

**ANNUAL REPORT FOR THE CALENDAR YEAR 2020**

**ROSE FARM ACRES METROPOLITAN DISTRICT**

TO: Berthoud Town Clerk  
State of Colorado

The following information and documents (attached as exhibits) are provided for calendar year 2020 pursuant to Section VII of the Service Plan of the Rose Farm Acres Metropolitan District (“District”) approved by the Town Council of the Town of Berthoud and filed with the District Court and Town Clerk:

**1. Boundary changes made or proposed to the District’s boundary as of December 31<sup>st</sup>.**

The District had no boundary changes in 2020.

**2. Agreement with other governmental entities, either entered into or proposed as of December 31<sup>st</sup>.**

The District did not enter into any agreements with other governmental entities in 2020.

**3. A list of all facilities and improvements constructed or acquired by the District and those that have been dedicated to and accepted by the Town as of December 31<sup>st</sup>.**

The District engaged an independent professional engineer to verify and certify costs related to the planning, designing, engineering, acquiring, constructing, installing and completing of various public improvements. A copy of the District’s Resolution Accepting Engineer’s Report and Verification of Costs Associated with Public Improvements and Requesting Requisition of Funds is attached hereto (the “Resolution”). Under the Resolution, the District accepted and funded certain public improvements. The Resolution contains a list of all related improvement as part of Exhibit A attached to the Resolution.

**4. Audit of the District’s financial statements, for the year ending December 31 of the previous year, prepared in accordance with general accepted accounting principles or audit exemptions, if applicable.**

The District is completing its 2020 Audit and will provide a copy under separate cover once filed.

**5. Notice of continuing disclosure undertaking for events of default by the District, which continue beyond a 90-day period, under any Debt instrument.**

The District issued General Obligation Limited Tax Bonds, Series 2020A in the amount of \$2,990,000 and Subordinate General Obligation Limited Tax Bonds, Series 2020B(3) in the amount of \$910,000 on August 27, 2020.

The District had no events of default under any debt instrument.

**6. Any inability of the District to pay its obligations as they come due in accordance with the terms of the Debt instruments, which continue beyond a 90-day period.**

The District is current on all debt obligation payments.

Respectfully submitted this 30<sup>th</sup> day of July, 2021.

COLLINS COCKREL & COLE  
A Professional Corporation

By



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Matthew P. Ruhland  
Attorney for Rose Farm Acres Metropolitan  
District

cc: Board of Directors, Rose Farm Acres Metropolitan District

**EXHIBIT A**  
**RESOLUTION ACCEPTING ENGINEER'S REPORT AND VERIFICATION OF**  
**COSTS ASSOCIATED WITH PUBLIC IMPROVEMENTS AND REQUESTING**  
**REQUISITION OF FUNDS**

## ROSE FARM ACRES METROPOLITAN DISTRICT

### A RESOLUTION ACCEPTING ENGINEER'S REPORT AND VERIFICATION OF COSTS ASSOCIATED WITH PUBLIC IMPROVEMENTS AND REQUESTING REQUISITION OF FUNDS

A. The Rose Farm Acres Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado duly organized and existing pursuant to Article 1 of Title 32, C.R.S.

B. The District is located within the Town of Berthoud, Colorado (the “**Town**”) and operates in accordance with the Town approved Service Plan for Rose Farm Acres Metropolitan District (the “**Service Plan**”).

C. The District was organized to provide certain public improvements, and appurtenances thereto within and without its boundaries including the planning, designing, acquisition, construction, installation, relocation, redevelopment and financing of streets, water, sanitary and storm sewer, safety, park and recreation, transportation, and landscaping improvements and facilities, in accordance with its Service Plan.

D. At a TABOR election of the qualified electors of the District duly called and held on November 6, 2018 in accordance with law and pursuant to due notice, a majority of those qualified to vote and voting at such election voted in favor of the District incurring indebtedness to fund the public improvements as permitted in the Service Plan.

E. RCD Partners LLC (“**RCD**”) is a property owner and developer of real property located within the District.

F. On March 20, 2019, the District and RCD entered into the Infrastructure Acquisition Agreement (the “**Agreement**”) for the purpose of providing payment to RCD for its costs incurred in the planning, design, engineering, acquisition, construction, installation and completion of certain public improvements as further described in the Agreement (“**Public Improvements**”).

G. The Agreement authorizes payment of costs for planning, designing, engineering, acquiring, constructing, installing and completing Public Improvements.

H. RCD has caused the planning, designing, engineering, acquiring, constructing, installing and completing of certain Public Improvements.

I. In accordance with Section 2 of the Agreement, before any payment may be made, RCD shall provide a schedule of such costs and the District shall have such costs

reviewed or audited by an independent public accountant, professional engineer, appraiser or valuation consultant, selected and by the District, substantiating the amount of such costs.

J. The District engaged Ranger Engineering, LLC (“**Ranger**”), an independent professional engineer, to verify and certify costs incurred by RCD in planning, designing, engineering, acquiring, constructing, installing and completing Public Improvements.

K. Ranger prepared the August 24, 2020 Engineer's Report and Verification of Costs Associated with the Public Improvements which certifies that RCD incurred \$4,027,420.10 (the “**Verified Costs**”) in eligible costs related to Public Improvements and is attached hereto as Exhibit A and incorporated herein by this reference (the “**Report**”).

L. The Board of Directors of the District (the “**Board**”) desires to accept the Report on behalf of the District and provide payment to RCD.

M. On August 27, 2020, the District intends to issue of its \$2,990,000 General Obligation Limited Tax Bonds, Series 2020A, with the net proceeds being deposited into the “**Senior Project Fund**” held under the Indenture of Trust (the “**Senior Indenture**”), to be dated as of August 27, 2020, with UMB Bank, n.a. as trustee (the “**Trustee**”).

N. In addition, on August 27, 2020, the District intends to issue of its \$910,000 Subordinate General Obligation Limited Tax Bonds, Series 2020B, with the net proceeds being deposited into the “**Subordinate Project Fund**” (the Senior Project Fund and Subordinate Project Fund may be referred to herein collectively as the “**Project Funds**”), held under the Subordinate Indenture of Trust (the “**Subordinate Indenture**”), to be dated as of August 27, 2020 (the Senior Indenture and Subordinate Indenture may be referred to herein collectively as the “**Indentures**”), with the Trustee.

