u>-</u>	<u>-</u>	<u>17,008</u>
	<u>\$ 60,875</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 60,875</u>
<b>Liabilities and Equity</b>				
<b>Current liabilities</b>				
Accounts Payable	\$ 17,578	\$ -	\$ -	\$ 17,578
Due to District #2	<u>43,297</u>	<u>-</u>	<u>-</u>	<u>43,297</u>
	<u>60,875</u>	<u>-</u>	<u>-</u>	<u>60,875</u>
<b>Total liabilities</b>	<u>60,875</u>	<u>-</u>	<u>-</u>	<u>60,875</u>
<b>Fund Equity</b>				
Investment in fixed assets	-	-	-	-
Fund balance (deficit)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ 60,875</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 60,875</u>

**PrairieStar Metropolitan District No. 1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Twelve Months Ended December 31, 2020**  
**General Fund**

**See Accountant's Compilation Report**

	<u>Annual</u> <u>Budget</u>	<u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
<b>Revenues</b>			
Transfer and landscape fees	\$ 8,000	\$ 12,125	\$ 4,125
Landscape Review Fees	7,500	-	(7,500)
Developer Advances	28,809	26,914	(1,895)
Miscellaneous Income	620	-	(620)
Transfer From District No. 2	113,130	114,852	1,722
Transfer From District No. 3	4	25	21
Interest Income	-	45	45
	<u>158,063</u>	<u>153,961</u>	<u>(4,102)</u>
<b>Expenditures</b>			
Engineering	-	6,938	(6,938)
Audit	6,800	9,554	(2,754)
Accounting	8,500	10,405	(1,905)
District Management	25,500	26,364	(864)
Insurance/SDA	7,250	8,014	(764)
Legal	28,000	25,089	2,911
Election Expense	1,500	2,928	(1,428)
Covenant Enforcement	30,000	38,692	(8,692)
Miscellaneous Expense	5,700	7,372	(1,672)
Utilities	10,000	11,836	(1,836)
Paying Agent Fees	-	3,000	(3,000)
Common Area Landscaping	29,000	-	29,000
Social Activities	3,000	-	3,000
Emergency reserve	4,658	-	4,658
	<u>159,908</u>	<u>150,192</u>	<u>9,716</u>
Change in fund balance	(1,845)	3,769	5,614
Fund balance beginning	<u>1,845</u>	<u>(3,769)</u>	<u>(5,614)</u>
Fund balance ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



**PRAIRIESTAR METROPOLITAN DISTRICT No. 1**  
**ENGINEER'S REPORT and CERTIFICATION #07**

**PREPARED FOR:**

PrairieStar Metropolitan District No. 1  
141 Union Blvd  
Lakewood, CO 80228

**PREPARED BY:**

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

**DATE PREPARED:**

March 2, 2021



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## ENGINEER’S REPORT

### Introduction

Ranger Engineering, LLC (“Ranger”), was retained by PrairieStar Metropolitan District No. 1 (“District”) as an Independent Consulting Engineer to certify costs related to constructed Public Improvements associated with the PrairieStar development.

The District is located within Town of Berthoud, Colorado. The PrairieStar development is approximately 190 acres. The reports to date cover costs related to Public Improvements that were billed from approximately September 2004 to December 2020 in Filing’s 1 - 5.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, including both soft and hard costs from approximately January 2020 to December 2020, are valued at **\$1,866,625.11**.

<b>Table I - Cost Certifications to Date</b>				
<b>Certification Number</b>	<b>Date</b>	<b>Total Costs Paid</b>	<b>Total Eligible Costs</b>	<b>Total Eligible Costs to Date</b>
<b>R1</b>	<b>3/2/2016</b>	<b>\$2,401,133.00</b>	<b>\$1,942,984.32</b>	<b>\$1,942,984.32</b>
<b>2</b>	<b>3/2/2016</b>	<b>\$1,776,158.98</b>	<b>\$1,503,096.72</b>	<b>\$3,446,081.04</b>
<b>3</b>	<b>3/30/2017</b>	<b>\$5,528,392.49</b>	<b>\$4,213,809.23</b>	<b>\$7,659,890.27</b>
<b>4</b>	<b>9/26/2018</b>	<b>\$5,321,975.06</b>	<b>\$3,843,951.91</b>	<b>\$11,503,842.18</b>
<b>5</b>	<b>3/27/2019</b>	<b>\$6,253,015.61</b>	<b>\$3,158,877.61</b>	<b>\$14,662,719.79</b>
<b>6</b>	<b>2/13/2020</b>	<b>\$3,438,089.83</b>	<b>\$2,883,028.45</b>	<b>\$17,545,748.24</b>
<b>7</b>	<b>2/23/2020</b>	<b>\$2,249,889.45</b>	<b>\$1,866,625.11</b>	<b>\$19,412,373.35</b>
<b>Totals</b>		<b>\$26,968,654.42</b>	<b>\$19,412,373.35</b>	

Table II summarizes the cost breakdown of the construction and soft and indirect costs by each certification. Table III provides a detailed breakdown of the eligible hard costs per the Service Plan categories. Table IV provides a detailed breakdown of the eligible soft and indirect costs per the Service Plan categories. Tables V and VI provide detailed descriptions of construction and soft and indirect costs reviewed for this certification.

### Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan associated with PrairieStar Metropolitan District No. 1 (“Service Plan”); Prepared by McGeady Sisneros, P.C. (now McGeady Becher, P.C.), dated July 27, 2010.

Section I-A of the Service Plan states:

*It is intended that the District will provide a part or all of the Public Improvements, as hereinafter defined, for the use and benefit of the inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.*





Section V-A of the Service Plan states:

*The District shall have the power and authority to plan for, design, acquire, construct, install, relocate, redevelop, provide and finance the Public Improvements and related operation and maintenance series within and without the boundaries of the District as such power and authority is described in the Special District Act and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.*

Section V-A.8 limits debt issuance to \$38,150,000 whereas Section V-B estimates the cost of Public Improvements to be \$17,500,000. Exhibit C-2 maps depict the Inclusion Area of Public Improvements at the time the Service Plan was approved. Ranger has determined that the constructed improvements and associated soft & indirect and construction costs (“Public Improvements”) under consideration in this report and certification are indeed authorized by the Service Plan.

### **Scope of Certification**

Public Improvements considered for costs certified include items primarily within the Right of Way including grading, asphalt, survey control, sidewalk curb and gutter, parks and recreation improvements, sanitary sewer, storm water, water infrastructure, erosion control, and quality control testing. For a breakdown of district eligible costs, refer to Tables III - VI

### **General Methodology**

Ranger employed a phased approach toward the preparation of this Engineer’s Report and Certification of Public Costs (Engineer’s Certification).

#### **Phase I – Authorization to Proceed and Document Gathering**

A District Engineer was authorized to proceed with the Engineer’s Certification September 2, 2014. The initial construction documentation was provided by the District on September 11, 2014. Subsequent supporting documentation were delivered by the Sarbaugh Reality Group (“Developer”) through September 2018. Ranger was engaged to continue cost certification services with the District March 27, 2019, with supporting documentation being provided through January 2020.

#### **Phase II – Site Visit and Meetings**

Ranger performed various site visits to document completion of the Public Improvements. The intent of a site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is assumed that the Town or another third party provided QA/QC and acceptance of the improvements. CivilArts, Inc. is the Engineer of Record.

#### **Phase III – Review of Documentation**

Documentation was requested at the beginning of work. Requested documentation include the following:

- Executed Contracts and Bid Tabs
- Approved Construction Drawings
- Acceptable Proof of Payment (Cancelled checks and bank statements or lien waivers)
- Invoices and/or Pay Applications



- Approved changes or amendments to contract documents
- Copies of any agreements that will impact District funding

See Appendix A, as well as Tables V and VI for a complete listing of documents reviewed, as deemed necessary, by Ranger.

#### **Phase IV – Verification of Construction Quantities**

Construction quantity take-offs were performed from available construction drawings, plats, and site plans. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs.

#### **Phase V – Verification of Construction Unit Costs and Indirect Costs**

When applicable, Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger determined that the costs incurred were within a reasonable range.

#### **Phase VI – Verification of Payment for Public Costs**

Bank statements and cancelled checks provided by the Developer were used by Ranger as proofs of payments. Only costs with verified payments were considered for reimbursement.

#### **Phase VII – Determination of Costs Eligible for Reimbursement**

Ranger concluded the Engineer's Certification by determining which improvements were eligible for District reimbursement and what percent of the costs for those improvements were reimbursable. Public improvements considered for this certification include sanitary sewer improvements, storm improvements, street improvements, water improvements, and parks and recreation improvements.

Cost Certification #07 included costs for Filing 4 Northgate and Filing 5 1<sup>st</sup> Phase 1 & 2.

District Funding Requests were originally deemed eligible, but the reimbursable costs were later changed because the District had already provided the reimbursement amounts in separate transactions outside of the scope of this Engineer's Report and Certification.

The Grand Market & Berthoud Parkway Roundabout is 50% eligible (except for a change order at 100%) because Heron Lakes Investment, LLC., which is responsible for another development in the area, is funding half of the roundabout. Therefore, the Developer will only be reimbursed for the portion of their costs.



## ENGINEER'S CERTIFICATION

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

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

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

3. The Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in the attached Engineer's Report dated March 2, 2021, including soft and indirect and hard costs, are valued at an estimated **\$1,866,625.11**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Prepared By:

**Ranger Engineering, LLC**

A handwritten signature in blue ink, appearing to read "Collin Koranda", is written over a light blue circular stamp.

Collin Koranda, P.E.



