

# LORETTO HEIGHTS METROPOLITAN DISTRICT NOS. 1-5

## LORETTO HEIGHTS PROGRAMMING METROPOLITAN DISTRICT

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### NOTICE OF REGULAR MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u>      | <u>Term/Expiration:</u> |
|----------------------------|---------------------|-------------------------|
| Mark J. Witkiewicz         | President           | 2025/May 2025           |
| Andrew R. Klein            | Assistant Secretary | 2025/May 2025           |
| Paige C. Langley           | Assistant Secretary | 2027/May 2027           |
| Megan Waldschmidt          | Assistant Secretary | 2025/May 2025           |
| VACANT                     |                     | 2027/May 2027           |
| Peggy Ripko                | Secretary           |                         |

DATE: October 23, 2023

TIME: 2:00 p.m.

PLACE: **Zoom Meeting: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:**

Zoom information:

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRTWkRyUjZzc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

#### I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

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B. Confirm quorum; confirm location of meeting and posting of meeting notice; approve agenda.

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II. CONSENT AGENDA – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Review and consider approval of the September 25, 2023, regular meeting minutes (to be distributed – **LHMD 1-5, LHPD**).
-

III. PUBLIC COMMENTS

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

IV. FINANCIAL MATTERS

A. Review and ratify approval of the payment of claims for the periods beginning \_\_\_\_\_, 2023, through \_\_\_\_\_, 2023, in the amount of \$\_\_\_\_\_ (*to be distributed* – **LHMD 1**).

\_\_\_\_\_

B. Review and accept the Schedule of Cash Position for the period beginning \_\_\_\_\_ 2023, updated as of \_\_\_\_\_, 2023 (*to be distributed*– **LHMD 1**).

\_\_\_\_\_

V. CAPITAL/CONSTRUCTION MATTERS

A. Review and consider approval of Engineer’s Report and Verification of Costs Associated with Public Improvements Report No. 18, dated October 19, 2023, prepared by Schedio Group LLC (“Report No. 18”) (*enclosure*).

\_\_\_\_\_

B. Consider acceptance of verified public improvement costs pursuant to Report No. 18 (**LHMD 1-4**).

\_\_\_\_\_

C. Consider approval of reimbursement by Loretto Heights Metropolitan District No. 1 to ACM Loretto VI LLC under the Facilities Funding and Acquisition Agreement between Loretto Heights Metropolitan District No. 1 and ACM Loretto VI LLC, pursuant to Report No. 18 (**LHMD 1**).

\_\_\_\_\_

D. Discuss status of the Loretto Heights Infrastructure Project (the “Project”) (**LHMD1**).

\_\_\_\_\_

VI. LEGAL MATTERS

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

VII. OTHER BUSINESS

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

VIII. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR  
NOVEMBER 27, 2023 – BUDGET HEARING.**

Additional Enclosure:

Notice of rate increase from Special District Management Services, Inc.

## **LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1**

### **ENGINEER'S REPORT AND VERIFICATION OF COSTS ASSOCIATED WITH PUBLIC IMPROVEMENTS**

PREPARED BY:

SCHEDIO GROUP LLC  
809 14<sup>TH</sup> STREET, SUITE A  
GOLDEN, COLORADO 80401

LICENSED PROFESSIONAL ENGINEER:

TIMOTHY A. MCCARTHY  
STATE OF COLORADO  
LICENSE NO: 44349

DATE PREPARED: October 19, 2023

CLIENT NO: 200402

PROJECT: Loretto Heights Filing No. 1

Engineer's Report and Verification of Costs No. 18

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## ENGINEER'S REPORT

### INTRODUCTION

Schedio Group LLC ("Schedio Group") and Loretto Heights Metropolitan District No. 1 ("District") entered into a *Service Agreement for Engineering and Cost Verification Services* on April 5, 2020. This *Engineer's Report and Verification of Costs Associated with Public Improvements* ("Report") is the 18th deliverable associated with the Agreement, more specifically *Task 1 – Independent Professional Engineer's Review and Verification of Costs Incurred to Date Associated with Public Improvements*.

Schedio Group has reviewed the *Service Plan for Loretto Heights Metropolitan District No. 1 in the City and County of Denver, Colorado* ("Service Plan"), prepared by McGeady Becher P.C. and approved August 26, 2019. Per the Service Plan, the Project is a mixed use residential and commercial development located southwest of the City's downtown area on the site formerly occupied by the Loretto Heights College and later by the Loretto Heights College and Colorado Heights University. The Planned Development constitutes a redevelopment and repurposing of existing facilities and infrastructure. Development is anticipated to begin in 2020 and be substantially completed in 2025, as development warrants, with an estimated population of approximately two thousand five hundred (2,500) residents and one thousand (1,000) daytime occupants at build out. The total estimated costs of Public Improvements.... are approximately \$96,000,000 in 2019 dollars. Of that amount, approximately \$69,135.00 may be attributable to eligible Public Improvements and the remaining \$27,765,000 may be attributable to DURA eligible improvements.

In addition, per the *Facilities Funding and Acquisition Agreement* ("FFAA"), by and between Loretto Heights Metropolitan District No. 1, and ACM Loretto VI LLC ("ACM Loretto"), effective February 14, 2020:

Section 3.1 Improvements Acquired by the District. The Parties agree that prior to the Developer requesting that the District acquire any Improvements pursuant to this Agreement, the District shall obtain a certification of an independent engineer retained by the District that the Construction Related Expenses are reasonable and comparable for similar projects as constructed in the local community, and verification from the District's accountant that the Construction Related Expenses are reimbursable ("Verified Costs") based on the copies of the invoices, bills, and requests for payment provided to the District pursuant to Section 3.4. The Developer shall provide the District and/or the independent engineer with written evidence of the date that payment was made by the Developer for all Verified Costs.

Section 4.1 Reimbursement of Developer. Subject to the receipt of funding pursuant to Section 4.3 herein and all other applicable provisions hereof, the District agrees to make payment to the Developer for all Developer Advances and /or Verified Costs, together with interest thereon, unless otherwise agreed to in writing by the Parties.