O. The Board has determined that the best interests of the District, its residents, users and/or property owners would be served by the District's accepting and funding of certain Public Improvements, and in that regard should approve requisition of funds from the Project Funds for such purpose.

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

1. **Recitals**. The Recitals to this Resolution are adopted as the findings of the Board and incorporated herein by reference.

2. **Description of Public Improvements.** RCD has represented that it has caused the construction of certain Public Improvements, at its sole cost and expense, consisting of:

Street, Water, Sanitary Sewer, and Parks and Recreation Public  
Improvements installed for the benefit of  
the Rose Farm Acres Replat of Blocks 2 & 3,  
Schmidt Farm First Subdivision,  
Town of Berthoud, Larimer County, Colorado  
as described on the Report.

in the amount of Four Million, Twenty-Seven Thousand, Four Hundred Twenty Dollars and Ten Cents (\$4,027,420.10) as more particularly described on the Report.

3. **Acceptance of the Report.** The Board hereby accepts the Report on behalf of the District and, in reliance upon the Report, finds that RCD incurred the Verified Costs, totaling \$4,027,420.10 in actual costs in planning, designing, engineering, acquiring, constructing, installing and completing Public Improvements.

4. **Financing of Improvements.** The District will pay for these Public Improvements from (i) the Project Funds, (ii) proceeds from any future issuance of general obligation or private placement bonds, when issued, or (iii) from any sources legally available to the District which are not otherwise pledged to satisfy debt or which are not otherwise necessary for the operations and maintenance of the District.

5. **Approval of Requisition No. 1 from Senior Project Fund.** Requisition No. 1 from the Senior Project Fund (attached hereto as Exhibits B and incorporated herein by this reference), in the amount of \$2,397,334.74, for payment of a portion of the Verified Costs are hereby approved. The District requests that the “**District Representative**” (as defined in the Indentures) prepare and sign the requisition and submit to the Trustee for payment to RCD.

6. **Approval of Requisition No. 1 from Subordinate Project Fund.** Requisition No. 1 from the Subordinate Project Fund (attached hereto as Exhibits C and incorporated herein by this reference), in the amount of \$882,700.00, for payment of a portion of the Verified Costs are hereby approved. The District requests that the District Representative prepare and sign the requisition and submit to the Trustee for payment to RCD.

7. **Severability**. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

8. **Ratification and Related Authorization**. All acts, order, resolutions, ordinances or parts thereof, of the District, in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed so as to revive any act, order, resolution or ordinance, or part thereof, heretofore repealed. The District's directors, officers and agents are hereby authorized and directed to execute and deliver such other subsequent filings, documents and certificates, and to take such other action as may be necessary or appropriate in order to effectuate the purposes of this Resolution.

9. **Effective Date**. This Resolution shall take effect and be enforced immediately upon its approval by the Board.

ADOPTED this 25<sup>th</sup> day of August, 2020.

ROSE FARM ACRES METROPOLITAN  
DISTRICT

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

ATTEST:

  
\_\_\_\_\_  
Secretary or Assistant Secretary



**EXHIBIT A**

**Engineer's Report and Verification of Costs Associated with Public Improvements**



**ENGINEER'S REPORT and CERTIFICATION**  
**ROSE FARM ACRES METROPOLITAN DISTRICT**

**PREPARED FOR:**

Rose Farm Acres Metropolitan District  
c/o Collins Cockrel & Cole P.C.  
390 Union Blvd, Suite 400  
Denver, CO 80228

**PREPARED BY:**

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

**DATE PREPARED:**

August 24, 2020

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## ENGINEER'S REPORT

### Introduction

Ranger Engineering, LLC (“Ranger”), was retained by Rose Farm Acres Metropolitan District (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements for the District.

The District is located within the Town of Berthoud, Colorado (“Town”). The service area of the District boundaries includes approximately 54 acres. This certification considers construction costs within and without the District boundaries.

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, from approximately October 2017 to July 2020, are valued at **\$4,027,420.10**.

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

### Public Improvements as Authorized by the Service Plan

Ranger reviewed the Service Plan for Rose Farm Acres Metropolitan District (“Service Plan”) approved June 12, 2018, prepared by Collins Cockrel & Cole, P.C.

Section I.B. of the Service Plan states:

*There are currently no other governmental entities, including the Town, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.*

Section V.A. of the Service Plan further states:

*The District shall have the power and authority to plan for, design, acquire, construct, install, relocate, redevelop, provide, equip and finance the Public Improvements and related operation and maintenance services within and without the District Boundaries and to exercise all power and authority vested in special districts under the Special District Act and other applicable statutes, common law and Colorado Constitution, subject to the limitations set forth in this Section V.A.*

Section V.A.8 of the Service Plan states that the District shall not issue Debt in excess of Six Million Dollars (\$6,000,000).

The District boundary is described in Section III of the Service Plan as well as in Exhibits A, B, and C. Ranger has determined that the constructed improvements and associated construction costs (“Public

Improvements”) under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

### **Scope of Certification**

Based on Ranger’s experience with metropolitan districts and review of the Service Plan, the Public Improvements were broken into the cost categories of Streets, Sanitation, Water, Parks and Recreation, and Storm improvements. Only costs related to District Capital improvements have been considered for reimbursement. Various soft costs were identified as Operations costs, but these costs are not eligible for reimbursement under the scope of this report. For a detailed breakdown of district eligible cost categories, refer to Tables II - III.

### **General Methodology**

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

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

Ranger engaged with the District in February 2020 to proceed with the Engineer’s Certification. Ranger received initial documentation in February 2020 and coordinated with RCD Partners LLC (“Developer”) to verify supporting documentation to certify the costs related to construction improvements.

#### **Phase II – Site Visit**

Ranger performed a site visit to document completion of the Public Improvements. The intent of the site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is assumed that the Town or another third party provided QA/QC and acceptance of the improvements. A.G. Wassenaar, Inc. was engaged to provide materials testing. Northern Engineering is the engineer of record.

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

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

- Executed Contracts and Bid Tabs
- Approved Construction Drawings
- Acceptable Proof of Payment (Cancelled checks and bank statements or lien waivers)
- Invoices and/or Pay Applications
- Jurisdictional acceptance of improvements.
- Approved changes or amendments to contract documents
- Copies of any agreements that will impact District funding

See Appendix A for a complete listing of documents reviewed, as deemed necessary, by Ranger.