## APPENDIX A

### Documents Reviewed

#### Documents Reviewed

##### Service Plan

- PrairieStar Metropolitan District's 1-4 Service Plans. Prepared by McGeady Sisneros, P.C. (now McGeady Becher P.C.) and dated July 27, 2010.

##### Construction Plans

- PrairieStar Phase I – Construction Plans. Prepared by Civil Arts. Prepared May 2, 2014.
- PrairieStar Phase 2-4 Construction Plans. Prepared by Civil Arts. Prepared January 19, 2015.
- PrairieStar Block 3 – Construction Plans. Prepared by Civil Arts. Prepared August 11, 2015.
- PrairieStar Filing No. 3, Phases 1 & 2 Construction Plans. Prepared by Civil Arts. Prepared July 1, 2016.
- PrairieStar Filing No. 4, Phases 2 & 3 Construction Plans. Prepared by Civil Arts. Prepared April 18, 2018.
- PrairieStar Filing No. 4, Phase 4 Construction Plans. Prepared by Civil Arts. Prepared June 29, 2018.
- PrairieStar Filing No. 4, Phase 5 Construction Plans. Prepared by Civil Arts. Prepared April 23, 2019.
- PrairieStar Filing No. 5, 1st Addition Construction Plans. Prepared by Civil Arts. Prepared September 4, 2020.
- PrairieStar Filing No. 5, 2nd Addition Construction Plans. Prepared by Civil Arts. Prepared September 4, 2020.
- Grand Market and Berthoud Parkway Roundabout Construction Plans. Prepared by Interwest Consulting Group. Prepared July 15, 2018.

##### Contracts

- Construction Contract between PrairieStar, LLC and Fisher Construction, Inc. Dated June 16, 2014.

##### Invoices

- Fisher Construction, Inc. Filing 4 Northgate Pay Applications 4 (18) -8 (22). Dated 4/1/20-12/29/20.
- Fisher Construction, Inc. Filing 5 1<sup>st</sup> Phase 1&2 Pay Applications 1-3. Dated 10/31/20-12/29/20.

For Soft Costs reviewed, refer to Table VI.



**PrairieStar Metropolitan District  
Summary of Costs  
Table II**

	Total Cost Certificaitons to Date			
	Total Cost Paid	District Eligible Costs	Percent District	Developer Reimbursement
<b>Direct Construction Costs</b>	\$ 17,556,638.62	\$ 14,977,507.73	85.3%	\$ 14,977,507.73
<b>Soft and Indirect Costs</b>	\$ 9,412,015.79	\$ 4,434,865.81	47.1%	\$ 4,434,865.81
<b>Totals</b>	<b>\$ 26,968,654.41</b>	<b>\$ 19,412,373.35</b>	<b>72.0%</b>	<b>\$ 19,412,373.54</b>

	Cost Certification 1			
	Total Cost Paid	District Eligible Costs	Percent District	Developer Reimbursement
<b>Totals</b>	<b>\$ 2,401,133.00</b>	<b>\$ 1,942,984.32</b>	<b>80.9%</b>	<b>\$ 1,942,984.55</b>

	Cost Certification 2			
	Total Cost Paid	District Eligible Costs	Percent District	Developer Reimbursement
<b>Totals</b>	<b>\$ 1,776,158.98</b>	<b>\$ 1,503,096.72</b>	<b>84.6%</b>	<b>\$ 1,503,096.68</b>

	Cost Certification 3			
	Total Cost Paid	District Eligible Costs	Percent District	Developer Reimbursement
<b>Totals</b>	<b>\$ 5,528,392.49</b>	<b>\$ 4,213,809.23</b>	<b>76.2%</b>	<b>\$ 4,213,809.23</b>

	Cost Certification 4			
	Total Cost Paid	District Eligible Costs	Percent District	Developer Reimbursement
<b>Totals</b>	<b>\$ 5,321,975.06</b>	<b>\$ 3,843,951.91</b>	<b>72.2%</b>	<b>\$ 3,843,951.91</b>

	Cost Certification 5			
	Total Cost Paid	District Eligible Costs	Percent District	Developer Reimbursement
<b>Totals</b>	<b>\$ 6,253,015.61</b>	<b>\$ 3,158,877.61</b>	<b>50.5%</b>	<b>\$ 3,158,877.61</b>

	Cost Certification 6			
	Total Cost Paid	District Eligible Costs	Percent District	Developer Reimbursement
<b>Totals</b>	<b>\$ 3,438,089.83</b>	<b>\$ 2,883,028.45</b>	<b>83.9%</b>	<b>\$ 2,883,028.45</b>

	Cost Certification 7			
	Total Cost Paid	District Eligible Costs	Percent District	Developer Reimbursement
<b>Direct Construction Costs</b>	\$ 1,778,261.86	\$ 1,542,189.39	86.7%	\$ 1,542,189.39
<b>Soft and Indirect Costs</b>	\$ 441,484.96	\$ 324,435.72	73.5%	\$ 324,435.72
<b>Totals</b>	<b>\$ 2,219,746.82</b>	<b>\$ 1,866,625.11</b>	<b>84.1%</b>	<b>\$ 1,866,625.11</b>



**PrairieStar Metropolitan District  
Construction Costs Summary By Category  
Table III**

<b>Total Cost Certification Costs to Date</b>		
<b>Category</b>	<b>Total Eligible Construction Cost</b>	<b>Category Percentage</b>
Sanitary Sewer	\$ 2,217,153.83	14.8%
Storm	\$ 1,652,425.00	11.0%
Street	\$ 8,292,965.12	55.4%
Water	\$ 2,603,839.85	17.4%
Parks & Rec	\$ 208,092.56	1.4%
Fire Protection	\$ 3,031.38	0.0%
	<b>\$ 14,977,507.73</b>	<b>100.0%</b>

<b>Cost Certification 1 Totals</b>		
<b>Category</b>	<b>Total Eligible Construction Cost</b>	<b>Category Percentage</b>
	<b>\$ 924,657.83</b>	<b>100.0%</b>

<b>Cost Certification 2 Totals</b>		
<b>Category</b>	<b>Total Eligible Construction Cost</b>	<b>Category Percentage</b>
	<b>\$ 1,305,366.25</b>	<b>100.0%</b>

<b>Cost Certification 3 Totals</b>		
<b>Category</b>	<b>Total Eligible Construction Cost</b>	<b>Category Percentage</b>
	<b>\$ 3,062,441.36</b>	<b>100.0%</b>

<b>Cost Certification 4 Totals</b>		
<b>Category</b>	<b>Total Eligible Construction Cost</b>	<b>Category Percentage</b>
	<b>\$ 3,070,791.37</b>	<b>100.0%</b>

<b>Cost Certification 5 Totals</b>		
<b>Category</b>	<b>Total Eligible Construction Cost</b>	<b>Category Percentage</b>
	<b>\$ 2,662,526.06</b>	<b>100.0%</b>

<b>Cost Certification 6 Totals</b>		
<b>Category</b>	<b>Total Eligible Construction Cost</b>	<b>Category Percentage</b>
	<b>\$ 2,409,535.47</b>	<b>100.0%</b>

<b>Cost Certification 7 Totals</b>		
<b>Category</b>	<b>Total Eligible Construction Cost</b>	<b>Category Percentage</b>
Sanitary Sewer	\$ 374,930.85	24.3%
Storm	\$ 432,083.55	28.0%
Street	\$ 512,012.56	33.2%
Water	\$ 223,162.44	14.5%
Parks & Rec	\$ -	0.0%
	<b>\$ 1,542,189.39</b>	<b>100.0%</b>



**PrairieStar Metropolitan District  
Soft and Indirect Costs Summary By Category  
Table IV**

Total Cost Certification Costs to Date		
Category	Total Eligible Soft Costs	Category Percentage
Sanitary Sewer	\$ 507,523.09	11.4%
Storm	\$ 334,545.71	7.5%
Street	\$ 1,921,006.65	43.3%
Water	\$ 774,983.12	17.5%
Parks & Rec	\$ 894,207.00	20.2%
Fire Protection	\$ 2,600.24	0.1%
	<b>\$ 4,434,865.81</b>	<b>100.0%</b>

Cost Certification 1 Totals		
Category	Total Eligible Soft Costs	Category Percentage
	<b>\$ 1,018,326.72</b>	<b>100.0%</b>

Cost Certification 2 Totals		
Category	Total Eligible Soft Costs	Category Percentage
	<b>\$ 197,730.43</b>	<b>28.6%</b>

Cost Certification 3 Totals		
Category	Total Eligible Soft Costs	Category Percentage
	<b>\$ 1,151,367.87</b>	<b>100.0%</b>

Cost Certification 4 Totals		
Category	Total Eligible Soft Costs	Category Percentage
	<b>\$ 773,160.54</b>	<b>100.0%</b>

Cost Certification 5 Totals		
Category	Total Eligible Soft Costs	Category Percentage
	<b>\$ 496,351.55</b>	<b>100.0%</b>

Cost Certification 6 Totals		
Category	Total Eligible Soft Costs	Category Percentage
	<b>\$ 473,492.98</b>	<b>100.0%</b>

Cost Certification 7 Totals		
Category	Total Eligible Soft Costs	Category Percentage
Sanitary Sewer	\$ 20,595.89	6.3%
Storm	\$ 73,523.98	22.7%
Street	\$ 44,484.73	13.7%
Water	\$ 12,258.87	3.8%
Parks & Rec	\$ 173,572.25	53.5%
Fire Protection	\$ -	0.0%
	<b>\$ 324,435.72</b>	<b>100.0%</b>



