

# PRAIRIESTAR METROPOLITAN DISTRICT NO. 1

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032

## NOTICE OF A REGULAR 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	2020/May 2020
Richard McCabe	Assistant Secretary	2022/May 2022
Kathy Sidney	Assistant Secretary	2020/May 2020

DATE: March 27, 2019

TIME: 6:00 P.M.

PLACE: Berthoud Community Center  
248 Welch Avenue  
Berthoud, Colorado 80513

### I. ADMINISTRATIVE MATTERS

A. Present Disclosures and Potential Conflicts of Interest.

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B. Approve Agenda, confirm location of the meeting and posting of meeting notices and designate 24 hour posting location.

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C. Acknowledge resignation of Lisa A. Jacoby as Secretary to the Board and consider appointment of Judy Leyshon as Secretary.

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D. Consent Agenda – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless requested; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Ratify approval of Minutes of the September 26, 2018 Regular Meeting (enclosure).

- Ratify approval of Second Amendment to Management Agreement between the District and Special District Management Services, Inc. (enclosure).
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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 accept unaudited financial statements through the period ending December 31, 2018 (enclosure).
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- B. Ratify engagement of Dazzio and Associates to perform a 2017 and 2018 Audit (enclosures).
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- C. Conduct Public Hearings to consider Amendment to 2017 and 2018 Budgets and consider adoption of Resolutions to Amend the 2017 and the 2018 Budgets and Appropriate Expenditures (enclosures).
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- D. Consider acceptance of 5<sup>th</sup> Certification of Costs performed by Manhard Consulting, Ltd. of District eligible improvements totaling \$14,680,769.98 (enclosure).
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- E. Consider appointment of Simmons & Wheeler, P.C. to prepare the 2020 Budget.
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V. LEGAL MATTERS

- A. Discuss and consider approval of Inclusion Agreement between the District, PrairieStar Metropolitan District No. 2 and PrairieStar, Inc. (to be distributed).
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- B. Conduct Public Hearing on the Petition for Inclusion received from Cooperland, LLC for the inclusion of less than one (1.0) acre of property owned by Cooperland, LLC into the District and consider adoption of Resolution No. 2019-03-01 Regarding Inclusion of Real Property (enclosure).
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- C. Conduct Public Hearing on the Petition for Exclusion received from Cooperland, LLC for the exclusion of less than one (1.0) acre of property owned by Cooperland, LLC out of the District and consider adoption of Resolution No. 2019-03-02 Regarding Exclusion of Real Property (enclosure).
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- D. Consider approval of Service Agreement for Engineering Services between the District and Ranger Engineering, LLC (enclosure).
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VI. OTHER BUSINESS

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

VII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 26, 2019**

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PRAIRIESTAR METROPOLITAN DISTRICT NO. 1 HELD SEPTEMBER 26, 2018

A Regular Meeting of the Board of Directors of the PrairieStar Metropolitan District No. 1 (referred to hereafter as "Board") was convened on Wednesday, the 26<sup>th</sup> day of September, 2018, at 6:00 P.M., at the Berthoud Community Center; 248 Welch Avenue, Berthoud, Colorado. The meeting was open to the public.

#### ATTENDANCE

#### Directors In Attendance Were:

Scott Sarbaugh  
Richard McCabe  
Jennifer Davis

Upon motion duly made by Director Sarbaugh, seconded by Director McCabe and, upon vote, unanimously carried, the absences of Neil Almy and Kathy Sidney were excused.

#### Also In Attendance Were:

Lisa Jacoby and Peggy Ripko; Special District Management Services, Inc.

MaryAnn McGeady, Esq.; McGeady Becher P.C.

Diane Wheeler; Simmons & Wheeler, P.C.

Ryan Arnold; Developer Representative

#### Homeowners in Attendance Were:

Kristyn Degi; Community Liaison  
Carolyn Mountain  
Marcia Reinhart  
Jim LaCock  
Mike Bush

#### 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. Jacoby noted that a quorum was present and

## RECORD OF PROCEEDINGS

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

### ADMINISTRATIVE MATTERS

**Agenda:** Ms. Jacoby distributed for the Board's review and approval a proposed Agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director McCabe and, upon vote, unanimously carried, the Agenda was approved, as presented.

Ms. Jacoby noted that PrairieStar Metropolitan District Nos. 1, 2 and 3 meetings would run concurrently.

**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's Board meeting.

Following discussion, and upon motion duly made by Director Sarbaugh, seconded by Director McCabe and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District's boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated, date, time and location. The Board further noted that notice of this location was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries.

**May 8, 2018 Election:** Ms. Jacoby noted for the Board that the May 8, 2018 election was cancelled, as allowed under Colorado law, by the Designated Election Official because there were no more candidates than positions available on the Board of Directors. Directors Almy, McCabe and Sarbaugh were deemed elected to 4-year terms ending in May, 2022.

**Appointment of Officers:** The Board entered into discussion regarding the appointment of officers.

Following discussion, upon motion duly made by Director McCabe, seconded by Director Sarbaugh and, upon vote, unanimously carried, the following slate of officers was appointed:

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President	Scott Sarbaugh
Treasurer	Neil Almy
Secretary	Lisa A. Jacoby
Assistant Secretary	Jennifer Davis
Assistant Secretary	Richard McCabe
Assistant Secretary	Kathy Sidney

**Minutes:** The Board reviewed the Minutes of the March 28, 2018 Regular Meeting.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director Davis and, upon vote, unanimously carried, the Minutes of the March 28, 2018 Regular Meeting were approved, as presented.

**CONSENT AGENDA:**

The below items are considered to be routine and were ratified by one motion.

- Ratify authorizing the District Engineer to update the boundary map for submission to the County Clerk and Recorder, County Assessor and Division of Local Government to comply with the mapping requirements of §32-1-306, C.R.S (enclosure).
- Ratify approval of Second Amended and Restated Facilities Funding, Construction and Operations Agreement among PrairieStar Metropolitan District No. 1, PrairieStar Metropolitan District No. 2 and PrairieStar Metropolitan District No. 3 (enclosure).
- Ratify adoption of Resolution No. 2018-03-02; Second Amended and Restated Joint Resolution of PrairieStar Metropolitan District No. 1, PrairieStar Metropolitan District No. 2 and PrairieStar Metropolitan District No. 3 Regarding Operation and Capital and Funding Agreements and Allocation of Costs and Rights and Responsibilities in Connection Therewith (enclosure).

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director McCabe and, upon vote unanimously carried, the Board ratified approval of the above actions.

## RECORD OF PROCEEDINGS

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**Resolution No. 2018-09-01; Resolution Establishing 2019 Regular Meeting Date, Time and Location, and Designating Locations for Posting of 72 hour and 24 Hour Notices:** The Board discussed Resolution No. 2018-09-01; Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72 Hour and 24 Hour Notices.

Ms. Jacoby reviewed the business to be conducted in 2019 to meet the statutory compliance requirements. The Board, determined to meet on March 27, June 26 and September 25, 2019, at 6:00 p.m., at the Berthoud Community Center; 248 Welch Avenue, Berthoud, Colorado.

Following review, upon motion duly made by Director Sarbaugh, seconded by Director McCabe and, upon vote, unanimously carried, the Board adopted Resolution No. 2018-09-01; Resolution Establishing 2019 Regular Meeting Date, Time and Location, and Designating Locations for Posting of 72 hour and 24 Hour Notices, subject to finalization. A copy of the Resolution is attached hereto, and incorporated herein, by this reference.

**Transparency Notice - §32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2019:** The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification for 2019.

Following discussion, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website, on the District's webpage and in the District's Newsletter.

### **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:** Homeowners addressed the Board regarding various concerns related to District No. 2 as well as those related to the developer and/or builders.

Mr. LaCock addressed the Board regarding installation of temporary speed bumps due to the speed of construction vehicles attributed to ongoing community development. Mr. LaCock requested that if speedbumps become necessary, that they only be temporary, not permanent. The Board determined that this request

## RECORD OF PROCEEDINGS

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was a matter to be addressed between the Developer and the Town of Berthoud, as the streets are owned and maintained by the Town of Berthoud.

Ms. Mountain addressed the Board regarding receiving a variance of Section 3.12 of the Declaration of Protective Covenants of PrairieStar related to prohibiting leasing or renting for less than 30-days.

Mr. Bush inquired regarding snow removal on sidewalks and streets. Discussion ensued regarding the District's performance of snow removal only on sidewalks and around the Park. It was noted that a reminder was included in the Newsletters regarding the District's policy as well as the Town of Berthoud's policy and areas of responsibility for snow removal.

Director Sarbaugh addressed the above concerns.

Discussion ensued regarding the request for release of Minutes following a meeting prior to presentation at the next scheduled Board Meeting. Following discussion, upon motion duly made by Director McCabe, seconded by Director Sarbaugh and, upon vote, unanimously carried, the Board determined to review and approve the Minutes between meetings via email, prior to release, subject to legal counsel's recommendation.

### **FINANCIAL MATTERS**

**Unaudited Financials:** Ms. Jacoby presented to the Board the unaudited financial statements through the period ending August 31, 2018.

Following review and discussion, upon motion duly made by Director Sarbaugh, seconded by Director Davis and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending August 31, 2018, as presented.

**2017 Application for Exemption from Audit:** Following review and discussion, upon motion duly made by Director Sarbaugh, seconded by Director McCabe and, upon vote, unanimously carried, the Board ratified approval of the preparation, execution and filing of the Application for Exemption from Audit for 2017.

**Engagement of Simmons & Wheeler, P.C. to Perform Accounting Services:** It was noted that Fiscal Focus Partners, the subcontractor providing accounting services via Special District Management Services, Inc., had provided notice of resignation. Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director McCabe and, upon vote, unanimously carried, the Board



## RECORD OF PROCEEDINGS

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approved engagement of Simmons & Wheeler, P.C. as the accountant for the District.

**Amendment to Special District Management Services, Inc. ("SDMS") Management Agreement:** Following review and discussion, upon motion duly made by Director Sarbaugh, seconded by Director Davis and, upon vote, unanimously carried, the Board approved the Amendment to Management Agreement between the District and SDMS (to remove the performance of accounting services).

**Need for 2017 and 2018 Audit:** Following discussion, the Board determined that a 2017 and 2018 Audit was required. Upon motion duly made by Director Sarbaugh, seconded by Director Davis and, upon vote, unanimously carried, the Board approved engagement of Dazzio & Associates, PC to perform a 2017 and 2018 Audit.

**Preparation of 2019 Budget:** Following discussion, upon motion duly made by Director Davis, seconded by Director McCabe and, upon vote, unanimously carried, the Board ratified approval of the appointment of Special District Management Services, Inc. to prepare the 2019 Budget.

**2018 Budget Amendment Hearing:** The President opened the public hearing to consider Amend the 2018 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 2018 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 no comment was received from the public in attendance.

Following review and discussion, the public hearing was closed and Director Davis moved to adopt Resolution No. 2018-09-02 to Amend the 2018 Budget, Director McCabe seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2018-09-02 to Amend the 2018 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

**2019 Budget Hearing:** The President opened the public hearing to consider the proposed 2019 Budget and to discuss related issues.

It was noted that publication of a Notice stating that the Board would consider adoption of the 2019 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District.

## RECORD OF PROCEEDINGS

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No written objections were received prior to this public hearing and no comment was received from the public in attendance.

The Board reviewed the estimated 2018 expenditures and the proposed 2019 revenue and expenditures.

Following review and discussion, the public hearing was closed and the Board considered the adoption of Resolution No. 2018-09-03 to Adopt the 2019 Budget and Appropriate Sums of Money and Resolution No. 2018-09-04 to Set Mill Levies (for the General Fund at 11.055 mills and the Debt Service Fund at 38.694 mills for a total mill levy of 49.749 mills).

Upon motion duly made by Director Sarbaugh, seconded by Director Davis and, upon vote, unanimously carried, Resolution Nos. 2018-09-03 and 2017-09-04 were 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, 2018. Ms. Jacoby was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Larimer County, not later than December 15, 2018. Ms. Jacoby was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2019. Copies of the adopted Resolutions are attached to these Minutes and incorporated herein by this reference.

**Mill Levy Adjustment (Gallagherization):** Following discussion it was determined that an adjustment to the Mill Levy, commonly known as a Gallagher Adjustment was not necessary.

**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 McCabe and, upon vote, unanimously carried, the Board authorized 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.

**4th Certification of District Eligible Improvement Costs:** The Board reviewed the 4th Certification of Costs performed by Manhard Consulting, Ltd. of District eligible improvements totaling \$3,843,951.91.

Following discussion, upon motion duly made by Director Sarbaugh, seconded by Director McCabe and, upon vote, unanimously carried, the Board accepted the 4th Certification of Costs of District eligible improvements totaling \$3,843,951.91.

**RECORD OF PROCEEDINGS**

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**LEGAL MATTERS**      There were no legal matters presented.  
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**OTHER MATTERS**      There were no other matters presented.  
\_\_\_\_\_

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

Respectfully submitted,

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

THESE MINUTES APPROVED AS THE OFFICIAL SEPTEMBER 26, 2018  
MINUTES OF THE PRAIRIESTAR METROPOLITAN DISTRICT NO. 1 BY  
THE BOARD OF DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Scott Sarbaugh

\_\_\_\_\_  
Neil Almy

\_\_\_\_\_  
Jennifer Davis

\_\_\_\_\_  
Richard McCabe

\_\_\_\_\_  
Kathy Sidney

Prairie Star Metro District Nos 1, 2, 3  
September 26, 2016  
Board meeting

	<u>Name</u>	<u>Address</u>	<u>e-mail / address</u>
BOD	Scott SARBAUGH	2738 PINE, BOULDER	Scott@SARBAUGH.COM
	Carolyn Mountain	2811 Urban Place	emtn54@icloud.com
BOD	Richard McCabe		icloud.com
	Kristyn Degi	2910 Big Thunder	Kristyn.degi@gmail.com
DEV. REP.	RYAN ARNOLD		
	Marcia Reinhart	731 Wagon Bend	
	MIKE BUSH	2866 COOPERLAND	BUSH599@WSN
	JIM LACOCIS	731 WAGON BEND	
	DIANE WHEELER	SIMMONS <sup>?</sup> WHEELER	

RESOLUTION NO. 2018-09-01

RESOLUTION OF THE BOARD OF DIRECTORS OF  
PRAIRIESTAR METROPOLITAN DISTRICT NO. 1  
ESTABLISHING REGULAR MEETING DATES, TIME AND LOCATION, AND  
DESIGNATING LOCATIONS FOR POSTING OF 72-HOUR AND 24-HOUR NOTICES

- A. Pursuant to Section 32-1-903, C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.
- B. Pursuant to Section 24-6-402(2)(c), C.R.S., special districts are required to designate annually at the board of directors of the district's first regular meeting of each calendar year, the place at which notice will be posted at least 24 hours prior to each meeting.
- C. Pursuant to Section 32-1-903, C.R.S., special districts are required to post notices of regular and special meetings at three (3) public places within the district and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting.
- D. Pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.
- E. The provisions of Section 32-1-903, C.R.S., may be waived if: (1) the proposed change of location of a meeting of the board appears on the agenda of a regular or special meeting; and (2) a resolution is adopted by the board stating the reason for which a meeting is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the PrairieStar Metropolitan District No. 1 of the County of Larimer, Colorado:

1. That the provisions of Section 32-1-903(1), C.R.S., be waived pursuant to the adoption of this Resolution.
2. That the Board of Directors (the "**District Board**") has determined that conducting regular and special meetings pursuant to Section 32-1-903(1), C.R.S., would be inconvenient and costly for the Directors and consultants of the District in that they live and/or work outside the twenty (20) mile radius requirement.
3. That regular meetings of the District Board of the PrairieStar Metropolitan District No. 1 for the year 2019 shall be held on March 27, June 26 and September 25, 2019 at 6:00 p.m., at the Berthoud Community Center, 248 Welch Avenue, Berthoud, Colorado 80513, in Larimer County, Colorado.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each Director.

5. That, until circumstances change and a future resolution of the District Board so designates, the location of all special and regular meetings of the District Board shall appear on the agenda(s) of said special and regular meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s), location(s) and any such objections shall be considered by the District Board in setting future meetings.

7. Notice of Meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted within the boundaries of the District at least 24 hours prior to each meeting at the following location:

(a) At the entry of Wagonbend and Berthoud Parkway

8. Notices of regular and special meetings required to be posted at three (3) public places within the District and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting shall be made pursuant to Section 32-1-903, C.R.S., at the following locations:

(a) At the entry of Wagonbend and Berthoud Parkway

(b) At the NW corner of neighborhood Park

(c) At mail box kiosks at the intersection of Ranchhand and Big Thunder

9. Scott Sarbaugh, or his/her designee, is hereby appointed to post the above-referenced notices.


RESOLUTION APPROVED AND ADOPTED on September 26, 2018.

PRAIRIESTAR METROPOLITAN  
DISTRICT NO. 1

By: 

\_\_\_\_\_  
President

Attest:

  
\_\_\_\_\_  
Secretary

RESOLUTION TO AMEND 2018 BUDGET  
PRAIRIESTAR METROPOLITAN DISTRICT NO. 1

WHEREAS, the Board of Directors of the PrairieStar Metropolitan District No. 1 adopted a budget and appropriated funds for the fiscal year 2018 as follows:

General Fund	\$	76,593
Debt Service Fund	\$	-0-
Capital Projects Fund	\$	36,000

WHEREAS, the necessity has arisen for additional expenditures in the General Fund and Capital Projects Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2018; and

WHEREAS, the expenditure of such funds could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the General Fund from developer advances; and

WHEREAS, funds are available for such expenditures in the Capital Projects Fund from Transfer Fees, Landscape Review Fees and Miscellaneous Income.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the PrairieStar Metropolitan District No. 1 shall and hereby does amend the adopted Budget for the fiscal year 2018 and adopts a supplemental budget and appropriation for the General Fund for the fiscal year 2018, as follows:

General Fund:	\$	100,000
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 28th day of September, 2018.

PRAIRIESTAR METROPOLITAN DISTRICT  
NO. 1

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

RESOLUTION NO. 2018 - 9 - 02  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE PRAIRIESTAR METROPOLITAN DISTRICT NO. 1  
TO ADOPT THE 2019 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the PrairieStar Metropolitan District No. 1 ("District") has appointed the District Accountant to prepare and submit a proposed 2019 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2018, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on September 26, 2018, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the PrairieStar Metropolitan District No. 1:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the PrairieStar Metropolitan District No. 1 for the 2019 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.
3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.



ADOPTED this 26<sup>th</sup> day of September, 2018.



*Tina Buckley*  
Secretary

EXHIBIT A  
(Budget)

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 1**  
**2019**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2019 budget for the PrairieStar Metropolitan District No. 1.

The PrairieStar Metropolitan District No. 1 has adopted budgets for three funds, a General Fund to provide for general operating expenditures and covenant enforcements costs; a Debt Service Fund to provide for repayment of developer advances; and a Capital Projects Fund to provide for the cost of infrastructure to be built by the District.

The District's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the District in 2019 will be developer advances, property taxes and transfers from PrairieStar Metropolitan District No. 2 and No. 3. In 2019, the District intends to impose a mill levy on all property within the District totaling 49.749 mills, of which 11.055 mills will be dedicated to the General Fund and the balance of 38.694 mills will be allocated to the Debt Service Fund.

**PrairieStar Metropolitan District No. 1**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2019**

	Actual	Amended	Actual	Estimate	Adopted
	<u>2017</u>	<u>2018</u>	<u>8/31/2018</u>	<u>2018</u>	<u>2019</u>
Beginning fund balance	\$ 6,417	\$ -	\$ 1,953	\$ 1,953	\$ -
Revenues:					
Transfer Fees	2,625	1,800	7,775	1,725	1,800
Landscape Review Fees	1,000	750	2,100	750	2,000
Developer advances	59,155	65,240	31,128	61,325	31,935
Transfer from District No. 2	14,089	32,210	24,390	32,210	53,620
Transfer from District No. 3	-	-	-	-	500
Miscellaneous Income	973	-	2,517	633	620
Total revenues	<u>77,842</u>	<u>100,000</u>	<u>67,909</u>	<u>96,643</u>	<u>90,475</u>
Total funds available	<u>84,259</u>	<u>100,000</u>	<u>69,862</u>	<u>98,596</u>	<u>90,475</u>
Expenditures:					
Accounting	5,450	5,500	4,688	5,200	8,000
Audit	9,526	6,800	5,898	6,800	6,800
Election	108	2,000	2,721	2,721	-
Insurance/SDA	6,475	7,250	6,132	7,250	7,250
Legal	7,129	5,000	12,763	15,000	15,000
Management fees	7,714	8,000	9,594	16,000	12,000
Miscellaneous	15,041	6,000	3,344	6,000	5,000
Covenant Control Enforcement	30,863	20,000	6,628	18,000	24,000
Contingency	-	35,407	1,500	15,625	-
Legal-Covenant Enforcement	-	3,000	4,934	6,000	10,000
Emergency reserve (3%)	-	1,043	-	-	2,425
Total expenditures	<u>82,306</u>	<u>100,000</u>	<u>58,201</u>	<u>98,596</u>	<u>90,475</u>
Ending fund balance	<u>\$ 1,953</u>	<u>\$ -</u>	<u>\$ 11,661</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation	<u>\$ 10</u>	<u>\$ 140</u>			<u>\$ 10</u>
Mill Levy	<u>10.000</u>	<u>11.055</u>			<u>11.055</u>

**PrairieStar Metropolitan District No. 1**  
**Adopted Budget**  
**Capital Projects Fund**  
**For the Year ended December 31, 2019**

	Actual 2017	Amended Budget 2018	Actual 8/31/2018	Estimate 2018	Adopted Budget 2019
Beginning fund balance	\$ -	\$ -	\$ (4,148)	\$ (4,148)	\$ -
Revenues:					
Developer advances	4,253,487	3,880,651	3,880,191	3,891,849	32,500
Miscellaneous	-	-	-	-	-
<b>Total revenues</b>	<u>4,253,487</u>	<u>3,880,651</u>	<u>3,880,191</u>	<u>3,891,849</u>	<u>32,500</u>
<b>Total funds available</b>	<u>4,253,487</u>	<u>3,880,651</u>	<u>3,876,043</u>	<u>3,887,701</u>	<u>32,500</u>
Expenditures:					
Accounting	8,176	8,000	3,148	7,750	-
Legal	10,694	6,200	11,062	12,000	10,000
Management fees	11,533	7,500	8,055	9,000	7,500
Engineering	<u>4,227,232</u>	<u>3,858,951</u>	<u>3,853,777</u>	<u>3,858,951</u>	<u>15,000</u>
<b>Total expenditures</b>	<u>4,257,635</u>	<u>3,880,651</u>	<u>3,876,043</u>	<u>3,887,701</u>	<u>32,500</u>
Ending fund balance	<u>\$ (4,148)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**PrairieStar Metropolitan District No. 1**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2019**

	Actual <u>2017</u>	Amended Budget <u>2018</u>	Actual <u>8/31/2018</u>	Estimate <u>2018</u>	Adopted Budget <u>2019</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Development fees	-	-	-	-	-
Interest income	-	-	-	-	-
Transfer from general fund	-	-	-	-	-
Transfer from capital projects	-	-	-	-	-
	<hr/>				
Total revenues	-	-	-	-	-
	<hr/>				
Total funds available	-	-	-	-	-
	<hr/>				
Expenditures:					
Interest expense	-	-	-	-	-
Bond principal	-	-	-	-	-
Transfer to capital projects	-	-	-	-	-
Treasurer's fees	-	-	-	-	-
Trustee / paying agent fees	-	-	-	-	-
	<hr/>				
Total expenditures	-	-	-	-	-
	<hr/>				
Ending fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
	<hr/> <hr/>				
Assessed valuation	\$ 10	\$ 140			\$ 10
	<hr/> <hr/>				
Mill Levy	35.000	38.694			38.694
	<hr/> <hr/>				
Total Mill Levy	45.000	49.749			49.749
	<hr/> <hr/>				

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the PrairieStar Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2019, duly adopted at a meeting of the Board of Directors of the PrairieStar Metropolitan District No. 1 held on September 26, 2018.

By:   
Secretary

RESOLUTION NO. 2018 - 9 - 03  
A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE PRAIRIESTAR METROPOLITAN DISTRICT NO. 1  
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the PrairieStar Metropolitan District No. 1 (“District”) has adopted the 2019 annual budget in accordance with the Local Government Budget Law on September 26, 2018; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2019 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

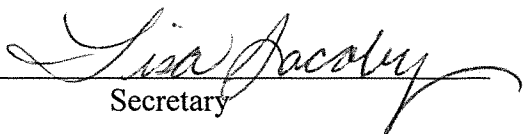
WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the PrairieStar Metropolitan District No. 1:

1. That for the purposes of meeting all general fund expenses of the District during the 2019 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
2. That for the purposes of meeting all debt service fund expenses of the District during the 2019 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.
3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 26th day of September, 2018.