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

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

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

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger reviewed the Contractors agreements and schedule of values as well as detailed construction pay applications. For some contracts, only final pay applications were reviewed and compared to the contract totals. Multiple contractors were utilized to complete the Public Improvements. Ranger reviewed the schedule of values against current industry costs to verify reasonableness of costs.

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

The Developer provided payments for hard costs to cover the construction of Public Improvements. The Developer provided copies of cashed checks for all costs related to the Public Improvements. Only costs with an approved form of proof of payment have been certified in this report.

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

Ranger concluded the Engineer's Certification by determining which improvements were eligible for District reimbursement and what percent of the costs for those improvements were reimbursable. An overall district eligible percentage for the current phase of work was identified as 50.5%. The percentage was identified by comparing public (Tracts and Right of Way) versus private (Lots) areas per the approved construction plans and plats. Ranger also reviewed Northern Engineering's scope of work and determined their overall district eligibility to be 70.6%.

Public Improvement for this certification includes Water, Sanitation, Storm Water, Streets and Parks and Recreation improvements. The tables in this report identify eligible Capital costs directly paid by the Developer. Soft costs were not submitted for review for this report.

## ENGINEER'S CERTIFICATION

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

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

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

3. The Independent Consulting Engineer finds and determines that the constructed value of Capital costs related to the Public Improvements considered in the attached Engineer's Report dated August 24, 2020 including soft & indirect, District funded, and hard costs, are valued at **\$4,027,420.10**. 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,

**Ranger Engineering, LLC**

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

Collin D. Koranda, P. E.

## APPENDIX A

### Documents Reviewed

#### Construction Documents

- Rose Farm Acres Replat of Blocks 2 & 3, Schmidet Farm First Subdivision. Prepared by Northern Engineering. Recorded 12/31/15.
- Rose Farm Acres Construction Plans. Prepared by Northern Engineering. Dated 1/16/16.
- Rose Farm Acres Final Landscape Plans. Prepared by TB Group. Dated 5/29/15.

#### Contractor Pay Applications

- Northstar Concrete. Pay Applications 1-7. Dated 1/25/19 – 7/28/20.
- E-Z Excavating: 7494 Phase I. Pay Applications 1-15. Dated 4/30/18 - 9/30/19.
- E-Z Excavating: 7494 Phase II. Pay Applications 1 – 5. Dated 4/30/19 – 11/30/19.

#### District Documents

- Service Plan for Rose Farm Acres Metropolitan District. Prepared by Collins Cockrel & Cole, P.C. Approved June 12, 2018.





**Rose Farm Acres Metropolitan District  
Summary of Costs  
Table I**

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This
<b>Direct Construction Costs</b>	\$ 4,531,803.01	\$ 3,708,713.56	\$ 3,482,607.93	\$ 3,482,607.93	93.9%
<b>Soft &amp; Indirect Costs</b>	\$ 976,263.54	\$ 976,263.54	\$ 544,812.17	\$ 544,812.17	55.8%
<b>Totals</b>	<b>\$ 5,508,066.55</b>	<b>\$ 4,684,977.10</b>	<b>\$ 4,027,420.10</b>	<b>\$ 4,027,420.10</b>	<b>86.0%</b>



**Rose Farm Acres Metropolitan District  
Construction Costs Summary By Category  
Table II**

<b>Category</b>	<b>Total Eligible Cost by Category</b>		<b>Category Percentage</b>
Water	\$	677,291.10	19.4%
Sanitation	\$	888,760.27	25.5%
Storm Water	\$	154,744.24	4.4%
Streets	\$	1,513,505.52	43.5%
Parks and Recreation	\$	248,306.80	7.1%
	<b>\$</b>	<b>3,482,607.93</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Cost by Category This Period</b>		<b>Category Percentage</b>
Water	\$	677,291.10	19.4%
Sanitation	\$	888,760.27	25.5%
Storm Water	\$	154,744.24	4.4%
Streets	\$	1,513,505.52	43.5%
Parks and Recreation	\$	248,306.80	7.1%
	<b>\$</b>	<b>3,482,607.93</b>	<b>100.0%</b>



**Rose Farm Acres Metropolitan District  
Soft & Indirect Costs Summary By Category  
Table III**

<b>Category</b>	<b>Total Eligible Soft Costs</b>		<b>Category Percentage</b>
Water	\$	43,395.09	8.0%
Sanitation	\$	56,944.24	10.5%
Storm Water	\$	9,914.70	1.8%
Streets	\$	110,972.64	20.4%
Parks and Recreation	\$	323,585.50	59.4%
	<b>\$</b>	<b>544,812.17</b>	<b>100.0%</b>

<b>Category</b>	<b>Eligible Soft Costs This Period</b>		<b>Category Percentage</b>
Water	\$	43,395.09	8.0%
Sanitation	\$	56,944.24	10.5%
Storm Water	\$	9,914.70	1.8%
Streets	\$	110,972.64	20.4%
Parks and Recreation	\$	323,585.50	59.4%
	<b>\$</b>	<b>544,812.17</b>	<b>100.0%</b>





Rose Farm Acres Metropolitan District
Construction Costs Detail
Table IV

Main data table with columns for Contract Values, Payments Made, Eligibility, Submitted Invoices, District Type, Percent Eligible, Total Eligible, and Pay App Date. Includes subtotals for various categories like EZ Excavating, Sanitary Sewer, Water, Storm Sewer, Asphalt Paving, and Change Orders.