**PrairieStar Metropolitan District  
Construction Cost Detail  
Table V**

Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible Costs	Eligible Certification Number 7 Totals	Total Certification Number 7 Totals	Cost Certification 7					
														Pay App Date	18 (4-2020)	19 (5-2020)	20	21	22
<b>Filing 4</b>																			
<b>NORTHGATE</b>																			
<b>INITIAL TRACKING CONTROL</b>																			
Vehicle Tracking Control Pad	0 EA		\$ 1,650.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>INTERIM EROSION CONTROL</b>																			
Concrete Wash Out	0 EA		\$ 1,000.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Erosion Control/Complete	0 EA		\$ 1,650.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Inlet Protection	0 EA		\$ 220.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>FINAL EROSION CONTROL</b>																			
Spread 4" Topsoil - Fine Grade	0 EA		\$ 0.75	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Permanent Seeding Landscape Areas	0 EA		\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>EARTHWORK</b>																			
Subgrade prep Grading	0 EA		\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subgrade prep 31" RO Curb	0 EA		\$ 4.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subgrade prep 4' Sidewalk	0 EA		\$ 3.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subgrade prep HC Ramps	0 EA		\$ 150.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subgrade prep 30" C&G	0 EA		\$ 3.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subgrad Prep - 18" C&G	0 EA		\$ 3.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	44%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Earthwork Mobilization	1 EA		\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	100%	\$ 125.00	\$ 2,375.00	Multiple	44%	\$ 1,055.14	\$ 1,055.14	\$ 2,375.00	\$ -	\$ -	\$ -	\$ -	\$ -	
Overlot Grading - Cut	6021 CY		\$ 3.00	\$ 18,063.00	\$ 18,063.00	100%	\$ 903.15	\$ 17,159.85	Multiple	44%	\$ 7,623.60	\$ 7,623.60	\$ 17,159.85	\$ 18,063.00	\$ -	\$ -	\$ -	\$ -	
Overlot Grading - Fill	10562 CY		\$ 3.00	\$ 31,686.00	\$ 31,686.00	100%	\$ 1,584.30	\$ 30,101.70	Multiple	44%	\$ 13,373.27	\$ 13,373.27	\$ 30,101.70	\$ 31,686.00	\$ -	\$ -	\$ -	\$ -	
Overlot Grading - Borrow from Pond	2549 CY		\$ 3.00	\$ 7,647.00	\$ 7,647.00	100%	\$ 382.35	\$ 7,264.65	Multiple	44%	\$ 3,227.46	\$ 3,227.46	\$ 7,264.65	\$ 7,647.00	\$ -	\$ -	\$ -	\$ -	
<b>SANITARY SEWER</b>																			
Utility Mobilization	0 EA		\$ 2,500.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Sanitary Sewer	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12" SDR35 Sanitary Sewer PVC	0 LF		\$ 59.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Sanitary Sewer	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8" SDR 35 Sanitary Sewer PVC	0 LF		\$ 50.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Sanitary Sewer	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4' Dia. San. Sewer MH	0 EA		\$ 3,500.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Sanitary Sewer	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
4" SDR 35 Sanitary Sewer Services	0 EA		\$ 1,300.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Sanitary Sewer	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Sewer Fittings	0 LS		\$ 1,000.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Sanitary Sewer	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TV, Jet Main Lines/Air Test	0 LS		\$ 6,700.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Sanitary Sewer	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>WATER</b>																			
8" C900 PVC	0 LF		\$ 32.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8" GV w/ Box	0 EA		\$ 1,850.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8" MJ Bends	0 EA		\$ 7,800.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8" Plug & Blowoff	0 EA		\$ 1,657.33	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Water Lowering	0 EA		\$ 2,400.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fire Hydrant Assembly	0 EA		\$ 6,100.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Blow off	0 EA		\$ 1,750.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Tie in afterTesting	0 EA		\$ 1,000.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Testing	0 LS		\$ 3,500.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>WATER SERVICES</b>																			
Water services	0 EA		\$ 1,200.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Water	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>STORM SEWER</b>																			
Riprap Apron	0 EA		\$ 80.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
5' Type R Inlet	0 EA		\$ 5,500.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
20' Type R Inlet	0 EA		\$ 15,500.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RCP FES 18"	0 EA		\$ 894.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RCP FES 30"	0 EA		\$ 1,200.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RCP FES 29x45	0 EA		\$ 2,260.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RCP 18"	0 LF		\$ 70.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RCP 29x45	0 LF		\$ 150.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RCP 19x30	0 LF		\$ 145.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RCP 24"	0 LF		\$ 77.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RCP 30"	0 LF		\$ 95.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
RCP 36"	0 LF		\$ 121.31	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Storm Manhole 72"	0 EA		\$ 4,600.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Storm Manhole 60"	0 EA		\$ 4,250.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>CONCRETE FLATWORK</b>																			
4'x6" Sidewalk	0 SF		\$ 7.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Street	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Curb and Gutter 18"	0 LF		\$ 25.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Street	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Curb and Gutter 30"	0 LF		\$ 26.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Street	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	