Per the *First Amendment to Facilities Funding and Acquisition Agreement* ("FAFFAA"), by and between Loretto Heights Metropolitan District No. 1, and ACM Loretto VI LLC, dated April 11, 2023:

Covenants and Agreements 3. Amendment to Section 4.1. Section 4.1 of the Agreement shall be replaced in its entirety to read as follows:

“4.1 Reimbursement of Developer and Payment of Verified Costs. Subject to the receipt of funding pursuant to Section 4.3 herein and all other applicable provisions hereof, the District agrees to reimburse the Developer and/or make direct payment of Verified Costs up to the Shortfall Amount, together with interest thereon, unless otherwise agreed to in writing by the Parties.”

Per the *Facilities Reimbursement Agreement* (“FRA”) by and between Loretto Heights Metropolitan District No. 1, ACM Loretto VI LLC, and Hartman Ely Investments LLC (“Hartman Ely”) dated June 3, 2021:

Covenants and Agreements 1. Construction of Hartman Ely Improvements. The parties hereby acknowledge that Hartman Ely shall design, construct, and complete the Hartman Ely Improvements and the District anticipates that the Hartman Ely Improvements will be accepted by the District or other local governing jurisdiction.

Covenants and Agreements 2. Certification of Construction Costs. The parties hereby agree that the District’s receipt of a written certification from an independent engineer engaged by the District that the Construction Related Expenses of the Hartman Ely Improvements are reasonable and comparable to the costs of similar public improvements constructed in the Denver Metropolitan Area and the review and approval of the independent engineer and the District’s accountant that the Construction Related Expenses are reimbursable (“Certified Construction Costs”) based on the copies of the invoices, bills, and requests for payment provided to the District pursuant to this Section (“Engineer’s Verification”) shall be a condition precedent to the District’s reimbursement to Hartman Ely for Construction Related Expenses. The District’s independent engineer shall provide such Engineer’s Verification within thirty days of the District’s receipt of Hartman Ely’s provision of a complete set of the information and documentation provided below. Notwithstanding, the actual Construction Related Expenses incurred by Hartman Ely may exceed the Certified Construction Costs. Hartman Ely shall provide the District the following documents to calculate the Certified Construction Costs:

- (a) Lien waivers and indemnifications from each contractor verifying that all amounts due to contractors, subcontractors, material providers or suppliers have been paid in full, in a form acceptable to the District;
- (b) Copies of all contracts, pay requests, change orders, invoices and evidence of payment of same, the final AIA payment form (or similar form approved by the District), canceled checks, and any other requested documentation to verify the amounts of reimbursable Construction Related Expenses requested; and
- (c) Such other documentation, records, and verifications as may be reasonably be required by the District.

Covenants and Agreements 3. Reimbursement. Subject to Hartman Ely’s satisfaction of the provision of Section 2 and all other applicable provisions hereof, the District agrees to make payment to Hartman Ely for the Certified Construction Costs, but not in excess of the Reimbursement Amount. Payment shall be made to Hartman Ely within 15 days of the District’s approval of any Engineer’s Verification, subject to availability of funds as set forth in Section 4 hereof.

Recital K. The District agrees to reimburse Hartman Ely up to a maximum amount of One Hundred Thousand and Zero Dollars (\$100,000.00) for Construction Related Expenses associated with the Hartman Ely Improvements in accordance with and subject to the requirements of this Agreement (the “Reimbursement Amount”).

Per the *Facilities Acquisition Agreement* (“FAA”), by and between Loretto Heights Metropolitan District No. 1 and THB Loretto Land LLC (the “Buyer”), dated October 5, 2021:

Covenants and Agreements 7. Verification of Costs. Upon Buyer's completion of any Buyer's District Improvements, Buyer shall cooperate with Seller and the District, at no out-of-pocket cost to the Buyer, to enable the District's engineer or other independent engineer licensed in the State of Colorado to prepare a cost verification of Buyer's District Improvements so that expenses can be verified as qualified Construction Related expenses that may be eligible for reimbursement to Seller as District Reimbursement Rights. Such cost verification shall include, but not necessarily be limited to, a certification by the engineer generally stating that: (i) the Improvement(s) are fit for the intended purpose; (ii) Buyer's District Improvements (including individual components) were constructed in substantial accordance with their design; and (iii) the costs for the design, construction and completion of said Buyer's Districts Improvements are reasonable.

Per the *First Amendment to Agreement and Assignment Regarding Metropolitan District Payments* ("AARMDP"), by and between THB Loretto Land LLC ("Buyer") and ACM Loretto VI LLC ("Seller") dated April 14, 2023:

Section 2. Amendment to Section 3 of the Original Agreement. Section 3 of the Original Agreement is hereby amended and restated and replaced in its entirety with the following:

3.a. Reimbursement Rights. Subject to satisfaction of the provisions of this Agreement and the Restated Buyer Agreement, Buyer shall be entitled to retain reimbursement rights of up to a maximum of \$720,000.00 to reimburse Buyer for expenses incurred by Buyer in association with the construction and conveyance of the District Improvements ("Maximum Buyer Reimbursement Amount").

The purpose of this Report is to segregate and to verify costs associated with the design and construction of Public Improvements as authorized by the Service Plan and to recommend an amount to be reimbursed by the District to the Developers (ACM Loretto VI LLC, Hartman Ely Investments, and THB Loretto Land LLC, collectively the "Developers") or as payables by the District to Vendors, per the respective FFAA, FAFFAA, FRA, FAA, and AARMDP. This Report does not consider interest. If applicable, interest will be determined by the District's Accountant.

## SUMMARY OF FINDINGS

To date, Schedio Group has reviewed a total of \$9,738,740.14 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$9,738,740.14 reviewed, Schedio Group has verified \$7,545,319.12 as Capital Costs associated with the design and construction of Public Improvements which are eligible for reimbursement from the District to the Developers or for payables by the District to Vendors.