  
Secretary



**EXHIBIT A**  
(Certification of Tax Levies)

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

TO: County Commissioners<sup>1</sup> of Larimer County, Colorado.

On behalf of the PrairieStar Metropolitan District No. 1,  
(taxing entity)<sup>A</sup>

the Board of Directors,  
(governing body)<sup>B</sup>

of the PrairieStar Metropolitan District No. 1  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 10 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 10 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/14/2019 for budget/fiscal year 2019.  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>11.055</u> mills	\$ <u>0</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>11.055</b> mills	<b>\$ 0</b>
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	<u>38.694</u> mills	\$ <u>0</u>
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
<b>TOTAL:</b> [Sum of General Operating Subtotal and Lines 3 to 7]	<b>49.749</b> mills	<b>\$ 0</b>

Contact person: (print) Diane K Wheeler Daytime phone: (303) 689-0833  
Signed: Diane K Wheeler Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

1. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_
  
2. Purpose of Issue: \_\_\_\_\_  
Series: \_\_\_\_\_  
Date of Issue: \_\_\_\_\_  
Coupon Rate: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

**CONTRACTS<sup>K</sup>:**

3. Purpose of Contract: Developer Advance  
Title: Repayment of Developer Advance in accordance with Facilities Funding Agreement  
Date: December 5, 2013  
Principal Amount: N/A  
Maturity Date: Repayment contingent on availability of funds  
Levy: 38.694  
Revenue: \$0
  
4. Purpose of Contract: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
Principal Amount: \_\_\_\_\_  
Maturity Date: \_\_\_\_\_  
Levy: \_\_\_\_\_  
Revenue: \_\_\_\_\_

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

## SECOND ADDENDUM TO MANAGEMENT AGREEMENT

This SECOND ADDENDUM TO MANAGEMENT AGREEMENT (this "Addendum") is made and entered into as of the 26<sup>th</sup> day of SEPTEMBER 2018, by and between PRAIRIESTAR METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District"), and SPECIAL DISTRICT MANAGEMENT SERVICES, INC., (the "Company"), collectively referred to herein as the "Parties."

### RECITALS

WHEREAS, the Parties entered into a Management Agreement on December 12, 2011 (the "Agreement"), which was amended in the *First Addendum to Management Agreement*, dated September 1, 2018, (collectively, the "Agreement"); and

WHEREAS, the Agreement set forth the duties and obligations of the Parties regarding the Services contemplated under the Agreement; and

WHEREAS, the Parties desire to amend and clarify certain terms and conditions of the Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties covenant and agree as follows:

### TERMS AND CONDITIONS

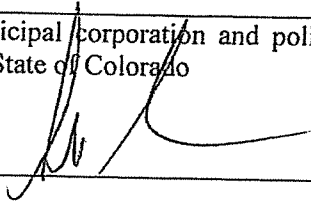
1. SPECIFIC DUTIES AND AUTHORITY. The Parties hereby agree to revise the Agreement by removing certain duties from the scope of services set forth in the Agreement as defined on Exhibit A, attached hereto and incorporated herein by this reference.
2. PRIOR PROVISIONS EFFECTIVE. Except as specifically clarified and amended hereby, all the terms and provisions of the Original Agreement shall remain in full force and effect.
3. COUNTERPART EXECUTION. This Addendum may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

*[Remainder of Page Intentionally left Blank]*

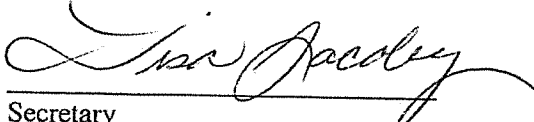
IN WITNESS WHEREOF, the Parties have caused this Addendum to be duly executed and delivered by their respective officers thereunto duly authorized as of the date first above written.

DISTRICT: PRAIRIESTAR METROPOLITAN  
DISTRICT NO. 1


\_\_\_\_\_ a quasi  
municipal corporation and political subdivision of  
the State of Colorado

  
\_\_\_\_\_, President

ATTEST:

  
\_\_\_\_\_  
Secretary

SPECIAL DISTRICT MANAGEMENT  
SERVICES, INC.:

By:   
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

*[Signature page to SECOND Addendum to Management Agreement]*

EXHIBIT A  
REMOVAL OF CERTAIN DUTIES

FINANCIAL MATTERS, BUDGETING, AUDITS

1. Accounting:
  - Prepare monthly, quarterly and annual financial statements.
  - Reconcile monthly bank statements and trustee statements.
  - Track property tax collection and reporting.
  - Coordinate bank account setup and maintenance of signature cards.
  - Prepare and file Continuing Disclosure Notices with the Trustee.
  - Coordinate capital project draws and draw requests.
  - Reconcile bonds and other debt service payment obligations for accuracy and timely paid.
  - Respond to bondholder and other interested parties requests for financial information.
  - Review all payment of claims prior to release to ensure funds are available.
2. Financial Projections:
  - Upon request, provide multi-year forecasting and mill levy projections.
  - Upon request, provide utility consumption and water rate analysis.
  - Upon request, provide commercial billing analysis and rate structure.
3. Budgets:
  - Draft all budget documents for approval by the Board, including TABOR tracking.
  - Prepare or assist in the preparation of supplemental and/or amended budgets and accompanying documents, if required.
  - Prepare annual budget, budget message and certification of mill levies and present same to the District Manager and Board.
4. Audits/Exemption from Audit:
  - Coordinate audit bids, engagements, fieldwork and audit draft review.
  - Assist the auditor in performing the annual audit, to accomplish timely completion and filing.
  - Prepare Application for Exemption From Audit if applicable. Circulate for signature and file with State Auditor.

PrairieStar Metropolitan District No. 1  
Financial Statements

December 31, 2018

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, 2018, 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.*

March 20, 2019  
Englewood, Colorado



**PrairieStar Metropolitan District No. 1**  
**Balance Sheet - Governmental Funds and Account Groups**  
**December 31, 2018**

**See Accountant's Compilation Report**

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
<b>Assets</b>					
<b>Current assets</b>					
Checking	\$ 5,757	\$ -	\$ -	\$ -	\$ 5,757
Due From District #2	3,000	-	-	-	3,000
Prepaid Expenses	2,858	-	-	-	2,858
Due from other funds	3,686	-	-	-	3,686
	<u>15,301</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,301</u>
<b>Other assets</b>					
Fixed assets (net of depreciation)	-	-	-	-	-
Amount available in debt service fund	-	-	-	-	-
Amount to be provided for retirement of debt	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>\$ 15,301</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,301</u>
<b>Liabilities and Equity</b>					
<b>Current liabilities</b>					
Accounts Payable	\$ 9,797	\$ -	\$ -	\$ -	\$ 9,797
Due to other funds	-	3,686	-	-	3,686
	<u>9,797</u>	<u>3,686</u>	<u>-</u>	<u>-</u>	<u>13,483</u>
<b>Long Term liabilities</b>					
General Obligation Bonds	-	-	-	-	-
First Creek Note	-	-	-	-	-
2018-1 City Note	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total liabilities</b>	<u>9,797</u>	<u>3,686</u>	<u>-</u>	<u>-</u>	<u>13,483</u>
<b>Fund Equity</b>					
Investment in fixed assets	-	-	-	-	-
Fund balance (deficit)	5,504	(3,686)	-	-	1,818
	<u>5,504</u>	<u>(3,686)</u>	<u>-</u>	<u>-</u>	<u>1,818</u>
	<u>\$ 15,301</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,301</u>

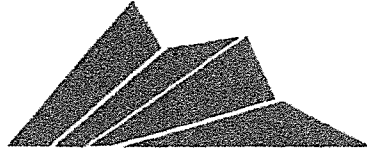
**PrairieStar Metropolitan District No. 1**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Governmental Funds**  
**For the Twelve Months Ended December 31, 2018**  
**General Fund**

**See Accountant's Compilation Report**

	Amended <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
<b>Revenues</b>			
Transfer Fees	\$ 1,725	\$ 9,525	\$ 7,800
Landscape Review Fees	750	3,950	3,200
Developer Advances	61,325	58,881	(2,444)
Miscellaneous Income	2,037	3,546	1,509
Transfer From District No. 2	32,210	32,790	580
Interest Income	-	-	-
	<u>98,047</u>	<u>108,692</u>	<u>10,645</u>
<b>Expenditures</b>			
Accounting	5,500	2,599	2,901
Audit	6,800	5,490	1,310
Covenant Enforcement	20,000	11,806	8,194
District Management	8,000	46,169	(38,169)
Election Expense	2,000	2,186	(186)
Insurance/SDA	7,250	6,105	1,145
Legal	5,000	19,281	(14,281)
Legal - Covenant Enforcement	3,000	-	3,000
Miscellaneous Expense	6,000	2,574	3,426
Utilities	-	8,931	(8,931)
Contingency	35,407	-	35,407
Emergency reserve	1,043	-	1,043
	<u>100,000</u>	<u>105,141</u>	<u>(5,141)</u>
Excess (deficiency) of revenues over expenditures	(1,953)	3,551	5,504
Fund balance beginning	<u>1,953</u>	<u>1,953</u>	<u>-</u>
Fund balance ending	<u>\$ -</u>	<u>\$ 5,504</u>	<u>\$ 5,504</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, 2018**  
**Capital Projects Fund**  
**See Accountant's Compilation Report**

	<u>Amended Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues</b>			
Developer Advances	\$ 4,247,727	\$ 47,746	\$ (4,199,981)
Transfer From District No. 2	-	-	-
	<u>4,247,727</u>	<u>47,746</u>	<u>(4,199,981)</u>
<b>Expenditures</b>			
Capital Improvements	4,192,500	-	4,192,500
Accounting	7,750	3,148	4,602
Legal	12,000	11,024	976
District Management	9,000	8,055	945
Engineering	28,750	25,057	3,693
Transfer To General Fund	-	-	-
	<u>4,250,000</u>	<u>47,284</u>	<u>4,202,716</u>
Excess (deficiency) of revenues over expenditures	(2,273)	462	2,735
Fund balance beginning	<u>2,273</u>	<u>(4,148)</u>	<u>(6,421)</u>
Fund balance (deficit) ending	<u>\$ -</u>	<u>\$ (3,686)</u>	<u>\$ (3,686)</u>



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**Dazzio & Associates, PC**

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Certified Public Accountants

October 1, 2018

Board of Directors and Management  
PrairieStar Metropolitan District No. 1  
c/o Special District Management Services, Inc.  
141 Union Blvd, Suite 150  
Lakewood, Colorado 80228

We are pleased to confirm our understanding of the services we are to provide PrairieStar Metropolitan District No. 1 (District) for the year ended December 31, 2017. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the District as of and for the year ended December 31, 2017.

We have also been engaged to report on supplementary information that accompanies the District's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

- 1) Capital Projects Fund Budget to Actual Schedule

**Audit Objective**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

8200 South Quebec Street, Suite A3259, Centennial, Colorado 80112  
303-905-0809 • [info@dazziocpa.com](mailto:info@dazziocpa.com)

• Member American Institute of Certified Public Accountants • Member Colorado Society of Certified Public Accountants •

### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Other Services**

We will also prepare the financial statements of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

**Engagement Administration, Fees and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Dazzio & Associates, PC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulatory agency or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Dazzio & Associates, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to a regulatory agency or its designee. The regulatory agency or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Stephen Dazzio is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses will not exceed \$4,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

*Dazzio & Associates, P.C.*

RESPONSE:

This letter correctly sets forth the understanding of PrairieStar Metropolitan District No. 1.

Management signature: *Lisa DeColey*

Title: *District Manager*

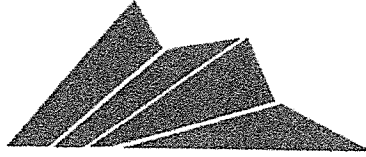
Date: *10/1/18*

Board Member signature: *[Signature]*

Title: *PRESIDENT*

Date: *10/1/2018*





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Dazzio & Associates, PC

---

Certified Public Accountants

October 1, 2018

Board of Directors and Management  
PrairieStar Metropolitan District No. 1  
c/o Special District Management Services, Inc.  
141 Union Blvd, Suite 150  
Lakewood, Colorado 80228

We are pleased to confirm our understanding of the services we are to provide PrairieStar Metropolitan District No. 1 (District) for the year ended December 31, 2018. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the District as of and for the year ended December 31, 2018.

We have also been engaged to report on supplementary information that accompanies the District's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

- 1) Capital Projects Fund Budget to Actual Schedule

**Audit Objective**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole.

Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Directors of the District. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or may withdraw from this engagement.

8200 South Quebec Street, Suite A3259, Centennial, Colorado 80112  
303-905-0809 • info@dazziocpa.com

• Member American Institute of Certified Public Accountants • Member Colorado Society of Certified Public Accountants •

### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include direct confirmation assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Other Services**

We will also prepare the financial statements of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities for financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

**Engagement Administration, Fees and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Dazzio & Associates, PC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a regulatory agency or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Dazzio & Associates, PC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to a regulatory agency or its designee. The regulatory agency or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Stephen Dazzio is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

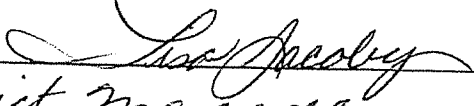
Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses will not exceed \$4,000. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

We appreciate the opportunity to be of service to the District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

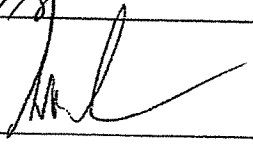
RESPONSE:

This letter correctly sets forth the understanding of PrairieStar Metropolitan District No. 1.

Management signature: 

Title: District Manager

Date: 10/1/18

Board Member signature: 

Title: PRESIDENT

Date: 10/1/2018

RESOLUTION TO AMEND 2017 BUDGET  
PRAIRIESTAR METROPOLITAN DISTRICT NO. 1

WHEREAS, the Board of Directors of the PrairieStar Metropolitan District No. 1 adopted an amended budget and appropriated funds for the fiscal year 2017 as follows:

General Fund	\$	83,995
Debt Service Fund	\$	-0-
Capital Projects Fund	\$	44,000

WHEREAS, the necessity has arisen for additional expenditures in the Capital Projects Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2017; and

WHEREAS, the expenditure of such funds could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the Capital Projects Fund from developer advances.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the PrairieStar Metropolitan District No. 1 shall and hereby does amend the amended Budget for the fiscal year 2017 and adopts a supplemental budget and appropriation for the Capital Projects Fund for the fiscal year 2017, as follows:

Capital Projects Fund	\$	4,300,000
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 27<sup>th</sup> day of March, 2019.

PRAIRIESTAR METROPOLITAN DISTRICT  
NO. 1

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

**PrairieStar Metropolitan District No. 1**  
**Amended Budget**  
**Capital Projects Fund**  
**For the Year ended December 31, 2017**

	Adopted Budget <u>2017</u>	Amended Budget <u>2017</u>
Beginning fund balance	\$ 25,891	\$ 25,891
Revenues:		
Developer advances	-	4,274,109
Miscellaneous	-	-
Total revenues	<u>-</u>	<u>4,274,109</u>
Total funds available	<u>25,891</u>	<u>4,300,000</u>
Expenditures:		
Accounting	4,200	4,200
Legal	6,000	6,000
Management fees	7,200	7,200
Capital improvements	-	4,274,109
Transfer to General Fund	1,491	1,491
Engineering	<u>7,000</u>	<u>7,000</u>
Total expenditures	<u>25,891</u>	<u>4,300,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>

RESOLUTION TO AMEND 2018 BUDGET  
PRAIRIESTAR METROPOLITAN DISTRICT NO. 1

WHEREAS, the Board of Directors of the PrairieStar Metropolitan District No. 1 adopted an amended budget and appropriated funds for the fiscal year 2018 as follows:

General Fund	\$	100,000
Debt Service Fund	\$	-0-
Capital Projects Fund	\$	36,000

WHEREAS, the necessity has arisen for additional expenditures in the Capital Projects Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2018; and

WHEREAS, the expenditure of such funds could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the Capital Projects Fund from developer advance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the PrairieStar Metropolitan District No. 1 shall and hereby does amend the amended Budget for the fiscal year 2018 and adopts a supplemental budget and appropriation for the Capital projects Fund for the fiscal year 2018, as follows:

Capital Projects Fund:	\$	4,2500,000
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 27th day of March, 2019.

PRAIRIESTAR METROPOLITAN DISTRICT  
NO. 1

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



**PrairieStar Metropolitan District No. 1**  
**Amended Budget**  
**Capital Projects Fund**  
**For the Year ended December 31, 2018**

	Adopted Budget <u>2018</u>	Amended Budget <u>2018</u>
Beginning fund balance	\$ -	\$ 2,273
Revenues:		
Developer advances	36,700	4,247,727
Miscellaneous	<u>-</u>	<u>-</u>
Total revenues	<u>36,700</u>	<u>4,247,727</u>
Total funds available	<u>36,700</u>	<u>4,250,000</u>
Expenditures:		
Accounting	8,000	7,750
Legal	6,200	12,000
Management fees	7,500	9,000
Capital improvements	-	4,192,500
Transfer to General Fund	-	-
Engineering	<u>15,000</u>	<u>28,750</u>
Total expenditures	<u>36,700</u>	<u>4,250,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>



Civil Engineering  
Surveying & Geospatial Services  
Water Resources Management  
GIS Services  
Construction Management

**PRAIRIESTAR METROPOLITAN DISTRICT No. 1**  
**ENGINEER'S REPORT and CERTIFICATION #5**

**PREPARED FOR:**

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

**PREPARED BY:**

Manhard Consulting, Ltd.  
7600 East Orchard Road, Suite 150-N  
Greenwood Village, CO 80111

**DATE PREPARED:**

March 27, 2019

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## ENGINEER’S REPORT

### Introduction

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

The District is located within Town of Berthoud, Colorado. The PrairieStar development is approximately 190 acres. This report covers costs related to Public Improvements that were billed from approximately September 2004 to December 2018.

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 2018 to December 2018, are valued at **\$3,176,927.61**.

Table I  
Costs Certified to Date

Certification Number	Date	Total Eligible	Total to Date
<b>R1</b>	<b>March 2, 2016</b>	<b>\$1,942,984.32</b>	<b>\$1,942,984.32</b>
<b>2</b>	<b>March 2, 2016</b>	<b>\$1,503,096.68</b>	<b>\$3,446,081.23</b>
<b>3</b>	<b>March 30, 2017</b>	<b>\$4,213,809.23</b>	<b>\$7,659,890.46</b>
<b>4</b>	<b>Sept. 26, 2018</b>	<b>\$3,843,951.91</b>	<b>\$11,503,842.37</b>
<b>5</b>	<b>March 27, 2019</b>	<b>\$3,176,927.61</b>	<b>\$14,680,769.98</b>

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

### Public Improvements as Authorized by the Service Plan

Manhard reviewed the Service Plan associated with PrairieStar Metropolitan District No. 1 (“Service Plan”); 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. Manhard 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 I - V

### **General Methodology**

Manhard 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**

Manhard 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.

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

On August 12, 2014 Manhard met with the District to discuss the scope of work for construction and cost certification for the project. Site visits were performed periodically throughout construction to verify construction progress. The site visits were to verify general conformance with contract documents and does not guarantee quality or acceptance of Public Improvements. It is assumed that final acceptance of the improvements will be provided by the engineer or record, Town of Berthoud, or another third party.

#### **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 IV and V for a complete listing of documents reviewed, as deemed necessary, by Manhard.

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

Construction quantity take-offs were performed from applicable construction drawings. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs.

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

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Manhard took into consideration the type of construction and the timeframe during which the construction occurred. Manhard 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 Manhard as proofs of payments. Only costs with verified payments were considered for reimbursement.

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

Manhard 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. Included in this certification are construction costs for Filing 3 Phases 3 and 4, Filing 4 Phases 1-4 and the Grand Market and Berthoud Parkway Roundabout.

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. / Manhard Consulting, Ltd. (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 27, 2019 including soft, indirect and hard costs, are valued at an estimated **\$3,176,927.61**. In the opinion of the Independent Consulting Engineer, the above stated estimated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Sincerely,

**Manhard Consulting, Ltd.**



Collin Koranda, P. E.

## APPENDIX A

### Documents Reviewed

#### Service Plan

- PrairieStar Metropolitan District's 1-4 Service Plans. Prepared by McGeady Sisneros, 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.
- 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 3 Phases 3 and 4 Pay Application 5. Dated February 2018.
- Fisher Construction, Inc. Filing 4 Phases 1-4 Pay Applications 1-7. Dated March 2018 – December 2018.
- Coulson Excavating Roundabout – Grand Market & Berthoud Parkway Pay Applications 1-4. Dated September 2018 – December 2018.

For Soft Costs reviewed, refer to Table III.





**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>	\$ 13,060,130.56	\$ 11,043,832.87	84.6%	\$ 11,043,832.87
<b>Soft and Indirect Costs</b>	\$ 8,280,593.45	\$ 3,636,937.11	43.9%	\$ 3,636,937.11
<b>Totals</b>	<b>\$ 21,340,724.01</b>	<b>\$ 14,680,769.79</b>	<b>68.8%</b>	<b>\$ 14,680,769.98</b>

Cost Certification 1				
	Total Cost Paid	District Eligible Costs	Percent District	Developer Reimbursement
<b>Direct Construction Costs</b>	\$ 997,807.83	\$ 924,657.83	92.7%	\$ 924,657.83
<b>Soft and Indirect Costs</b>	\$ 1,403,325.17	\$ 1,018,326.72	72.6%	\$ 1,018,326.72
<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>Direct Construction Costs</b>	\$ 1,392,319.29	\$ 1,305,366.25	93.8%	\$ 1,305,366.25
<b>Soft and Indirect Costs</b>	\$ 383,839.69	\$ 197,730.43	51.5%	\$ 197,730.43
<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>Direct Construction Costs</b>	\$ 3,561,350.21	\$ 3,062,441.36	86.0%	\$ 3,062,441.36
<b>Soft and Indirect Costs</b>	\$ 1,967,042.28	\$ 1,151,367.87	58.5%	\$ 1,151,367.87
<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>Direct Construction Costs</b>	\$ 3,307,654.39	\$ 3,070,791.37	92.8%	\$ 3,070,791.37
<b>Soft and Indirect Costs</b>	\$ 2,014,320.67	\$ 773,160.54	38.4%	\$ 773,160.54
<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>Direct Construction Costs</b>	\$ 3,813,481.88	\$ 2,680,576.06	70.3%	\$ 2,680,576.06
<b>Soft and Indirect Costs</b>	\$ 2,512,065.64	\$ 496,351.55	19.8%	\$ 496,351.55
<b>Totals</b>	<b>\$ 6,325,547.52</b>	<b>\$ 3,176,927.61</b>	<b>50.2%</b>	<b>\$ 3,176,927.61</b>



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

Total Cost Certification Costs to Date			
Total Eligible Construction			
Category		Cost	Category Percentage
Sanitary Sewer	\$	1,437,045.06	13.0%
Storm	\$	979,693.73	8.9%
Street	\$	6,524,316.47	59.1%
Water	\$	2,079,755.70	18.8%
Parks & Rec	\$	23,021.90	0.2%
	\$	<b>11,043,832.87</b>	<b>100.0%</b>

Cost Certification 1 Totals			
Total Eligible Construction			
Category		Cost	Category Percentage
Sanitary Sewer	\$	178,442.27	19.3%
Storm	\$	97,769.12	10.6%
Street	\$	263,772.32	28.5%
Water	\$	384,674.12	41.6%
Parks & Rec	\$	-	0.0%
	\$	<b>924,657.83</b>	<b>100.0%</b>

Cost Certification 2 Totals			
Total Eligible Construction			
Category		Cost	Category Percentage
Sanitary Sewer	\$	153,913.57	11.8%
Storm	\$	56,273.59	4.3%
Street	\$	780,789.13	59.8%
Water	\$	311,037.02	23.8%
Parks & Rec	\$	3,352.94	0.3%
	\$	<b>1,305,366.25</b>	<b>100.0%</b>

Cost Certification 3 Totals			
Total Eligible Construction			
Category		Cost	Category Percentage
Sanitary Sewer	\$	656,495.88	21.4%
Storm	\$	84,010.11	2.7%
Street	\$	1,486,157.75	48.5%
Water	\$	821,630.93	26.8%
Parks & Rec	\$	14,146.70	0.5%
	\$	<b>3,062,441.36</b>	<b>100.0%</b>

Cost Certification 4 Totals			
Total Eligible Construction			
Category		Cost	Category Percentage
Sanitary Sewer	\$	156,158.55	5.1%
Storm	\$	89,395.22	2.9%
Street	\$	2,572,631.59	83.8%
Water	\$	246,355.81	8.0%
Parks & Rec	\$	6,250.19	0.2%
	\$	<b>3,070,791.37</b>	<b>100.0%</b>