**PrairieStar Metropolitan District  
Construction Cost Detail  
Table V**

Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible Costs	Eligible Certification Number 7 Totals	Total Certification Number 7 Totals	Cost Certification 7		
Water Lowering	2	EA	\$ 2,400.00	\$ 4,800.00	\$ 4,800.00	100%	\$ 240.00	\$ 4,560.00	Water	100%	\$ 4,560.00	\$ 4,560.00	\$ 4,560.00	\$ -	\$ -	\$ 4,800.00
Fire Hydrant Assembly	8	EA	\$ 6,100.00	\$ 48,800.00	\$ 48,800.00	100%	\$ 2,440.00	\$ 46,360.00	Water	100%	\$ 46,360.00	\$ 46,360.00	\$ 46,360.00	\$ -	\$ -	\$ 18,300.00
Blow off	5	EA	\$ 1,750.00	\$ 8,750.00	\$ 8,750.00	100%	\$ 437.50	\$ 8,312.50	Water	100%	\$ 8,312.50	\$ 8,312.50	\$ 8,312.50	\$ -	\$ -	\$ 3,500.00
Testing	3	LS	\$ 5,500.00	\$ 16,500.00	\$ 14,499.99	88%	\$ 725.00	\$ 13,774.99	Water	100%	\$ 13,774.99	\$ 13,774.99	\$ 13,774.99	\$ -	\$ -	\$ 3,499.99
<b>WATER SERVICES</b>																
Water services	82	EA	\$ 1,600.00	\$ 131,200.00	\$ 131,600.00	100%	\$ 6,580.00	\$ 125,020.00	Non-District	0%	\$ -	\$ -	\$ 125,020.00	\$ -	\$ -	\$ 66,000.00
<b>STORM SEWER</b>																
Riprap Apron	50	EA	\$ 80.00	\$ 4,000.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5' Type R Inlet	3	EA	\$ 5,500.00	\$ 16,500.00	\$ 11,000.00	67%	\$ 550.00	\$ 10,450.00	Storm	100%	\$ 10,450.00	\$ 10,450.00	\$ 10,450.00	\$ -	\$ -	\$ 11,000.00
10' Type R Inlet	1	EA	\$ 7,500.00	\$ 7,500.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15' Type R Inlet	1	EA	\$ 12,500.00	\$ 12,500.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Double 13 Inlet	1	EA	\$ 13,000.00	\$ 13,000.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RCP FES 18"	1	EA	\$ 850.00	\$ 850.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RCP FES 60"	1	EA	\$ 2,260.00	\$ 2,260.00	\$ 2,260.00	100%	\$ 113.00	\$ 2,147.00	Storm	100%	\$ 2,147.00	\$ 2,147.00	\$ 2,147.00	\$ -	\$ -	\$ 2,260.00
RCP 18"	184	LF	\$ 110.00	\$ 20,240.00	\$ 7,920.00	39%	\$ 396.00	\$ 7,524.00	Storm	100%	\$ 7,524.00	\$ 7,524.00	\$ 7,524.00	\$ -	\$ -	\$ 7,920.00
RCP 24"	173	LF	\$ 110.00	\$ 19,030.00	\$ 12,540.00	66%	\$ 627.00	\$ 11,913.00	Storm	100%	\$ 11,913.00	\$ 11,913.00	\$ 11,913.00	\$ -	\$ -	\$ 12,540.00
RCP 36"	529	LF	\$ 150.00	\$ 79,350.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RCP 29x45	274	LF	\$ 165.00	\$ 45,210.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RCP 42"	313	LF	\$ 190.00	\$ 59,470.00	\$ 59,470.00	100%	\$ 2,973.50	\$ 56,496.50	Storm	100%	\$ 56,496.50	\$ 56,496.50	\$ 56,496.50	\$ -	\$ -	\$ 59,470.00
42" HDPE	216	LF	\$ 155.00	\$ 33,480.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46" HDPE	578	LF	\$ 205.00	\$ 118,490.00	\$ 118,490.00	100%	\$ 5,924.50	\$ 112,565.50	Storm	100%	\$ 112,565.50	\$ 112,565.50	\$ 112,565.50	\$ -	\$ -	\$ 118,490.00
60" HDPE	451	LF	\$ 305.00	\$ 137,555.00	\$ 137,555.00	100%	\$ 6,877.75	\$ 130,677.25	Storm	100%	\$ 130,677.25	\$ 130,677.25	\$ 130,677.25	\$ -	\$ -	\$ 137,555.00
Storm Manhole 48"	2	EA	\$ 2,800.00	\$ 5,600.00	\$ 5,600.00	100%	\$ 280.00	\$ 5,320.00	Storm	100%	\$ 5,320.00	\$ 5,320.00	\$ 5,320.00	\$ -	\$ -	\$ 5,600.00
Storm Manhole 60"	1	EA	\$ 3,600.00	\$ 3,600.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Manhole 72"	2	EA	\$ 4,600.00	\$ 9,200.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storm Manhole 84"	3	EA	\$ 6,500.00	\$ 19,500.00	\$ -	0%	\$ -	\$ -	Storm	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Modify Pump Station Lid	1	LS	\$ 2,700.00	\$ 2,700.00	\$ 2,700.00	100%	\$ 135.00	\$ 2,565.00	Sanitary Sewer	100%	\$ 2,565.00	\$ 2,565.00	\$ 2,565.00	\$ -	\$ -	\$ 2,700.00
<b>CONCRETE FLATWORK</b>																
Curb and Gutter 18"	430	LF	\$ 25.00	\$ 10,750.00	\$ -	0%	\$ -	\$ -	Street	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Curb and Gutter 30"	1400	LF	\$ 26.00	\$ 36,400.00	\$ -	0%	\$ -	\$ -	Street	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rollover Curb & Gutter - 36"	2720	LF	\$ 27.00	\$ 73,440.00	\$ 70,720.00	96%	\$ 3,536.00	\$ 67,184.00	Street	100%	\$ 67,184.00	\$ 67,184.00	\$ 67,184.00	\$ -	\$ -	\$ 70,720.00
6'-6" Curb and Gutter	451	LF	\$ 45.00	\$ 20,295.00	\$ 20,295.00	100%	\$ 1,014.75	\$ 19,280.25	Street	100%	\$ 19,280.25	\$ 19,280.25	\$ 19,280.25	\$ -	\$ -	\$ 20,295.00
Handicap Ramp	9	EA	\$ 1,500.00	\$ 13,500.00	\$ 4,500.00	33%	\$ 225.00	\$ 4,275.00	Street	100%	\$ 4,275.00	\$ 4,275.00	\$ 4,275.00	\$ -	\$ -	\$ 4,500.00
24" Trickle Channel	7	LF	\$ 50.00	\$ 350.00	\$ 350.00	100%	\$ 17.50	\$ 332.50	Street	100%	\$ 332.50	\$ 332.50	\$ 332.50	\$ -	\$ -	\$ 350.00
24" Chase Plate	4	EA	\$ 700.00	\$ 2,800.00	\$ 2,800.00	100%	\$ 140.00	\$ 2,660.00	Street	100%	\$ 2,660.00	\$ 2,660.00	\$ 2,660.00	\$ -	\$ -	\$ 2,800.00
6" Alley Paving - 4" HMA/6" CL5	1122	SY	\$ 28.75	\$ 32,257.50	\$ -	0%	\$ -	\$ -	Street	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6" Drive Approach	925	SF	\$ 8.75	\$ 8,093.75	\$ -	0%	\$ -	\$ -	Street	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cross Pan	700	SF	\$ 11.00	\$ 7,700.00	\$ -	0%	\$ -	\$ -	Street	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mobilization for Concrete	2	LS	\$ 2,750.00	\$ 5,500.00	\$ 5,500.00	100%	\$ 275.00	\$ 5,225.00	Street	100%	\$ 5,225.00	\$ 5,225.00	\$ 5,225.00	\$ -	\$ -	\$ 5,500.00
<b>ASPHALT PAVING</b>																
Paving Mobilization	2	LS	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	100%	\$ 250.00	\$ 4,750.00	Street	100%	\$ 4,750.00	\$ 4,750.00	\$ 4,750.00	\$ -	\$ -	\$ 5,000.00
Fly Ash Mobilization	2	SY	\$ 2,750.00	\$ 5,500.00	\$ 5,500.00	100%	\$ 275.00	\$ 5,225.00	Street	100%	\$ 5,225.00	\$ 5,225.00	\$ 5,225.00	\$ -	\$ -	\$ 5,500.00
Fly Ash Stabilization - 12"	8940	SY	\$ 11.50	\$ 102,810.00	\$ 92,874.00	90%	\$ 4,643.70	\$ 88,230.30	Street	100%	\$ 88,230.30	\$ 88,230.30	\$ 88,230.30	\$ -	\$ -	\$ 102,810.00
Sub-grade Prep	8940	SY	\$ 1.50	\$ 13,410.00	\$ 12,114.00	90%	\$ 605.70	\$ 11,508.30	Street	100%	\$ 11,508.30	\$ 11,508.30	\$ 11,508.30	\$ -	\$ -	\$ 13,410.00
6" CL5 Aggregate Base Course	6632	SY	\$ 11.00	\$ 72,952.00	\$ 72,952.00	100%	\$ 3,647.60	\$ 69,304.40	Street	100%	\$ 69,304.40	\$ 69,304.40	\$ 69,304.40	\$ -	\$ -	\$ 72,952.00
4" CL5 Aggregate Base Course	2477	SY	\$ 11.00	\$ 27,247.00	\$ 27,247.00	100%	\$ 1,362.35	\$ 25,884.65	Street	100%	\$ 25,884.65	\$ 25,884.65	\$ 25,884.65	\$ -	\$ -	\$ 27,247.00
HMA-4"	6632	EA	\$ 17.75	\$ 117,718.00	\$ 117,718.00	100%	\$ 5,885.90	\$ 111,832.10	Street	100%	\$ 111,832.10	\$ 111,832.10	\$ 111,832.10	\$ -	\$ -	\$ 117,718.00
Adjust MH	11	EA	\$ 350.00	\$ 3,850.00	\$ 2,450.00	64%	\$ 122.50	\$ 2,327.50	Street	100%	\$ 2,327.50	\$ 2,327.50	\$ 2,327.50	\$ -	\$ -	\$ 3,850.00
Adjust Water Valve Boxes	8	EA	\$ 250.00	\$ 2,000.00	\$ 1,750.00	88%	\$ 87.50	\$ 1,662.50	Street	100%	\$ 1,662.50	\$ 1,662.50	\$ 1,662.50	\$ -	\$ -	\$ 2,000.00
Pavement Striping	1	LS	\$ 9,500.00	\$ 9,500.00	\$ 5,130.00	54%	\$ 256.50	\$ 4,873.50	Street	100%	\$ 4,873.50	\$ 4,873.50	\$ 4,873.50	\$ -	\$ -	\$ 9,500.00
<b>Miscellaneous</b>																
SWMP Plan / Inspections	6	EA	\$ 500.00	\$ 3,000.00	\$ 3,000.00	100%	\$ 150.00	\$ 2,850.00	Multiple	53%	\$ 1,503.07	\$ 1,503.07	\$ 2,850.00	\$ -	\$ -	\$ 3,000.00
Project Management	5	EA	\$ 6,500.00	\$ 32,500.00	\$ 29,250.00	90%	\$ 1,462.50	\$ 27,787.50	Multiple	92%	\$ 25,494.20	\$ 25,494.20	\$ 27,787.50	\$ -	\$ -	\$ 32,500.00
Office Administration	3	EA	\$ 1,200.00	\$ 3,600.00	\$ 2,400.00	67%	\$ 120.00	\$ 2,280.00	Multiple	92%	\$ 2,091.83	\$ 2,091.83	\$ 2,280.00	\$ -	\$ -	\$ 3,600.00
8" Fitting Buckskin Road	1	EA	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	100%	\$ 50.00	\$ 950.00	Water	100%	\$ 950.00	\$ 950.00	\$ 950.00	\$ -	\$ -	\$ 1,000.00
6" Underdrain	1300	EA	\$ 16.00	\$ 20,800.00	\$ 20,800.00	100%	\$ 1,040.00	\$ 19,760.00	Sanitary Sewer	100%	\$ 19,760.00	\$ 19,760.00	\$ 19,760.00	\$ -	\$ -	\$ 20,800.00
Headwall	1	LF	\$ 750.00	\$ 750.00	\$ 750.00	100%	\$ 37.50	\$ 712.50	Street	100%	\$ 712.50	\$ 712.50	\$ 712.50	\$ -	\$ -	\$ 750.00
Install Sleeves	3	LF	\$ 3,000.00	\$ 9,000.00	\$ 9,000.00	100%	\$ 450.00	\$ 8,550.00	Street	100%	\$ 8,550.00	\$ 8,550.00	\$ 8,550.00	\$ -	\$ -	\$ 9,000.00
Re-work RAP Access Road	1	EA	\$ 4,700.00	\$ 4,700.00	\$ 4,700.00	100%	\$ 235.00	\$ 4,465.00	Storm	100%	\$ 4,465.00	\$ 4,465.00	\$ 4,465.00	\$ -	\$ -	\$ 4,700.00
Dry Utility Sleeves	1	LS	\$ 4,326.04	\$ 4,326.04	\$ 4,326.04	100%	\$ 216.30	\$ 4,109.74	Street	100%	\$ 4,109.74	\$ 4,109.74	\$ 4,109.74	\$ -	\$ -	\$ 4,326.04
3.5' Conc Sidewalk @ County Road	38	LF	\$ 950.00	\$ 36,100.00	\$ 950.00	3%	\$ 47.50	\$ 902.50	Street	100%	\$ 902.50	\$ 902.50	\$ 902.50	\$ -	\$ -	\$ 950.00
4' Conc Walk @ Chases	12	LF	\$ 300.00	\$ 3,600.00	\$ 300.00	8%	\$ 15.00	\$ 285.00	Street	100%	\$ 285.00	\$ 285.00	\$ 285.00	\$ -	\$ -	\$ 300.00
Conc Winter Fees - Hot Water	205	EA	\$ 717.50	\$ 147,087.50	\$ 717.50	0%	\$ 35.88	\$ 681.63	Multiple	92%	\$ 625.37	\$ 625.37	\$ 681.63	\$ -	\$ -	\$ 717.50
Conc Winter Fees - Polarset Accel.	118	EA	\$ 944.00	\$ 111,392.00	\$ 944.00	1%	\$ 47.20	\$ 896.80	Multiple	92%	\$ 822.79	\$ 822.79	\$ 896.80	\$ -	\$ -	\$ 944.00
Conc Winter Fees - Blankets	2199	EA	\$ 1.75	\$ 3,848.25	\$ 3,848.25	100%	\$ 192.41	\$ 3,655.84	Multiple	53%	\$ 1,928.07	\$ 1,928.07	\$ 3,655.84	\$ -	\$ -	\$ 3,848.25
96" Manhole	3	EA	\$ 8,400.00	\$ 25,200.00	\$ 25,200.00	100%	\$ 1,260.00	\$ 23,940.00	Storm	100%	\$ 23,940.00	\$ 23,940.00	\$ 23,940.00	\$ -	\$ -	\$ 25,200.00