Per *Loretto Heights Metropolitan District No. 1 – Engineer's Report and Verification of Costs No. 17* ("ERV17"), prepared by Schedio Group LLC and dated September 21, 2023, Schedio Group had reviewed a total of \$9,139,570.48 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$9,139,570.48 reviewed, Schedio Group had verified \$6,949,240.97 as Capital Costs associated with the design and construction of Public Improvements, of which \$5,932,118.44 was eligible for District reimbursement to ACM Loretto, \$720,000.00 was eligible for District Reimbursement to THB Loretto Land LLC, \$109,720.34 was eligible for District reimbursement to Hartman Ely, and \$187,402.20 was directly paid by the District to Vendors.

Regarding this Report, Schedio Group has reviewed \$599,169.67 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$599,169.67 reviewed, Schedio Group has verified \$596,078.15 as Capital Costs associated with the design and construction of Public



Improvements, of which **\$579,804.67** is eligible for direct payment from the District to the Vendor and **\$16,273.48** is eligible for payment from the District to ACM Loretto VI LLC. See *Exhibit A – Summary of Verified Soft, Indirect, and Hard Costs Segregated by Service Plan Category*.

#### DETERMINATION OF PUBLIC PRORATION PERCENTAGES

*Figure 1 – Determination of Public Proration Percentage for Loretto Heights Filing No. 1 and Figure 2 – Determination of Public Proration Percentage for Loretto Heights Thrive Phase 1A-1D* below summarizes the public and private areas within the District’s Service Area. The ratio of Total Public Area to Total Area yields a Public Proration Percentage that can be applied to select costs with both public and private components. Areas were taken directly from, or derived from, the *Loretto Heights Filing No. 1 Plat*, the *Improvement Survey Plat – Thrive Loretto Heights Ph 1A-B Plat*, and *Lot 1, Block 1 & 2 and Lot 2, Block 1 Storm & Sanitary Sewer Plans*. The Public Proration Percentages were calculated and applied as deemed appropriate by Schedio Group. See *Exhibit B – Summary of Costs Reviewed* for application of the Public Proration Percentages.

| AREA TYPE              |               | SF        | AREA TYPE AS % |
|------------------------|---------------|-----------|----------------|
| Total Area -->         |               | 3,359,251 | 100.00%        |
| PRIVATE LOTS           |               | 2,220,925 |                |
| Total Private Area --> |               |           | 66.11%         |
| ROW                    |               | 647,778   |                |
| TRACTS                 |               |           |                |
| A                      | Drainage      | 50,723    | 1.51%          |
| B                      | Drainage      | 67,720    | 2.02%          |
| BB                     | Public Access | 54,050    | 1.61%          |
| C                      | Drainage      | 4,650     | 0.14%          |
| D                      | Public Access | 30,993    | 0.92%          |
| E                      | Public Access | 50,221    | 1.50%          |
| F                      | Public Access | 33,873    | 1.01%          |
| G                      | Public Access | 5,758     | 0.17%          |
| H                      | Public Access | 95,623    | 2.85%          |
| I                      | Public Access | 21,536    | 0.64%          |
| J                      | Public Access | 47,461    | 1.41%          |
| JA                     | Drainage      | 542       | 0.02%          |
| JB                     | Drainage      | 5,493     | 0.16%          |
| JC                     | Drainage      | 4,650     | 0.14%          |
| K                      | Public Access | 5,678     | 0.17%          |
| N                      | Public Access | 11,577    | 0.34%          |
| Total Public Area -->  |               | 1,138,326 | 33.89%         |
| Private % -->          |               | 2,220,925 | 66.11%         |
| Public % -->           |               |           | 33.89%         |

*Figure 1 – Determination of Public Proration Percentage for Loretto Heights Filing No. 1*

| PHASE 1A - 1D          | SF      | PRI AREA (SF) | % PRI  | PUB AREA (SF) | % PUB  |
|------------------------|---------|---------------|--------|---------------|--------|
| THRIVE PHASE 1A        | 77,571  | 46,215        | 59.58% | 31,356        | 40.42% |
| THRIVE PHASE 1B        | 70,216  | 48,993        | 69.77% | 21,223        | 30.23% |
| THRIVE PHASE 1C        | 72,724  | 49,876        | 68.58% | 22,848        | 31.42% |
| THRIVE PHASE 1D        | 44,934  | 29,127        | 64.82% | 15,807        | 35.18% |
| THRIVE 1A & 1B         | 147,787 | 95,208        | 64.42% | 52,579        | 35.58% |
| THRIVE 1B, 1C & 1D     | 187,874 | 127,995       | 68.13% | 59,878        | 31.87% |
| THRIVE 1A, 1B, 1C & 1D | 265,445 | 174,210       | 65.63% | 91,234        | 34.37% |

*Figure 2 - Determination of Public Proration Percentages for Loretto Heights Thrive Phase 1A-1D*

#### **VERIFICATION OF COSTS**

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

#### **VERIFICATION OF PAYMENTS**

For the current Report, Schedio Group verified payments in the amount of \$19,365.00, of which \$16,273.48 is associated with the design and construction of Public Improvements. An additional \$579,804.67 was not verified as the District will be making direct payment to the vendor subsequent to this Report.

#### **VERIFICATION OF CONSTRUCTION**

Schedio Group performed a site visit on October 18, 2023. Iron Woman Construction Pay Application No. 2 reasonably represents the work completed to date on site. The constructed Public Improvements appear to be in general conformance with the approved construction drawings. See *Exhibit C – Summary of Documents Reviewed*. Photos and construction progress maps are available from Schedio Group upon request.

#### **SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES**

None.

## ENGINEER'S VERIFICATION

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

The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction, and verification of Public Improvements of similar type and function as those described in the attached Engineer's Report dated October 19, 2023.

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

The Independent Consulting Engineer performed a site visit on October 18, 2023. The Independent Consulting Engineer finds and determines that Public Improvements considered in the attached Engineer's Report were constructed in general accordance with the approved construction drawings.