Cost Certification 5 Totals			
Total Eligible Construction			
Category		Cost	Category Percentage
Sanitary Sewer	\$	287,392.37	10.7%
Storm	\$	593,856.30	22.2%
Street	\$	1,475,281.39	55.0%
Water	\$	324,045.99	12.1%
Parks & Rec	\$	-	0.0%
	\$	<b>2,680,576.06</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	\$ 458,464.26	12.6%
Storm	\$ 244,912.17	6.7%
Street	\$ 1,770,971.97	48.7%
Water	\$ 740,221.55	20.4%
Parks & Rec	\$ 419,963.27	11.5%
Fire Protection	\$ 2,403.90	0.1%
	<b>\$ 3,636,937.11</b>	<b>100.0%</b>

Cost Certification 1 Totals		
Category	Total Eligible Soft Costs	Category Percentage
Sanitary Sewer	\$ 169,708.28	16.7%
Storm	\$ 101,435.80	10.0%
Street	\$ 373,516.37	36.7%
Water	\$ 355,166.28	34.9%
Parks & Rec	\$ 17,000.00	1.7%
Fire Protection	\$ 1,500.00	0.1%
	<b>\$ 1,018,326.72</b>	<b>100.0%</b>

Cost Certification 2 Totals		
Category	Total Eligible Soft Costs	Category Percentage
Sanitary Sewer	\$ 22,593.65	11.4%
Storm	\$ 8,260.65	0.8%
Street	\$ 119,821.55	11.8%
Water	\$ 45,658.49	4.5%
Parks & Rec	\$ 492.19	0.0%
Fire Protection	\$ 903.90	0.1%
	<b>\$ 197,730.43</b>	<b>28.6%</b>

Cost Certification 3 Totals		
Category	Total Eligible Soft Costs	Category Percentage
Sanitary Sewer	\$ 190,728.63	16.6%
Storm	\$ 26,892.31	2.3%
Street	\$ 469,722.02	40.8%
Water	\$ 238,704.53	20.7%
Parks & Rec	\$ 225,320.38	19.6%
	<b>\$ 1,151,367.87</b>	<b>100.0%</b>

Cost Certification 4 Totals		
Category	Total Eligible Soft Costs	Category Percentage
Sanitary Sewer	\$ 32,847.72	4.2%
Storm	\$ 19,499.15	2.5%
Street	\$ 583,309.98	75.4%
Water	\$ 52,780.62	6.8%
Parks & Rec	\$ 84,723.06	11.0%
Fire Protection	\$ -	0.0%
	<b>\$ 773,160.54</b>	<b>100.0%</b>

Cost Certification 5 Totals		
Category	Total Eligible Soft Costs	Category Percentage
Sanitary Sewer	\$ 42,585.98	5.5%
Storm	\$ 88,824.27	11.5%
Street	\$ 224,602.06	29.0%
Water	\$ 47,911.63	6.2%
Parks & Rec	\$ 92,427.63	12.0%
	<b>\$ 496,351.55</b>	<b>64.2%</b>



PrairieStar Metropolitan District  
Construction Cost Detail  
Table V

Contract Values					Payments Made				Eligibility						Submitted Invoices				
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage 5%	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Non-District	Developer Reimbursement	Certification Number 5 Totals	Total Certification Number 5 Totals	Pay App Number	Pay App Date	Cost Certification 5	Cert 5 Ret
<b>Filing 3 - Phases 3 &amp; 4</b>																			
Phase 3																			
<b>EARTHWORK</b>																			
Earthwork Mobilization	1	EA	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	100%	\$ 325.00	\$ 6,175.00	Multiple	47%	\$ 2,878.38	53%	\$ 2,878.38	\$0.00	\$0.00				
Strip 4" Top Soil to Stock Pile	14		\$ 820.00	\$ 11,480.00	\$ 11,480.00	100%	\$ 574.00	\$ 10,906.00	Multiple	47%	\$ 5,083.67	53%	\$ 5,083.67	\$0.00	\$0.00				
Detension pond cut	5635	CY	\$ 2.95	\$ 16,623.25	\$ 16,623.00	100%	\$ 831.15	\$ 15,791.85	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$0.00				
Subsoil Cut	16100	CY	\$ 2.95	\$ 47,495.00	\$ 47,495.00	100%	\$ 2,374.75	\$ 45,120.25	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$0.00				
Subsoil Fill	47826	CY	\$ 2.95	\$ 141,086.70	\$ 141,087.00	100%	\$ 7,054.35	\$ 134,032.65	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$0.00				
Subgrade Prep - Concrete Walks	15990		\$ 1.95	\$ 31,180.50	\$ 31,180.00	100%	\$ 1,559.00	\$ 29,621.00	Street	100%	\$ 29,621.00	0%	\$ 29,621.00	-\$0.95	-\$0.95			\$ (1.00)	
Subgrade Prep - Concrete Pan	340		\$ 1.25	\$ 425.00	\$ 425.00	100%	\$ 21.25	\$ 403.75	Street	100%	\$ 403.75	0%	\$ 403.75	\$0.00	\$0.00				
Subgrad Prep - HC Ramps	7	Ea	\$ 150.00	\$ 1,050.00	\$ 1,050.00	100%	\$ 52.50	\$ 997.50	Street	100%	\$ 997.50	0%	\$ 997.50	\$0.00	\$0.00				
Rip Rap Apron	1	EA	\$ 2,448.00	\$ 2,448.00	\$ 2,448.00	100%	\$ 122.40	\$ 2,325.60	Storm	100%	\$ 2,325.60	0%	\$ 2,325.60	\$2,325.60	\$2,325.60			\$ 2,448.00	
10' Type R Inlet	1	EA	\$ 7,600.00	\$ 7,600.00	\$ 7,600.00	100%	\$ 380.00	\$ 7,220.00	Storm	100%	\$ 7,220.00	0%	\$ 7,220.00	\$0.00	\$0.00				
RCP FES	1	EA	\$ 871.00	\$ 871.00	\$ 871.00	100%	\$ 43.55	\$ 827.45	Storm	100%	\$ 827.45	0%	\$ 827.45	\$0.00	\$0.00				
RCP	56	LF	\$ 58.00	\$ 3,248.00	\$ 3,248.00	100%	\$ 162.40	\$ 3,085.60	Storm	100%	\$ 3,085.60	0%	\$ 3,085.60	\$0.00	\$0.00				
Phase 4																			
<b>FINAL EROSION CONTROL</b>																			
Spread 4" Topsoil - Fine Grade	3890	CY	\$ 0.75	\$ 2,917.50	\$ 2,919.00	100%	\$ 145.95	\$ 2,773.05	Street	100%	\$ 2,773.05	0%	\$ 2,773.05	\$0.95	\$0.95			\$ 1.00	
Permanent Seeding Landscape Areas			\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00				
<b>STORM SEWER</b>																			
Rip Rap Apron	1	LS	\$ 5,304.00	\$ 5,304.00	\$ 5,304.00	100%	\$ 265.20	\$ 5,038.80	Street	100%	\$ 5,038.80	0%	\$ 5,038.80	\$5,038.80	\$5,038.80			\$ 5,304.00	
5' Type R Inlet	3	EA	\$ 4,600.00	\$ 13,800.00	\$ 13,800.00	100%	\$ 690.00	\$ 13,110.00	Street	100%	\$ 13,110.00	0%	\$ 13,110.00	\$0.00	\$0.00				
RCP FES	1	EA	\$ 2,690.00	\$ 2,690.00	\$ 2,690.00	100%	\$ 134.50	\$ 2,555.50	Street	100%	\$ 2,555.50	0%	\$ 2,555.50	\$0.00	\$0.00				
RCP	496	LF	\$ 62.44	\$ 30,970.24	\$ 30,970.00	100%	\$ 1,548.50	\$ 29,421.50	Street	100%	\$ 29,421.50	0%	\$ 29,421.50	\$0.00	\$0.00				
<b>MISCELLANEOUS</b>																			
Waste Management	2	EA	\$ 600.00	\$ 1,200.00	\$ 1,200.00	100%	\$ 60.00	\$ 1,140.00	Multiple	100%	\$ 1,140.00	0%	\$ 1,140.00	\$0.00	\$0.00				
Temporary Sanitary Facilities	3	EA	\$ 200.00	\$ 600.00	\$ 600.00	100%	\$ 30.00	\$ 570.00	Multiple	100%	\$ 570.00	0%	\$ 570.00	\$0.00	\$0.00				
Builder's Risk Insurance - Allowance	0	LS	\$ 3,803.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	100%	\$ -	0%	\$ -	\$0.00	\$0.00				
SWMP Plan / Inspections	3	EA	\$ 500.00	\$ 1,500.00	\$ 1,500.00	100%	\$ 75.00	\$ 1,425.00	Multiple	100%	\$ 1,425.00	0%	\$ 1,425.00	\$0.00	\$0.00				
Office	0	EA	\$ 400.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	100%	\$ -	0%	\$ -	\$0.00	\$0.00				
Temp Utilities	0	EA	\$ 250.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	100%	\$ -	0%	\$ -	\$0.00	\$0.00				
Project Management	3	EA	\$ 6,500.00	\$ 19,500.00	\$ 19,500.00	100%	\$ 975.00	\$ 18,525.00	Multiple	100%	\$ 18,525.00	0%	\$ 18,525.00	\$0.00	\$0.00				
Office Administration	3	EA	\$ 1,200.00	\$ 3,600.00	\$ 3,600.00	100%	\$ 180.00	\$ 3,420.00	Multiple	100%	\$ 3,420.00	0%	\$ 3,420.00	\$0.00	\$0.00				
Traffic Control - Allowance	0	LS	\$ 5,000.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	100%	\$ -	0%	\$ -	\$0.00	\$0.00				
Permits / Fees - Allowance	0	LS	\$ 5,000.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	100%	\$ -	0%	\$ -	\$0.00	\$0.00				
Warranty Bond - Allowance	0	LS	\$ 2,500.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	100%	\$ -	0%	\$ -	\$0.00	\$0.00				
Subcontractor Bonding	0	LS	\$ 3,676.00	\$ -	\$ -	#DIV/0!	\$ -	\$ -	Multiple	100%	\$ -	0%	\$ -	\$0.00	\$0.00				
Phase 5 Earthwork	1	LS	\$ 259,442.00	\$ 259,442.00	\$ 259,442.00	100%	\$ 12,972.10	\$ 246,469.90	Multiple	100%	\$ 246,469.90	0%	\$ 246,469.90	\$0.00	\$0.00				
Dry Utility Sleeves	3500	LF	\$ 8.07	\$ 28,245.00	\$ 27,130.00	202%	\$ 2,856.50	\$ 54,273.50	Multiple	100%	\$ 54,273.50	0%	\$ 54,273.50	\$0.00	\$0.00				
Additional water services	3	EA	\$ 930.00	\$ 2,790.00	\$ 2,790.00	100%	\$ 139.50	\$ 2,650.50	Multiple	100%	\$ 2,650.50	0%	\$ 2,650.50	\$0.00	\$0.00				
Winter protection	1	LS	\$ 13,305.00	\$ 13,305.00	\$ 13,305.00	100%	\$ 665.25	\$ 12,639.75	Street	100%	\$ 12,639.75	0%	\$ 12,639.75	\$0.00	\$0.00				
Striping and signage deduct	1	LS	\$ (2,315.00)	\$ (2,315.00)	\$ (2,315.00)	100%	\$ (115.75)	\$ (2,199.25)	Street	100%	\$ (2,199.25)	0%	\$ (2,199.25)	\$0.00	\$0.00				
Delete Riprap	1	LS	\$ (7,752.00)	\$ (7,752.00)	\$ (7,752.00)	100%	\$ (387.60)	\$ (7,364.40)	Multiple	100%	\$ (7,364.40)	0%	\$ (7,364.40)	-\$7,364.40	-\$7,364.40			\$ (7,752.00)	
Add Wagon Bend Blowoff	1	LS	\$ 5,340.00	\$ 5,340.00	\$ 5,340.00	100%	\$ 267.00	\$ 5,073.00	Multiple	100%	\$ 5,073.00	0%	\$ 5,073.00	\$5,073.00	\$5,073.00			\$ 5,340.00	
Contracts	1	LS	\$ 175,514.78	\$ 175,514.78	\$ 178,534.00	102%	\$ 8,926.70	\$ 169,607.30	Multiple	100%	\$ 169,607.30	0%	\$ 169,607.30	\$1,526.65	\$1,526.65			\$ 1,607.00	
<b>Fischer Total</b>			<b>\$ 2,527,079.82</b>	<b>\$ 2,527,079.82</b>	<b>\$ 2,558,986.00</b>		<b>\$ 127,949.30</b>	<b>\$ 2,431,036.70</b>			<b>\$ 2,202,870.27</b>		<b>\$ 2,202,870.27</b>	<b>\$6,599.65</b>	<b>\$6,599.65</b>	<b>Invoice Total</b>	<b>\$ 6,947.00</b>	<b>\$ -</b>	<b>\$ -</b>
																<b>Less 5% Retainage</b>	<b>\$ 6,599.65</b>	<b>\$ -</b>	<b>\$ -</b>
																<b>Check Number</b>			
																<b>Check Date</b>			
																<b>Check Amount</b>			
																<b>Check Clear Date</b>			
<b>Filing 4, Phase 1</b>																			
<b>INITIAL EROSION CONTROL</b>																			
Tracking control pad	1	ls	\$ 1,650.00	\$ 1,650.00	\$ 1,650.00	100%	\$ 82.50	\$ 1,567.50	Multiple	34%	\$ 537.07	66%	\$ 537.07	\$565.34	\$1,650.00	Pay App 1	5/8/2018	2 3 - RET	6/18/2018
<b>INTERIM EROSION CONTROL</b>																			
Concrete Wash Out	1	EA	\$ 1,000.00	\$ 1,000.00	\$0.00	0%	\$ -	\$ -	Multiple	34%	\$ -	66%	\$ -	\$0.00	\$0.00			\$0.00	
Erosion Control/Complete	3	EA	\$ 1,650.00	\$ 4,950.00	\$1,650.00	33%	\$ 82.50	\$ 1,567.50	Multiple	34%	\$ 537.07	66%	\$ 537.07	\$565.34	\$1,650.00			\$ 1,650.00	
Inlet Protection	4	EA	\$ 220.00	\$ 880.00	\$0.00	0%	\$ -	\$ -	Multiple	34%	\$ -	66%	\$ -	\$0.00	\$0.00			\$ -	
<b>FINAL EROSION CONTROL</b>																			
Spread 4" Topsoil - Fine Grade	3674		\$ 0.75	\$ 2,755.50	\$2,756.00	100%	\$ 137.80	\$ 2,618.20	Multiple	34%	\$ 897.07	66%	\$ 897.07	\$944.29	\$2,756.00			\$1,500.00	\$1,256.00
Permanent Seeding Landscape Areas	0		\$ -	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Parks & Rec	100%	\$ -	0%	\$ -	\$0.00	\$0.00			\$ -	\$ -
<b>EARTHWORK</b>																			
Earthwork Mobilization	1	EA	\$ 6,500.00	\$ 6,500.00	\$6,500.00	100%	\$ 325.00	\$ 6,175.00	Multiple	34%	\$ 2,115.74	66%	\$ 2,115.74	\$2,227.09	\$6,500.00			\$6,500.00	\$ 325.00
PH1 Cut	23690	EA	\$ 3.00	\$ 71,070.00	\$71,070.00	100%	\$ 3,553.50	\$ 67,516.50	Multiple	34%	\$ 23,133.15	66%	\$ 23,133.15	\$24,350.69	\$71,070.00			\$71,070.00	\$ 3,553.50
PH1 Fill	205	EA	\$ 3.00	\$ 615.00	\$615.00	100%	\$ 30.75	\$ 584.25	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$615.00			\$615.00	\$ 30.75
PH2 Cut	16905	EA	\$ 3.00	\$ 50,715.00	\$50,715.00	100%	\$ 2,535.75	\$ 48,179.25	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$50,715.00			\$50,715.00	\$ 2,535.75
PH2 Fill	1550	EA	\$ 3.00	\$ 4,650.00	\$4,650.00	100%	\$ 232.50	\$ 4,417.50	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$4,650.00			\$4,650.00	\$ 232.50
PH3 Cut	1900	EA	\$ 3.00	\$ 5,700.00	\$5,700.00	100%	\$ 285.00	\$ 5,415.00	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$5,700.00			\$5,700.00	\$ 285.00
PH3 Fill	3400	EA	\$ 3.00	\$ 10,200.00	\$10,200.00	100%	\$ 510.00	\$ 9,690.00	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$10,200.00			\$10,200.00	\$ 510.00
PH4 Cut	11845	EA	\$ 3.00	\$ 35,535.00	\$35,535.00	100%	\$ 1,776.75	\$ 33,758.25	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$35,535.00			\$35,535.00	\$ 1,776.75
PH4 Fill	5470	EA	\$ 3.00	\$ 16,410.00	\$16,410.00	100%	\$ 820.50	\$ 15,589.50	Non-District	0%	\$ -	100%	\$ -	\$0.00	\$16,410.00			\$16,410.00	\$ 820.50
PH5 Cut	10850	EA	\$ 3.00	\$ 32,550.00	\$32,550.00	100%	\$ 1,627.50	\$ 30,922.50	Non-District										