**PrairieStar Metropolitan District  
Construction Cost Detail  
Table V**

Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	Total Eligible Costs	Eligible Certification Number 7 Totals	Total Certification Number 7 Totals	Cost Certification 7					
Pour In Place Manhole	1	EA	\$ 9,100.00	\$ 9,100.00	\$ 9,100.00	100%	\$ 455.00	\$ 8,645.00	Storm	100%	\$ 8,645.00	\$ 8,645.00	\$ 8,645.00	\$ -	\$ -	\$ -	\$ -	\$ 9,100.00	
Pump Station - Pump Control Panel	1	EA	\$ 41,176.00	\$ 41,176.00	\$ 11,035.17	27%	\$ 551.76	\$ 10,483.41	Sanitary Sewer	100%	\$ 10,483.41	\$ 10,483.41	\$ 10,483.41	\$ -	\$ -	\$ -	\$ 11,035.17	\$ -	
Contracts	1	LS	\$ 122,235.83	\$ 122,235.83	\$ 95,343.95	78%	\$ 4,767.20	\$ 90,576.75	Multiple	92%	\$ 83,101.44	\$ 83,101.44	\$ 90,576.75	\$ -	\$ -	\$ 30,168.71	\$ 22,100.33	\$ 43,074.91	
<b>Fischer Total</b>				<b>\$ 7,147,007.65</b>	<b>\$ 6,031,002.50</b>		<b>\$ 245,766.83</b>	<b>\$ 5,785,235.67</b>			<b>\$ 4,943,114.62</b>	<b>\$ 1,542,189.39</b>	<b>\$ 1,778,261.86</b>	<b>Invoice Total</b>	<b>\$ 91,884.99</b>	<b>\$ 83,655.20</b>	<b>\$ 538,181.71</b>	<b>\$ 396,041.29</b>	<b>\$ 762,091.40</b>
														<b>Less 5% Ret</b>	<b>\$ 87,290.74</b>	<b>\$ 79,472.44</b>	<b>\$ 511,272.62</b>	<b>\$ 376,239.23</b>	<b>\$ 723,986.83</b>
														<b>Check Num</b>	<b>1915</b>	<b>1934</b>	<b>1048</b>	<b>2096</b>	<b>2101</b>
														<b>Check Amt</b>	<b>\$ 87,290.75</b>	<b>\$ 88,249.44</b>	<b>\$ 511,272.62</b>	<b>\$ 379,239.23</b>	<b>\$ 723,986.83</b>
														<b>Check Date</b>	<b>4/21/2020</b>	<b>5/11/2020</b>	<b>11/4/2020</b>	<b>12/16/2020</b>	<b>12/30/2020</b>
															<b>4/27/2020</b>	<b>5/19/2020</b>	<b>12/28/2020</b>		
				<b>\$ 19,271,595.74</b>	<b>\$ 18,037,726.80</b>			<b>\$ 17,556,638.62</b>			<b>\$ 14,977,507.73</b>	<b>\$ 1,542,189.39</b>	<b>\$ 1,778,261.86</b>		<b>\$ 87,290.74</b>	<b>\$ 79,472.44</b>	<b>\$ 511,272.62</b>	<b>\$ 376,239.23</b>	<b>\$ 723,986.83</b>