The Independent Consulting Engineer finds and determines that Public Improvements considered in the attached Engineer's Report, from August 9, 2023 (date of Harris Kocher Smith Invoice No. 180702.70), to September 25, 2023 (date of Iron Woman Construction Pay Application No. 2) are reasonably valued at \$596,078.15.

In the opinion of the Independent Consulting Engineer, the above-stated value for soft, indirect, and hard costs associated with the design and construction of the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe and similar locales and is eligible for payment and reimbursement in the amount of \$596,078.15 as follows:

|   |                              |                     |
|---|------------------------------|---------------------|
| Loretto Heights Metropolitan District No. 1 | Pay Iron Woman Construction  | <b>\$579,804.67</b> |
| Loretto Heights Metropolitan District No. 1 | Reimburse ACM Loretto VI LLC | <b>\$ 16,273.48</b> |



October 19, 2023

**Timothy A. McCarthy, P.E. | Colorado License No. 44349**

## **EXHIBIT A**

### **SUMMARY OF VERIFIED SOFT, INDIRECT, AND HARD COSTS SEGREGATED BY SERVICE PLAN CATEGORY**

SUMMARY OF VERIFIED SOFT, INDIRECT, AND HARD COSTS SEGREGATED BY SERVICE PLAN CATEGORY

|  | TOT AMT<br>VER NOS 1-18<br>District + ACM Loretto VI<br>LLC +<br>Hartman Ely Investments<br>LLC + THB Loretto Land LLC | TOT AMT<br>VER NOS 1-18<br>DISTRICT TO VENDORS | TOT AMT<br>VER NOS 1-18<br>ACM Loretto VI LLC | TOT AMT<br>VER NOS 1-18<br>THB Loretto Land LLC | TOT AMT<br>VER NOS 1-18<br>Hartman Ely Investments<br>LLC | TOT PREV AMT<br>VER NOS 1-17<br>District + ACM Loretto VI<br>LLC +<br>Hartman Ely Investments<br>LLC + THB Loretto Land LLC | TOT PREV AMT VER<br>VER NOS 1-17<br>DISTRICT TO VENDORS | TOT PREV AMT VER<br>VER NOS 1-17<br>ACM Loretto VI LLC | TOT PREV AMT VER<br>VER NOS 1-17<br>THB Loretto Land LLC | TOT PREV AMT VER<br>VER NOS 1-17<br>Hartman Ely Investments<br>LLC | TOT AMT<br>VER NO 18<br>District + ACM Loretto VI<br>LLC +<br>Hartman Ely Investments<br>LLC + THB Loretto Land LLC | TOT CUR AMT VER<br>VER NO 18<br>DISTRICT TO VENDORS | TOT CUR AMT VER<br>VER NO 18<br>ACM Loretto VI LLC | TOT CUR AMT VER<br>VER NO 18<br>THB Loretto Land LLC | TOT CUR AMT VER<br>VER NO 18<br>Hartman Ely Investments<br>LLC |
|--|--|--|---|---|---|---|---|--|--|--|---|---|--|--|--|
| SOFT AND INDIRECT COSTS                  |  |  |   |   |   |   |   |  |  |  |   |   |  |  |  |
| Operations & Maintenance                 | \$ -   | \$ -   | \$ -  | \$ -  | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   |
| Organizational                           | \$ -   | \$ -   | \$ -  | \$ -  | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   |
| Capital                                  |  |  |   |   |   |   |   |  |  |  |   |   |  |  |  |
| Streets                                  | \$ 900,685.55  | \$ 28,794.93                                   | \$ 825,439.83                                 | \$ 37,573.40                                    | \$ 8,877.40   | \$ 896,617.18   | \$ 28,794.93  | \$ 821,371.46  | \$ 37,573.40   | \$ 8,877.40  | \$ 4,068.37   | \$ -  | \$ 4,068.37  | \$ -   | \$ -   |
| Water                                    | \$ 443,948.72  | \$ 26,644.00                                   | \$ 397,841.90                                 | \$ 19,462.82                                    | \$ -  | \$ 439,880.34   | \$ 26,644.00  | \$ 393,773.53  | \$ 19,462.82   | \$ -   | \$ 4,068.37   | \$ -  | \$ 4,068.37  | \$ -   | \$ -   |
| Sanitary Sewer                           | \$ 434,923.17  | \$ 21,235.03                                   | \$ 394,575.33                                 | \$ 19,112.82                                    | \$ -  | \$ 430,854.80   | \$ 21,235.03  | \$ 390,506.96  | \$ 19,112.82   | \$ -   | \$ 4,068.37   | \$ -  | \$ 4,068.37  | \$ -   | \$ -   |
| Parks and Recreation                     | \$ 519,642.12  | \$ -   | \$ 491,592.32                                 | \$ 19,172.41                                    | \$ 8,877.40   | \$ 515,573.75   | \$ -  | \$ 487,523.95  | \$ 19,172.41   | \$ 8,877.40  | \$ 4,068.37   | \$ -  | \$ 4,068.37  | \$ -   | \$ -   |
| TOTAL SOFT AND INDIRECT COSTS -->        | \$ 2,299,199.56  | \$ 76,673.96                                   | \$ 2,109,449.38                               | \$ 95,321.43                                    | \$ 17,754.79  | \$ 2,282,926.08   | \$ 76,673.96  | \$ 2,093,175.90  | \$ 95,321.43   | \$ 17,754.79   | \$ 16,273.48  | \$ -  | \$ 16,273.48                                       | \$ -   | \$ -   |
| HARD COSTS                               |  |  |   |   |   |   |   |  |  |  |   |   |  |  |  |
| Operations & Maintenance                 | \$ -   | \$ -   | \$ -  | \$ -  | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   |
| Organizational                           | \$ -   | \$ -   | \$ -  | \$ -  | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   |