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

Work Description	Contract Values				Payments Made				Eligibility						Submitted Invoices		
	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage 5%	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Non-District	Developer Reimbursement	Certification Number 5 Totals	Total Certification Number 5 Totals	Cost Certification 5	Cert 5 Ret
Subgrade prep HC Ramps	9 EA		\$ 150.00	\$ 1,350.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00		\$ -
Subgrade prep 30" C&G	121 LF		\$ 3.00	\$ 363.00	\$363.00	100%	\$ 18.15	\$ 344.85	Street	100%	\$ 344.85	0%	\$ 344.85	\$363.00	\$363.00	\$363.00	\$ 18.15
Subgrad Prep - 18" C&G	26 LF		\$ 3.00	\$ 78.00	\$78.00	100%	\$ 3.90	\$ 74.10	Street	100%	\$ 74.10	0%	\$ 74.10	\$78.00	\$78.00	\$78.00	\$ 3.90
Subgrade prep concrete pan	62 LF		\$ 4.00	\$ 248.00	\$248.00	100%	\$ 12.40	\$ 235.60	Street	100%	\$ 235.60	0%	\$ 235.60	\$248.00	\$248.00	\$248.00	\$ 12.40
<b>SANITARY SEWER</b>																	
Utility Mobilization	1 EA		\$ 1,750.00	\$ 1,750.00	\$1,750.00	100%	\$ 87.50	\$ 1,662.50	Sanitary Sewer	100%	\$ 1,662.50	0%	\$ 1,662.50	\$1,750.00	\$1,750.00	\$1,750.00	\$ 87.50
12" SDR35 Sanitary Sewer PVC	224 LF		\$ 60.00	\$ 13,440.00	\$0.00	0%	\$ -	\$ -	Sanitary Sewer	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$13,440.00	\$ -
8" SDR 35 Sanitary Sewer PVC	42 LF		\$ 46.50	\$ 1,953.00	\$0.00	0%	\$ -	\$ -	Sanitary Sewer	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$1,953.00	\$ -
4" Dia. San. Sewer MH	1 EA		\$ 4,380.00	\$ 4,380.00	\$4,380.00	100%	\$ 219.00	\$ 4,161.00	Sanitary Sewer	100%	\$ 4,161.00	0%	\$ 4,161.00	\$4,380.00	\$4,380.00	\$35,040.00	\$ -30,660.00
4" SDR 35 Sanitary Sewer Services	8 EA		\$ 1,450.00	\$ 11,600.00	\$11,600.00	100%	\$ 580.00	\$ 11,020.00	Sanitary Sewer	65%	\$ 7,163.00	35%	\$ 7,163.00	\$7,540.00	\$11,600.00	\$11,600.00	\$ 580.00
TV, Jet Main Lines/Air Test	1 LS		\$ 3,750.00	\$ 3,750.00	\$0.00	0%	\$ -	\$ -	Sanitary Sewer	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$3,750.00	\$ -3,750.00
<b>WATER</b>																	
8" C900 PVC	900 LF		\$ 32.00	\$ 28,800.00	\$28,800.00	100%	\$ 1,440.00	\$ 27,360.00	Water	100%	\$ 27,360.00	0%	\$ 27,360.00	\$28,800.00	\$28,800.00	\$28,800.00	\$ 1,440.00
8" GV w/ Box	3 EA		\$ 1,600.00	\$ 4,800.00	\$4,800.00	100%	\$ 240.00	\$ 4,560.00	Water	100%	\$ 4,560.00	0%	\$ 4,560.00	\$4,800.00	\$4,800.00	\$4,800.00	\$ 240.00
8" MJ Bends	1 EA		\$ 1,326.00	\$ 1,326.00	\$1,326.00	100%	\$ 66.30	\$ 1,259.70	Water	100%	\$ 1,259.70	0%	\$ 1,259.70	\$1,326.00	\$1,326.00	\$1,326.00	\$ 66.30
8" Plug & Blowoff	3 EA		\$ 1,657.33	\$ 4,971.99	\$4,971.99	100%	\$ 248.60	\$ 4,723.39	Water	100%	\$ 4,723.39	0%	\$ 4,723.39	\$4,971.99	\$4,971.99	\$4,971.99	\$ 248.60
Water Lowering	2 EA		\$ 2,709.50	\$ 5,419.00	\$5,419.00	100%	\$ 270.95	\$ 5,148.05	Water	100%	\$ 5,148.05	0%	\$ 5,148.05	\$5,419.00	\$5,419.00	\$5,419.00	\$ 270.95
Fire Hydrant Assembly	3 EA		\$ 6,154.00	\$ 18,462.00	\$18,462.00	100%	\$ 923.10	\$ 17,538.90	Water	100%	\$ 17,538.90	0%	\$ 17,538.90	\$18,462.00	\$18,462.00	\$18,462.00	\$ 923.10
Connect to Existing	2 EA		\$ 1,000.00	\$ 2,000.00	\$2,000.00	100%	\$ 100.00	\$ 1,900.00	Water	100%	\$ 1,900.00	0%	\$ 1,900.00	\$2,000.00	\$2,000.00	\$2,000.00	\$ 100.00
Tie in after Testing	2 EA		\$ 1,000.00	\$ 2,000.00	\$2,000.00	100%	\$ 100.00	\$ 1,900.00	Water	100%	\$ 1,900.00	0%	\$ 1,900.00	\$2,000.00	\$2,000.00	\$2,000.00	\$ 100.00
Testing	1 LS		\$ 1,750.00	\$ 1,750.00	\$1,750.00	100%	\$ 87.50	\$ 1,662.50	Water	100%	\$ 1,662.50	0%	\$ 1,662.50	\$1,750.00	\$1,750.00	\$1,750.00	\$ 87.50
<b>WATER SERVICES</b>																	
Water services	17 EA		\$ 1,018.82	\$ 17,319.94	\$17,320.00	100%	\$ 866.00	\$ 16,454.00	Water	100%	\$ 16,454.00	0%	\$ 16,454.00	\$17,320.00	\$17,320.00	\$17,320.00	\$ 866.00
<b>STORM SEWER</b>																	
Rip Rap Apron	2 EA		\$ 2,965.50	\$ 5,931.00	\$5,931.00	100%	\$ 296.55	\$ 5,634.45	Storm	100%	\$ 5,634.45	0%	\$ 5,634.45	\$5,931.00	\$5,931.00	\$0.00	\$ 296.55
5' Type R Inlet	2 EA		\$ 4,546.00	\$ 9,092.00	\$9,092.00	100%	\$ 454.60	\$ 8,637.40	Storm	100%	\$ 8,637.40	0%	\$ 8,637.40	\$9,092.00	\$9,092.00	\$9,092.00	\$ 454.60
10' Type R Inlet	2 EA		\$ 7,300.00	\$ 14,600.00	\$14,600.00	100%	\$ 730.00	\$ 13,870.00	Storm	100%	\$ 13,870.00	0%	\$ 13,870.00	\$14,600.00	\$14,600.00	\$14,600.00	\$ 730.00
RCP FES 18"	1 EA		\$ 894.00	\$ 894.00	\$894.00	100%	\$ 44.70	\$ 849.30	Storm	100%	\$ 849.30	0%	\$ 849.30	\$894.00	\$894.00	\$894.00	\$ 44.70
RCP FES 36"	1 EA		\$ 1,810.00	\$ 1,810.00	\$1,810.00	100%	\$ 90.50	\$ 1,719.50	Storm	100%	\$ 1,719.50	0%	\$ 1,719.50	\$1,810.00	\$1,810.00	\$1,810.00	\$ 90.50
RCP FES 24"	1 EA		\$ 110.00	\$ 110.00	\$110.00	100%	\$ 5.50	\$ 104.50	Storm	100%	\$ 104.50	0%	\$ 104.50	\$110.00	\$110.00	\$110.00	\$ 5.50
RCP 18"	144 LF		\$ 56.86	\$ 8,187.84	\$8,188.00	100%	\$ 409.40	\$ 7,778.60	Storm	100%	\$ 7,778.60	0%	\$ 7,778.60	\$8,188.00	\$8,188.00	\$8,188.00	\$ 409.40
RCP 24"	72 LF		\$ 71.12	\$ 5,121.00	\$5,121.00	100%	\$ 256.05	\$ 4,864.95	Storm	100%	\$ 4,864.95	0%	\$ 4,864.95	\$5,121.00	\$5,121.00	\$5,121.00	\$ 256.05
RCP 30"	232 LF		\$ 94.97	\$ 22,033.04	\$22,033.00	100%	\$ 1,101.65	\$ 20,931.35	Storm	100%	\$ 20,931.35	0%	\$ 20,931.35	\$22,033.00	\$22,033.00	\$22,033.00	\$ 1,101.65
RCP 36"	176 LF		\$ 121.31	\$ 21,350.56	\$21,351.00	100%	\$ 1,067.55	\$ 20,283.45	Storm	100%	\$ 20,283.45	0%	\$ 20,283.45	\$21,351.00	\$21,351.00	\$21,351.00	\$ 1,067.55
Storm Manhole 72"	2 EA		\$ 4,505.00	\$ 9,010.00	\$9,010.00	100%	\$ 450.50	\$ 8,559.50	Storm	100%	\$ 8,559.50	0%	\$ 8,559.50	\$9,010.00	\$9,010.00	\$9,010.00	\$ 450.50
Storm Manhole 60"	1 EA		\$ 3,312.00	\$ 3,312.00	\$3,312.00	100%	\$ 165.60	\$ 3,146.40	Storm	100%	\$ 3,146.40	0%	\$ 3,146.40	\$3,312.00	\$3,312.00	\$3,312.00	\$ 165.60
<b>CONCRETE FLATWORK</b>																	
6'-6" Mono Curb & Gutter - Mountable	645 LF		\$ 39.60	\$ 25,542.00	\$18,493.00	72%	\$ 924.65	\$ 17,568.35	Street	100%	\$ 17,568.35	0%	\$ 17,568.35	\$18,493.00	\$18,493.00	\$18,493.00	\$ 924.65
Curb and Gutter 18"	160 LF		\$ 19.80	\$ 3,168.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$ -
C&G 30"	440 LF		\$ 22.00	\$ 9,680.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$ -
C&G 31" RO	615 LF		\$ 23.10	\$ 14,206.50	\$18,157.00	128%	\$ 907.85	\$ 17,249.15	Street	100%	\$ 17,249.15	0%	\$ 17,249.15	\$18,157.00	\$18,157.00	\$18,157.00	\$ 907.85
20' Square Radius	1 EA		\$ 1,650.00	\$ 1,650.00	\$1,650.00	100%	\$ 82.50	\$ 1,567.50	Street	100%	\$ 1,567.50	0%	\$ 1,567.50	\$1,650.00	\$1,650.00	\$1,650.00	\$ 82.50
20' Round Radius	2 EA		\$ 1,100.00	\$ 2,200.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$ -
HC Ramps	9 EA		\$ 1,210.00	\$ 10,890.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$ -
Cross Pan	200 SF		\$ 7.15	\$ 1,430.00	\$1,502.00	105%	\$ 75.10	\$ 1,426.90	Street	100%	\$ 1,426.90	0%	\$ 1,426.90	\$1,502.00	\$1,502.00	\$1,502.00	\$ 75.10
Mobilization for Concrete	1 LS		\$ 2,750.00	\$ 2,750.00	\$2,750.00	100%	\$ 137.50	\$ 2,612.50	Street	100%	\$ 2,612.50	0%	\$ 2,612.50	\$2,750.00	\$2,750.00	\$2,750.00	\$ 137.50
<b>ASPHALT PAVING</b>																	
Paving Mobilization	1 LS		\$ 2,500.00	\$ 2,500.00	\$2,500.00	100%	\$ 125.00	\$ 2,375.00	Street	100%	\$ 2,375.00	0%	\$ 2,375.00	\$2,500.00	\$2,500.00	\$2,500.00	\$ 125.00
Fly Ash Stabilization - 12"	4170 SY		\$ 11.50	\$ 47,955.00	\$34,615.00	72%	\$ 1,730.75	\$ 32,884.25	Street	100%	\$ 32,884.25	0%	\$ 32,884.25	\$34,615.00	\$34,615.00	\$34,615.00	\$ 1,730.75
Sub-grade Prep	4170 SY		\$ 1.50	\$ 6,255.00	\$4,515.00	72%	\$ 225.75	\$ 4,289.25	Street	100%	\$ 4,289.25	0%	\$ 4,289.25	\$4,515.00	\$4,515.00	\$4,515.00	\$ 225.75
Asphalt Paving, 4" Thick Interior Streets	3315 SY		\$ 15.63	\$ 51,813.45	\$35,511.00	69%	\$ 1,775.55	\$ 33,735.45	Street	100%	\$ 33,735.45	0%	\$ 33,735.45	\$35,511.00	\$35,511.00	\$35,511.00	\$ 1,775.55
6" CL 5 Aggregate Base Course	4878 SY		\$ 8.19	\$ 39,950.82	\$24,652.00	62%	\$ 1,232.60	\$ 23,419.40	Street	100%	\$ 23,419.40	0%	\$ 23,419.40	\$24,652.00	\$24,652.00	\$24,652.00	\$ 1,232.60
Adjust MH	5 EA		\$ 500.00	\$ 2,500.00	\$2,000.00	80%	\$ 100.00	\$ 1,900.00	Street	100%	\$ 1,900.00	0%	\$ 1,900.00	\$2,000.00	\$2,000.00	\$2,000.00	\$ 100.00
Adjust Water Valve Boxes	4 EA		\$ 250.00	\$ 1,000.00	\$750.00	75%	\$ 37.50	\$ 712.50	Street	100%	\$ 712.50	0%	\$ 712.50	\$750.00	\$750.00	\$750.00	\$ 37.50
Pavement Striping	1 LS		\$ 4,000.00	\$ 4,000.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$ -
<b>Pond B Storm Sewer</b>																	
Mobilization	1 LS		\$ 2,000.00	\$ 2,000.00	\$2,000.00	100%	\$ 100.00	\$ 1,900.00	Storm	100%	\$ 1,900.00	0%	\$ 1,900.00	\$2,000.00	\$2,000.00	\$2,000.00	\$ 100.00
RCP 18"	32 LF		\$ 48.00	\$ 1,536.00	\$1,536.00	100%	\$ 76.80	\$ 1,459.20	Storm	100%	\$ 1,459.20	0%	\$ 1,459.20	\$1,536.00	\$1,536.00	\$1,536.00	\$ 76.80
RCP 30"	1416 LF		\$ 79.00	\$ 111,864.00	\$111,864.00	100%	\$ 5,593.20	\$ 106,270.80	Storm	100%	\$ 106,270.80	0%	\$ 106,270.80	\$111,864.00	\$111,864.00	\$111,864.00	\$ 5,593.20
RCP 42"	186 LF		\$ 62.00	\$ 11,532.00	\$11,532.00	100%	\$ 576.60	\$ 10,955.40	Storm	100%	\$ 10,955.40	0%	\$ 10,955.40	\$11,532.00	\$11,532.00	\$11,532.00	\$ 576.60
RCP FES 42" Existing	1 EA		\$ 750.00	\$ 750.00	\$750.00	100%	\$ 37.50	\$ 712.50	Storm	100%	\$ 712.50	0%	\$ 712.50	\$750.00	\$750.00	\$750.00	\$ 37.50
RCP FES 18"	1 EA		\$ 350.00	\$ 350.00	\$350.00	100%	\$ 17.50	\$ 332.50	Storm	100%	\$ 332.50	0%	\$ 332.50	\$350.00	\$350.00	\$350.00	\$ 17.50
RCP FES 30"	1 EA		\$ 200.00	\$ 200.00	\$200.00	100%	\$ 10.00	\$ 190.00	Storm	100%	\$ 190.00	0%	\$ 190.00	\$200.00	\$200.00	\$200.00	\$ 10.00</



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

Contract Values				Payments Made				Eligibility						Submitted Invoices			
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage 5%	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Non-District	Developer Reimbursement	Certification Number 5 Totals	Total Certification Number 5 Totals	Cost Certification 5	Cert 5 Ret
<b>Phases 2/3</b>																	
<b>INITIAL EROSION CONTROL</b>																	
Tracking control pad	1	ls	\$ 1,650.00	\$ 1,650.00	\$1,650.00	100%	\$ 82.50	\$ 1,567.50	Multiple	34%	\$ 537.07	66%	\$ 537.07	\$537.07	\$1,567.50	\$1,650.00	
<b>INTERIM EROSION CONTROL</b>																	
Concrete Wash Out	1	EA	\$ 1,000.00	\$ 1,000.00	\$0.00	0%	\$ -	\$ -	Multiple	34%	\$ -	66%	\$ -	\$0.00	\$0.00		
Erosion Control/Complete Inlet Protection	2	EA	\$ 1,650.00	\$ 3,300.00	\$1,650.00	50%	\$ 82.50	\$ 1,567.50	Multiple	34%	\$ 537.07	66%	\$ 537.07	\$537.07	\$1,567.50	\$1,650.00	
	0	EA	\$ 220.00	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Multiple	34%	\$ -	66%	\$ -	\$0.00	\$0.00		
<b>FINAL EROSION CONTROL</b>																	
Spread 4" Topsoil - Fine Grade	2100	SF	\$ 0.75	\$ 1,575.00	\$1,575.00	100%	\$ 78.75	\$ 1,496.25	Multiple	34%	\$ 512.66	66%	\$ 512.66	\$512.66	\$1,496.25	\$1,575.00	
Permanent Seeding Landscape Areas	0		\$ -	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Parks & Rec	100%	\$ -	0%	\$ -	\$0.00	\$0.00		
														\$0.00	\$0.00		
<b>EARTHWORK</b>																	
Subgrade prep sidewalks	0	EA	\$ 4.00	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00		
Subgrade prep 31" RO Curb	683	EA	\$ 4.00	\$ 2,732.00	\$2,732.00	100%	\$ 136.60	\$ 2,595.40	Street	100%	\$ 2,595.40	0%	\$ 2,595.40	\$2,595.40	\$2,732.00	\$2,732.00	
Subgrade prep 4" Sidewalk	0	EA	\$ 3.00	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00		
Subgrade prep HC Ramps	0	EA	\$ 150.00	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00		
Subgrade prep 30" C&G	318	LF	\$ 3.00	\$ 954.00	\$954.00	100%	\$ 47.70	\$ 906.30	Street	100%	\$ 906.30	0%	\$ 906.30	\$906.30	\$954.00	\$954.00	
Subgrad Prep - 18" C&G	31	LF	\$ 3.00	\$ 93.00	\$93.00	100%	\$ 4.65	\$ 88.35	Street	100%	\$ 88.35	0%	\$ 88.35	\$88.35	\$93.00	\$93.00	
Subgrade prep concrete pan	41	LF	\$ 4.00	\$ 164.00	\$164.00	100%	\$ 8.20	\$ 155.80	Street	100%	\$ 155.80	0%	\$ 155.80	\$155.80	\$164.00	\$164.00	
Subgrade Prep - Band at alley	160	LF	\$ 3.00	\$ 480.00	\$480.00	100%	\$ 24.00	\$ 456.00	Street	100%	\$ 456.00	0%	\$ 456.00	\$456.00	\$480.00	\$480.00	
Subgrade Prep - Curb Channel	3	LF	\$ 3.00	\$ 9.00	\$9.00	100%	\$ 0.45	\$ 8.55	Street	100%	\$ 8.55	0%	\$ 8.55	\$8.55	\$9.00	\$9.00	
Subgrade Prep - Drive Approach	37	LF	\$ 4.00	\$ 148.00	\$148.00	100%	\$ 7.40	\$ 140.60	Street	100%	\$ 140.60	0%	\$ 140.60	\$140.60	\$148.00	\$148.00	
<b>SANITARY SEWER</b>																	
Utility Mobilization	1	EA	\$ 1,750.00	\$ 1,750.00	\$1,750.00	100%	\$ 87.50	\$ 1,662.50	Sanitary Sewer	100%	\$ 1,662.50	0%	\$ 1,662.50	\$1,662.50	\$1,662.50	\$1,750.00	\$0.00
12" SDR35 Sanitary Sewer PVC	854	LF	\$ 60.00	\$ 51,240.00	\$51,240.00	100%	\$ 2,562.00	\$ 48,678.00	Sanitary Sewer	100%	\$ 48,678.00	0%	\$ 48,678.00	\$48,678.00	\$48,678.00	\$51,240.00	\$0.00
8" SDR 35 Sanitary Sewer PVC	1722	LF	\$ 46.50	\$ 80,073.00	\$80,073.00	100%	\$ 4,003.65	\$ 76,069.35	Sanitary Sewer	100%	\$ 76,069.35	0%	\$ 76,069.35	\$76,069.35	\$76,069.35	\$80,073.00	\$0.00
4" Dia. San. Sewer MH	1	EA	\$ 4,380.00	\$ 4,380.00	\$4,380.00	100%	\$ 219.00	\$ 4,161.00	Sanitary Sewer	100%	\$ 4,161.00	0%	\$ 4,161.00	\$4,161.00	\$4,161.00	\$0.00	\$4,380.00
4" SDR 35 Sanitary Sewer Services	73	EA	\$ 1,450.00	\$ 105,850.00	\$105,850.00	100%	\$ 5,292.50	\$ 100,557.50	Sanitary Sewer	65%	\$ 65,362.38	35%	\$ 65,362.38	\$65,362.38	\$100,557.50	\$95,700.00	\$10,150.00
TV, Jet Main Lines/Air Test	1	LS	\$ 3,750.00	\$ 3,750.00	\$3,750.00	100%	\$ 187.50	\$ 3,562.50	Sanitary Sewer	100%	\$ 3,562.50	0%	\$ 3,562.50	\$3,562.50	\$3,562.50	\$3,750.00	\$0.00
<b>WATER</b>																	
8" C900 PVC	2420	LF	\$ 32.00	\$ 77,440.00	\$77,440.00	100%	\$ 3,872.00	\$ 73,568.00	Water	100%	\$ 73,568.00	0%	\$ 73,568.00	\$73,568.00	\$73,568.00	\$47,680.00	\$29,760.00
8" GV w/ Box	6	EA	\$ 1,600.00	\$ 9,600.00	\$9,600.00	100%	\$ 480.00	\$ 9,120.00	Water	100%	\$ 9,120.00	0%	\$ 9,120.00	\$9,120.00	\$9,120.00	\$9,600.00	\$0.00
8" MJ Bends	1	EA	\$ 1,326.00	\$ 1,326.00	\$1,326.00	100%	\$ 66.30	\$ 1,259.70	Water	100%	\$ 1,259.70	0%	\$ 1,259.70	\$1,259.70	\$1,259.70	\$0.00	\$0.00
8" Plug & Blowoff	3	EA	\$ 1,657.33	\$ 4,971.99	\$4,971.99	100%	\$ 248.60	\$ 4,723.39	Water	100%	\$ 4,723.39	0%	\$ 4,723.39	\$4,723.39	\$4,723.39	\$4,971.99	\$0.00
Water Lowering	6	EA	\$ 2,709.50	\$ 16,257.00	\$16,257.00	100%	\$ 812.85	\$ 15,444.15	Water	100%	\$ 15,444.15	0%	\$ 15,444.15	\$15,444.15	\$15,444.15	\$0.00	\$16,257.00
Fire Hydrant Assembly	4	EA	\$ 6,154.00	\$ 24,616.00	\$24,616.00	100%	\$ 1,230.80	\$ 23,385.20	Water	100%	\$ 23,385.20	0%	\$ 23,385.20	\$23,385.20	\$23,385.20	\$12,308.00	\$12,308.00
Connect to Existing	0	EA	\$ 1,000.00	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
Tie in afterTesting	0	EA	\$ 1,000.00	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Water	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
Testing	1	LS	\$ 1,750.00	\$ 1,750.00	\$1,750.00	100%	\$ 87.50	\$ 1,662.50	Water	100%	\$ 1,662.50	0%	\$ 1,662.50	\$1,662.50	\$1,662.50	\$1,750.00	\$0.00
<b>WATER SERVICES</b>																	
Water services	75	EA	\$ 1,018.82	\$ 76,411.50	\$79,468.00	104%	\$ 3,973.40	\$ 75,494.60	Water	100%	\$ 75,494.60	0%	\$ 75,494.60	\$75,494.60	\$75,494.60	\$44,828.00	\$34,640.00
<b>STORM SEWER</b>																	
Rip Rap Apron	0	EA	\$ 2,965.50	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
5' Type R Inlet	1	EA	\$ 4,546.00	\$ 4,546.00	\$4,546.00	100%	\$ 227.30	\$ 4,318.70	Storm	100%	\$ 4,318.70	0%	\$ 4,318.70	\$4,318.70	\$4,318.70	\$4,546.00	\$0.00
10' Type R Inlet	0	EA	\$ 7,300.00	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
RCP FES 18"	0	EA	\$ 894.00	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
RCP FES 30"	1	EA	\$ 1,200.00	\$ 1,200.00	\$1,200.00	100%	\$ 60.00	\$ 1,140.00	Storm	100%	\$ 1,140.00	0%	\$ 1,140.00	\$1,140.00	\$1,140.00	\$1,200.00	\$0.00
RCP FES 24" Existing	0	EA	\$ 110.00	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
RCP 18"	168	LF	\$ 56.86	\$ 9,552.48	\$9,552.00	100%	\$ 477.60	\$ 9,074.40	Storm	100%	\$ 9,074.40	0%	\$ 9,074.40	\$9,074.40	\$9,074.40	\$9,552.00	\$0.00
RCP 21"	308	LF	\$ 71.00	\$ 21,868.00	\$21,868.00	100%	\$ 1,093.40	\$ 20,774.60	Storm	100%	\$ 20,774.60	0%	\$ 20,774.60	\$20,774.60	\$20,774.60	\$21,868.00	\$0.00
RCP 24"	152	LF	\$ 71.00	\$ 10,792.00	\$10,792.00	100%	\$ 539.60	\$ 10,252.40	Storm	100%	\$ 10,252.40	0%	\$ 10,252.40	\$10,252.40	\$10,252.40	\$10,792.00	\$0.00
RCP 30"	64	LF	\$ 94.97	\$ 6,078.08	\$6,078.00	100%	\$ 303.90	\$ 5,774.10	Storm	100%	\$ 5,774.10	0%	\$ 5,774.10	\$5,774.10	\$5,774.10	\$6,078.00	\$0.00
RCP 36"	0	LF	\$ 121.31	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Storm	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
Storm Manhole 72"	1	EA	\$ 4,505.00	\$ 4,505.00	\$4,505.00	100%	\$ 225.25	\$ 4,279.75	Storm	100%	\$ 4,279.75	0%	\$ 4,279.75	\$4,279.75	\$4,279.75	\$4,505.00	\$0.00
Storm Manhole 60"	2	EA	\$ 3,312.00	\$ 6,624.00	\$6,624.00	100%	\$ 331.20	\$ 6,292.80	Storm	100%	\$ 6,292.80	0%	\$ 6,292.80	\$6,292.80	\$6,292.80	\$6,624.00	\$0.00
<b>CONCRETE FLATWORK</b>																	
6"-6" Mono Curb & Gutter - Mountable	0	LF	\$ 39.60	\$ -	\$0.00	#DIV/0!	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
Curb and Gutter 18"	342	LF	\$ 19.80	\$ 6,771.60	\$6,772.00	100%	\$ 338.60	\$ 6,433.40	Street	100%	\$ 6,433.40	0%	\$ 6,433.40	\$6,433.40	\$6,433.40	\$6,772.00	\$0.00
C&G 30"	1143	LF	\$ 22.00	\$ 25,146.00	\$23,606.00	94%	\$ 1,180.30	\$ 22,425.70	Street	100%	\$ 22,425.70	0%	\$ 22,425.70	\$22,425.70	\$22,425.70	\$15,400.00	\$8,206.00
C&G 36"	2650	LF	\$ 25.00	\$ 66,250.00	\$66,250.00	100%	\$ 3,312.50	\$ 62,937.50	Street	100%	\$ 62,937.50	0%	\$ 62,937.50	\$62,937.50	\$62,937.50	\$59,475.00	\$6,775.00
2x6 Band at alley	720	LF	\$ 19.00	\$ 13,680.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
20' Square Radius	6	LF	\$ 1,650.00	\$ 9,900.00	\$9,900.00	100%	\$ 495.00	\$ 9,405.00	Street	100%	\$ 9,405.00	0%	\$ 9,405.00	\$9,405.00	\$9,405.00	\$9,900.00	\$0.00
18" Steel Sidewalk Chase	9	EA	\$ 425.00	\$ 3,825.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
4" Curb Cannel	6.5	EA	\$ 60.00	\$ 390.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
6" Drive Approach	330	SF	\$ 8.00	\$ 2,640.00	\$0.00	0%	\$ -	\$ -	Street	100%	\$ -	0%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
Cross Pan	762	SF	\$ 7.15	\$ 5,448.30	\$5,448.30	100%	\$ 272.42	\$ 5,175.89	Street	100%	\$ 5,175.89	0%	\$ 5,175.89	\$5,175.89	\$5,175.89	\$5,448.30	\$0.00
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	0%	\$ 5,225.00	\$5,225.00	\$5,225.00	\$2,750.00	\$2,750.00
<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	0%	\$ 4,750.00	\$4,750.00	\$4,750.00	\$2,500.00	\$2,500.00
Fly Ash Mobilization	2	SY	\$ 2,500.00	\$ 5,000.00	\$5,000.00	100%	\$ 250.00	\$ 4,750.00	Street	100%	\$ 4,750.00	0%	\$ 4,750.00	\$4,750.00	\$4,750.00	\$2,500.00	\$2,500.00
Fly Ash Stabilization -																	