**PrairieStar Metropolitan District Cost Certification**  
**Soft and Indirect Cost Detail**  
**Table VI**

Vendor	Work Description	Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Check Clear Date	Account	Draw	Payment Conf.	Certification Number	Category	Percent Eligible	Eligible This Period	Total Eligible
CivilArts, Inc.	Filing No. 5	E385-0-12	01/07/20	\$ 825.00	\$ 825.00	1851	\$ 825.00	01/16/20	01/24/20	PrairieStar, Inc.	01-2020	Yes	7	Multiple	53%	\$ 435.10	\$ 435.10
CivilArts, Inc.	Filing No. 6 Plat	0465-46-1	02/05/20	\$ 3,683.50	\$ 3,683.50	1867	\$ 3,683.50	02/10/20	02/19/20	PrairieStar, Inc.	2-2020	Yes	7	Multiple	44%	\$ 1,637.47	\$ 1,637.47
CivilArts, Inc.	Filing 4	E365-0-26	02/10/20	\$ 93.75	\$ 93.75	1870	\$ 1,409.15	02/12/20	02/19/20	PrairieStar, Inc.	2-2020	Yes	7	Multiple	100%	\$ 93.75	\$ 93.75
CivilArts, Inc.	Filing No. 5	E385-0-13	02/10/20	\$ 187.50	\$ 187.50	1870	\$ 1,409.15	02/12/20	02/19/20	PrairieStar, Inc.	2-2020	Yes	7	Multiple	53%	\$ 98.89	\$ 98.89
CivilArts, Inc.	Westview at PS	E396-0-1	02/10/20	\$ 452.90	\$ 452.90	1870	\$ 1,409.15	02/12/20	02/19/20	PrairieStar, Inc.	2-2020	Yes	7	Multiple	7%	\$ 32.08	\$ 32.08
CivilArts, Inc.	Northgate at PS (F5)	E398-0-1	02/10/20	\$ 675.00	\$ 675.00	1870	\$ 1,409.15	02/12/20	02/19/20	PrairieStar, Inc.	2-2020	Yes	7	Multiple	53%	\$ 355.99	\$ 355.99
CivilArts, Inc.	Filing No. 5	0465-46-2	03/11/20	\$ 2,390.86	\$ 2,390.86	1885	\$ 8,411.51	03/16/20	03/20/20	PrairieStar, Inc.	3-2020	Yes	7	Multiple	44%	\$ 1,062.84	\$ 1,062.84
CivilArts, Inc.	Filing No. 5	E385-0-14	03/10/20	\$ 3,085.00	\$ 3,085.00	1885	\$ 8,411.51	03/16/20	03/20/20	PrairieStar, Inc.	3-2020	Yes	7	Multiple	53%	\$ 1,627.01	\$ 1,627.01
CivilArts, Inc.	Northgate at PS (F5)	E398-0-2	03/10/20	\$ 1,160.00	\$ 1,160.00	1885	\$ 8,411.51	03/16/20	03/20/20	PrairieStar, Inc.	3-2020	Yes	7	Multiple	53%	\$ 611.78	\$ 611.78
CivilArts, Inc.	Northgate at PS (F5)	0465-42-6	03/11/20	\$ 1,196.00	\$ 1,196.00	1885	\$ 8,411.51	03/16/20	03/20/20	PrairieStar, Inc.	3-2020	Yes	7	Multiple	53%	\$ 630.76	\$ 630.76
CivilArts, Inc.	Filing 4	465-39-19	03/02/20	\$ 579.65	\$ 579.65	1885	\$ 8,411.51	03/16/20	03/20/20	PrairieStar, Inc.	3-2020	Yes	7	Multiple	34%	\$ 198.61	\$ 198.61
CivilArts, Inc.	Filing No. 5 Entitlements	0465-46-3	04/06/20	\$ 4,794.00	\$ 4,794.00	1905	\$ 12,088.06	04/09/20	04/14/20	PrairieStar, Inc.	4-2020	Yes	7	Multiple	53%	\$ 2,528.32	\$ 2,528.32
CivilArts, Inc.	Filing 4	465-39-20	04/05/20	\$ 7,294.06	\$ 7,294.06	1905	\$ 12,088.06	04/09/20	04/14/20	PrairieStar, Inc.	4-2020	Yes	7	Multiple	34%	\$ 2,499.16	\$ 2,499.16
CivilArts, Inc.	Filing No. 5	E385-0-15	04/08/20	\$ 1,131.25	\$ 1,131.25	1907	\$ 1,225.00	04/09/20	04/14/20	PrairieStar, Inc.	4-2020	Yes	7	Multiple	53%	\$ 596.61	\$ 596.61
CivilArts, Inc.	Northgate at PS (F5)	E398-0-3	04/08/20	\$ 93.75	\$ 93.75	1907	\$ 1,225.00	04/09/20	04/14/20	PrairieStar, Inc.	4-2020	Yes	7	Multiple	53%	\$ 49.44	\$ 49.44
CivilArts, Inc.	Filing 5	465-39-21	05/01/20	\$ 804.55	\$ 804.55	1935	\$ 12,064.55	05/11/20	05/18/20	PrairieStar, Inc.	5-2020	Yes	7	Multiple	53%	\$ 424.31	\$ 424.31
CivilArts, Inc.	Northgate at PS (F5)	E398-0-4	05/06/20	\$ 5,440.00	\$ 5,440.00	1935	\$ 12,064.55	05/11/20	05/18/20	PrairieStar, Inc.	5-2020	Yes	7	Multiple	53%	\$ 2,869.02	\$ 2,869.02
CivilArts, Inc.	Filing No. 5	E385-0-16	05/06/20	\$ 5,820.00	\$ 5,820.00	1935	\$ 12,064.55	05/11/20	05/18/20	PrairieStar, Inc.	5-2020	Yes	7	Multiple	53%	\$ 3,069.43	\$ 3,069.43
CivilArts, Inc.	Northgate at PS (F5)	E398-0-5	06/04/20	\$ 6,175.00	\$ 6,175.00	1962	\$ 7,535.00	06/15/20	06/22/20	PrairieStar, Inc.	6-2020	Yes	7	Multiple	53%	\$ 3,256.66	\$ 3,256.66
CivilArts, Inc.	Filing No. 5	E385-0-17	06/04/20	\$ 1,360.00	\$ 1,360.00	1962	\$ 7,535.00	06/15/20	06/22/20	PrairieStar, Inc.	6-2020	Yes	7	Multiple	53%	\$ 717.26	\$ 717.26
CivilArts, Inc.	Filing No. 5 Second Addition	E400-0-1	07/08/20	\$ 8,316.25	\$ 8,316.25	1978	\$ 14,511.50	07/13/20	07/17/20	PrairieStar, Inc.	7-2020	Yes	7	Multiple	53%	\$ 4,385.94	\$ 4,385.94
CivilArts, Inc.	Filing No. 5 First Addition	0465-48-1	07/08/20	\$ 2,421.00	\$ 2,421.00	1978	\$ 14,511.50	07/13/20	07/17/20	PrairieStar, Inc.	7-2020	Yes	7	Multiple	53%	\$ 1,276.82	\$ 1,276.82
CivilArts, Inc.	Filing No. 5 Second Addition	0465-49-1	07/08/20	\$ 1,248.00	\$ 1,248.00	1978	\$ 14,511.50	07/13/20	07/17/20	PrairieStar, Inc.	7-2020	Yes	7	Multiple	53%	\$ 658.19	\$ 658.19
CivilArts, Inc.	Northgate at PS (F5)	E398-0-6	07/08/20	\$ 2,526.25	\$ 2,526.25	1978	\$ 14,511.50	07/13/20	07/17/20	PrairieStar, Inc.	7-2020	Yes	7	Multiple	53%	\$ 1,332.33	\$ 1,332.33
CivilArts, Inc.	Filing No. 5	E385-0-18	08/06/20	\$ 328.75	\$ 328.75	2002	\$ 17,850.23	08/10/20	08/14/20	PrairieStar, Inc.	8-2020	Yes	7	Multiple	53%	\$ 173.38	\$ 173.38
CivilArts, Inc.	Filing 4	E365-0-27	08/06/20	\$ 840.98	\$ 840.98	2002	\$ 17,850.23	08/10/20	08/14/20	PrairieStar, Inc.	8-2020	Yes	7	Multiple	100%	\$ 840.98	\$ 840.98
CivilArts, Inc.	Northgate at PS (F5)	E398-0-7	08/06/20	\$ 3,308.75	\$ 3,308.75	2002	\$ 17,850.23	08/10/20	08/14/20	PrairieStar, Inc.	8-2020	Yes	7	Multiple	53%	\$ 1,745.01	\$ 1,745.01
CivilArts, Inc.	Filing No. 5 Second Addition	E400-0-2	08/06/20	\$ 7,605.00	\$ 7,605.00	2002	\$ 17,850.23	08/10/20	08/14/20	PrairieStar, Inc.	8-2020	Yes	7	Multiple	53%	\$ 4,010.83	\$ 4,010.83
CivilArts, Inc.	Filing 5	465-39-22	08/03/20	\$ 917.25	\$ 917.25	2002	\$ 17,850.23	08/10/20	08/14/20	PrairieStar, Inc.	8-2020	Yes	7	Multiple	53%	\$ 483.75	\$ 483.75
CivilArts, Inc.	Filing No. 5 Entitlements	0465-46-4	08/04/20	\$ 928.00	\$ 928.00	2002	\$ 17,850.23	08/10/20	08/14/20	PrairieStar, Inc.	8-2020	Yes	7	Multiple	53%	\$ 489.42	\$ 489.42
CivilArts, Inc.	Filing No. 5 First Addition	0465-48-2	08/04/20	\$ 1,120.50	\$ 1,120.50	2002	\$ 17,850.23	08/10/20	08/14/20	PrairieStar, Inc.	8-2020	Yes	7	Multiple	53%	\$ 590.94	\$ 590.94
CivilArts, Inc.	Filing No. 5 Second Addition	0465-49-2	08/04/20	\$ 1,524.50	\$ 1,524.50	2002	\$ 17,850.23	08/10/20	08/14/20	PrairieStar, Inc.	8-2020	Yes	7	Multiple	53%	\$ 804.01	\$ 804.01
CivilArts, Inc.	Filing No. 5 Third Addition	0465-50-1	08/04/20	\$ 1,276.50	\$ 1,276.50	2002	\$ 17,850.23	08/10/20	08/14/20	PrairieStar, Inc.	8-2020	Yes	7	Multiple	53%	\$ 673.22	\$ 673.22
CivilArts, Inc.	Northgate at PS (F5)	E398-0-8	09/04/20	\$ 2,360.00	\$ 2,360.00	2025	\$ 20,271.10	09/14/20	09/18/20	PrairieStar, Inc.	9-2020	Yes	7	Multiple	53%	\$ 1,244.65	\$ 1,244.65
CivilArts, Inc.	Filing No. 5 Second Addition	E400-0-3	09/04/20	\$ 5,033.75	\$ 5,033.75	2025	\$ 20,271.10	09/14/20	09/18/20	PrairieStar, Inc.	9-2020	Yes	7	Multiple	53%	\$ 2,654.77	\$ 2,654.77
CivilArts, Inc.	Filing No. 5 Third Addition	E403-0-1	09/04/20	\$ 9,896.25	\$ 9,896.25	2025	\$ 20,271.10	09/14/20	09/18/20	PrairieStar, Inc.	9-2020	Yes	7	Multiple	53%	\$ 5,219.22	\$ 5,219.22
CivilArts, Inc.	Filing No. 5 First Addition	0465-48-3	09/04/20	\$ 1,241.58	\$ 1,241.58	2025	\$ 20,271.10	09/14/20	09/18/20	PrairieStar, Inc.	9-2020	Yes	7	Multiple	53%	\$ 654.80	\$ 654.80
CivilArts, Inc.	Filing No. 5 Second Addition	0465-49-3	09/04/20	\$ 1,084.52	\$ 1,084.52	2025	\$ 20,271.10	09/14/20	09/18/20	PrairieStar, Inc.	9-2020	Yes	7	Multiple	53%	\$ 571.97	\$ 571.97
CivilArts, Inc.	Filing No. 5 Third Addition	0465-50-2	09/04/20	\$ 655.00	\$ 655.00	2025	\$ 20,271.10	09/14/20	09/18/20	PrairieStar, Inc.	9-2020	Yes	7	Multiple	53%	\$ 345.44	\$ 345.44
CivilArts, Inc.	Filing No. 5	0465-27-7REV	10/06/20	\$ 871.21	\$ 871.21	2040	\$ 7,135.18	10/07/20	10/14/20	PrairieStar, Inc.	10-2020	Yes	7	Multiple	53%	\$ 459.47	\$ 459.47
CivilArts, Inc.	Filing 5	465-39-23	10/06/20	\$ 2,851.55	\$ 2,851.55	2040	\$ 7,135.18	10/07/20	10/14/20	PrairieStar, Inc.	10-2020	Yes	7	Multiple	53%	\$ 1,503.89	\$ 1,503.89
CivilArts, Inc.	Filing No. 5 Second Addition	0465-49-4	10/06/20	\$ 737.67	\$ 737.67	2040	\$ 7,135.18	10/07/20	10/14/20	PrairieStar, Inc.	10-2020	Yes	7	Multiple	53%	\$ 389.04	\$ 389.04
CivilArts, Inc.	Filing No. 5 Third Addition	0465-50-3	10/06/20	\$ 211.00	\$ 211.00	2040	\$ 7,135.18	10/07/20	10/14/20	PrairieStar, Inc.	10-2020	Yes	7	Multiple	53%	\$ 111.28	\$ 111.28
CivilArts, Inc.	Filing No. 5 Second Addition	E400-0-3	10/06/20	\$ 1,751.25	\$ 1,751.25	2040	\$ 7,135.18	10/07/20	10/14/20	PrairieStar, Inc.	10-2020	Yes	7	Multiple	53%	\$ 923.60	\$ 923.60
CivilArts, Inc.	Filing No. 5 Third Addition	E403-0-2	10/06/20	\$ 712.50	\$ 712.50	2040	\$ 7,135.18	10/07/20	10/14/20	PrairieStar, Inc.	10-2020	Yes	7	Multiple	53%	\$ 375.77	\$ 375.77
CivilArts, Inc.	Filing 4	E365-0-28	11/05/20	\$ 511.88	\$ 511.88	2060	\$ 3,329.38	11/12/20	11/24/20	PrairieStar, Inc.	11-2020	Yes	7	Multiple	100%	\$ 511.88	\$ 511.88
CivilArts, Inc.	Northgate at PS (F5)	E398-0-9	11/05/20	\$ 1,147.50	\$ 1,147.50	2060	\$ 3,329.38	11/12/20	11/24/20	PrairieStar, Inc.	11-2020	Yes	7	Multiple	53%	\$ 605.18	\$ 605.18
CivilArts, Inc.	Filing No. 5 Second Addition	E400-0-5	11/05/20	\$ 580.00	\$ 580.00	2060	\$ 3,329.38	11/12/20	11/24/20	PrairieStar, Inc.	11-2020	Yes	7	Multiple	53%	\$ 305.89	\$ 305.89
CivilArts, Inc.	Filing No. 5 Third Addition	E403-0-3	11/05/20	\$ 1,090.00	\$ 1,090.00	2060	\$ 3,329.38	11/12/20	11/24/20	PrairieStar, Inc.	11-2020	Yes	7	Multiple	53%	\$ 574.86	\$ 574.86
CivilArts, Inc.	Filing No. 5	0465-27-8	11/02/20	\$ 207.50	\$ 207.50	2056	\$ 5,584.37	11/05/20	11/10/20	PrairieStar, Inc.	11-2020	Yes	7	Multiple	53%	\$ 109.43	\$ 109.43
CivilArts, Inc.	Filing 5	465-39-24	11/02/20	\$ 5,125.87	\$ 5,125.87	2056	\$ 5,584.37	11/05/20	11/10/20	PrairieStar, Inc.	11-2020	Yes	7	Multiple	53%	\$ 2,703.35	\$ 2,703.35
CivilArts, Inc.	Final Plat	0465-50-3	11/02/20	\$ 251.00	\$ 251.00	2056	\$ 5,584.37	11/05/20	11/10/20	PrairieStar, Inc.	11-2020	Yes	7	Multiple	53%	\$ 132.38	\$ 132.38
CivilArts, Inc.	Filing No. 5 Second Addition	E400-0-6	12/07/20	\$ 965.00	\$ 965.00	2079	\$ 11,774.49	12/08/20	12/16/20	PrairieStar, Inc.	12-2020	Yes	7	Multiple	53%	\$ 508.93	\$ 508.93
CivilArts, Inc.	Filing 5	465-39-25	12/03/20	\$ 7,937.60	\$ 7,937.60	2079	\$ 11,774.49	12/08/20	12/16/20	PrairieStar, Inc.	12-2020	Yes	7	Multiple	53%	\$ 4,186.24	\$ 4,186.24
CivilArts, Inc.	Filing No. 5 First Addition	0465-48-4	12/04/20	\$ 1,067.28	\$ 1,067.28	2079	\$ 11,774.49	12/08/20	12/16/20	PrairieStar, Inc.	12-2020	Yes	7	Multiple	53%	\$ 562.88	\$ 562.88
CivilArts, Inc.																	