| Capital                                  |  |  |   |   |   |   |   |  |  |  |   |   |  |  |  |
| Streets                                  | \$ 4,613,562.80  | \$ 690,532.90                                  | \$ 3,359,001.00                               | \$ 518,046.12                                   | \$ 45,982.78  | \$ 4,033,758.13   | \$ 110,728.24   | \$ 3,359,001.00  | \$ 518,046.12  | \$ 45,982.78   | \$ 579,804.67   | \$ 579,804.67                                       | \$ -   | \$ -   | \$ -   |
| Water                                    | \$ 200,274.78  | \$ -   | \$ 123,194.09                                 | \$ 77,080.69                                    | \$ -  | \$ 200,274.78   | \$ -  | \$ 123,194.09  | \$ 77,080.69   | \$ -   | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   |
| Sanitary Sewer                           | \$ 82,395.64   | \$ -   | \$ 67,619.76                                  | \$ 14,775.88                                    | \$ -  | \$ 82,395.64  | \$ -  | \$ 67,619.76   | \$ 14,775.88   | \$ -   | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   |
| Parks and Recreation                     | \$ 349,886.34  | \$ -   | \$ 289,127.68                                 | \$ 14,775.88                                    | \$ 45,982.78  | \$ 349,886.34   | \$ -  | \$ 289,127.68  | \$ 14,775.88   | \$ 45,982.78   | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   |
| TOTAL HARD COSTS -->                     | \$ 5,246,119.56  | \$ 690,532.90                                  | \$ 3,838,942.54                               | \$ 624,678.57                                   | \$ 91,965.55  | \$ 4,666,314.89   | \$ 110,728.24   | \$ 3,838,942.54  | \$ 624,678.57  | \$ 91,965.55   | \$ 579,804.66   | \$ 579,804.67                                       | \$ -   | \$ -   | \$ -   |
| SOFT AND INDIRECT + HARD COSTS           |  |  |   |   |   |   |   |  |  |  |   |   |  |  |  |
| Operations & Maintenance                 | \$ -   | \$ -   | \$ -  |   | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   |
| Organizational                           | \$ -   | \$ -   | \$ -  |   | \$ -  | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   | \$ -  | \$ -  | \$ -   | \$ -   | \$ -   |
| Capital                                  |  |  |   |   |   |   |   |  |  |  |   |   |  |  |  |
| Streets                                  | \$ 5,514,248.35  | \$ 719,327.83                                  | \$ 4,184,440.83                               | \$ 555,619.52                                   | \$ 54,860.17  | \$ 4,930,375.32   | \$ 139,523.17   | \$ 4,180,372.46  | \$ 555,619.52  | \$ 54,860.17   | \$ 583,873.04   | \$ 579,804.67                                       | \$ 4,068.37  | \$ -   | \$ -   |
| Water                                    | \$ 644,223.50  | \$ 26,644.00                                   | \$ 521,035.99                                 | \$ 96,543.51                                    | \$ -  | \$ 640,155.12   | \$ 26,644.00  | \$ 516,967.62  | \$ 96,543.51   | \$ -   | \$ 4,068.37   | \$ -  | \$ 4,068.37  | \$ -   | \$ -   |
| Sanitary Sewer                           | \$ 517,318.82  | \$ 21,235.03                                   | \$ 462,195.09                                 | \$ 33,888.70                                    | \$ -  | \$ 513,250.45   | \$ 21,235.03  | \$ 458,126.72  | \$ 33,888.70   | \$ -   | \$ 4,068.37   | \$ -  | \$ 4,068.37  | \$ -   | \$ -   |
| Parks and Recreation                     | \$ 869,528.46  | \$ -   | \$ 780,720.00                                 | \$ 33,948.29                                    | \$ 54,860.17  | \$ 865,460.09   | \$ -  | \$ 776,651.63  | \$ 33,948.29   | \$ 54,860.17   | \$ 4,068.37   | \$ -  | \$ 4,068.37  | \$ -   | \$ -   |
| TOTAL SOFT AND INDIRECT + HARD COSTS --> | \$ 7,545,319.12  | \$ 767,206.86                                  | \$ 5,948,391.92                               | \$ 720,000.00                                   | \$ 109,720.34   | \$ 6,949,240.97   | \$ 187,402.20   | \$ 5,932,118.44  | \$ 720,000.00  | \$ 109,720.34  | \$ 596,078.15   | \$ 579,804.67                                       | \$ 16,273.48                                       | \$ -   | \$ -   |
| TOTAL OPERATIONS & MAINTENANCE COSTS --> | \$ -   | \$ -   | \$ -  |   | \$ -  | \$ -  | \$ -  | \$ -   |  | \$ -   | \$ -  |   | \$ -   |  | \$ -   |
| TOTAL CAPITAL COSTS -->                  | \$ 7,545,319.12  | \$ 767,206.86                                  | \$ 5,948,391.92                               | \$ 720,000.00                                   | \$ 109,720.34   | \$ 6,949,240.97   | \$ 187,402.20   | \$ 5,932,118.44  | \$ 720,000.00  | \$ 109,720.34  | \$ 596,078.15   | \$ 579,804.67                                       | \$ 16,273.48                                       | \$ -   | \$ -   |