PrairieStar Metropolitan District  
Construction Cost Detail  
Table V

Contract Values				Payments Made				Eligibility						Submitted Invoices			
Work Description	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage 5%	Amount Less Retainage	District Type	Percent Eligible	Total Eligible	Non-District	Reimbursement	Certification Number 5 Totals	Total Certification Number 5 Totals	Cost Certification 5	Cert 5 Ret
VTC - Assume (1) required	1	EA	\$ 1,950.00	\$ 1,950.00	\$1,950.00	100%	\$ 97.50	\$ 1,852.50	Street	50%	\$ 926.25	50%	\$ 926.25	\$926.25	\$1,852.50	\$1,950.00	\$0.00
Clear and Grub	4.5	AC	\$ 495.00	\$ 2,227.50	\$2,227.50	100%	\$ 111.38	\$ 2,116.13	Street	50%	\$ 1,058.06	50%	\$ 1,058.06	\$1,058.06	\$2,116.13	\$2,227.50	\$0.00
Top Soil Stip/Stockpile - 4"	2480	CY	\$ 3.00	\$ 7,440.00	\$7,440.00	100%	\$ 372.00	\$ 7,068.00	Street	50%	\$ 3,534.00	50%	\$ 3,534.00	\$3,534.00	\$7,068.00	\$7,440.00	\$0.00
Top Soil Re-spread/Distribution	1210	CY	\$ 3.00	\$ 3,630.00	\$3,630.00	100%	\$ -	\$ 3,630.00	Street	50%	\$ 1,815.00	50%	\$ 1,815.00	\$1,724.25	\$3,448.50	\$0.00	\$3,630.00
Earthwork Cut - New RAB/New Drainage on west side	7000	CY	\$ 3.00	\$ 21,000.00	\$21,000.00	100%	\$ 1,050.00	\$ 19,950.00	Street	50%	\$ 9,975.00	50%	\$ 9,975.00	\$9,975.00	\$19,950.00	\$10,500.00	\$10,500.00
Earthwork Fill - New RAB + Additional cost to cut/haul from pit	5798	CY	\$ 5.00	\$ 28,990.00	\$28,990.00	100%	\$ 1,449.50	\$ 27,540.50	Street	50%	\$ 13,770.25	50%	\$ 13,770.25	\$13,770.25	\$27,540.50	\$5,000.00	\$23,990.00
Overex, Moisture Treatment, Recompact 4' of soils	5548	CY	\$ 3.25	\$ 18,031.00	\$18,031.00	100%	\$ 901.55	\$ 17,129.45	Street	50%	\$ 8,564.73	50%	\$ 8,564.73	\$8,564.73	\$17,129.45	\$0.00	\$18,031.00
Median - Structural Fill import/place/compaction	1520	TON	\$ 14.00	\$ 21,280.00	\$21,280.00	100%	\$ 1,064.00	\$ 20,216.00	Street	50%	\$ 10,108.00	50%	\$ 10,108.00	\$10,108.00	\$20,216.00	\$0.00	\$21,280.00
Subgrade Prep Beneath Curb/Gutter, Apron, Median Cover & Ramps	2074	SY	\$ 2.00	\$ 4,148.00	\$4,148.00	100%	\$ 207.40	\$ 3,940.60	Street	50%	\$ 1,970.30	50%	\$ 1,970.30	\$1,970.30	\$3,940.60	\$0.00	\$4,148.00
Shoulders - Application of 8" Class 5 ABC - 2' Shoulder	667	SY	\$ 12.50	\$ 8,337.50	\$8,337.50	100%	\$ -	\$ 8,337.50	Street	50%	\$ 4,168.75	50%	\$ 4,168.75	\$3,960.31	\$7,920.63	\$0.00	\$8,337.50
Curb & Gutter/Median Covers - Application of Class 5 ABC	1107	SY	\$ 16.00	\$ 17,712.00	\$17,712.00	100%	\$ 885.60	\$ 16,826.40	Street	50%	\$ 8,413.20	50%	\$ 8,413.20	\$8,413.20	\$16,826.40	\$0.00	\$17,712.00
Mobilization - 2 Tirps required due to shoo-fly/RAB Phasing	1	LS	\$ 5,500.00	\$ 5,500.00	\$5,500.00	100%	\$ 137.50	\$ 5,362.50	Street	50%	\$ 2,681.25	50%	\$ 2,681.25	\$2,612.50	\$5,225.00	\$2,750.00	\$0.00
Flyash - 13% Flyash Content to Dpth of 12"	8000	SY	\$ 10.50	\$ 84,000.00	\$84,000.00	100%	\$ 4,200.00	\$ 79,800.00	Street	50%	\$ 39,900.00	50%	\$ 39,900.00	\$39,900.00	\$79,800.00	\$0.00	\$84,000.00
Flyash - 13% Flyash Content to Depth of 10"	1140	SY	\$ 10.00	\$ 11,400.00	\$11,710.00	103%	\$ 585.50	\$ 11,124.50	Street	50%	\$ 5,562.25	50%	\$ 5,562.25	\$5,562.25	\$11,124.50	\$0.00	\$11,710.00
12" C900 PVC DR 18 - Class 235 water line	180	LF	\$ 45.00	\$ 8,100.00	\$8,100.00	100%	\$ 405.00	\$ 7,695.00	Water	50%	\$ 3,847.50	50%	\$ 3,847.50	\$3,847.50	\$7,695.00	\$0.00	\$8,100.00
12/8 Tapping sleeve assembly	1	LS	\$ 6,500.00	\$ 6,500.00	\$6,500.00	100%	\$ 325.00	\$ 6,175.00	Water	50%	\$ 3,087.50	50%	\$ 3,087.50	\$3,087.50	\$6,175.00	\$0.00	\$6,500.00
Install Existing Hydrant on site in new location	1	LS	\$ 5,000.00	\$ 5,000.00	\$5,000.00	100%	\$ 250.00	\$ 4,750.00	Water	50%	\$ 2,375.00	50%	\$ 2,375.00	\$2,375.00	\$4,750.00	\$0.00	\$5,000.00
6" Perforated drain pipe w/ sock, cleanout, fittings	350	LF	\$ 7.50	\$ 2,625.00	\$2,625.00	100%	\$ 131.25	\$ 2,493.75	Water	50%	\$ 1,246.88	50%	\$ 1,246.88	\$1,246.88	\$2,493.75	\$0.00	\$2,625.00
Trench, 4" Scheduled 40 Dry Sleeves	2000	LF	\$ 10.00	\$ 20,000.00	\$20,000.00	100%	\$ 1,000.00	\$ 19,000.00	Water	50%	\$ 9,500.00	50%	\$ 9,500.00	\$9,500.00	\$19,000.00	\$0.00	\$20,000.00
18" Vertical Curb and Gutter	1950	LF	\$ 23.50	\$ 45,825.00	\$47,399.50	103%	\$ -	\$ 47,399.50	Street	50%	\$ 23,699.75	50%	\$ 23,699.75	\$23,514.76	\$45,029.53	\$0.00	\$47,399.50
2' Wide Mountable Curb @ Circle	376	LF	\$ 24.50	\$ 9,212.00	\$9,285.50	101%	\$ -	\$ 9,285.50	Street	50%	\$ 4,642.75	50%	\$ 4,642.75	\$4,410.61	\$8,821.23	\$0.00	\$9,285.50
12" Wide x 6" Thick concrete edge + Demo'd portion @ shoo-fly	739	LF	\$ 18.00	\$ 13,302.00	\$15,444.00	116%	\$ -	\$ 15,444.00	Street	50%	\$ 7,722.00	50%	\$ 7,722.00	\$7,335.90	\$14,671.80	\$0.00	\$15,444.00
Concrete Truck Apron @ Circle - 8"	4312	SF	\$ 10.00	\$ 43,120.00	\$45,120.00	105%	\$ -	\$ 45,120.00	Street	50%	\$ 22,560.00	50%	\$ 22,560.00	\$21,432.00	\$42,864.00	\$0.00	\$45,120.00
Median Cover, 4" thick	8492	SF	\$ 7.50	\$ 63,690.00	\$63,967.50	100%	\$ -	\$ 63,967.50	Street	50%	\$ 31,983.75	50%	\$ 31,983.75	\$30,384.56	\$60,769.13	\$0.00	\$63,967.50
Pedestrian refuge w/ curb sides and truncated domes	1275	SF	\$ 8.50	\$ 10,837.50	\$10,565.50	97%	\$ -	\$ 10,565.50	Street	50%	\$ 5,282.75	50%	\$ 5,282.75	\$5,018.61	\$10,037.23	\$0.00	\$10,565.50
Truncated Domes	160	SF	\$ 55.00	\$ 8,800.00	\$8,800.00	100%	\$ -	\$ 8,800.00	Street	50%	\$ 4,400.00	50%	\$ 4,400.00	\$4,180.00	\$8,360.00	\$0.00	\$8,800.00
Mobilization	1	EA	\$ 2,700.00	\$ 2,700.00	\$2,700.00	100%	\$ -	\$ 2,700.00	Street	50%	\$ 1,350.00	50%	\$ 1,350.00	\$1,282.50	\$2,565.00	\$0.00	\$2,700.00
Pavement Section A - 8.5" HMA S/SX + 10" Class 5 ABC	2888	SY	\$ 46.25	\$ 133,570.00	\$133,570.00	100%	\$ -	\$ 133,570.00	Street	50%	\$ 66,785.00	50%	\$ 66,785.00	\$63,445.75	\$126,891.50	\$0.00	\$133,570.00
Pavement Section B - 7" HMA S/SX + 9" Class 5 ABC	3767	SY	\$ 39.50	\$ 148,796.50	\$148,796.50	100%	\$ -	\$ 148,796.50	Street	50%	\$ 74,398.25	50%	\$ 74,398.25	\$70,678.34	\$141,356.68	\$0.00	\$148,796.50
Pavement Section C - 4" HMA S/SX + 7" Class 5 ABC	970	SY	\$ 26.00	\$ 25,200.00	\$25,220.00	100%	\$ -	\$ 25,220.00	Street	50%	\$ 12,610.00	50%	\$ 12,610.00	\$11,979.50	\$23,959.00	\$0.00	\$25,200.00
Pavement Section D - Shoo-fly - 2" HMA + 4" Class 5 ABC	4225	SY	\$ 17.00	\$ 71,825.00	\$71,825.00	100%	\$ 3,591.25	\$ 68,233.75	Street	50%	\$ 34,116.88	50%	\$ 34,116.88	\$34,116.88	\$68,233.75	\$71,825.00	\$0.00
Mobilization	2	EA	\$ 360.00	\$ 720.00	\$720.00	100%	\$ -	\$ 720.00	Street	50%	\$ 360.00	50%	\$ 360.00	\$342.00	\$684.00	\$0.00	\$720.00
R1 - 2 36" Yield Signs	8	EA	\$ 400.00	\$ 3,200.00	\$3,200.00	100%	\$ -	\$ 3,200.00	Street	50%	\$ 1,600.00	50%	\$ 1,600.00	\$1,520.00	\$3,040.00	\$0.00	\$3,200.00
R4 - 7 24" x 30" Keep Right Symbols & OM-3L 12" x 36"	2	EA	\$ 385.00	\$ 770.00	\$770.00	100%	\$ -	\$ 770.00	Street	50%	\$ 385.00	50%	\$ 385.00	\$365.75	\$731.50	\$0.00	\$770.00
R2 - 1 24"x30" Speed Limit	2	EA	\$ 330.00	\$ 660.00	\$660.00	100%	\$ -	\$ 660.00	Street	50%	\$ 330.00	50%	\$ 330.00	\$313.50	\$627.00	\$0.00	\$660.00
R3 - 7R 30"x30" Right Lane Turn	3	EA	\$ 440.00	\$ 1,320.00	\$1,320.00	100%	\$ -	\$ 1,320.00	Street	50%	\$ 660.00	50%	\$ 660.00	\$627.00	\$1,254.00	\$0.00	\$1,320.00
W3 - 2A 30"x30" Yield Ahead	2	EA	\$ 440.00	\$ 880.00	\$880.00	100%	\$ -	\$ 880.00	Street	50%	\$ 440.00	50%	\$ 440.00	\$418.00	\$836.00	\$0.00	\$880.00
S/S Street Blade Only	4	EA	\$ 250.00	\$ 1,000.00	\$1,000.00	100%	\$ -	\$ 1,000.00	Street	50%	\$ 500.00	50%	\$ 500.00	\$475.00	\$950.00	\$0.00	\$1,000.00
R3 - 8 30"x36" Specialty Roundabout	2	EA	\$ 550.00	\$ 1,100.00	\$1,100.00	100%	\$ -	\$ 1,100.00	Street	50%	\$ 550.00	50%	\$ 550.00	\$522.50	\$1,045.00	\$0.00	\$1,100.00
D1 - 5 48"x60" RAB Symbol	2	EA	\$ 1,250.00	\$ 2,500.00	\$2,500.00	100%	\$ -	\$ 2,500.00	Street	50%	\$ 1,250.00	50%	\$ 1,250.00	\$1,187.50	\$2,375.00	\$0.00	\$2,500.00
R6 - 1 54" x 18" One Way Symbol	4	EA	\$ 550.00	\$ 2,200.00	\$2,200.00	100%	\$ -	\$ 2,200.00	Street	50%	\$ 1,100.00	50%	\$ 1,100.00	\$1,045.00	\$2,090.00	\$0.00	\$2,200.00
6" Steel Delineators w/ clear buttons	20	EA	\$ 60.00	\$ 1,200.00	\$1,200.00	100%	\$ -	\$ 1,200.00	Street	50%	\$ 600.00	50%	\$ 600.00	\$570.00	\$1,140.00	\$0.00	\$1,200.00
Reset new Existing Sign & replace damage post	1	EA	\$ 175.00	\$ 175.00	\$175.00	100%	\$ -	\$ 175.00	Street	50%	\$ 87.50	50%	\$ 87.50	\$83.13	\$166.25	\$175.00	\$0.00
Reset of Existing Class II Sign	2	EA	\$ 175.00	\$ 350.00	\$350.00	100%	\$ -	\$ 350.00	Street	50%	\$ 175.00	50%	\$ 175.00	\$166.25	\$332.50	\$350.00	\$0.00
Reset Existing Speed Limit	1	EA	\$ 175.00	\$ 175.00	\$175.00	100%	\$ -	\$ 175.00	Street	50%	\$ 87.50	50%	\$ 87.50	\$83.13	\$166.25	\$175.00	\$0.00
Added Stop Sign, New post	1	EA	\$ 325.00	\$ 325.00	\$325.00	100%	\$ -	\$ 325.00	Street	50%	\$ 162.50	50%	\$ 162.50	\$154.38	\$308.75	\$325.00	\$0.00
Mobilization (Permanent Signs)	2	EA	\$ 275.00	\$ 550.00	\$550.00	100%	\$ -	\$ 550.00	Street	50%	\$ 275.00	50%	\$ 275.00	\$261.25	\$522.50	\$550.00	\$0.00
30" Barricade/Road Close Sign - East Side of RAB	1	EA	\$ 1,250.00	\$ 1,250.00	\$0.00	0%	\$ -	\$ -	Street	50%	\$ -	50%	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
Mobilization (Preformed Pavement Marking Crew)	2	EA	\$ 275.00	\$ 550.00	\$275.00	50%	\$ -	\$ 275.00	Street	50%	\$ 137.50	50%	\$ 137.50	\$130.63	\$261.25	\$0.00	\$275.00
Thermoplastics - Combo, up, & turn, etc.	441	SF	\$ 16.50	\$ 7,276.50	\$5,966.40	82%	\$ -	\$ 5,966.40	Street	50%	\$ 2,983.20	50%	\$ 2,983.20	\$2,834.04	\$5,668.08	\$0.00	\$5,966.40
Mobilization (Roadway Layout Crew)	2	EA	\$ 550.00	\$ 1,100.00	\$550.00	50%	\$ -	\$ 550.00	Street	50%	\$ 275.00	50%	\$ 275.00	\$261.25	\$522.50	\$0.00	\$550.00
Mobilization (Large Paint Truck)	2	EA	\$ 550.00	\$ 1,100.00	\$550.00	50%	\$ -	\$ 550.00	Street	50%	\$ 275.00	50%	\$ 275.00	\$261.25	\$522.50	\$0.00	\$550.00
Paint - 25 gal white + 20 gal yellow.	50	GAL	\$ 82.50	\$ 4,125.00	\$2,734.88	66%	\$ -	\$ 2,734.88	Street	50%	\$ 1,367.44	50%	\$ 1,367.44	\$1,299.07	\$2,598.14	\$0.00	\$2,734.88
Change Order: Paved Access Road 3" HMA	1600	SY	\$ 21.00	\$ 33,600.00	\$33,600.00	100%	\$ -	\$ 33,600.00	Street	100%	\$ 33,600.00	0%	\$ 33,600.00	\$31,920.00	\$31,920.00	\$33,600.00	\$0.00
Add ALT 1 - Erosion Control Seeding																	
Mobilization	1	EA	\$ 3,200.00	\$ 3,200.00	\$3,200.00	100%	\$ -	\$ 3,200.00	Street	50%	\$ 1,600.00	50%	\$ 1,6				





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

Table V

Vendor	Work Description	Invoice Values			Payments Made					Account	Certification Number	Category	Percent Eligible	Cert 5 Eligible Costs	Total Eligible (prior costs hidden)
		Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Check Clear Date						
Adams Bank & Trust	Loan Interest	AUTO	06/13/18	\$ 1,180.40	\$ 1,180.40	AUTO	\$ 1,180.40	05/14/18	05/14/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Adams Bank & Trust	Loan Interest	AUTO	06/13/18	\$ 7,759.98	\$ 7,759.98	AUTO	\$ 7,759.98	06/13/18	06/13/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Adams Bank & Trust	Loan Interest	AUTO	07/19/18	\$ 6,672.87	\$ 6,672.87	AUTO	\$ 6,672.87	07/19/18	07/19/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Adams Bank & Trust	Loan Interest	AUTO	08/14/18	\$ 6,851.39	\$ 6,851.39	AUTO	\$ 6,851.39	08/14/18	08/14/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Adams Bank & Trust	Loan Interest	AUTO	09/25/18	\$ 5,575.14	\$ 5,575.14	AUTO	\$ 5,575.14	09/25/18	09/25/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Adams Bank & Trust	Loan Interest	AUTO	10/23/18	\$ 4,521.77	\$ 4,521.77	AUTO	\$ 4,521.77	10/23/18	10/23/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Adams Bank & Trust	Loan Interest	AUTO	11/13/18	\$ 4,618.85	\$ 4,618.85	AUTO	\$ 4,618.85	11/13/18	11/13/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Adams Bank & Trust	Loan Interest	AUTO	12/12/18	\$ 4,505.97	\$ 4,505.97	AUTO	\$ 4,505.97	12/12/18	12/12/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Adams Bank & Trust	Loan Interest	AUTO	01/14/19	\$ 4,849.67	\$ 4,849.67	AUTO	\$ 4,849.67	01/14/19	01/14/19	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34747336	05/09/18	\$ 2,064.59	\$ 2,064.59	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34749908	05/09/18	\$ 82.83	\$ 82.83	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34755195	05/09/18	\$ 582.33	\$ 582.33	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34763496	05/10/18	\$ 61.90	\$ 61.90	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34767434	05/10/18	\$ 25.64	\$ 25.64	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34767925	05/10/18	\$ 25.64	\$ 25.64	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34793297	05/11/18	\$ 1,925.63	\$ 1,925.63	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34815734	05/14/18	\$ 185.96	\$ 185.96	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34818792	05/16/18	\$ 402.85	\$ 402.85	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34819372	05/11/18	\$ 262.19	\$ 262.19	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34824839	05/14/18	\$ 15.28	\$ 15.28	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Builders First Source	c/o Feller Homes	34837116	05/16/18	\$ 524.50	\$ 524.50	1041	\$ 6,159.34	06/13/18	06/21/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Carl A. Worthington	Prairie Star Village Center	NA	06/30/18	\$ 4,797.08	\$ 4,797.08	1065	\$ 4,797.08	07/17/18	07/24/18	PrairieStar Inc. - Draft	5	Non-District	0%	\$ -	\$ -
Carl A. Worthington	Prairie Star Village Center	NA	09/08/18	\$ 7,930.31	\$ 7,930.31	1107	\$ 7,930.31	09/26/18	10/02/18	PrairieStar Inc. - Draft	5	Non-District	0%	\$ -	\$ -
Carl A. Worthington	Prairie Star Village Center	NA	08/14/18	\$ 6,956.97	\$ 6,956.97	1123	\$ 6,956.97	10/10/18	10/16/18	PrairieStar Inc. - Draft	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Filing 3 phase 5	465-31-4	01/03/18	\$ 1,305.29	\$ 1,305.29	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Filing 4 - Overlot Grade Staking	465-32-1	01/05/18	\$ 3,547.15	\$ 3,547.15	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	34%	\$ 1,215.36	\$ 1,215.36
CivilArts, Inc.	Construction staking filing 3 phase 3	465-29-12	01/03/18	\$ 1,602.85	\$ 1,602.85	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Plat Certificate	465-35-1	01/03/18	\$ 858.75	\$ 858.75	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	34%	\$ 294.23	\$ 294.23
CivilArts, Inc.	Lot Line Adjustment	465-34-1	01/03/18	\$ 1,258.38	\$ 1,258.38	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Plat Certificate	465-33-1	01/03/18	\$ 857.50	\$ 857.50	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	34%	\$ 293.80	\$ 293.80
CivilArts, Inc.	Gas Station	E369-0-1	01/05/18	\$ 156.25	\$ 156.25	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Master engineering revisions	E368-0-4	01/05/18	\$ 4,448.75	\$ 4,448.75	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	62%	\$ 2,743.48	\$ 2,743.48
CivilArts, Inc.	Filing 4	E365-0-3	01/05/18	\$ 14,203.75	\$ 14,203.75	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	100%	\$ 14,203.75	\$ 14,203.75
CivilArts, Inc.	Filing 3	E346-0-25	01/05/18	\$ 250.00	\$ 250.00	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	100%	\$ 250.00	\$ 250.00
CivilArts, Inc.	Final Plat Filing 4	465-26-7	01/03/18	\$ 4,750.00	\$ 4,750.00	1375	\$ 33,240.67	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	34%	\$ 1,627.49	\$ 1,627.49
CivilArts, Inc.	Filing 3 Phase 4	465-31-5	02/07/18	\$ 346.16	\$ 346.16	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Filing 4	465-32-2	02/07/18	\$ 937.55	\$ 937.55	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Multiple	34%	\$ 321.23	\$ 321.23
CivilArts, Inc.	Poolhouse	E367-0-1	02/08/18	\$ 2,350.00	\$ 2,350.00	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Poolhouse	465-36-1	02/08/18	\$ 538.21	\$ 538.21	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Master engineering revisions	E368-0-5	02/08/18	\$ 2,961.25	\$ 2,961.25	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Multiple	59%	\$ 1,760.80	\$ 1,760.80
CivilArts, Inc.	Filing 4	E365-0-4	02/08/18	\$ 6,186.25	\$ 6,186.25	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Multiple	100%	\$ 6,186.25	\$ 6,186.25
CivilArts, Inc.	Filing 3	E346-0-26	02/08/18	\$ 735.00	\$ 735.00	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Multiple	100%	\$ 735.00	\$ 735.00
CivilArts, Inc.	Final Plat Filing 4	465-26-8	02/07/18	\$ 167.00	\$ 167.00	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Multiple	34%	\$ 57.22	\$ 57.22
CivilArts, Inc.	Second Addition	465-28-2	02/07/18	\$ 1,102.74	\$ 1,102.74	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Multiple	34%	\$ 377.83	\$ 377.83
CivilArts, Inc.	Gas Station	E369-0-2	02/08/18	\$ 891.75	\$ 891.75	1380	\$ 16,215.91	02/27/18	03/05/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Utility As Builts	465-29-13	02/28/18	\$ 302.50	\$ 302.50	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Multiple	100%	\$ 302.50	\$ 302.50
CivilArts, Inc.	Filing 3 Phase 4 - As Builts	465-31-6	02/28/18	\$ 357.50	\$ 357.50	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Multiple	100%	\$ 357.50	\$ 357.50
CivilArts, Inc.	Lot 1 - Pool Building	465-36-2	03/07/18	\$ 1,599.41	\$ 1,599.41	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Block 3 Poolhouse	E367-0-2	03/08/18	\$ 468.75	\$ 468.75	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Final Plat	E308-0-27	03/08/18	\$ 93.75	\$ 93.75	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Sanitary Sewer	100%	\$ 93.75	\$ 93.75
CivilArts, Inc.	Final Plat Filing 4	465-26-9	03/07/18	\$ 334.00	\$ 334.00	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Multiple	34%	\$ 114.44	\$ 114.44
CivilArts, Inc.	Westview At PrairieStar, Plat	465-28-3	03/07/18	\$ 25.00	\$ 25.00	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Multiple	34%	\$ 8.57	\$ 8.57
CivilArts, Inc.	Gas Station	465-37-1	03/08/18	\$ 1,896.75	\$ 1,896.75	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
CivilArts, Inc.	Filing 3	E346-0-27	03/08/18	\$ 31.25	\$ 31.25	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Multiple	100%	\$ 31.25	\$ 31.25