**Rose Farm Acres Metropolitan District  
Soft & Indirect Costs Detail  
Table V**

Vendor	Work Description	Invoice Values			Payments Made				Certification	Category	Percent Eligible	Eligible This Period	Total Eligible
		Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date					
Chris Legh	Erosion Control	1004	04/12/18	\$ 2,500.00	\$ 2,500.00	1025	\$ 2,500.00	04/13/18	1	Multiple	51%	\$ 1,263.50	\$1,263.50
Chris Legh	Erosion Control	1013	08/21/18	\$ 3,750.00	\$ 3,750.00	1061	\$ 3,750.00	08/23/18	1	Multiple	51%	\$ 1,895.25	\$1,895.25
Chris Legh	Site Infrastructure	1013	08/21/18	\$ 4,333.33	\$ 4,333.33	1062	\$ 4,333.33	08/23/18	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control	1014	09/18/18	\$ 3,630.00	\$ 3,630.00	1072	\$ 3,630.00	09/19/18	1	Multiple	51%	\$ 1,834.60	\$1,834.60
Chris Legh	Erosion Control	1016	10/25/18	\$ 930.00	\$ 930.00	1085	\$ 930.00	11/01/18	1	Multiple	51%	\$ 470.02	\$470.02
Chris Legh	Site Infrastructure	1016	10/25/18	\$ 4,333.33	\$ 4,333.33	1084	\$ 4,333.33	11/20/18	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Site Infrastructure	1017	11/28/18	\$ 4,333.33	\$ 4,333.33	1095	\$ 4,333.33	11/30/18	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control	1017	11/28/18	\$ 510.00	\$ 510.00	1096	\$ 510.00	11/30/18	1	Multiple	51%	\$ 257.75	\$257.75
Chris Legh	Site Infrastructure	1018	01/24/19	\$ 4,333.33	\$ 4,333.33	1106	\$ 4,333.33	01/15/19	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control	1018	01/24/19	\$ 500.00	\$ 500.00	1105	\$ 500.00	01/15/19	1	Multiple	51%	\$ 252.70	\$252.70
Chris Legh	Site Infrastructure	1019	02/05/19	\$ 4,333.33	\$ 4,333.33	1112	\$ 4,983.33	02/07/19	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control	1019	02/05/19	\$ 650.00	\$ 650.00	1112	\$ 4,983.33	02/07/19	1	Multiple	51%	\$ 328.51	\$328.51
Chris Legh	Site Infrastructure	1021	03/12/19	\$ 4,333.33	\$ 4,333.33	1121	\$ 4,833.33	03/12/19	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control	1021	03/12/19	\$ 500.00	\$ 500.00	1121	\$ 4,833.33	03/12/19	1	Multiple	51%	\$ 252.70	\$252.70
Chris Legh	Site Infrastructure	1022	04/04/19	\$ 4,333.33	\$ 4,333.33	1125	\$ 5,233.33	04/11/19	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control	1022	04/04/19	\$ 900.00	\$ 900.00	1125	\$ 5,233.33	04/11/19	1	Multiple	51%	\$ 454.86	\$454.86
Chris Legh	Site Infrastructure	1024	05/02/19	\$ 4,333.33	\$ 4,333.33	1135	\$ 5,233.33	05/05/19	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control	1024	05/02/19	\$ 900.00	\$ 900.00	1135	\$ 5,333.33	05/05/19	1	Multiple	51%	\$ 454.86	\$454.86
Chris Legh	Site Infrastructure	1032	07/02/19	\$ 4,333.33	\$ 4,333.33	1147	\$ 4,833.33	06/27/19	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control	1032	07/02/19	\$ 500.00	\$ 500.00	1147	\$ 4,833.33	06/27/19	1	Multiple	51%	\$ 252.70	\$252.70
Chris Legh	Site Infrastructure	1033	07/02/19	\$ 4,333.33	\$ 4,333.33	1148	\$ 5,833.33	06/27/19	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control - Water Meter Prc	1033	07/02/19	\$ 1,500.00	\$ 1,500.00	1148	\$ 5,833.33	06/27/19	1	Multiple	51%	\$ 758.10	\$758.10
Chris Legh	Site Infrastructure	1034	07/26/19	\$ 4,333.33	\$ 4,333.33	1155	\$ 5,533.33	07/31/19	1	Multiple	51%	\$ 2,190.07	\$2,190.07
Chris Legh	Erosion Control	1034	07/26/19	\$ 1,200.00	\$ 1,200.00	1155	\$ 5,533.33	07/31/19	1	Multiple	51%	\$ 606.48	\$606.48
Chris Legh	Erosion Control	1051	02/25/20	\$ 3,634.22	\$ 3,634.22	1242	\$ 3,634.22	03/11/20	1	Multiple	51%	\$ 1,836.74	\$1,836.74
Chris Legh	Site Infrastructure	1052	03/11/20	\$ 2,500.00	\$ 2,500.00	1243	\$ 2,500.00	03/11/20	1	Multiple	51%	\$ 1,263.50	\$1,263.50
Chris Legh	Clear and Grub	1005	04/12/18	\$ 18,500.00	\$ 18,500.00	1026	\$ 18,500.00	04/13/18	1	Multiple	51%	\$ 9,349.91	\$9,349.91
Chris Legh	Landscaping	1023	04/16/19	\$ 21,676.10	\$ 21,676.10	1128	\$ 21,676.10	04/16/19	1	Parks and Recreation	100%	\$ 21,676.10	\$21,676.10
Chris Legh	Irrigation	1025	05/08/19	\$ 15,000.00	\$ 15,000.00	1137	\$ 80,000.00	05/06/19	1	Parks and Recreation	100%	\$ 15,000.00	\$15,000.00
Chris Legh	Trees and Planting	1028	05/09/19	\$ 20,000.00	\$ 20,000.00	1137	\$ 80,000.00	05/06/19	1	Parks and Recreation	100%	\$ 20,000.00	\$20,000.00
Chris Legh	Irrigation	1029	05/22/19	\$ 10,000.00	\$ 10,000.00	1137	\$ 80,000.00	05/06/19	1	Parks and Recreation	100%	\$ 10,000.00	\$10,000.00
Chris Legh	Trees and Planting	1030	05/22/19	\$ 20,000.00	\$ 20,000.00	1137	\$ 80,000.00	05/06/19	1	Parks and Recreation	100%	\$ 20,000.00	\$20,000.00
Chris Legh	Playground	1031	05/22/19	\$ 15,000.00	\$ 15,000.00	1137	\$ 80,000.00	05/06/19	1	Parks and Recreation	100%	\$ 15,000.00	\$15,000.00
Chris Legh	Irrigation	1035	07/26/19	\$ 30,000.00	\$ 30,000.00	1156	\$ 30,000.00	07/31/19	1	Parks and Recreation	100%	\$ 30,000.00	\$30,000.00
Chris Legh	Trees and Planting	1036	07/09/19	\$ 20,000.00	\$ 20,000.00	1157	\$ 20,000.00	07/31/19	1	Parks and Recreation	100%	\$ 20,000.00	\$20,000.00
Chris Legh	Soil Amendmend	1037	07/29/19	\$ 15,000.00	\$ 15,000.00	1171	\$ 15,000.00	09/03/19	1	Parks and Recreation	100%	\$ 15,000.00	\$15,000.00
Chris Legh	Chip Bark	1039	08/23/19	\$ 3,000.00	\$ 3,000.00	1173	\$ 3,000.00	09/03/19	1	Parks and Recreation	100%	\$ 3,000.00	\$3,000.00
Chris Legh	Playground	1040	09/22/19	\$ 15,000.00	\$ 15,000.00	1183	\$ 15,000.00	09/24/19	1	Parks and Recreation	100%	\$ 15,000.00	\$15,000.00
Chris Legh	Irrigation	1041	09/22/19	\$ 30,000.00	\$ 30,000.00	1184	\$ 30,000.00	09/24/19	1	Parks and Recreation	100%	\$ 30,000.00	\$30,000.00
Chris Legh	Trees and Planting	1042	09/24/19	\$ 15,000.00	\$ 15,000.00	1185	\$ 15,000.00	09/24/19	1	Parks and Recreation	100%	\$ 15,000.00	\$15,000.00
Chris Legh	Sod	1043	10/23/19	\$ 15,000.00	\$ 15,000.00	1196	\$ 15,000.00	10/16/19	1	Parks and Recreation	100%	\$ 15,000.00	\$15,000.00