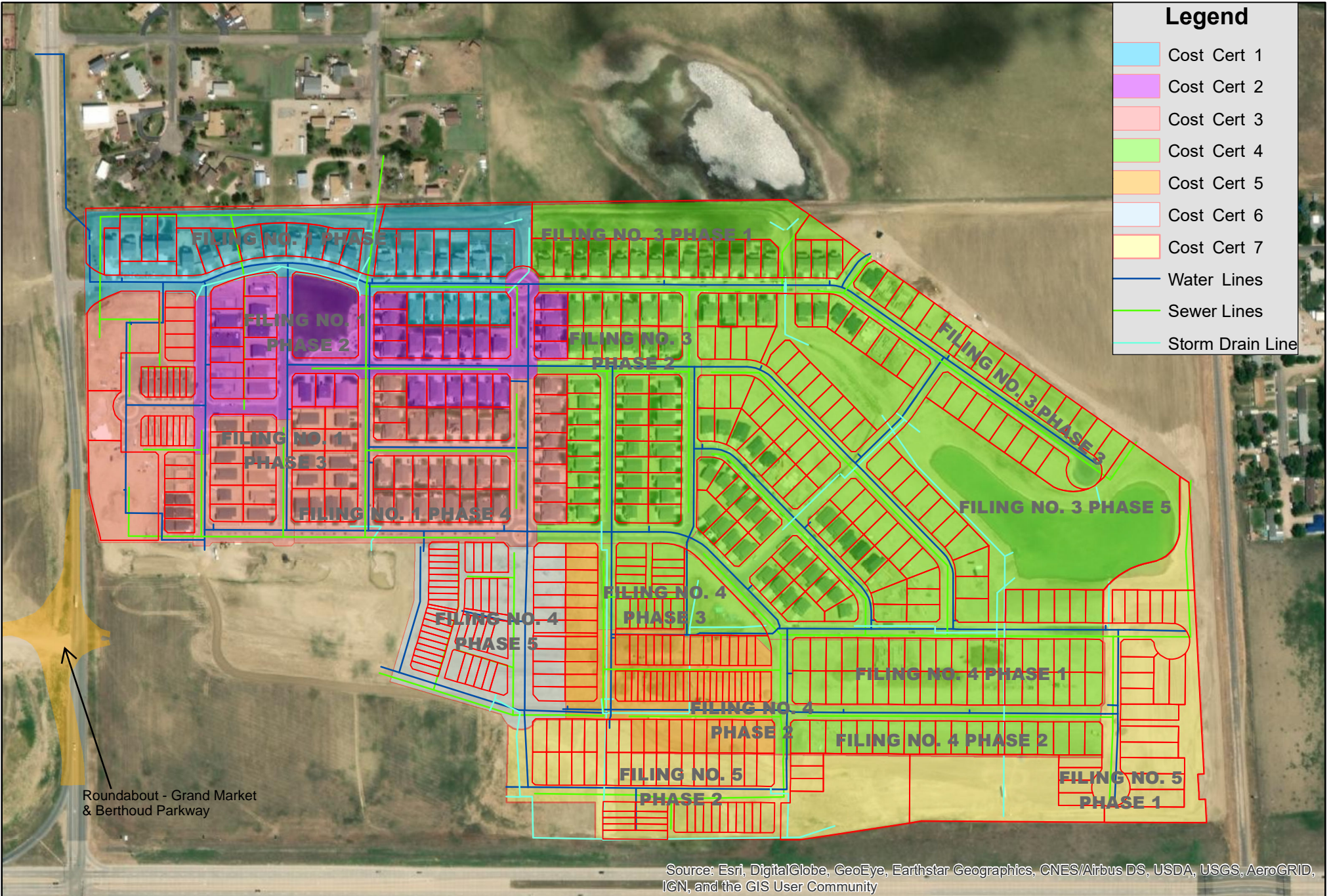
**PrairieStar Metropolitan District Cost Certification**  
**Soft and Indirect Cost Detail**  
**Table VI**