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

Table V

Invoice Values				Payments Made										Percent Eligible	Cert 5 Eligible Costs	Total Eligible (prior costs hidden)
Vendor	Work Description	Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Check Clear Date	Account	Certification Number	Category				
CivilArts, Inc.	Filing 4	E365-0-5	03/08/18	\$ 7,203.75	\$ 7,203.75	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Multiple	100%	\$ 7,203.75	\$ 7,203.75	
CivilArts, Inc.	Engineering Revisions	E368-0-6	03/08/18	\$ 1,781.25	\$ 1,781.25	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Multiple	100%	\$ 1,781.25	\$ 1,781.25	
CivilArts, Inc.	Gas Station	E369-0-3	03/08/18	\$ 815.00	\$ 815.00	1388	\$ 14,908.91	03/29/18	04/06/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
CivilArts, Inc.	Block 3 Poolhouse	E367-0-3	04/09/18	\$ 1,143.75	\$ 1,143.75	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
CivilArts, Inc.	F3 P3 Construction Staking - AB Utilities	465-29-14	04/05/18	\$ 1,219.70	\$ 1,219.70	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 1,219.70	\$ 1,219.70	
CivilArts, Inc.	F3 P3 Construction Staking - AB Utilities	465-29-15	04/10/18	\$ 500.00	\$ 500.00	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 500.00	\$ 500.00	
CivilArts, Inc.	Filing 3 Phase 4 - As Built	465-31-7	04/05/18	\$ 932.64	\$ 932.64	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 932.64	\$ 932.64	
CivilArts, Inc.	Filing 4 - Grading & Sewer	465-32-3	04/05/18	\$ 5,610.74	\$ 5,610.74	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	36%	\$ 2,006.22	\$ 2,006.22	
CivilArts, Inc.	Filing 4	465-32-4	04/10/18	\$ 62.50	\$ 62.50	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 21.41	\$ 21.41	
CivilArts, Inc.	Lot 1 - Pool Building	465-36-3	04/09/18	\$ 851.77	\$ 851.77	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
CivilArts, Inc.	Filing 3 Phase 5 - Construction Staking	465-38-1	04/05/18	\$ 2,663.33	\$ 2,663.33	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	38%	\$ 1,011.14	\$ 1,011.14	
CivilArts, Inc.	Filing 3 Phase 5 - Construction Staking	465-38-2	04/10/18	\$ 125.00	\$ 125.00	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 42.83	\$ 42.83	
CivilArts, Inc.	Filing No. 4	E365-0-6	04/09/18	\$ 4,992.50	\$ 4,992.50	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 4,992.50	\$ 4,992.50	
CivilArts, Inc.	Master engineering revisions	E368-0-7	04/09/18	\$ 641.25	\$ 641.25	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 641.25	\$ 641.25	
CivilArts, Inc.	Gas Station	E369-0-4	04/09/18	\$ 1,277.50	\$ 1,277.50	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
CivilArts, Inc.	Final Plat - PS #4	465-26-10	04/09/18	\$ 1,633.04	\$ 1,633.04	105	\$ 21,653.72	04/23/18	05/01/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 559.53	\$ 559.53	
CivilArts, Inc.	Constuction Staking filing 3 phase 3 AB's	465-29-16	04/30/18	\$ 202.20	\$ 202.20	1020	\$ 25,815.21	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 202.20	\$ 202.20	
CivilArts, Inc.	Filing 3 Phase 4 - As Built	465-31-8	04/30/18	\$ 730.50	\$ 730.50	1020	\$ 25,815.21	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 730.50	\$ 730.50	
CivilArts, Inc.	Filing 4 Phase 1	465-32-5	04/30/18	\$ 5,525.59	\$ 5,525.59	1020	\$ 25,815.21	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Multiple	89%	\$ 4,898.72	\$ 4,898.72	
CivilArts, Inc.	Lot 1 Foundation Elevation	465-36-4	04/30/18	\$ 100.00	\$ 100.00	1020	\$ 25,815.21	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
CivilArts, Inc.	Final Plat - PS #4	465-26-11	05/02/18	\$ 494.00	\$ 494.00	1020	\$ 25,815.21	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 169.26	\$ 169.26	
CivilArts, Inc.	Filing 3 Phase 5	465-38-3	04/30/18	\$ 1,512.39	\$ 1,512.39	1020	\$ 25,815.21	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Multiple	87%	\$ 1,318.99	\$ 1,318.99	
CivilArts, Inc.	Filing 4	E365-0-7	04/30/18	\$ 16,444.47	\$ 16,444.47	1020	\$ 25,815.21	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 16,444.47	\$ 16,444.47	
CivilArts, Inc.	Offsite Waterline Design	E325-0-7	05/07/18	\$ 93.75	\$ 93.75	1020	\$ 25,815.21	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 93.75	\$ 93.75	
CivilArts, Inc.	Filing 3	E346-0-28	05/07/18	\$ 712.91	\$ 712.91	1020	\$ 25,815.21	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 712.91	\$ 712.91	
CivilArts, Inc.	Filing 3 Phase 3 - Lot Corners	465-29-17	06/04/18	\$ 503.60	\$ 503.60	1045	\$ 14,845.02	06/13/18	06/19/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
CivilArts, Inc.	Filing 4 Phase 1 - Lot Corners/Sidewalks	465-32-6	06/06/18	\$ 4,905.32	\$ 4,905.32	1045	\$ 14,845.02	06/13/18	06/19/18	PrairieStar Inc - Draft	5	Multiple	48%	\$ 2,351.49	\$ 2,351.49	
CivilArts, Inc.	Filing 4 Phase 2	465-39-1	06/06/18	\$ 3,103.60	\$ 3,103.60	1045	\$ 14,845.02	06/13/18	06/19/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 3,103.60	\$ 3,103.60	
CivilArts, Inc.	Filing 4	E365-0-8	06/08/18	\$ 6,332.50	\$ 6,332.50	1045	\$ 14,845.02	06/13/18	06/19/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 6,332.50	\$ 6,332.50	
CivilArts, Inc.	Filing 4 Phase 1	465-32-7	07/03/18	\$ 841.00	\$ 841.00	1067	\$ 26,008.38	07/17/18	07/24/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 841.00	\$ 841.00	
CivilArts, Inc.	Filing 4 Phase 2	465-39-2	07/03/18	\$ 7,752.38	\$ 7,752.38	1067	\$ 26,008.38	07/17/18	07/24/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 7,752.38	\$ 7,752.38	
CivilArts, Inc.	Filing 4	E365-0-9	07/09/18	\$ 16,326.53	\$ 16,326.53	1067	\$ 26,008.38	07/17/18	07/24/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 16,326.53	\$ 16,326.53	
CivilArts, Inc.	Westview At PrairieStar, Pool	465-36-5	07/05/18	\$ 1,088.47	\$ 1,088.47	1067	\$ 26,008.38	07/17/18	07/24/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
CivilArts, Inc.	Filing 3	E346-0-29	08/06/18	\$ 5,145.00	\$ 5,145.00	1095	\$ 17,547.86	08/23/18	08/31/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 5,145.00	\$ 5,145.00	
CivilArts, Inc.	Filing 4	E365-0-10	08/06/18	\$ 3,032.15	\$ 3,032.15	1095	\$ 17,547.86	08/23/18	08/31/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 3,032.15	\$ 3,032.15	
CivilArts, Inc.	Filing 4 Phase 2	465-39-3	08/02/18	\$ 9,370.71	\$ 9,370.71	1095	\$ 17,547.86	08/23/18	08/31/18	PrairieStar Inc - Draft	5	Multiple	86%	\$ 8,070.10	\$ 8,070.10	
CivilArts, Inc.	Filing 4 Phase 2	465-39-4	09/04/18	\$ 10,701.18	\$ 10,701.18	1110	\$ 23,576.72	09/26/18	10/02/18	PrairieStar Inc - Draft	5	Multiple	67%	\$ 7,210.79	\$ 7,210.79	
CivilArts, Inc.	Filing 4 Plat Certificate	465-40-1	09/07/18	\$ 925.00	\$ 925.00	1110	\$ 23,576.72	09/26/18	10/02/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 316.93	\$ 316.93	
CivilArts, Inc.	Filing 4 - Utility Easement Extension	465-26-12	09/07/18	\$ 743.00	\$ 743.00	1110	\$ 23,576.72	09/26/18	10/02/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 254.57	\$ 254.57	
CivilArts, Inc.	Filing 4	E365-0-11	09/07/18	\$ 5,616.25	\$ 5,616.25	1110	\$ 23,576.72	09/26/18	10/02/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 5,616.25	\$ 5,616.25	
CivilArts, Inc.	Filing 3	E346-0-30	09/07/18	\$ 4,909.36	\$ 4,909.36	1110	\$ 23,576.72	09/26/18	10/02/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 4,909.36	\$ 4,909.36	
CivilArts, Inc.	Westview At PrairieStar, Pool	465-36-6	09/12/18	\$ 681.93	\$ 681.93	1110	\$ 23,576.72	09/26/18	10/02/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
CivilArts, Inc.	Filing 4 Phases 1-6	465-39-5	10/03/18	\$ 3,608.88	\$ 3,608.88	1127	\$ 4,500.13	10/10/18	10/16/18	PrairieStar Inc - Draft	5	Multiple	60%	\$ 2,178.95	\$ 2,178.95	
CivilArts, Inc.	Filing 3	E346-0-31	10/05/18	\$ 766.25	\$ 766.25	1127	\$ 4,500.13	10/10/18	10/16/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 766.25	\$ 766.25	
CivilArts, Inc.	Filing 4	E365-0-12	10/05/18	\$ 125.00	\$ 125.00	1127	\$ 4,500.13	10/10/18	10/16/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 125.00	\$ 125.00	
CivilArts, Inc.	Filing 4	E365-0-13	11/06/18	\$ 4,106.25	\$ 4,106.25	1156	\$ 7,725.02	11/14/18	11/20/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 4,106.25	\$ 4,106.25	
CivilArts, Inc.	Filing 4 Plat A	465-41-1	11/06/18	\$ 1,467.00	\$ 1,467.00	1156	\$ 7,725.02	11/14/18	11/20/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 502.64	\$ 502.64	
CivilArts, Inc.	Filing 3	E346-0-32	11/06/18	\$ 31.25	\$ 31.25	1156	\$ 7,725.02	11/14/18	11/20/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 31.25	\$ 31.25	
CivilArts, Inc.	Filing 4 Phase 2	465-39-6	11/06/18	\$ 2,120.52	\$ 2,120.52	1156	\$ 7,725.02	11/14/18	11/20/18	PrairieStar Inc - Draft	5	Multiple	85%	\$ 1,797.50	\$ 1,797.50	
CivilArts, Inc.	Filing 4 Phase 2 & 3	465-39-7	12/06/18	\$ 6,782.19	\$ 6,782.19	1163	\$ 11,605.33	12/12/18	12/18/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 6,782.19	\$ 6,782.19	
CivilArts, Inc.	Filing 4 Plat A	465-41-2	12/07/18	\$ 779.01	\$ 779.01	1163	\$ 11,605.33	12/12/18	12/18/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 266.91	\$ 266.91	
CivilArts, Inc.	Improvement Survey Plat	465-20-10	12/07/18	\$ 440.00	\$ 440.00	1163	\$ 11,605.33	12/12/18	12/18/18	PrairieStar Inc - Draft	5	Storm	100%	\$ 440.00	\$ 440.00	
CivilArts, Inc.	Filing 4	E365-0-14	12/10/18	\$ 3,604.13	\$ 3,604.13	1163	\$ 11,605.33	12/12/18	12/18/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 3,604.13	\$ 3,604.13	



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

Table V

Vendor	Work Description	Invoice Values			Payments Made					Check Clear Date	Account	Certification Number	Category	Percent Eligible	Cert 5 Eligible Costs	Total Eligible (prior costs hidden)
		Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date								
Dwarfdog LLC	Web site updates		06/26/18	\$ 552.50	\$ 552.50	1047	\$ 552.50	07/02/18		PrairieStar Inc	5	Non-District	0%	\$ -	\$ -	
Earth Engineering Consultants, LLC	Materials Testing	1154020.36	04/04/18	\$ 879.55	\$ 879.55	103	\$ 1,458.30	04/23/18	05/02/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 879.55	\$ 879.55	
Earth Engineering Consultants, LLC	Materials Testing	1154020.37	04/13/18	\$ 578.75	\$ 578.75	103	\$ 1,458.30	04/23/18	05/02/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 578.75	\$ 578.75	
Earth Engineering Consultants, LLC	Materials Testing	1154020.38	05/17/18	\$ 874.35	\$ 847.35	1043	\$ 847.35	06/13/18	06/19/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 847.35	\$ 847.35	
Earth Engineering Consultants, LLC	Materials Testing	1154020.39	06/26/18	\$ 2,897.25	\$ 2,897.25	1066	\$ 2,897.25	07/17/18	07/24/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 2,897.25	\$ 2,897.25	
Earth Engineering Consultants, LLC	Materials Testing	1154020.4	07/25/18	\$ 698.85	\$ 698.85	1080	\$ 698.85	08/01/18	08/08/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 698.85	\$ 698.85	
Earth Engineering Consultants, LLC	Materials Testing	1154020.41	08/20/18	\$ 1,395.60	\$ 1,395.60	1109	\$ 1,395.60	09/26/18	10/03/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 1,395.60	\$ 1,395.60	
Earth Engineering Consultants, LLC	Materials Testing	1154020.42	09/20/18	\$ 1,684.40	\$ 1,684.40	1125	\$ 1,684.40	10/10/18	10/17/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 1,684.40	\$ 1,684.40	
Earth Engineering Consultants, LLC	Materials Testing	1154020.43	10/09/18	\$ 615.95	\$ 615.95	1142	\$ 615.95	10/24/18	10/30/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 615.95	\$ 615.95	
Hutchinson Black and Cook LLC	Legal Services - Journey Homes	103256	02/13/18	\$ 77.00	\$ 77.00	1392	\$ 134,334.48	03/29/18	04/04/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
Hutchinson Black and Cook LLC	Legal Services - Journey Homes	103633	03/12/18	\$ 577.50	\$ 577.50	1392	\$ 134,334.48	03/29/18	04/04/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
Interwest Consulting Group	Taft-Grand Market Roundabout	38638	02/12/18	\$ 1,630.19	\$ 815.10	1382	\$ 815.00	02/27/18	03/12/18	PrairieStar Triloan	5	Street	100%	\$ 815.10	\$ 815.10	
Interwest Consulting Group	Taft-Grand Market Roundabout	37990	01/11/18	\$ 2,875.00	\$ 1,437.50	1387	\$ 8,974.94	02/27/18	03/07/18	PrairieStar Triloan	5	Street	100%	\$ 1,437.50	\$ 1,437.50	
Interwest Consulting Group	Taft-Grand Market Roundabout	42336	07/17/18	\$ 1,106.35	\$ 1,106.35	1079	\$ 1,106.35	08/01/18	08/03/18	PrairieStar Inc - Draft	5	Street	100%	\$ 1,106.35	\$ 1,106.35	
Interwest Consulting Group	Taft-Grand Market Roundabout	42834	08/15/18	\$ 1,148.51	\$ 574.26	1091	\$ 574.26	08/23/18	08/31/18	PrairieStar Inc - Draft	5	Street	100%	\$ 574.26	\$ 574.26	
Interwest Consulting Group	Taft-Grand Market Roundabout	44994	11/12/18	\$ 375.00	\$ 187.50	1150	\$ 187.50	11/14/18	11/27/18	PrairieStar Inc - Draft	5	Street	100%	\$ 187.50	\$ 187.50	
Interwest Consulting Group	Taft-Grand Market Roundabout	45535	12/05/18	\$ 1,430.00	\$ 715.00	1162	\$ 715.00	12/12/18	12/19/18	PrairieStar Inc - Draft	5	Street	100%	\$ 715.00	\$ 715.00	
Land Title Gurantee Company	Entitlements	Email	04/19/18	\$ 198.00	\$ 198.00	1001	\$ 198.00	05/17/18	05/31/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Land Title Gurantee Company				\$ 505.00	\$ 505.00	1003	\$ 505.00	05/22/18	05/31/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Larimer County Treasurer	PrairieStar Real Estate Taxes 2017	NA	NA	\$ 589.97	\$ 589.97	1383	\$ 589.97	02/27/18	03/09/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
LSC Transportation Consultants	Taft Roundabout	55408	10/08/18	\$ 394.20	\$ 394.20	1144	\$ 1,639.50	10/24/18	11/02/18	PrairieStar Inc - Draft	5	Street	100%	\$ 394.20	\$ 394.20	
LSC Transportation Consultants	Taft Roundabout	55468	10/08/18	\$ 1,245.30	\$ 1,245.30	1144	\$ 1,639.50	10/24/18	11/02/18	PrairieStar Inc - Draft	5	Street	100%	\$ 1,245.30	\$ 1,245.30	
Metrostudy	Market Study	36680	02/26/18	\$ 13,804.11	\$ 13,804.11	Credit Card	\$ 13,804.11	04/30/18	04/30/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Napp Landscape Services, Inc.	Landscape Billing	11/02/17	\$ 15,938.54	\$ 15,938.54	1376	\$ 15,938.54	01/25/18	02/08/18		PrairieStar Triloan	5	Parks & Rec	100%	\$ 15,938.54	\$ 15,938.54	
Napp Landscape Services, Inc.	Landscape - Winter Watering	23694	01/24/18	\$ 190.00	\$ 190.00	1387	\$ 8,974.94	02/27/18	03/07/18	PrairieStar Triloan	5	Parks & Rec	100%	\$ 190.00	\$ 190.00	
Napp Landscape Services, Inc.	Mailboxes	02/05/18	\$ 3,053.75	\$ 3,053.75	1384	\$ 3,053.75	02/27/18	03/20/18		PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
Napp Landscape Services, Inc.	Landscape - Winter Watering	23805	02/23/18	\$ 160.00	\$ 160.00	1389	\$ 240.00	03/29/18	04/11/18	PrairieStar Triloan	5	Parks & Rec	100%	\$ 160.00	\$ 160.00	
Napp Landscape Services, Inc.	Landscape - Winter Watering	23808	02/23/18	\$ 80.00	\$ 80.00	1389	\$ 240.00	03/29/18	04/11/18	PrairieStar Triloan	5	Parks & Rec	100%	\$ 80.00	\$ 80.00	
Napp Landscape Services, Inc.	Mailboxes	24402	05/29/18	\$ 788.80	\$ 788.80	104	\$ 788.80	04/23/18	05/02/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Napp Landscape Services, Inc.	Landscape - Winter Watering	24107	04/23/18	\$ 200.00	\$ 200.00	1022	\$ 260.00	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 200.00	\$ 200.00	
Napp Landscape Services, Inc.	Little Branch Clock	24125	04/23/18	\$ 60.00	\$ 60.00	1022	\$ 260.00	05/17/18	05/23/18	PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 60.00	\$ 60.00	
Napp Landscape Services, Inc.	Landscape - Winter Watering	23939	03/27/18	\$ 800.00	\$ 800.00	1044	\$ 937.33	06/13/18	06/22/18	PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 800.00	\$ 800.00	
Napp Landscape Services, Inc.	Landscape Repairs	24402	05/29/18	\$ 137.33	\$ 137.33	1044	\$ 937.33	06/13/18	06/22/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Napp Landscape Services, Inc.	Landscape - Park	07/19/18	\$ 3,895.17	\$ 3,895.17	1093	\$ 9,247.69	08/23/18	09/17/18		PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 3,895.17	\$ 3,895.17	
Napp Landscape Services, Inc.	Landscape - Islands	07/19/18	\$ 844.89	\$ 844.89	1093	\$ 9,247.69	08/23/18	09/17/18		PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 844.89	\$ 844.89	
Napp Landscape Services, Inc.	Landscape - Islands	07/19/18	\$ 3,313.92	\$ 3,313.92	1093	\$ 9,247.69	08/23/18	09/17/18		PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 3,313.92	\$ 3,313.92	
Napp Landscape Services, Inc.	Landscape - Entrance	07/19/18	\$ 1,193.71	\$ 1,193.71	1093	\$ 9,247.69	08/23/18	09/17/18		PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 1,193.71	\$ 1,193.71	
Napp Landscape Services, Inc.	Landscape - Common Area	09/07/18	\$ 4,645.91	\$ 4,645.91	1111	\$ 4,645.91	09/26/18	10/02/18		PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 4,645.91	\$ 4,645.91	
Napp Landscape Services, Inc.	Landscape - Common Area (Missed Tax)	09/07/18	\$ 246.56	\$ 246.56	1128	\$ 4,246.56	10/10/18	10/11/18		PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 246.56	\$ 246.56	
Napp Landscape Services, Inc.	Winterize System - Maintenance	24941	10/31/18	\$ 225.00	\$ 225.00	1147	\$ 225.00	11/14/18	11/23/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Packard and Dierking, LLC	Legal Services - Development	46592	01/31/18	\$ 1,785.00	\$ 1,785.00	1385	\$ 1,785.00	02/27/18	03/13/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
Packard and Dierking, LLC	Legal Services - Development	46901	02/28/18	\$ 1,295.00	\$ 1,295.00	1390	\$ 1,295.00	03/29/18	04/09/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
Packard and Dierking, LLC	Legal Services - Development	47512	04/30/18	\$ 6,020.00	\$ 6,020.00	1002	\$ 6,020.00	05/17/18	05/29/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Packard and Dierking, LLC	Legal Services - Development	47861	05/31/18	\$ 175.00	\$ 175.00	1027	\$ 175.00	06/13/18	06/19/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Packard and Dierking, LLC	Legal Services - Development	48422	06/30/18	\$ 105.00	\$ 105.00	1064	\$ 105.00	07/17/18	07/25/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Packard and Dierking, LLC	Legal Services - Development	48814	08/31/18	\$ 4,452.00	\$ 4,452.00	1124	\$ 6,457.21	10/10/18	10/16/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Packard and Dierking, LLC	Legal Services - Development	49192	09/30/18	\$ 2,005.21	\$ 2,005.21	1124	\$ 6,457.21	10/10/18	10/16/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Packard and Dierking, LLC	Legal Services - Development	49480	10/31/18	\$ 2,100.00	\$ 2,100.00	1145	\$ 2,100.00	11/14/18	11/20/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	