**Rose Farm Acres Metropolitan District**  
**Soft & Indirect Costs Detail**  
**Table V**

Vendor	Work Description	Invoice Values			Payments Made				Certification	Category	Percent Eligible	Eligible This Period	Total Eligible
		Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date					
Chris Legh	Soil Amendmend	1045	10/24/19	\$ 3,000.00	\$ 3,000.00	1198	\$ 3,000.00	10/16/19	1	Parks and Recreation	100%	\$ 3,000.00	\$3,000.00
Chris Legh	Playground	1050	12/12/19	\$ 10,000.00	\$ 10,000.00	1214	\$ 1,000.00	12/13/19	1	Parks and Recreation	100%	\$ 10,000.00	\$10,000.00
Chris Legh	Irrigation	1057	08/04/20	\$ 50,000.00	\$ 50,000.00	1274	\$ 50,000.00	07/30/20	1	Parks and Recreation	100%	\$ 50,000.00	\$50,000.00
Chris Legh	Street Sign Installation	1020	02/19/19	\$ 8,000.00	\$ 8,000.00	1114	\$ 8,000.00	02/22/19	1	Streets	100%	\$ 8,000.00	\$8,000.00
Chris Legh	Street Sign Installation	1044	10/19/19	\$ 2,000.00	\$ 2,000.00	1197	\$ 2,000.00	10/16/19	1	Streets	100%	\$ 2,000.00	\$2,000.00
Chris Legh	Street Sign Installation	1058	08/04/20	\$ 4,000.00	\$ 4,000.00	1275	\$ 4,000.00	07/30/20	1	Streets	100%	\$ 4,000.00	\$4,000.00
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	73657	05/01/18	\$ 2,133.75	\$ 2,133.75	1036	\$ 2,133.75	05/29/18	1	Multiple	51%	\$ 1,078.40	\$1,078.40
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	75018	06/01/18	\$ 375.00	\$ 375.00	1048	\$ 375.00	07/18/18	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	76247	07/01/18	\$ 375.00	\$ 375.00	1056	\$ 375.00	07/27/18	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	76988	08/01/18	\$ 1,095.00	\$ 1,095.00	1067	\$ 1,470.00	08/31/18	1	Multiple	51%	\$ 553.41	\$553.41
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	77413	08/01/18	\$ 375.00	\$ 375.00	1067	\$ 1,470.00	08/31/18	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	78137	08/07/18	\$ 195.00	\$ 195.00	1101	\$ 4,700.00	01/15/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	78550	09/01/18	\$ 375.00	\$ 375.00	1081	\$ 375.00	10/05/18	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	79336	09/10/18	\$ 1,725.00	\$ 1,725.00	1101	\$ 4,700.00	01/15/19	1	Multiple	51%	\$ 871.82	\$871.82
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	79586	10/01/18	\$ 375.00	\$ 375.00	1101	\$ 4,700.00	01/15/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	80483	10/10/18	\$ 890.00	\$ 890.00	1101	\$ 4,700.00	01/15/19	1	Multiple	51%	\$ 449.81	\$449.81
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	80853	11/01/18	\$ 375.00	\$ 375.00	1101	\$ 4,700.00	01/15/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	81817	12/01/18	\$ 375.00	\$ 375.00	1101	\$ 4,700.00	01/15/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	82672	12/13/18	\$ 195.00	\$ 195.00	1101	\$ 4,700.00	01/15/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	82897	01/01/19	\$ 375.00	\$ 375.00	1101	\$ 4,700.00	01/15/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	83644	01/07/19	\$ 195.00	\$ 195.00	1101	\$ 4,700.00	01/15/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	84092	02/01/19	\$ 375.00	\$ 375.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	84887	02/11/19	\$ 195.00	\$ 195.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	85130	03/01/19	\$ 375.00	\$ 375.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	86041	03/14/19	\$ 195.00	\$ 195.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	87140	04/01/19	\$ 195.00	\$ 195.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	86575	04/01/19	\$ 375.00	\$ 375.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	88057	05/01/19	\$ 375.00	\$ 375.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	88692	05/13/19	\$ 195.00	\$ 195.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	89333	06/01/19	\$ 375.00	\$ 375.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	90103	06/10/19	\$ 195.00	\$ 195.00	1141	\$ 2,850.00	06/18/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	90653	07/01/19	\$ 375.00	\$ 375.00	1211	\$ 2,655.00	11/19/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	91314	07/01/19	\$ 195.00	\$ 195.00	1211	\$ 2,655.00	11/19/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	92034	08/01/19	\$ 375.00	\$ 375.00	1211	\$ 2,655.00	11/19/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	92945	08/08/19	\$ 195.00	\$ 195.00	1211	\$ 2,655.00	11/19/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	93385	09/01/19	\$ 375.00	\$ 375.00	1211	\$ 2,655.00	11/19/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	94310	09/10/19	\$ 195.00	\$ 195.00	1211	\$ 2,655.00	11/19/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	94675	10/01/19	\$ 375.00	\$ 375.00	1211	\$ 2,655.00	11/19/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	95888	11/01/19	\$ 375.00	\$ 375.00	1211	\$ 2,655.00	11/19/19	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	96685	11/07/19	\$ 195.00	\$ 195.00	1211	\$ 2,655.00	11/19/19	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	97043	12/01/19	\$ 375.00	\$ 375.00	1228	\$ 1,140.00	01/13/20	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	97879	12/10/19	\$ 195.00	\$ 195.00	1228	\$ 1,140.00	01/13/20	1	Multiple	51%	\$ 98.55	\$98.55