Vendor	Work Description	Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Check Clear Date	Account	Draw	Payment Conf.	Certification Number	Category	Percent Eligible	Eligible This Period	Total Eligible
LSC Transportation Consultants	Traffic Study	58388	05/05/20	\$ 643.15	\$ 643.15	1939	\$ 643.15	05/18/20	06/02/20	PrairieStar, Inc.	5-2020	Yes	7	Street	100%	\$ 643.15	\$ 643.15
LSC Transportation Consultants	Traffic Study	58790	08/11/20	\$ 536.25	\$ 536.25	2006	\$ 536.25	08/17/20	08/21/20	PrairieStar, Inc.	8-2020	Yes	7	Street	100%	\$ 536.25	\$ 536.25
LSC Transportation Consultants	Traffic Study	59174	11/11/20	\$ 536.25	\$ 536.25	2065	\$ 536.25	11/16/20	11/20/20	PrairieStar, Inc.	11-2020	Yes	7	Street	100%	\$ 536.25	\$ 536.25
Packard and Dierking, LLC	Legal Services - Development	57512	11/30/20	\$ 1,125.00	\$ 1,125.00	2074	\$ 1,125.00	12/07/20	12/22/20	PrairieStar, Inc.	12-2020	Yes	7	Non-District	0%	\$ -	\$ -
Panorama Coordinated Services	Playground & Public Walks	81006	01/06/20	\$ 1,650.00	\$ 1,650.00	1871	\$ 2,677.50	02/12/20	02/19/20	PrairieStar, Inc.	2-2020	Yes	7	Parks & Rec	100%	\$ 1,650.00	\$ 1,650.00
Panorama Coordinated Services	Park Area	79078	03/31/20	\$ 1,435.00	\$ 1,435.00	1906	\$ 1,435.00	04/09/20	04/14/20	PrairieStar, Inc.	4-2020	Yes	7	Parks & Rec	100%	\$ 1,435.00	\$ 1,435.00
Panorama Coordinated Services	Playground & Public Walks	79336	05/28/20	\$ 2,152.50	\$ 2,152.50	1957	\$ 2,152.50	06/08/20	06/12/20	PrairieStar, Inc.	6-2020	Yes	7	Parks & Rec	100%	\$ 2,152.50	\$ 2,152.50
Panorama Coordinated Services	Playground & Public Walks	89497	06/30/20	\$ 10,364.61	\$ 10,364.61	1983	\$ 27,042.11	07/22/20	07/23/20	PrairieStar, Inc.	7-2020	Yes	7	Parks & Rec	100%	\$ 10,364.61	\$ 10,364.61
Panorama Coordinated Services	Retention Pond #2	89581	07/31/20	\$ 6,420.00	\$ 6,420.00	2007	\$ 49,404.60	08/17/20	08/20/20	PrairieStar, Inc.	8-2020	Yes	7	Parks & Rec	100%	\$ 6,420.00	\$ 6,420.00
Panorama Coordinated Services	Retention Pond #1	89582	07/31/20	\$ 10,190.00	\$ 10,190.00	2007	\$ 49,404.60	08/17/20	08/20/20	PrairieStar, Inc.	8-2020	Yes	7	Parks & Rec	100%	\$ 10,190.00	\$ 10,190.00
Panorama Coordinated Services	Bocce Court	89583	07/31/20	\$ 1,865.00	\$ 1,865.00	2007	\$ 49,404.60	08/17/20	08/20/20	PrairieStar, Inc.	8-2020	Yes	7	Parks & Rec	100%	\$ 1,865.00	\$ 1,865.00
Panorama Coordinated Services	Sidewalk and Trail	89584	07/31/20	\$ 16,517.00	\$ 16,517.00	2007	\$ 49,404.60	08/17/20	08/20/20	PrairieStar, Inc.	8-2020	Yes	7	Parks & Rec	100%	\$ 16,517.00	\$ 16,517.00
Panorama Coordinated Services	Entrance & Islands	89585	07/31/20	\$ 7,990.00	\$ 7,990.00	2007	\$ 49,404.60	08/17/20	08/20/20	PrairieStar, Inc.	8-2020	Yes	7	Parks & Rec	100%	\$ 7,990.00	\$ 7,990.00
Panorama Coordinated Services	Tennis Park	89703	08/31/20	\$ 7,997.00	\$ 7,997.00	2027	\$ 50,117.84	09/17/20	09/22/20	PrairieStar, Inc.	9-2020	Yes	7	Parks & Rec	100%	\$ 7,997.00	\$ 7,997.00
Panorama Coordinated Services	Playground & Public Walks	89704	08/31/20	\$ 10,153.75	\$ 10,153.75	2027	\$ 50,117.84	09/17/20	09/22/20	PrairieStar, Inc.	9-2020	Yes	7	Parks & Rec	100%	\$ 10,153.75	\$ 10,153.75
Panorama Coordinated Services	Playground & Public Walks	89705	08/31/20	\$ 2,250.00	\$ 2,250.00	2027	\$ 50,117.84	09/17/20	09/22/20	PrairieStar, Inc.	9-2020	Yes	7	Parks & Rec	100%	\$ 2,250.00	\$ 2,250.00
Panorama Coordinated Services	Open Space Improv	89706	08/31/20	\$ 3,039.00	\$ 3,039.00	2027	\$ 50,117.84	09/17/20	09/22/20	PrairieStar, Inc.	9-2020	Yes	7	Parks & Rec	100%	\$ 3,039.00	\$ 3,039.00
Panorama Coordinated Services	Retention Pond	89708	08/31/20	\$ 3,165.00	\$ 3,165.00	2027	\$ 50,117.84	09/17/20	09/22/20	PrairieStar, Inc.	9-2020	Yes	7	Storm	100%	\$ 3,165.00	\$ 3,165.00
Panorama Coordinated Services	Playground & Public Walks	89709	08/31/20	\$ 2,682.00	\$ 2,682.00	2027	\$ 50,117.84	09/17/20	09/22/20	PrairieStar, Inc.	9-2020	Yes	7	Parks & Rec	100%	\$ 2,682.00	\$ 2,682.00
Panorama Coordinated Services	Court Park	89733	09/11/20	\$ 3,555.41	\$ 3,555.41	2043	\$ 71,170.00	10/12/20	10/16/20	PrairieStar, Inc.	10-2020	Yes	7	Parks & Rec	100%	\$ 3,555.41	\$ 3,555.41
Panorama Coordinated Services	Entrance & Islands	89798	09/30/20	\$ 59,996.64	\$ 59,996.64	2043	\$ 71,170.00	10/12/20	10/16/20	PrairieStar, Inc.	10-2020	Yes	7	Parks & Rec	100%	\$ 59,996.64	\$ 59,996.64
Panorama Coordinated Services	CR 17 & Big Thunder	89835	09/30/20	\$ 1,538.75	\$ 1,538.75	2043	\$ 71,170.00	10/12/20	10/16/20	PrairieStar, Inc.	10-2020	Yes	7	Parks & Rec	100%	\$ 1,538.75	\$ 1,538.75
Panorama Coordinated Services	Retention Pond #2	89836	09/30/20	\$ 2,720.00	\$ 2,720.00	2043	\$ 71,170.00	10/12/20	10/16/20	PrairieStar, Inc.	10-2020	Yes	7	Storm	100%	\$ 2,720.00	\$ 2,720.00
Panorama Coordinated Services	Wagon Bend Rd/Night Sky Dr	89891	10/21/20	\$ 12,963.50	\$ 12,963.50	2044	\$ 12,963.50	10/22/20	10/28/20	PrairieStar, Inc.	10-2020	Yes	7	Storm	100%	\$ 12,963.50	\$ 12,963.50
Panorama Coordinated Services	Retention Pond #2	89913	10/30/20	\$ 23,725.05	\$ 23,725.05	2076	\$ 38,360.05	12/07/20	12/09/20	PrairieStar, Inc.	12-2020	Yes	7	Storm	100%	\$ 23,725.05	\$ 23,725.05
Panorama Coordinated Services	Retention Pond #2	89990	11/16/20	\$ 7,215.00	\$ 7,215.00	2076	\$ 38,360.05	12/07/20	12/09/20	PrairieStar, Inc.	12-2020	Yes	7	Storm	100%	\$ 7,215.00	\$ 7,215.00
Panorama Coordinated Services	Community Garden	89991	11/16/20	\$ 4,070.00	\$ 4,070.00	2076	\$ 38,360.05	12/07/20	12/09/20	PrairieStar, Inc.	12-2020	Yes	7	Parks & Rec	100%	\$ 4,070.00	\$ 4,070.00
Panorama Coordinated Services	Resident Lots Backflows	90074	12/08/20	\$ 2,279.50	\$ 2,279.50	2090	\$ 3,704.50	12/15/20	12/18/20	PrairieStar, Inc.	12-2020	Yes	7	Non-District	0%	\$ -	\$ -
Peak2Peak Excavating	Ditch Cleaning and Road Building	398	01/13/20	\$ 4,500.00	\$ 4,500.00	1849	\$ 4,500.00	01/16/20	01/29/20	PrairieStar, Inc.	01-2020	Yes	7	Street	100%	\$ 4,500.00	\$ 4,500.00
SopherSparr Architects LLC	PrairieStar Town Center		01/01/20	\$ 2,828.00	\$ 2,828.00	1852	\$ 2,828.00	01/20/20	01/29/20	PrairieStar, Inc.	01-2020	Yes	7	Non-District	0%	\$ -	\$ -
SopherSparr Architects LLC	PrairieStar Town Center		02/01/20	\$ 16,431.96	\$ 16,431.96	1872	\$ 16,431.96	02/24/20	03/02/20	PrairieStar, Inc.	2-2020	Yes	7	Non-District	0%	\$ -	\$ -
SopherSparr Architects LLC	PrairieStar Town Center		03/01/20	\$ 5,277.50	\$ 5,277.50	1889	\$ 5,277.50	03/18/20	03/24/20	PrairieStar, Inc.	3-2020	Yes	7	Non-District	0%	\$ -	\$ -
SopherSparr Architects LLC	PrairieStar Town Center		04/01/20	\$ 1,912.50	\$ 1,912.50	1916	\$ 1,912.50	04/23/20	05/01/20	PrairieStar, Inc.	4-2020	Yes	7	Non-District	0%	\$ -	\$ -
SopherSparr Architects LLC	PrairieStar Town Center		05/01/20	\$ 7,958.50	\$ 7,958.50	1964	\$ 13,094.25	06/22/20	06/26/20	PrairieStar, Inc.	6-2020	Yes	7	Non-District	0%	\$ -	\$ -
SopherSparr Architects LLC	PrairieStar Town Center		06/01/20	\$ 5,135.75	\$ 5,135.75	1964	\$ 13,094.25	06/22/20	06/26/20	PrairieStar, Inc.	6-2020	Yes	7	Non-District	0%	\$ -	\$ -
SopherSparr Architects LLC	PrairieStar Town Center		07/01/20	\$ 1,012.00	\$ 1,012.00	1981	\$ 1,012.00	07/20/20	07/27/20	PrairieStar, Inc.	7-2020	Yes	7	Non-District	0%	\$ -	\$ -
SopherSparr Architects LLC	PrairieStar Town Center		08/01/20	\$ 1,296.75	\$ 1,296.75	2011	\$ 1,296.75	08/24/20	09/01/20	PrairieStar, Inc.	8-2020	Yes	7	Non-District	0%	\$ -	\$ -
Striping and Signage	Mailbox Striping & Signage	3096	04/22/20	\$ 4,340.00	\$ 4,340.00	2057	\$ 4,340.00	11/05/20	11/13/20	PrairieStar, Inc.	11-2020	Yes	7	Non-District	0%	\$ -	\$ -
StudioTerra	Phases 1-2 Landscape Plans	20092	08/31/20	\$ 5,100.00	\$ 5,100.00	2015	\$ 11,100.00	09/02/20	09/10/20	PrairieStar, Inc.	10-2020	Yes	7	Parks & Rec	100%	\$ 5,100.00	\$ 5,100.00
StudioTerra	Phases 1-2 Landscape Plans	20093	08/31/20	\$ 6,000.00	\$ 6,000.00	2015	\$ 11,100.00	09/02/20	09/10/20	PrairieStar, Inc.	10-2020	Yes	7	Parks & Rec	100%	\$ 6,000.00	\$ 6,000.00
StudioTerra	Phase 3 Landscape Plans	20109	09/30/20	\$ 6,750.00	\$ 6,750.00	2031	\$ 6,750.00	10/01/20	10/05/20	PrairieStar, Inc.	10-2020	Yes	7	Parks & Rec	100%	\$ 6,750.00	\$ 6,750.00
Town of Berthoud	Town Inspection and Planning Fees (F5)		12/20/20	\$ 11,890.93	\$ 11,890.93	2099	\$ 12,000.00	12/22/20	12/31/20	PrairieStar, Inc.	12-2020	Yes	7	Multiple	53%	\$ 6,271.20	\$ 6,271.20
<b>Total Soft Cost</b>				<b>\$ 9,704,370.09</b>	<b>\$ 9,412,015.79</b>											<b>\$ 324,435.72</b>	<b>\$ 4,434,865.81</b>



### Legend

- Cost Cert 1
- Cost Cert 2
- Cost Cert 3
- Cost Cert 4
- Cost Cert 5
- Cost Cert 6
- Cost Cert 7
- Water Lines
- Sewer Lines
- Storm Drain Line



Prairie Star MD Cost Certification 7  
Date Prepared: February, 2021