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

Table V

Vendor	Work Description	Invoice Values			Payments Made					Check Clear Date	Account	Certification Number	Category	Percent Eligible	Cert 5 Eligible Costs	Total Eligible (prior costs hidden)
		Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date								
Packard and Dierking, LLC	Legal Services - Development	49756	11/30/18	\$ 1,120.00	\$ 1,120.00	1172	\$ 1,120.00	12/12/18	12/20/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Panorama Coordinated Services	Private Lot Drainage Repairs	635295	08/18/18	\$ 1,618.00	\$ 1,618.00	1112	\$ 18,544.83	09/26/18	09/26/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Panorama Coordinated Services	Common Area Drainage	635926	08/18/18	\$ 580.00	\$ 580.00	1112	\$ 18,544.83	09/26/18	09/26/18	PrairieStar Inc - Draft	5	Storm	100%	\$ 580.00	\$ 580.00	
Panorama Coordinated Services	Pool House Landscaping	635311	08/28/18	\$ 16,346.83	\$ 16,346.83	1112	\$ 18,544.83	09/26/18	09/26/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Panorama Coordinated Services	Pool House Landscaping	653404	09/20/18	\$ 2,231.00	\$ 2,231.00	1130	\$ 7,123.47	10/10/18	10/15/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Panorama Coordinated Services	Pool House Landscaping	635403	09/20/18	\$ 4,892.47	\$ 4,892.47	1130	\$ 7,123.47	10/10/18	10/15/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Panorama Coordinated Services	Common Area Landscaping	635452	10/11/18	\$ 33,165.76	\$ 33,165.76	1132	\$ 38,058.23	10/24/18	10/30/18	PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 33,165.76	\$ 33,165.76	
Panorama Coordinated Services	Common Area Landscaping	635403	09/20/18	\$ 4,892.47	\$ 4,892.47	1132	\$ 38,058.23	10/24/18	10/30/18	PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 4,892.47	\$ 4,892.47	
Panorama Coordinated Services	Snow removal	635496	10/16/18	\$ 97.50	\$ 97.50	1148	\$ 97.50	11/14/18	11/19/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Panorama Coordinated Services	Snow removal	68250	11/13/18	\$ 65.00	\$ 65.00	1158	\$ 6,430.70	11/29/18	12/04/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Panorama Coordinated Services	Snow removal	68249	11/13/18	\$ 65.00	\$ 65.00	1158	\$ 6,430.70	11/29/18	12/04/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Panorama Coordinated Services	Playground Updates (Via NLS)	Proposal	11/19/18	\$ 6,300.70	\$ 6,300.70	1158	\$ 6,430.70	11/29/18	12/04/18	PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 6,300.70	\$ 6,300.70	
Panorama Coordinated Services	Pool House Landscaping	635666	11/30/18	\$ 450.00	\$ 450.00	1171	\$ 450.00	12/12/18	12/18/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Panorama Coordinated Services	Community Garden	635691	12/19/18	\$ 6,500.00	\$ 6,500.00	1176	\$ 6,500.00	12/26/18	12/31/18	PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 6,500.00	\$ 6,500.00	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	04/19/18	\$ 156,447.80	\$ 155,447.80	101	\$ 220,694.80	04/23/18	04/26/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	05/14/18	\$ 58,005.06	\$ 58,005.06	1005-1017	\$ 58,005.06	05/17/18	05/29/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	06/13/18	\$ 216,074.54	\$ 216,074.54	1030-1042	\$ 216,074.54	06/13/18	06/20/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	06/28/18	\$ 68,403.83	\$ 68,403.83	1049-1059	\$ 68,403.83	07/02/18	07/10/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	07/16/18	\$ 58,632.04	\$ 58,632.04	1068-1077	\$ 58,632.04	07/17/18	07/25/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	08/01/18	\$ 40,048.51	\$ 40,048.51	1081-1088	\$ 40,048.51	08/01/18	08/07/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	08/22/18	\$ 18,500.26	\$ 18,500.26	1096-1106	\$ 18,500.26	08/23/18	08/31/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	09/25/18	\$ 56,152.60	\$ 56,152.60	1113-1122	\$ 56,152.60	09/26/18	09/27/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	10/23/18	\$ 69,431.79	\$ 69,431.79	1133-1141	\$ 69,431.79	10/24/18	10/30/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	11/13/18	\$ 6,800.64	\$ 6,800.64	1151-1155	\$ 6,800.64	11/14/18	11/20/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Majestic Flashings / SRG	J25992	11/06/18	\$ 70.00	\$ 70.00	1160	\$ 70.00	11/28/18	11/30/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Pool & Clubhouse	Multiple Vendors	Varies	12/12/18	\$ 55,473.91	\$ 55,473.91	1164-1170	\$ 55,473.91	12/12/18	12/20/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Prairie Star Metro District No. 1	Funding Request - Multiple	18-Jan	01/18/18	\$ 6,217.44	\$ 6,217.44	1387	\$ 8,974.94	02/27/18	03/07/18	PrairieStar Triloan	5	Multiple	26%	\$ 1,618.90	\$ 1,618.90	
Prairie Star Metro District No. 1	Funding Request - Multiple		02/16/18	\$ 2,134.93	\$ 2,134.00	1392	\$ 134,334.48	03/29/18	04/04/18	PrairieStar Triloan	5	Multiple	41%	\$ 866.53	\$ 866.53	
Prairie Star Metro District No. 1	Funding Request - Multiple		03/15/18	\$ 1,197.30	\$ 1,197.30	1392	\$ 134,334.48	03/29/18	04/04/18	PrairieStar Triloan	5	Multiple	41%	\$ 486.17	\$ 486.17	
Prairie Star Metro District No. 1	Funding Request - Multiple	4/23/2018	04/23/18	\$ 7,790.58	\$ 7,790.58	1003	\$ 7,790.58	05/17/18	05/18/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 7,790.58	\$ 7,790.58	
Prairie Star Metro District No. 1	Funding Request - Multiple	5/24/2018	05/24/18	\$ 12,424.66	\$ 12,424.66	1028	\$ 12,424.66	06/13/18	06/18/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 12,424.66	\$ 12,424.66	
Prairie Star Metro District No. 1	Funding Request - Multiple	18-06	06/18/18	\$ 6,238.83	\$ 6,238.83	1063	\$ 6,238.83	07/09/18	07/16/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 6,238.83	\$ 6,238.83	
Prairie Star Metro District No. 1	Funding Request - Multiple	18-07	07/20/18	\$ 13,801.52	\$ 13,801.52	1078	\$ 13,801.52	08/01/18	08/07/18	PrairieStar Inc - Draft	5	Multiple	11%	\$ 1,516.25	\$ 1,516.25	
Prairie Star Metro District No. 1	Funding Request - Multiple	18-08	08/20/18	\$ 10,401.26	\$ 10,401.26	1090	\$ 10,401.26	08/23/18	08/30/18	PrairieStar Inc - Draft	5	Multiple	11%	\$ 1,098.00	\$ 1,098.00	
Prairie Star Metro District No. 1	Funding Request - Multiple	18-09	09/17/18	\$ 4,260.00	\$ 4,260.00	1108	\$ 4,260.00	09/26/18	09/28/18	PrairieStar Inc - Draft	5	Multiple	100%	\$ 4,260.00	\$ 4,260.00	
Prairie Star Metro District No. 1	Funding Request - Multiple	18-10	10/22/18	\$ 20,000.00	\$ 20,000.00	1131	\$ 20,000.00	10/24/18	10/29/18	PrairieStar Inc - Draft	5	Multiple	11%	\$ 2,260.00	\$ 2,260.00	
Prairie Star Metro District No. 1	Funding Request - Multiple	18-11	11/28/18	\$ 15,000.00	\$ 15,000.00	1159	\$ 15,000.00	11/29/18	12/11/18	PrairieStar Inc - Draft	5	Multiple	25%	\$ 3,694.61	\$ 3,694.61	
Prairie Star Metro District No. 1	Funding Request - Multiple	18-12	12/18/18	\$ 9,500.00	\$ 9,500.00	1175	\$ 9,500.00	12/26/18	01/04/19	PrairieStar Inc - Draft	5	Multiple	38%	\$ 3,622.32	\$ 3,622.32	
Prairie Star Operations	Overhead and Supervision Draw 55	1059	01/16/18	\$ 2,687.26	\$ 2,687.26	1378	\$ 2,687.26	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	100%	\$ 2,687.26	\$ 2,687.26	
Prairie Star Operations	Overhead and Supervision Draw 56	1060	02/15/18	\$ 17,035.69	\$ 17,035.69	1386	\$ 17,035.69	02/27/18	03/08/18	PrairieStar Triloan	5	Multiple	100%	\$ 17,035.69	\$ 17,035.69	
Prairie Star Operations	Overhead and Supervision Draw 57	1061	03/15/18	\$ 356.18	\$ 356.18	1391	\$ 356.18	03/29/18	05/15/18	PrairieStar Triloan	5	Multiple	100%	\$ 356.18	\$ 356.18	
Rainbow Play Systems	Playground Equipment (American Express)		10/04/18	\$ 13,559.71	\$ 10,000.00	1143	\$ 10,000.00	10/24/18	11/09/18	PrairieStar Inc - Draft	5	Parks & Rec	100%	\$ 10,000.00	\$ 10,000.00	
Sarbaugh Realty Group	Town of Berthoud	1542	01/10/18	\$ 5,740.00	\$ 5,740.00	1379	\$ 5,740.00	01/25/18	02/05/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
Sarbaugh Realty Group		1543	02/14/18	\$ 8,974.94	\$ 8,974.94	1387	\$ 8,974.94	02/27/18	03/07/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
Sarbaugh Realty Group		1545	03/14/18	\$ 134,334.48	\$ 134,334.48	1392	\$ 134,334.48	03/29/18	04/04/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -	
Sarbaugh Realty Group	Entitlements and Pool	1547	03/26/18	\$ 220,694.80	\$ 220,694.80	101	\$ 220,694.80	04/23/18	04/26/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Sarbaugh Realty Group	Monthly cost paid by SRG	1552	05/02/18	\$ 266,794.14	\$ 266,794.14	1004	\$ 266,794.14	05/17/18	05/17/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Sarbaugh Realty Group	Monthly cost paid by SRG	1553	06/11/18	\$ 13,826.25	\$ 13,826.25	1029	\$ 13,826.25	06/13/18	06/14/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Sarbaugh Realty Group	Monthly cost paid by SRG			\$ 19,322.43	\$ 19,322.43	1001	\$ 19,322.43	04/30/18	05/02/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Sarbaugh Realty Group	Monthly cost paid by SRG			\$ 32,000.00	\$ 32,000.00	1007	\$ 32,000.00	05/24/18	05/24/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Sarbaugh Realty Group	Monthly cost paid by SRG	1559	08/01/18	\$ 1,106.35	\$ 1,106.35	1079	\$ 1,106.35	08/01/18	08/03/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Sarbaugh Realty Group	Monthly cost paid by SRG	1562	10/01/18	\$ 4,246.56	\$ 4,246.56	1128	\$ 4,246.56	10/10/18	10/11/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -	
Stone Creek Concrete	Curb repairs	52381	05/21/18	\$ 41,980.00	\$ 20,990.00	1452	\$ 20,990.00	06/18/18	06/25/18	PrairieStar Inc	5	Non-District	0%	\$ -	\$ -	



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

Invoice Values				Payments Made									Percent Eligible	Cert 5 Eligible Costs	Total Eligible (prior costs hidden)
Vendor	Work Description	Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Check Clear Date	Account	Certification Number	Category			
Town of Berthoud	Preliminary Plat	Application	01/09/18	\$ 750.00	\$ 750.00	1379	\$ 5,740.00	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	34%	\$ 256.97	\$ 256.97
Town of Berthoud	Final Subdivision Plat	Application	01/09/18	\$ 4,990.00	\$ 4,990.00	1379	\$ 5,740.00	01/25/18	02/05/18	PrairieStar Triloan	5	Multiple	34%	\$ 1,709.72	\$ 1,709.72
Town of Berthoud	Clubhouse Permit		03/06/18	\$ 51,062.75	\$ 51,062.75	1392	\$ 134,334.48	03/29/18	04/04/18	PrairieStar Triloan	5	Non-District	0%	\$ -	\$ -
Town of Berthoud	Filing 4 Phase 1 Financial Guaranty		04/05/18	\$ 64,742.00	\$ 64,742.00	101	\$ 220,694.80	04/23/18	04/26/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Town of Berthoud	Filing 4 Phase 1		05/02/18	\$ 59,266.00	\$ 59,266.00	1004	\$ 266,794.14	05/17/18	05/17/18	PrairieStar Inc	5	Multiple	100%	\$ 59,266.00	\$ 59,266.00
Town of Berthoud	Filing 4 Phase 1		05/02/18	\$ 86,380.00	\$ 86,380.00	1004	\$ 266,794.14	05/17/18	05/17/18	PrairieStar Inc	5	Multiple	100%	\$ 86,380.00	\$ 86,380.00
Town of Berthoud	Water Dedication Phases 1, 2, 3	Email (no invoice)	05/18/18	\$ 12,786.25	\$ 12,786.25	1029	\$ 13,826.25	06/13/18	06/14/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Town of Berthoud	Attorney's, Inspectors, Engineering		06/15/18	\$ 5,705.43	\$ 7,705.43	1048	\$ 7,705.43	07/02/18	07/09/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 2,640.11	\$ 2,640.11
Town of Berthoud	Attorney's, Inspectors, Engineering, Deposit		09/15/18	\$ 4,000.00	\$ 4,000.00	1128	\$ 4,246.56	10/10/18	10/11/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 1,370.52	\$ 1,370.52
Town of Berthoud	Attorney's, Inspectors, Engineering - Trans		10/15/18	\$ 4,000.00	\$ 4,000.00	1146	\$ 4,000.00	11/14/18	11/21/18	PrairieStar Inc - Draft	5	Multiple	34%	\$ 1,370.52	\$ 1,370.52
WebLife Stores LLC	Mailboxes	Quote		\$ 13,399.73	\$ 13,399.73	1092	\$ 13,399.73	08/23/18	09/04/18	PrairieStar Inc - Draft	5	Non-District	0%	\$ -	\$ -
Xcel Energy	Electric Service Extension	10160479	04/24/18	\$ 15,000.00	\$ 15,000.00	1004	\$ 266,794.14	05/17/18	05/17/18	PrairieStar Inc	5	Non-District	0%	\$ -	\$ -
Xcel Energy	Electric Service Extension	10337270	04/24/18	\$ 30,000.00	\$ 30,000.00	1004	\$ 266,794.14	05/17/18	05/17/18	PrairieStar Inc	5	Non-District	0%	\$ -	\$ -
Xcel Energy	Electric Service Extension	10161454	04/24/18	\$ 25,000.00	\$ 25,000.00	1004	\$ 266,794.14	05/17/18	05/17/18	PrairieStar Inc	5	Non-District	0%	\$ -	\$ -
Xcel Energy	Electric Service Extension	10166060	04/24/18	\$ 24,229.65	\$ 24,229.65	1004	\$ 266,794.14	05/17/18	05/17/18	PrairieStar Inc	5	Non-District	0%	\$ -	\$ -
Xcel Energy	Electric Service Extension	10160478	04/24/18	\$ 26,918.49	\$ 26,918.49	1004	\$ 266,794.14	05/17/18	05/17/18	PrairieStar Inc	5	Non-District	0%	\$ -	\$ -
<b>Total Soft Cost</b>				<b>\$ 8,457,493.37</b>	<b>\$ 8,280,593.45</b>									<b>\$ 496,351.55</b>	<b>\$ 3,636,937.11</b>

RESOLUTION NO. 2019-03-01

RESOLUTION OF THE BOARD OF DIRECTORS OF  
PRAIRIESTAR METROPOLITAN DISTRICT NO. 1  
FOR INCLUSION OF REAL PROPERTY

A. Cooperland, LLC, a Colorado limited liability company, the 100% fee owner of the Property (hereinafter defined) has petitioned the PrairieStar Metropolitan District No. 1 (the “**District**”) for the inclusion into the District’s boundaries of the real property hereinafter described (“**Property**”).

B. Public Notice has been published in accordance with law, calling for a public hearing on the request for approval of said Petition.

C. The statutory requirements of Section 32-1-401(1)(a), C.R.S., for submission of a petition for inclusion to the Board of Directors of the District (“**Board**”), including a legal description of the Property, a statement that assent to the inclusion of the Property was obtained by the 100% fee owner thereof and acknowledgment in the same manner as required for conveyances of land, were presented to and have been satisfied and approved by the Board.

D. The District may consider the enlargement or extension of its facilities in the exercise of discretion as a governmental function in the interest of public health, safety and welfare.

E. The District is capable of serving the Property with facilities of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PRAIRIESTAR METROPOLITAN DISTRICT NO. 1, LARIMER COUNTY, COLORADO:

1. That the Board of Directors of the District shall and hereby does order the inclusion of the Property described herein within the boundaries of the District.

2. The name and address of the Petitioner and the legal description of the Property are as follows:

Petitioner: Cooperland, LLC, a Colorado limited liability company

Address of Petitioner: 2738 Pine Street  
Boulder, Colorado 80302

Legal Description: Approximately less than one (1.0) acre of land legally described on Exhibit A attached hereto and incorporated herein.

3. That approval of this inclusion is further subject to the following:

(a) On and after the effective date of this inclusion (which shall be the date of recording of the Court Order approving the inclusion by the Clerk and Recorder of Larimer County, Colorado, unless otherwise specified in the Court Order), the Property shall be subject to the rules and regulations of the District, and the payment of any and all taxes, fees, rates and charges of the District.

Dated this \_\_\_\_ day of March, 2019.

**PRAIRIESTAR METROPOLITAN  
DISTRICT NO. 1**

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

Attest:

\_\_\_\_\_  
Secretary

**EXHIBIT A**  
Legal Description





ENGINEERING  
PLANNING  
SURVEYING

☎ P 303.682.1131  
F 303.682.1149

☎ info@civilarts.us  
www.civilarts.us

☎ 1500 Kansas Avenue, Suite 2-E  
Longmont, CO 80501

## EXHIBIT "A"

March 4, 2019

A description of a PrairieStar Metropolitan District Filing No. 1 located in the S1/2 of Section 2, T4N, R69W of the 6th P.M., in Larimer County, Colorado. For: PrairieStar, Inc.

### PRAIRIESTAR METROPOLITAN DISTRICT NO. 1

A tract of land located in the S1/2 of Section 2, T4N, R69W of the 6th P.M., County of Larimer, State of Colorado, described as follows:

COMMENCING at the W1/4 Corner of said Section 2, from which the Southwest Corner of said Section 2 bears S00°37'55"E, 2663.62 feet (Basis of Bearing), thence S63°39'53"E, 4043.12 feet to the Westerly Right-of-way Line of the Burlington Northern & Santa Fe Railroad and the POINT OF BEGINNING;

Thence S3°06'38"E, 20.00 feet along the Westerly Right-of-way Line of said Burlington Northern & Santa Fe Railroad;

Thence S86°53'22"W, 20.00 feet at right angles from the Westerly Right-of-way Line of said Burlington Northern & Santa Fe Railroad;

Thence N3°06'38"W, 20.00 feet parallel with the Westerly Right-of-way Line of said Burlington Northern & Santa Fe Railroad;

Thence N86°53'22"E, 20.00 feet at right angles from the Westerly Right-of-way Line of said Burlington Northern & Santa Fe Railroad to the POINT OF BEGINNING.

Area = 400 square feet, more or less.

**NOTICE:** According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Frank N. Drexel 24305  
Colorado Professional Land  
Surveyor No. 24305  
1500 Kansas Ave #2-E, Longmont, CO 80501  
Date: 3-4-19

File: 46527-MD1.doc

Project: 465-27

# PRAIRIESTAR METROPOLITAN DISTRICT NO. 1

**POINT OF COMMENCEMENT**  
 W1/4 COR. SEC. 2  
 T4N, R69W, 6TH P.M.  
 FOUND #6 REBAR W/ 2-1/2" ALUM.  
 CAP MKD. "LS 25619 1996" 0.2'  
 ABOVE GROUND LEVEL.

**NOTE**  
 THIS EXHIBIT MAP IS INTENDED  
 ONLY AS AN AID TO FOLLOW  
 THE ATTACHED LEGAL  
 DESCRIPTION AND DOES NOT  
 REPRESENT A LAND SURVEY  
 PLAT ACCORDING TO  
 COLORADO STATUTES.



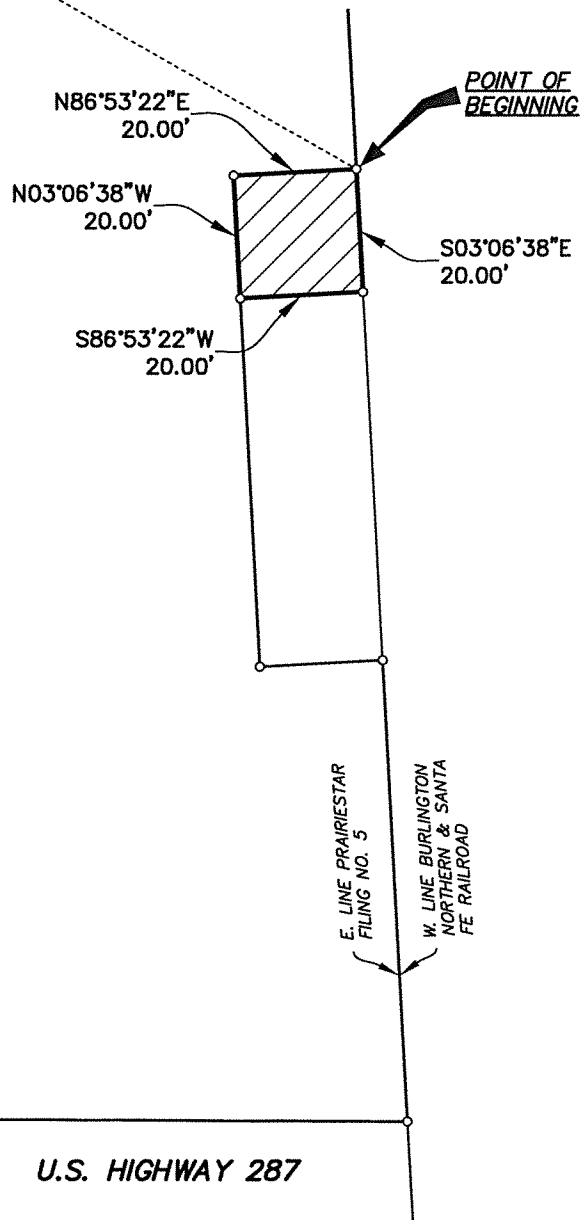
**EXHIBIT MAP**  
 SCALE: 1"=30'  
 DATE: 03-03-19  
 DWG: 46527-EB

S00°37'55"E 2663.62'  
 (BASIS OF BEARING)

LARIMER COUNTY ROAD 17

PRAIRIESTAR  
 FILING NO. 5

TRACT U



BURLINGTON NORTHERN &  
 SANTA FE RAILROAD  
 (COLORADO & SOUTHERN RAILROAD)

SW COR. SEC. 2  
 FOUND #6 REBAR W/ 2-1/2"  
 ALUM. CAP MKD. "CIVILARTS  
 DREXEL PLS 24305 2006" IN  
 MONUMENT BOX.  
 FOUND #6 REBAR W/ 3-1/4"  
 ALUM. CAP MKD. "KING  
 SURVEYORS INC JONES LS  
 22098 2005" IN MONUMENT  
 BOX 0.31'N. & 0.54'E.

U.S. HIGHWAY 287



ENGINEERING :: 1500 Kansas Ave., Suite 2-E  
 PLANNING :: Longmont, CO 80501  
 SURVEYING :: P 303.682.1131  
 F 303.682.1149

**CERTIFICATION**

I hereby certify that the foregoing is a true and correct copy of Resolution No. 2019-03-01, Resolution of the Board of Directors of PrairieStar Metropolitan District No. 1, Resolution for Inclusion of Real Property.

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 1**

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

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

**RESOLUTION NO. 2019-03-02**

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
PRAIRIESTAR METROPOLITAN DISTRICT NO. 1**

**RESOLUTION FOR EXCLUSION OF REAL PROPERTY**

A. Cooperland, LLC, a Colorado limited liability company (the “**Petitioners**”), the 100% fee owner of the Property (defined herein) has petitioned the PrairieStar Metropolitan District No. 1 (the “**District**”) for the exclusion from the boundaries of said District of the real property hereinafter described on **Exhibit A** attached hereto and incorporated herein (the “**Property**”).

B. Public Notice has been published in accordance with Section 32-1-501(2), C.R.S., calling for a public hearing on the request for approval of said Petition.

C. No written objection was filed by any person in the District to the Petition.

D. The Board of Directors has taken into consideration all of the factors set forth in Section 32-1-501(3), C.R.S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
PRAIRIESTAR METROPOLITAN DISTRICT NO. 1, LARIMER COUNTY, COLORADO:

1. The Board of Directors finds that:
  - (a) exclusion of the Property is in the best interests of the Property to be excluded;
  - (b) exclusion of the Property is in the best interests of the District;
  - (c) exclusion of the Property is in the best interests of the county or counties in which the District is located;
  - (d) the relative costs to the Property to be excluded from the provision of the District’s services exceed the benefits of the Property remaining within the District’s boundaries;
  - (e) under its current service plan the District does not have the ability to provide economical and sufficient service to both the Property seeking exclusion and all of the properties located within the District boundaries;
  - (f) the District does not have the ability to provide services to the Property to be excluded at a reasonable cost compared with the cost which would be imposed by other entities in the surrounding area providing similar services;
  - (g) denying the petition may have a negative impact on employment and other economic conditions in the District and surrounding areas;

(h) denying the petition may have a negative economic impact on the region and on the District, surrounding area and State as a whole;

(i) an economically feasible alternative service may be available; and

(j) it should not be necessary for the District to levy any additional costs on other property within the District if the Petition for Exclusion is granted.

2. The Board of Directors of the District shall and hereby does, order that the Petition for Exclusion be granted and the Property be excluded from the boundaries of the District subject to Petitioner paying the costs associated with processing the petition and requesting the court enter the Order for Exclusion, and recording thereof.

3. The Board of Directors of the District shall and hereby does further acknowledge and resolve that in accordance with Section 32-1-503, C.R.S., the Property described herein shall be obligated to the same extent as all other property within the District with respect to and shall be subject to the levy of taxes for the payment of that proportion of the outstanding indebtedness of the District and interest thereon existing immediately prior to the effective date of the Order for Exclusion (“**Outstanding Indebtedness**”).

4. The Board of Directors of the District shall and hereby does further order that, in accordance with Section 32-1-503(1), C.R.S., upon the effective date of the Order excluding the Property, the Property shall not be subject to any property tax levied by the Board of Directors of the District for the operating costs of the District.

5. The Board of Directors of the District shall and hereby does further resolve that in its discretion it may establish, maintain, enforce and, from time to time, modify service charges, tap fees, and other rates, fees, tolls and charges, upon residents or users in the area of the District as it existed prior to the exclusion, including the Property, to supplement the proceeds of tax levies in the payment of the Outstanding Indebtedness and the interest thereon.

The name and address of the Petitioner of one hundred percent (100%) of the Property and the legal description of said Property are as follows:

Petitioner:	Cooperland, LLC, a Colorado limited liability company
Address of Petitioner:	2738 Pine Street Boulder, Colorado 80302
Legal Description of the Property:	Approximately less than one (1.0) acre of land legally described on <b>Exhibit A</b> and incorporated herein by this reference.

APPROVED AND ADOPTED March 27, 2019.

**PRAIRIESTAR METROPOLITAN  
DISTRICT NO. 1**

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

Attest:

\_\_\_\_\_  
Secretary

**EXHIBIT A**

Legal Description



ENGINEERING  
PLANNING  
SURVEYING

:: P 303.682.1131  
F 303.682.1149

:: info@civilarts.us  
www.civilarts.us

:: 1860 Lefthand Circle, Suite A  
Longmont, CO 80501

May 7, 2010

A description of PrairieStar Metropolitan District No. 1 located in the S1/2 of Section 2, T4N, R69W of the 6th P.M., in Larimer County, Colorado. For: Sarbaugh Realty Group.

LEGAL DESCRIPTION  
PRAIRIESTAR METROPOLITAN DISTRICT NO. 1

A Parcel of land located in the S1/2 of Section 2, T4N, R69W of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 2, from which the W1/4 Corner of said Section 2 bears N00°37'55"W, 2663.62 feet (Basis of Bearing), thence N75°23'26"E, 3299.46 feet to a point on the Westerly Line of proposed Lot 2, Block 4, PrairieStar, a proposed subdivision of the Town of Berthoud, Colorado and the POINT OF BEGINNING;

Thence N00°15'55"E, 20.00 feet along said Westerly Line;

Thence S89°44'05"E, 20.00 feet;

Thence S00°15'55"W, 20.00 feet;

Thence N89°44'05"W, 20.00 feet to the POINT OF BEGINNING;

Area = 400 square feet or 0.009 acre, more or less.