**Rose Farm Acres Metropolitan District  
Soft & Indirect Costs Detail  
Table V**

Vendor	Work Description	Invoice Values			Payments Made				Certification	Category	Percent Eligible	Eligible This Period	Total Eligible
		Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date					
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	98222	01/01/20	\$ 375.00	\$ 375.00	1228	\$ 1,140.00	01/13/20	1	Multiple	51%	\$ 189.53	\$189.53
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	99052	01/09/20	\$ 195.00	\$ 195.00	1228	\$ 1,140.00	01/13/20	1	Multiple	51%	\$ 98.55	\$98.55
CMS Environmental Solutions, LLC	Erosion & Stormwater Insepctions	99390	02/01/20	\$ 375.00	\$ 395.00	1237	\$ 395.00	02/18/20	1	Multiple	51%	\$ 199.63	\$199.63
Colorado Special Districts Pool	District Insurance	4973	02/01/20	\$ 1,844.00	\$ 1,844.00	1239	\$ 1,844.00	02/25/20	1	Operations	0%	\$ -	\$0.00
T Charles Wilson	District Insurance	8342	02/13/20	\$ 495.00	\$ 495.00	1240	\$ 495.00	02/25/20	1	Operations	0%	\$ -	\$0.00
Northern Engineering	Engineering	1476-001/00001	12/22/17	\$ 1,125.00	\$ 1,125.00	1010	\$ 1,125.00	02/02/18	1	Multiple	71%	\$ 794.03	\$794.03
Northern Engineering	Engineering	1476-001/00002	01/26/18	\$ 196.00	\$ 196.00	1022	\$ 196.00	04/02/18	1	Multiple	71%	\$ 138.34	\$138.34
Northern Engineering	Engineering	1476-001/00003	04/27/18	\$ 1,008.75	\$ 1,008.75	1047	\$ 1,073.75	07/18/18	1	Multiple	71%	\$ 711.98	\$711.98
Northern Engineering	Engineering	1476-001/00004	05/25/18	\$ 65.00	\$ 65.00	1047	\$ 1,073.75	07/18/18	1	Multiple	71%	\$ 45.88	\$45.88
Northern Engineering	Engineering	1476-001/00005	10/04/18	\$ 1,325.00	\$ 1,325.00	1088	\$ 1,325.00	11/06/18	1	Multiple	71%	\$ 935.19	\$935.19
Northern Engineering	Survey Staking	1476-002/00001	04/20/18	\$ 9,430.00	\$ 9,430.00	1046	\$ 15,634.50	07/16/18	1	Multiple	71%	\$ 6,655.72	\$6,655.72
Northern Engineering	Survey Staking	1476-002/00002	05/18/18	\$ 5,485.30	\$ 5,485.30	1046	\$ 15,634.50	07/16/18	1	Multiple	71%	\$ 3,871.54	\$3,871.54
Northern Engineering	Survey Staking	1476-002/00003	06/15/18	\$ 719.20	\$ 719.20	1046	\$ 15,634.50	07/16/18	1	Multiple	71%	\$ 507.61	\$507.61
Northern Engineering	Survey Staking	1476-002/00004	07/20/18	\$ 3,169.95	\$ 3,169.95	1068	\$ 5,668.10	08/31/18	1	Multiple	71%	\$ 2,237.36	\$2,237.36
Northern Engineering	Survey Staking	1476-002/00005	08/17/18	\$ 2,498.15	\$ 2,498.15	1068	\$ 5,668.10	08/31/18	1	Multiple	71%	\$ 1,763.20	\$1,763.20
Northern Engineering	Survey Staking	1476-002/00006	09/21/18	\$ 2,496.30	\$ 2,496.30	1077	\$ 2,496.30	10/05/18	1	Multiple	71%	\$ 1,761.90	\$1,761.90
Northern Engineering	Survey Staking	1476-002/00007	10/19/18	\$ 5,995.30	\$ 5,995.30	1097	\$ 10,271.90	11/30/18	1	Multiple	71%	\$ 4,231.50	\$4,231.50
Northern Engineering	Survey Staking	1476-002/00008	11/16/18	\$ 4,276.60	\$ 4,276.60	1097	\$ 10,271.90	11/30/18	1	Multiple	71%	\$ 3,018.44	\$3,018.44
Northern Engineering	Survey Staking	1476-002/00009	12/14/18	\$ 4,878.70	\$ 4,878.70	1102	\$ 4,878.70	01/15/19	1	Multiple	71%	\$ 3,443.40	\$3,443.40
Northern Engineering	Survey Staking	1476-002/00010	01/18/19	\$ 14,838.06	\$ 14,838.06	1124	\$ 22,314.74	04/11/19	1	Multiple	71%	\$ 10,472.74	\$10,472.74
Northern Engineering	Survey Staking	1476-002/00011	02/15/19	\$ 5,334.96	\$ 5,334.96	1124	\$ 22,314.74	04/11/19	1	Multiple	71%	\$ 3,765.43	\$3,765.43
Northern Engineering	Survey Staking	1476-002/00012	03/15/19	\$ 2,141.72	\$ 2,141.72	1124	\$ 22,314.74	04/11/19	1	Multiple	71%	\$ 1,511.63	\$1,511.63
Northern Engineering	Survey Staking	1476-002/00013	04/19/19	\$ 7,229.18	\$ 7,229.18	1143	\$ 14,565.41	06/18/19	1	Multiple	71%	\$ 5,102.37	\$5,102.37
Northern Engineering	Survey Staking	1476-002/00014	05/17/19	\$ 7,336.23	\$ 7,336.23	1143	\$ 14,565.41	06/18/19	1	Multiple	71%	\$ 5,177.93	\$5,177.93
Northern Engineering	Survey Staking	1476-002/00015	06/21/19	\$ 2,498.64	\$ 2,498.64	1164	\$ 2,931.64	08/08/19	1	Multiple	71%	\$ 1,763.55	\$1,763.55
Northern Engineering	Survey Staking	1476-002/00016	07/19/19	\$ 433.00	\$ 433.00	1164	\$ 2,931.64	08/08/19	1	Multiple	71%	\$ 305.61	\$305.61
Northern Engineering	Survey Staking	1476-002/00017	09/18/19	\$ 7,222.12	\$ 7,222.12	1186	\$ 7,942.12	09/24/19	1	Multiple	71%	\$ 5,097.39	\$5,097.39
Northern Engineering	Survey Staking	1476-002/00018	10/18/19	\$ 6,206.10	\$ 6,206.10	1203	\$ 6,206.10	10/16/19	1	Multiple	71%	\$ 4,380.28	\$4,380.28
Northern Engineering	Survey Staking	1476-002/00019	01/17/20	\$ 2,763.27	\$ 2,763.27	1244	\$ 2,763.27	03/11/20	1	Multiple	71%	\$ 1,950.32	\$1,950.32
Northern Engineering	Construction Admin	1476-003/00002	06/30/19	\$ 720.00	\$ 720.00	1186	\$ 7,942.12	09/24/19	1	Multiple	71%	\$ 508.18	\$508.18
Page Specialty Company	Mailbox Installation	32085	01/28/20	\$ 7,694.72	\$ 7,694.72	1241	\$ 7,694.72	02/25/20	1	Non-District	0%	\$ -	\$0.00
Poudre Valley REA	Power to Meters	191736	03/20/20	\$ 242,461.59	\$ 242,461.59	1248	\$ 242,461.59	03/19/20	1	Non-District	0%	\$ -	\$0.00
Town of Berthoud	Rose Farm Acres Inspection Fees		06/20/19	\$ 21,342.50	\$ 21,342.50	1146	\$ 21,342.50	07/03/19	1	Multiple	51%	\$ 10,786.51	\$10,786.51
Town of Berthoud	Rose Farm Acres Inspection Fees			\$ 5,000.00	\$ 5,000.00	1181	\$ 5,000.00	09/16/19	1	Multiple	51%	\$ 2,527.00	\$2,527.00
Town of Berthoud	Rose Farm Acres Inspection Fees		12/15/19	\$ 7,967.50	\$ 7,967.50	1224	\$ 7,967.50	01/13/20	1	Multiple	51%	\$ 4,026.78	\$4,026.78
Town of Berthoud	Two Irrigation Taps Fees			\$ 31,650.00	\$ 31,650.00	1169	\$ 31,650.00	08/15/19	1	Multiple	51%	\$ 15,995.93	\$15,995.93





**Rose Farm Acres Metropolitan District**  
**Soft & Indirect Costs Detail**  
**Table V**

Vendor	Work Description	Invoice Values			Payments Made				Certification	Category	Percent Eligible	Eligible This Period	Total Eligible
		Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date					
Wickum Properteis & Realty, Inc.	Project Management	1001	10/31/17	\$ 10,000.00	\$ 10,000.00	1004	\$ 10,000.00	10/31/17	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1002	03/01/18	\$ 10,000.00	\$ 10,000.00	1017	\$ 10,000.00	03/01/18	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1003	03/13/18	\$ 10,000.00	\$ 10,000.00	1028	\$ 10,000.00	04/13/18	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1004	06/27/18	\$ 10,000.00	\$ 10,000.00	1041	\$ 10,000.00	06/27/18	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1005	07/27/18	\$ 10,000.00	\$ 10,000.00	1057	\$ 10,000.00	07/27/18	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1006	08/23/18	\$ 10,000.00	\$ 10,000.00	1063	\$ 10,000.00	08/23/18	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1007	09/19/18	\$ 10,000.00	\$ 10,000.00	1073	\$ 10,000.00	09/19/18	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1008	11/06/18	\$ 10,000.00	\$ 10,000.00	1090	\$ 10,000.00	11/06/18	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1009	12/05/18	\$ 10,000.00	\$ 10,000.00	1099	\$ 10,000.00	12/05/18	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1010	01/15/19	\$ 10,000.00	\$ 10,000.00	1107	\$ 10,000.00	01/15/19	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1011	02/07/19	\$ 10,000.00	\$ 10,000.00	1113	\$ 10,000.00	02/07/19	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1012	03/12/19	\$ 10,000.00	\$ 10,000.00	1122	\$ 10,000.00	03/12/19	1	Multiple	51%	\$ 5,054.01	\$5,054.01
Wickum Properteis & Realty, Inc.	Project Management	1013	04/11/19	\$ 10,000.00	\$ 10,000.00	1127	\$ 10,000.00	04/11/19	1	Multiple	51%	\$ 5,054.01	\$5,054.01
				<b>\$ 971,243.54</b>	<b>\$ 976,263.54</b>							<b>\$ 544,812.17</b>	<b>\$544,812.17</b>