**NOTICE:** According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

  
Peter D. Steger  
Colorado Professional Land  
Surveyor No. 25379  
1860 Lefthand Cir #A, Longmont, CO 80501  
Date: 5/7/10  
File: 4657-LGL PS METRO DIST 1.doc Project: 465-7



# PRAIRIESTAR METROPOLITAN DISTRICT NO. 1

## SHEET 2 OF 2



### DISTRICT MAP

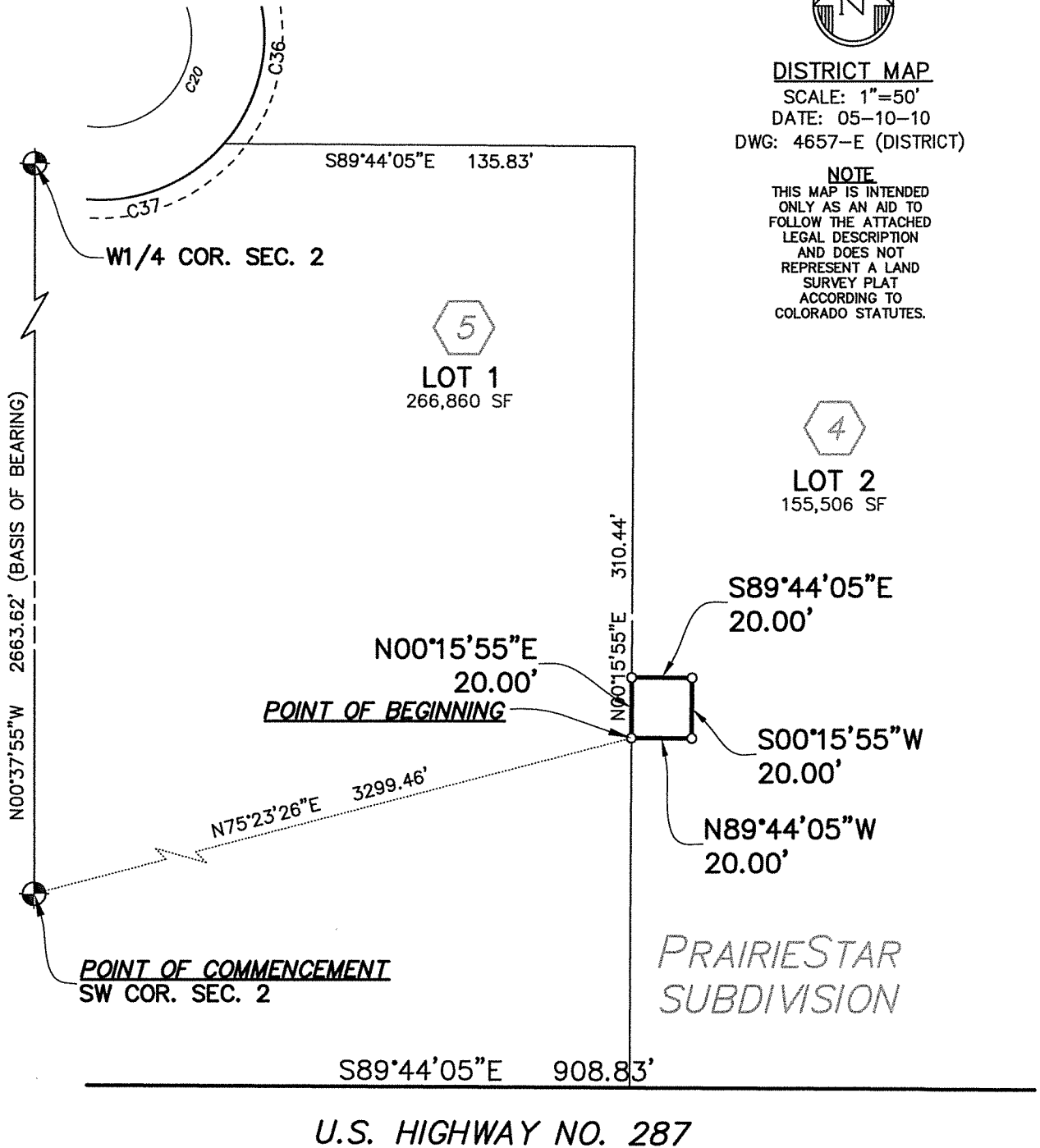
SCALE: 1"=50'

DATE: 05-10-10

DWG: 4657-E (DISTRICT)

#### NOTE

THIS MAP IS INTENDED ONLY AS AN AID TO FOLLOW THE ATTACHED LEGAL DESCRIPTION AND DOES NOT REPRESENT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.



ENGINEERING PLANNING SURVEYING  
1860 Lefthand Circle, Suite A  
Longmont, CO 80501  
P 303.682.1131  
F 303.682.1149

**CERTIFICATION**

The undersigned hereby certifies that the foregoing is a true and correct copy of Resolution No. 2019-03-02, Resolution of the Board of Directors of PrairieStar Metropolitan District No. 1, Resolution for Exclusion of Real Property.

**PRAIRIESTAR METROPOLITAN DISTRICT NO. 1**

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

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

Secretary



September 26, 2018

**RE: RANGER ENGINEERING, LLC – COLORADO SPECIAL DISTRICTS ANNOUNCEMENT**

Greetings:

I am reaching out to you to announce that I have formed my own company, Ranger Engineering, LLC ("Ranger"). The intent of Ranger will primarily be to provide Independent Engineering Cost Certification services, but I am still available to provide engineering and construction management support as necessary.

I will be moving forward in a strategic partnership with Manhard Consulting, Ltd ("Manhard") to make sure that all of our clients' needs and expectations continue to be met. This strategic partnership will include subconsultant agreements for all existing cost certification services currently under contract with Manhard. From the client's perspective, there will not be any cost impact, nor will any client have to update contracts at this time. The intent for both Ranger and Manhard is to make this transition as seamless as possible and to continue to provide services in a timely manner. Manhard will continue to provide civil engineering design, survey, GIS, and program management needs as they have more resources and capabilities than Ranger will be able to provide. However, Manhard does not plan to pursue future cost certifications.

For projects that have ongoing cost certifications, I will reach out to clients on an individual basis to determine the proper time to transition contracts from Manhard to Ranger. This effort is tentatively planned to occur at the beginning of 2019.

My new contact information is the following:

Collin Koranda, PE  
2590 Cody Ct.  
Lakewood, CO 80215  
[ckoranda@rangerengineeringllc.com](mailto:ckoranda@rangerengineeringllc.com)  
(C): (720) 940-3345

Please begin using my new email effective immediately. For the time being, my Manhard email and office number are still active, but over time, these contacts will be phased out.

I am grateful for the opportunities that Manhard offered me, and I am excited to continue to serve Colorado Special Districts through Ranger Engineering, LLC. Please feel free to forward this correspondence to anyone you would like, and should you have any questions or comments on this matter, please do not hesitate to contact myself, or Anna Mercurio with Manhard ([amercurio@manhard.com](mailto:amercurio@manhard.com)).

Regards,

A handwritten signature in black ink, appearing to read "Collin Koranda".

Collin Koranda, PE

Guiding clients through their engineering and construction management needs

2590 Cody Ct., Lakewood, CO 80215



December 31, 2018

David Solin, District Manager  
PrairieStar Metropolitan District No. 1  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228

**RE: PROPOSAL FOR DISTRICT ENGINEERING AND COST CERTIFICATION SERVICES  
PRAIRIESTAR METROPOLITAN DISTRICT NO. 1**

Dear Mr. Solin:

Ranger Engineering, LLC ("Ranger") is excited for the opportunity to submit a proposal to provide PrairieStar Metropolitan District No. 1 ("District") with District Engineering and Cost Certification Services related to the Public Improvements. Ranger plans to review costs spent to date associated with Public Improvements and determine eligible District expenses on a yearly basis, based on monthly draws.

The project is generally near the intersection of Berthoud Parkway and Highway 287 in Berthoud, CO.

Any estimated fees assume that documentation necessary to complete the current cost certification will be provided at the onset of the review process. If incomplete documentation is provided, or additional documentation is provided after the review process, additional fees may be incurred by the District. Documents to be provided include, but are not limited to:

- 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

Within this proposal are the following:

- Exhibit A - Scope of Work
- Exhibit B - Compensation
- Signature Page
- General Conditions
- Exhibit C – Hourly Rate Schedule

**EXHIBIT A**

**SCOPE OF WORK**

**I. ONGOING ENGINEER'S REPORT AND CERTIFICATION OF DISTRICT ELIGIBLE COSTS**

1. Receive and review documentation (i.e. plans, contracts, agreements, invoices, pay applications, proofs of payment, etc.) of District costs to date.
2. Determine District eligible costs and verify as reasonable and paid.
3. Perform a site visit (photographs of constructed improvements will be taken for the District's record) if construction has started, to verify reasonableness of percentages complete as indicated by the contractor pay applications.
4. Categorize all District eligible costs according to the Service Plan categories, or as otherwise directed by the District.
5. Track all costs to date and maintain master list of costs.
6. Meet with or call the District as necessary to provide updates and receive answers to questions that may arise.
7. Prepare and deliver an Engineer's Report and Certification, as a single PDF document, to the District.

**EXHIBIT B**  
**COMPENSATION**

I. **ONGOING ENGINEER'S REPORT AND CERTIFICATION COST: Time and Materials**

Reimbursable expenses shall mean one hundred fifteen percent (115%) of all costs incurred by Ranger relative to the Project, including without limitation all approved outside consultants' fees, reproduction costs, messenger or special mail service, mileage and other Project-related expenses.

"Exhibit C", provided within, identifies Ranger's hourly rate schedule.

The terms of the attached "General Terms & Conditions", which Client hereby acknowledges receiving, are incorporated and made a part of this Proposal. The T&M fees for all services to be completed that are not authorized to begin by December 31, 2019 are subject to a 5 percent increase per annum. If the above is acceptable, please have this Proposal executed. We will begin work as soon as we receive an executed copy of this Proposal. This Proposal will be null and void if not accepted by 90 days from the date of this proposal.

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Thank you again for the opportunity to submit this Proposal. Should you have any questions, please do not hesitate to contact us.

Best Regards,

Ranger Engineering, LLC

Collin Koranda, PE

The undersigned is the (a) \_\_\_\_\_ actual owner of record of the property; (b) \_\_\_\_\_ authorized agent of the owner of the property; (c) \_\_\_\_\_ contract purchaser of the Property; (d) \_\_\_\_\_ general contractor (e) \_\_\_\_\_ uncertain

If (b), (c), (d) or (e) is checked, the property owner's name and address is \_\_\_\_\_.

**ACCEPTED: PRAIRIESTAR  
METROPOLITAN DISTRICT NO. 1**

By: \_\_\_\_\_  
(Authorized Representative)

\_\_\_\_\_  
(Printed Name)

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

Invoices will be sent to the Client via email.  
Invoices should be forwarded to:

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

## GENERAL TERMS AND CONDITIONS

1. **ONE INSTRUMENT/INCONSISTENCIES** – These GENERAL TERMS AND CONDITIONS, and the Ranger PROPOSAL to which these terms are attached (collectively this “Agreement”) shall be deemed one instrument. Wherever there is a conflict or inconsistency between the provisions of these GENERAL TERMS AND CONDITIONS, the PROPOSAL, and any plans or specifications, as applicable, the provisions provided for in these GENERAL TERMS AND CONDITIONS shall, in all instances, control and prevail. These GENERAL TERMS AND CONDITIONS shall apply to the work provided in the PROPOSAL to which this is attached or an amendment or modification, including an AGREEMENT FOR ADDITIONAL SERVICES.
2. **ENTIRE AGREEMENT** – These GENERAL TERMS AND CONDITIONS, the PROPOSAL, and any plans or specifications represent the entire Agreement between the Parties and supercedes any and all prior oral or written understandings between the Parties. Changes to these GENERAL TERMS AND CONDITIONS shall only be binding when in writing and agreed to by both parties.
3. **MEDIATION** – All disputes between relating to this Agreement or the Project (as defined in the Proposal) shall first be submitted to mediation with a mediator selected by the Parties. The costs of the mediator shall be split evenly between Client and Ranger. If the Client and Ranger cannot agree on a mediator, then each of Client and Ranger shall nominate a mediator and the two nominated mediators shall select the ultimate mediator. Client and Ranger shall include a similar mediation provision in all of their respective agreements with other parties regarding the Project and will require all such other persons or entities to include a similar mediation provision in all agreements with their respective subcontractors, subconsultants, suppliers and fabricators. Such mediation shall be a condition precedent to a party filing any judicial or other proceeding against the other, except with regard to delinquent fees owed to Ranger.
4. **AUTHORIZATION TO SIGN** – The person signing this Agreement represents and warrants that he/she is signing this Agreement on behalf of the Client and is authorized to enter into this Agreement on the Client’s behalf.
5. **BREACH AND COST OF COLLECTION** – In the event Client breaches the terms of this Agreement, Ranger shall be entitled, in addition to the specific remedies provided for in this Agreement, to pursue all remedies available at law or in equity. Client further agrees that Ranger shall be entitled to recover all costs incurred in enforcing any provision of this Agreement, including court costs and reasonable attorney’s fees. All payments received from the Client will be credited first to interest, then to the cost of enforcement, and then to the amount due to Ranger
6. **CHANGES IN REGULATORY ENVIRONMENT** – The services provided by Ranger under this Agreement were determined based upon the applicable municipal, county, state and/or federal regulations, codes, laws and requirements that were in existence on the date of this Agreement. Any material additions, deletions or changes in the regulatory environment, which require an increase in the scope of services to be performed, will be an Additional Service.
7. **CONTROLLING LAW** – This Agreement is to be governed by the laws of the State of Illinois.
8. **CURE PERIOD** – If during the project term, Client observes or becomes aware of any improper service which has been provided by Ranger, Client agrees to immediately notify Ranger of the same, in writing. Ranger shall then have five working days to cure, or begin to cure in a diligent manner, such improper service before Client may exercise its rights under any default and remedy provision provided for in this Agreement, including the right to take corrective action prior to the termination of the cure period. If Client fails to notify Ranger of any defects within thirty (30) working days of learning of the defects, any objections to Ranger’s work shall be waived. Ranger will not accept any backcharges unless Client has complied with the foregoing and allowed Ranger the opportunity to cure any problem.
9. **DELAYS** – Client agrees that Ranger shall not be responsible for damages arising directly from any delays for causes beyond Ranger’s control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes, severe weather disruptions or other natural disasters; fires, riots, war or other emergencies or acts of God; failure of any government agency to act in a timely manner; failure of performance by the Client or the Client’s contractors or consultants; or discovery of any hazardous substances or differing site conditions. In addition, if delays resulting from any such causes increase the cost or time required by Ranger to perform its services in an orderly and efficient manner, Ranger shall be entitled to an equitable adjustment in schedule and/or compensation.
10. **ENGINEER’S OPINION OF PROBABLE COST** – Ranger’s Opinions of Probable Cost provided for herein, if applicable, are to be made on the basis of Ranger’s experience and qualifications and represents Ranger’s judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, because Ranger has no control over the cost of labor, materials, equipment or services furnished by others, the Contractor’s methods of determining prices, or competitive bidding or market conditions, Ranger cannot and does not warrant, represent or guarantee that proposals, bids or actual construction cost will not vary from Ranger’s Opinions of Probable Cost. If Client wishes greater assurance as to probable construction cost, Client shall employ an independent cost estimator.
11. **INDEMNITY** – To the fullest extent permitted by law, the Client shall waive any right of contribution and shall indemnify and hold harmless Ranger, its agents, employees and consultants from and against all claims, damages, losses and expenses, including but not limited to, attorneys’ fees, arising out of or resulting from or in connection with the performance of the work which results from Client’s negligence or the negligence of Client’s agents. This indemnity shall not require the Client to indemnify Ranger for the negligent acts of Ranger or its agents.  
  
To the fullest extent permitted by law, Ranger shall waive any right of contribution and shall indemnify and hold harmless the Client, its agents, employees and consultants from and against all claims, damages, losses and expenses, including but not limited to attorneys’ fees, arising out of or resulting from or in connection with the performance of the work which results from Ranger’s negligence or the negligence of Ranger’s agents. This indemnity shall not require Ranger to indemnify the Client for the negligent acts of the Client or its agents.
12. **RANGER’S INSURANCE COVERAGE** – Before work is commenced on the site, and throughout the duration of the project, Ranger shall maintain the following insurance coverage so as to indemnify Client from all claims of bodily injury or property damage that may occur from Ranger’s negligence:
  - a. Workmen’s compensation and occupational disease insurance covering all employees in statutory limits who perform any obligations assumed under Contract.
  - b. Public liability and property damage liability insurance covering all operations under contract; the limits for bodily injury or death not less than \$1,000,000 for each accident; for property damage, not less than \$500,000 for each accident.



- c. Automobile liability insurance on all self-propelled vehicles used in connection with the Project, whether owned, non-owned or hired; public liability limits of not less than \$1,000,000 for each accident.

At the Client's request, Ranger shall (i) provide a Certificate of Insurance evidencing Ranger's compliance with the above requirements, and (ii) include Client as an "additional insured" on the insurance policy.

13. **LIMITATION OF RANGER'S LIABILITY** – In recognition of the relative risks of the Project to the Client and Ranger, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of Ranger and Ranger's consultants to Client, to Contractor and any Subcontractors on the Project and to those claiming by or through Client for any and all claims, losses, costs, damages or claim expenses from any cause or liability of Ranger's or Ranger's consultants to all of those named herein with respect to the Project shall not exceed \$50,000.00 or the agreed upon professional services fee, whichever is greater. Should Client desire a greater limitation of liability it is available for an additional fee as agreed to in writing by Client and Ranger.

Client acknowledges and understands that Ranger's liability exposure for potential claims related to its performance of services is being specifically limited by this Agreement, and that Client's potential recovery in a claim situation is limited to the amount herein. Client agrees that based upon Ranger's fee and services, it is unreasonable to hold Ranger responsible for liability exposure greater than the set limit.

14. **INFORMATION TO BE PROVIDED TO RANGER** – Client agrees to provide Ranger with such site information as may be needed to enable Ranger to perform its services. Such information may include but shall not be limited to: latest plat of record; current title report and the documents contained therein; previous reports; title search report/chain-of-title documents; copies of environmental permits, registrations, liens, or cleanup records for the property; building plans and specifications; location, elevation and sizes of existing gas, telephone, electrical, street lighting and cable television lines on-site and off-site; boundary survey; wetland delineation; soil borings; archaeological phase 1 survey; first floor foundation plan and such other information as may be requested by Ranger, from time to time. Client shall not be responsible for providing site information which Ranger has specifically agreed to provide in its Proposal.

15. **RANGER'S RELIANCE ON INFORMATION PROVIDED** – Ranger may rely on the accuracy and completeness of any information furnished to Ranger by or on Client's behalf. Furthermore, Client agrees to hold Ranger harmless from any engineering errors, including but not limited to, grading, earthwork analysis and off-site stormwater outlets, resulting from inaccurate site information which is provided by Client, including topographical surveys which have been prepared by consultants other than Ranger.

16. **PAYMENT** – Invoices will be submitted to the Client for payment on a monthly basis as the work progresses. Invoices are due within thirty days of rendering. Within thirty days of receipt of Invoice, Client shall examine the invoice in detail to satisfy themselves as to its accuracy and completeness and shall raise any question or objection that Client may have regarding the invoice within this thirty-day period. After sixty (60) days from receipt of invoice, Client waives any question or objection to the invoice not previously raised. If Client fails to make any payment due Ranger for services and expenses within thirty days after receipt of Ranger's invoice therefore, the amounts due Ranger will be increased at the rate of 1.0 percent per month (or the maximum rate of interest permitted by law, if less), from said thirtieth day. In addition, Ranger may, after giving notice to Client, suspend services under this Agreement until Ranger has been paid in full all amounts due for services, expenses and charges. In the event Ranger elects to suspend its services, and after receipt of payment in full by Client, Ranger shall resume services under this Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for Ranger to resume performance. In addition, prior to commencing such services, Ranger shall have the right, from time to time, to require Client to provide a retainer payment for services to be rendered. Ranger shall have no liability to Client for any costs or damages incurred as a result of such suspension that is caused by Client.

17. **PERMITS & FEES** – Unless the proposal specifically provides otherwise, Client shall be responsible for paying all application and permit fees and obtaining all permits. Ranger does not warrant, represent or guarantee that the permits or approvals will be issued.

18. **RIGHTS-OF-WAY & EASEMENTS** – Client shall be responsible for obtaining (or vacating) all right-of-way, easements, real covenants and/or agreements necessary for the proper development of the property, including but not limited to right-of-way and easements which may be necessary for roadway and access improvements; stormwater conveyance and detention; sanitary sewer collection, pumping and treatment facilities; water distribution, treatment or storage facilities; and temporary construction access.

19. **SEVERABILITY** – If any clause or provision of this Agreement is determined to be illegal, invalid or unenforceable by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

20. **STANDARD OF CARE** – Ranger will strive to perform its services in accordance with a manner consistent with the level of care and skill ordinarily exercised by other Design Professionals in the same locale.

21. **TERMINATION** – This Contract shall terminate at the time Ranger has completed its services for Client, or prior to that time, if one party provides to the other party written notice, whereby such termination date shall be effective seven (7) days after receipt of such notice. Client agrees to pay for all services, expenses and charges, as agreed, which have been incurred by Ranger through the date of termination.

22. **THIRD PARTY BENEFICIARY** – If Client is a contractor for the owner of the property, the parties acknowledge that Ranger is intended to be a third party beneficiary of the construction contract entered into between owner and Client.

23. **USE OF DOCUMENTS AND ELECTRONIC DATA** – All documents (including drawings and specifications) as well as electronic data (including designs, plans or data stored in machine readable form) that are provided to Client are instruments of service with respect to the Project. Ranger grants an irrevocable non-exclusive license to the Client relative to the Client's use of the documents in connection with the Project. Client agrees not to reuse or make any modification to the documents without the prior written authorization of Ranger. The authorized reproduction of the documents/electronic data from Ranger's system to an alternate system cannot be accomplished without the introduction of inaccuracies, anomalies and errors, and therefore, Ranger cannot and does not make any representations regarding such compatibility. With respect to such reproduction or unauthorized use, Client agrees to indemnify and hold Ranger harmless from all claims, damages, losses and expenses, including reasonable attorneys' fees and costs, arising from Client's unauthorized use, misuse, modification or misinterpretation of the documents or electronic data.

24. **WAIVER OF CONSEQUENTIAL DAMAGE** – Client and Ranger mutually agree to waive all claims of consequential damages arising from disputes, claims or other matters relating to this Agreement.

25. **RANGER'S SITE VISITS** – If requested by Client or as required by the Proposal, Ranger shall visit the site at intervals appropriate to the various stages of construction as Ranger deems necessary in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of contractor's work. Construction staking or survey control staking is not considered a site visit. Such visits and observations by Ranger are not intended to be exhaustive or to extend to every aspect of the work in progress, or to involve inspections of the work beyond the responsibilities specifically assigned to Ranger in this Agreement, but rather are to be limited to spot checking, and similar methods of general observation of the work based on Ranger's exercise of professional judgment. Based on information obtained during such visits and such observations, Ranger shall endeavor to determine in general if such work is proceeding in accordance with the contract documents and Ranger shall keep Client informed of the progress of the work.

The purpose of Ranger's visits to the site will be to enable Ranger to better carry out the duties and responsibilities assigned to and undertaken by Ranger hereunder. Ranger shall not, during such visits or as a result of such observations of work in progress, supervise, direct or have control over the work, nor shall Ranger have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the work, for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to the furnishing and performing the work or authority to stop the work. Accordingly, Ranger neither guarantees the performance of any contractor(s) nor assumes responsibility for any contractor's failure to furnish and perform its work in accordance with the contract documents. Should the Client determine that such service is necessary, Ranger will provide such services as the resident project representative as an Additional Service.

Ranger shall not have the authority to instruct any contractor to suspend or terminate its work on the Project. Ranger shall not be responsible for the acts or omissions of any contractor(s), or of any subcontractor(s), any supplier(s), or of any other person or organization performing or furnishing any of the work.

26. **DESIGN WITHOUT CONSTRUCTION ADMINISTRATION** – It is understood and agreed that Ranger's basic services under this Agreement do not include project observation or review of the Client's performance or any other construction phase services, and that such services will be provided for by the Client. The Client assumes all responsibility for interpretation of any contract documents and for construction observation, and the Client waives any claims against Ranger that may be in any way connected thereto. In addition, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Ranger, its officers, directors, employees and subconsultants (collectively, Ranger) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of such services by other persons or entities and from any and all claims arising from modifications, clarifications, interpretations, adjustments or changes made to any contract documents to reflect changed field or other conditions, except for claims arising from the sole negligence or willful misconduct of Ranger. If the Client requests in writing that Ranger provide any specific construction phase services and if Ranger agrees in writing to provide such services, then Ranger shall be compensated for Additional Services as provided in Exhibit A.



## EXHIBIT C

### ADDITIONAL SERVICES

Additional services (including, but not limited to those listed within) shall be performed by Ranger Engineering, if requested, at an additional cost ("Additional Services"). The following services or items are not included within the scope of work outlined in this PROPOSAL to which this is attached unless specifically set forth therein. Such additional services shall be provided either for an agreed upon Lump Sum Fee or on a Time and Material Basis, subject to the rates as listed below:

### SCHEDULE OF TIME AND MATERIAL RATES FOR 2018

<u>CATEGORY</u>	<u>CURRENT HOURLY RATES</u>
Professional Engineer	\$150.00
Expert Testimony & Depositions	\$250.00
	<u>REIMBURSABLES</u>
Mileage	\$0.55/mile
Reimbursable Expenses	Cost + 15%