## **Exhibit A**

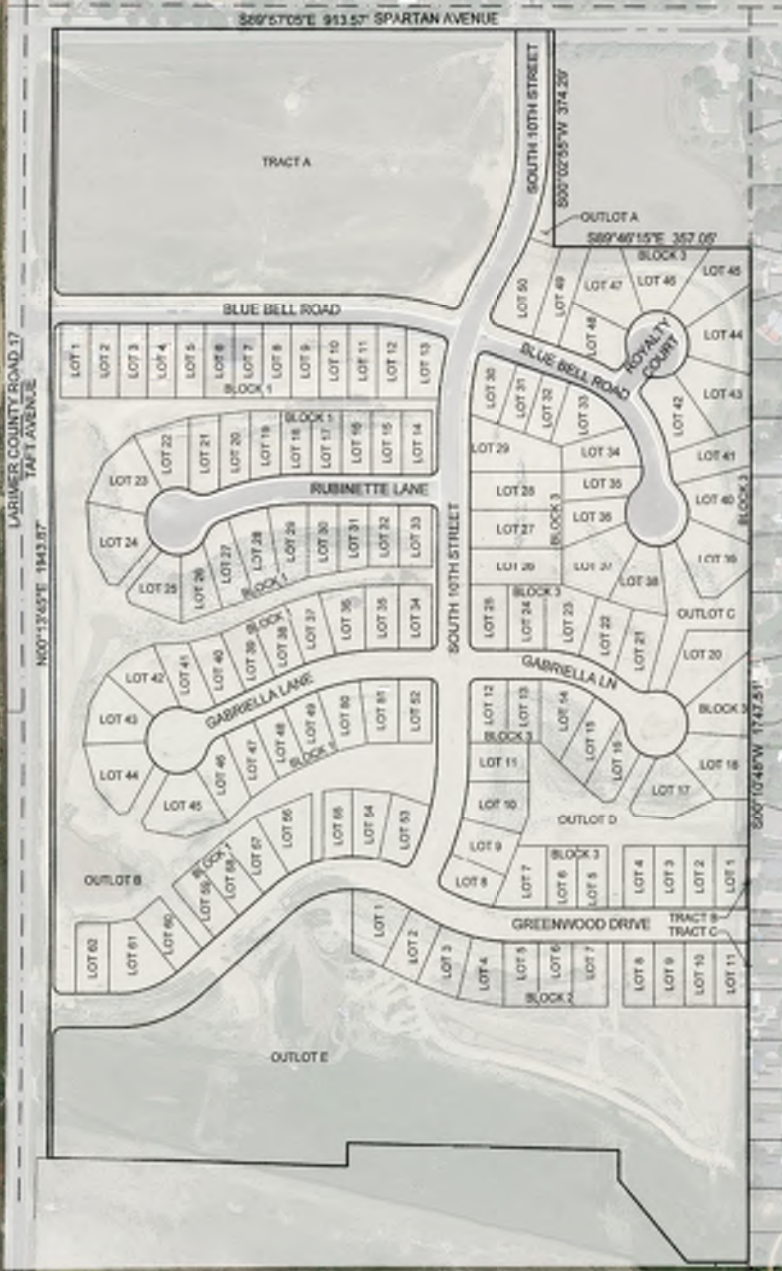
### **Rose Farm Acres Site Overlay**

# Site Overlay

Rose Farm Acres  
Metropolitan District



# Legend



Google Earth

© 2020 Google

1000 ft



**EXHIBIT B**

**Requisition No. 1 from the Senior Project Fund**

Requisition No. 1

**ROSE FARM ACRES METROPOLITAN DISTRICT  
INDENTURE OF TRUST  
DATED AUGUST 27, 2020  
GENERAL OBLIGATION LIMITED TAX BONDS, SERIES 2020A**

The undersigned District Representative (capitalized terms used herein shall have the meanings ascribed thereto by the above Indenture) hereby makes a requisition from the Project Fund held by UMB Bank, n.a., as trustee under the Indenture, and in support thereof states:

1. The amount to be paid or reimbursed pursuant hereto is \$2,397,334.74.

2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

RDC Partners, LLC  
[*Contact information to be included*]

3. Payment is due to the above entity as reimbursement of the costs of certain public improvements pursuant to Infrastructure Acquisition Agreement entered into between the District and RDC Partners, LLC dated March 20, 2019.

4. The amount to be paid or reimbursed pursuant hereto shall be transmitted by the Trustee as follows (wire transfer or other transmission instructions):

<b>Correspondent Bank:</b>	Wells Fargo Bank International, San Francisco
<b>Correspondent Bank SWIFT BIC:</b> (SWIFT Field 57a)	WFBIUS65
<b>Beneficiary Bank:</b>	FirstBank
<b>Beneficiary Bank SWIFT:</b>	FBCRUS51
<b>Beneficiary Bank ABA:</b>	107005047
<b>Beneficiary's Account Number:</b>	3431231124
<b>Beneficiary's Name:</b>	RDC PARTNERS LLC
<b>Beneficiary's Address:</b> (SWIFT Field 59)	143 KELLING LYONS, CO 80540

5. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Project Fund, and have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs. To the best knowledge of the undersigned, no Event of Default has occurred and is continuing.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 27<sup>th</sup> day of August, 2020.

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District Representative

**EXHIBIT C**

**Requisition No. 1 from the Subordinate Project Fund**

Requisition No. 1

**ROSE FARM ACRES METROPOLITAN DISTRICT  
INDENTURE OF TRUST  
DATED AUGUST 27, 2020  
SUBORDINATE GENERAL OBLIGATION LIMITED TAX BONDS, SERIES  
2020B(3)**

The undersigned District Representative (capitalized terms used herein shall have the meanings ascribed thereto by the above Indenture) hereby makes a requisition from the Project Fund held by UMB Bank, n.a., as trustee under the Indenture, and in support thereof states:

1. The amount to be paid or reimbursed pursuant hereto is \$882,700.00.
2. The name and address of the person, firm, or corporation to whom payment is due or has been made is as follows:

RDC Partners, LLC  
[*Contact information to be included*]

3. Payment is due to the above entity as reimbursement of the costs of certain public improvements pursuant to Infrastructure Acquisition Agreement entered into between the District and RDC Partners, LLC dated March 20, 2019.
4. The amount to be paid or reimbursed pursuant hereto shall be transmitted by the Trustee as follows (wire transfer or other transmission instructions):

<b>Correspondent Bank:</b>	Wells Fargo Bank International, San Francisco
<b>Correspondent Bank SWIFT BIC:</b> (SWIFT Field 57a)	WFBIUS65
<b>Beneficiary Bank:</b>	FirstBank
<b>Beneficiary Bank SWIFT:</b>	FBCRUS51
<b>Beneficiary Bank ABA:</b>	107005047
<b>Beneficiary's Account Number:</b>	3431231124
<b>Beneficiary's Name:</b>	RDC PARTNERS LLC
<b>Beneficiary's Address:</b> (SWIFT Field 59)	143 KELLING LYONS, CO 80540

5. The above payment obligations have been or will be properly incurred, is or will be a proper charge against the Project Fund, and have not been the basis of any previous withdrawal. The disbursement requested herein will be used solely for the payment of Project Costs. To the best knowledge of the undersigned, no Event of Default has occurred and is continuing.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 27<sup>th</sup> day of August, 2020.

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District Representative