## **EXHIBIT B**

### **SUMMARY OF COSTS REVIEWED**

SUMMARY OF COSTS REVIEWED

| Loreto Heights Metropolitan District No. 1 |           |                  |                                    |  |             |                 |          |                    |          |                 |                       |              |                 |               |               |         |                 |             |                     |                              |                             |                                 |         |                 |                 |              |              | 1/4 Splits   | 25.00%        | 25.00%  | 25.00%  | 25.00%  |
|--|-----------|------------------|------------------------------------|--|-------------|-----------------|----------|--------------------|----------|-----------------|-----------------------|--------------|-----------------|---------------|---------------|---------|-----------------|-------------|---------------------|------------------------------|-----------------------------|---------------------------------|---------|-----------------|-----------------|--------------|--------------|--------------|---------------|---------|---------|---------|
| Verification of Costs No. 18               |           |                  |                                    |  |             |                 |          |                    |          |                 |                       |              |                 |               |               |         |                 |             |                     |                              |                             |                                 |         |                 |                 |              |              | 1/3 Splits   | 33.33%        | 33.33%  | 33.33%  | 33.33%  |
|  |           |                  |                                    |  |             |                 |          |                    |          |                 |                       |              |                 |               |               |         |                 |             |                     |                              |                             |                                 |         |                 |                 |              |              | 1/2 Splits   | 50.00%        | 50.00%  | 50.00%  | 50.00%  |
|  |           |                  |                                    |  |             |                 |          |                    |          |                 |                       |              |                 |               |               |         |                 |             |                     |                              |                             |                                 |         |                 |                 |              |              | 1/2 Splits   | 100.00%       | 100.00% | 100.00% | 100.00% |
| VER NO                                     | COST TYPE | DEVELOPER        | VENDOR                             | DESCRIPTION  | INV NO      | INV AMT         | INV DATE | CHK NO             | PMT DATE | PMT AMT         | AID BY/O BE PAID I    | DATE CLEARED | VER PMT AMT     | % PRI         | PRI AMT       | % PUB   | PUB AMT         | VER PUB AMT | DISTRICT -> VENDORS | DISTRICT -> ACM LORETO V LLC | DISTRICT -> INVESTMENTS LLC | DISTRICT -> THE LORETO LAND LLC | % CAP   | VER CAP AMT     | STREETS         | WATER        | SANITATION   | PARKS & REC  |               |         |         |         |
| 1  | HARD      | ACM Loreto v LLC | Colorado Cleanup Corporation       | Loreto Heights Demolition/Abatement                                  | Multiple    | \$ 2,508,495.50 | Multiple | Multiple           | Multiple | \$ 2,508,495.50 | ACM Loreto v LLC      | Multiple     | \$ 2,508,495.50 | 0.00%         | \$ -          | 100.00% | \$ 2,508,495.50 | \$ -        | \$ -                | \$ 2,508,495.50              | \$ -                        | \$ -                            | 100.00% | \$ 2,508,495.50 | \$ 2,508,495.50 | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Harris Kocher Smith                | 180702 Loreto Heights  | Multiple    | \$ 537,384.00   | Multiple | Multiple           | Multiple | \$ 537,384.00   | ACM Loreto v LLC      | Multiple     | \$ 537,384.00   | 13.42%        | \$ 74,738.16  | 86.58%  | \$ 462,645.84   | \$ -        | \$ -                | \$ 462,645.84                | \$ -                        | \$ -                            | 100.00% | \$ 462,645.84   | \$ 19,732.36    | \$ 76,110.36 | \$ -         | \$ -         | \$ 132,558.36 |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | IRIS Mitigation and Design Inc.    | T&M Management, Field Work and Reporting                             | 4048        | \$ 2,396.85     | 08/31/20 | 1449               | 09/23/20 | \$ 2,396.85     | ACM Loreto v LLC      | 10/02/20     | \$ 2,396.85     | 0.00%         | \$ -          | 100.00% | \$ 2,396.85     | \$ -        | \$ -                | \$ 2,396.85                  | \$ -                        | \$ -                            | 100.00% | \$ 2,396.85     | \$ 2,396.85     | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | IRIS Mitigation and Design Inc.    | T&M Management, Field Work and Reporting                             | 4067        | \$ 4,540.00     | 10/31/20 | 1484               | 11/02/20 | \$ 4,540.00     | ACM Loreto v LLC      | 11/17/20     | \$ 4,540.00     | 0.00%         | \$ -          | 100.00% | \$ 4,540.00     | \$ -        | \$ -                | \$ 4,540.00                  | \$ -                        | \$ -                            | 100.00% | \$ 4,540.00     | \$ 4,540.00     | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | IRIS Mitigation and Design Inc.    | T&M Management, Field Work and Reporting                             | 4076        | \$ 3,897.00     | 12/31/20 | 1526               | 01/21/21 | \$ 3,897.00     | ACM Loreto v LLC      | 03/01/21     | \$ 3,897.00     | 0.00%         | \$ -          | 100.00% | \$ 3,897.00     | \$ -        | \$ -                | \$ 3,897.00                  | \$ -                        | \$ -                            | 100.00% | \$ 3,897.00     | \$ 3,897.00     | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Landmark Environmental, Inc.       | Loreto Heights, Proj/ConstMgmt                                       | 4978        | \$ 2,932.50     | 09/30/20 | 1487               | 11/13/20 | \$ 2,932.50     | ACM Loreto v LLC      | 11/13/20     | \$ 2,932.50     | 0.00%         | \$ -          | 100.00% | \$ 2,932.50     | \$ -        | \$ -                | \$ 2,932.50                  | \$ -                        | \$ -                            | 100.00% | \$ 2,932.50     | \$ 2,932.50     | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Landmark Environmental, Inc.       | Loreto Heights, Proj/ConstMgmt                                       | 6020        | \$ 2,009.25     | 10/30/20 | 1507               | 12/17/20 | \$ 2,009.25     | ACM Loreto v LLC      | 12/18/20     | \$ 2,009.25     | 0.00%         | \$ -          | 100.00% | \$ 2,009.25     | \$ -        | \$ -                | \$ 2,009.25                  | \$ -                        | \$ -                            | 100.00% | \$ 2,009.25     | \$ 2,009.25     | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Landmark Environmental, Inc.       | Loreto Heights, Proj/ConstMgmt                                       | 6052        | \$ 2,279.20     | 11/27/20 | 1520               | 01/07/21 | \$ 2,279.20     | ACM Loreto v LLC      | 01/07/21     | \$ 2,279.20     | 0.00%         | \$ -          | 100.00% | \$ 2,279.20     | \$ -        | \$ -                | \$ 2,279.20                  | \$ -                        | \$ -                            | 100.00% | \$ 2,279.20     | \$ 2,279.20     | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Landmark Environmental, Inc.       | Loreto Heights, Proj/ConstMgmt                                       | 6075        | \$ 1,455.32     | 12/31/20 | 1543               | 03/17/21 | \$ 1,455.32     | ACM Loreto v LLC      | 03/17/21     | \$ 1,455.32     | 0.00%         | \$ -          | 100.00% | \$ 1,455.32     | \$ -        | \$ -                | \$ 1,455.32                  | \$ -                        | \$ -                            | 100.00% | \$ 1,455.32     | \$ 1,455.32     | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Landmark Environmental, Inc.       | Loreto Heights, Proj/ConstMgmt                                       | 6123        | \$ 2,511.18     | 01/29/21 | 1566               | 02/19/21 | \$ 2,511.18     | ACM Loreto v LLC      | 02/19/21     | \$ 2,511.18     | 0.00%         | \$ -          | 100.00% | \$ 2,511.18     | \$ -        | \$ -                | \$ 2,511.18                  | \$ -                        | \$ -                            | 100.00% | \$ 2,511.18     | \$ 2,511.18     | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Landmark Environmental, Inc.       | Loreto Heights, Proj/ConstMgmt                                       | 6147        | \$ 16,042.95    | 02/26/21 | 1583               | 04/15/21 | \$ 16,042.95    | ACM Loreto v LLC      | 04/15/21     | \$ 16,042.95    | 0.00%         | \$ -          | 100.00% | \$ 16,042.95    | \$ -        | \$ -                | \$ 16,042.95                 | \$ -                        | \$ -                            | 100.00% | \$ 16,042.95    | \$ 16,042.95    | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Shears Adkins Rockmore             | Loreto Heights   | Multiple    | \$ 303,811.30   | Multiple | Multiple           | Multiple | \$ 303,811.30   | 25.98%                | \$ 78,938.96 | 75.95%          | \$ 224,872.34 | \$ -          | \$ -    | \$ 224,872.34   | \$ -        | \$ -                | \$ 224,872.34                | \$ -                        | \$ -                            | 100.00% | \$ 224,872.34   | \$ 56,218.09    | \$ 56,218.09 | \$ 56,218.09 | \$ 56,218.09 |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Week Associates                    | Loreto Heights Master Plan - 1000                                    | Multiple    | \$ 25,795.00    | Multiple | Multiple           | Multiple | \$ 25,795.00    | ACM Loreto v LLC      | Multiple     | \$ 25,795.00    | 24.73%        | \$ 6,379.41   | 75.27%  | \$ 19,415.59    | \$ -        | \$ -                | \$ 19,415.59                 | \$ -                        | \$ -                            | 100.00% | \$ 19,415.59    | \$ 6,353.90     | \$ 3,353.90  | \$ 3,353.90  | \$ 3,353.90  |               |         |         |         |
| 1  | SOFT      | ACM Loreto v LLC | Week Associates                    | Loreto Heights Master Plan - 1016                                    | Multiple    | \$ 54,170.00    | Multiple | Multiple           | Multiple | \$ 54,170.00    | ACM Loreto v LLC      | Multiple     | \$ 54,170.00    | 16.07%        | \$ 8,904.34   | 83.93%  | \$ 47,425.66    | \$ -        | \$ -                | \$ 47,425.66                 | \$ -                        | \$ -                            | 100.00% | \$ 47,425.66    | \$ 11,856.42    | \$ 11,856.42 | \$ 11,856.42 | \$ 11,856.42 |               |         |         |         |
| 1  | HARD      | ACM Loreto v LLC | Xcel Energy                        | New Gas Distribution - Job No. 12200421                              | 210302      | \$ 171,252.72   | 02/03/21 | 1619               | 06/02/21 | \$ 171,252.72   | ACM Loreto v LLC      | 06/10/21     | \$ 171,252.72   | 100.00%       | \$ 171,252.72 | 0.00%   | \$ -            | \$ -        | \$ -                | \$ -                         | \$ -                        | \$ -                            | 100.00% | \$ -            | \$ -            | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | HARD      | ACM Loreto v LLC | Xcel Energy                        | New Electric Distribution - Job No. 12185267                         | 210416      | \$ 217,451.36   | 04/16/21 | 1620               | 06/02/21 | \$ 217,451.36   | ACM Loreto v LLC      | 06/10/21     | \$ 217,451.36   | 0.00%         | \$ -          | 100.00% | \$ 217,451.36   | \$ -        | \$ -                | \$ -                         | \$ -                        | \$ -                            | 100.00% | \$ 217,451.36   | \$ 217,451.36   | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 1  | HARD      | ACM Loreto v LLC | Xcel Energy                        | New Gas Distribution / Distribution Reinforcement - Job No. 11999839 | 20210118    | \$ 286,798.28   | 01/18/21 | 1617               | 06/02/21 | \$ 286,798.28   | ACM Loreto v LLC      | 06/10/21     | \$ 286,798.28   | 100.00%       | \$ 286,798.28 | 0.00%   | \$ -            | \$ -        | \$ -                | \$ -                         | \$ -                        | \$ -                            | 100.00% | \$ -            | \$ -            | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 2  | HARD      | ACM Loreto v LLC | Bill Fene Construction, Inc.       | Pancreatia Wall - Irrigation Pipe and Manholes                       | MULTIPLE    | \$ 79,465.55    | Multiple | Multiple           | Multiple | \$ 79,465.55    | ACM Loreto v LLC      | Multiple     | \$ 79,465.55    | 0.00%         | \$ -          | 100.00% | \$ -            | \$ -        | \$ -                | \$ -                         | \$ -                        | \$ -                            | 100.00% | \$ -            | \$ -            | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 2  | SOFT      | ACM Loreto v LLC | Brownstein, Hyatt, Farber, Schreck | Professional Services - PF and PILOT Covenants                       | 843233      | \$ 282.90       | 05/12/21 | 1607               | 05/26/21 | \$ 282.90       | ACM Loreto v LLC      | 06/04/21     | \$ 282.90       | 0.00%         | \$ -          | 100.00% | \$ 282.90       | \$ -        | \$ -                | \$ 282.90                    | \$ -                        | \$ -                            | 100.00% | \$ 282.90       | \$ 70.73        | \$ 70.73     | \$ 70.73     | \$ 70.73     |               |         |         |         |
| 2  | SOFT      | ACM Loreto v LLC | Denver Water                       | Print Review Fees for Submittals 4 & 5 with Plan 20181               | 20210607    | \$ 2,000.00     | 06/07/21 | Credit Card        | 06/07/21 | \$ 2,000.00     | ACM Loreto v LLC      | 06/07/21     | \$ 2,000.00     | 0.00%         | \$ -          | 100.00% | \$ 2,000.00     | \$ -        | \$ -                | \$ 2,000.00                  | \$ -                        | \$ -                            | 100.00% | \$ 2,000.00     | \$ -            | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 2  | SOFT      | ACM Loreto v LLC | Denver Water                       | Plan Review Fees   | 20210601    | \$ 4,090.00     | 06/11/21 | VISA               | 06/11/21 | \$ 4,090.00     | ACM Loreto v LLC      | 06/11/21     | \$ 4,090.00     | 0.00%         | \$ -          | 100.00% | \$ 4,090.00     | \$ -        | \$ -                | \$ 4,090.00                  | \$ -                        | \$ -                            | 100.00% | \$ 4,090.00     | \$ -            | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 2  | SOFT      | ACM Loreto v LLC | Harris Kocher Smith                | 180702 Loreto Heights  | Multiple    | \$ 176,577.86   | Multiple | Multiple           | Multiple | \$ 176,577.86   | ACM Loreto v LLC      | Multiple     | \$ 176,577.86   | 5.53%         | \$ 9,745.77   | 94.47%  | \$ 166,832.09   | \$ -        | \$ -                | \$ 166,832.09                | \$ -                        | \$ -                            | 100.00% | \$ 166,832.09   | \$ 107,608.50   | \$ 19,176.05 | \$ 19,302.26 | \$ 20,468.75 |               |         |         |         |
| 2  | SOFT      | ACM Loreto v LLC | Harris Kocher Smith                | Pancreatia Hall at Loreto Heights                                    | Multiple    | \$ 7,550.00     | Multiple | Multiple           | Multiple | \$ 7,550.00     | ACM Loreto v LLC      | Multiple     | \$ 7,550.00     | 0.00%         | \$ -          | 100.00% | \$ -            | \$ -        | \$ -                | \$ -                         | \$ -                        | \$ -                            | 100.00% | \$ -            | \$ -            | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 2  | SOFT      | ACM Loreto v LLC | Shears Adkins Rockmore             | Loreto Heights   | Multiple    | \$ 20,750.00    | Multiple | Multiple           | Multiple | \$ 20,750.00    | ACM Loreto v LLC      | Multiple     | \$ 20,750.00    | 0.00%         | \$ -          | 100.00% | \$ 20,750.00    | \$ -        | \$ -                | \$ 20,750.00                 | \$ -                        | \$ -                            | 100.00% | \$ 20,750.00    | \$ 5,187.50     | \$ 5,187.50  | \$ 5,187.50  | \$ 5,187.50  |               |         |         |         |
| 2  | SOFT      | ACM Loreto v LLC | Week Associates                    | Loreto Heights ROW Landscape - 1003                                  | Multiple    | \$ 24,919.00    | Multiple | Multiple           | Multiple | \$ 24,919.00    | ACM Loreto v LLC      | Multiple     | \$ 24,919.00    | 0.00%         | \$ -          | 100.00% | \$ 24,919.00    | \$ -        | \$ -                | \$ 24,919.00                 | \$ -                        | \$ -                            | 100.00% | \$ 24,919.00    | \$ 12,459.50    | \$ -         | \$ -         | \$ 12,459.50 |               |         |         |         |
| 2  | SOFT      | ACM Loreto v LLC | City and County of Denver          | Sanitary/Storm Sewer Plan Review Fee                                 | 6305863     | \$ 50,029.96    | 01/29/21 | District Fee       | NA       | \$ 50,029.96    | Loreto Heights MO     | NA           | \$ 50,029.96    | 0.00%         | \$ -          | 100.00% | \$ 50,029.96    | \$ -        | \$ -                | \$ 50,029.96                 | \$ -                        | \$ -                            | 100.00% | \$ 50,029.96    | \$ 28,744.94    | \$ -         | \$ -         | \$ 21,255.02 |               |         |         |         |
| 2  | SOFT      | ACM Loreto v LLC | Loreto Heights MO                  | Print Fee Inspection Fee and Review Fee                              | 6306400     | \$ 26,644.00    | 07/22/21 | District Fee       | NA       | \$ 26,644.00    | Loreto Heights MO     | NA           | \$ 26,644.00    | 0.00%         | \$ -          | 100.00% | \$ 26,644.00    | \$ -        | \$ -                | \$ 26,644.00                 | \$ -                        | \$ -                            | 100.00% | \$ 26,644.00    | \$ -            | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 3  | HARD      | ACM Loreto v LLC | Colorado Cleanup Corporation       | Loreto Heights Demolition/Abatement                                  | 9 Retainage | \$ 92,356.50    | 03/19/21 | 1650               | 07/14/21 | \$ 92,356.50    | ACM Loreto v LLC      | 08/09/21     | \$ 92,356.50    | 0.00%         | \$ -          | 100.00% | \$ 92,356.50    | \$ -        | \$ -                | \$ 92,356.50                 | \$ -                        | \$ -                            | 100.00% | \$ 92,356.50    | \$ 92,356.50    | \$ -         | \$ -         | \$ -         |               |         |         |         |
| 3  | SOFT      | ACM Loreto v LLC | Harris Kocher Smith                | 180702 Loreto Heights  | MULTIPLE    | \$ 5,240.00     | Multiple | Multiple           | Multiple | \$ 5,240.00     | ACM Loreto v LLC      | Multiple     | \$ 5,240.00     | 16.95%        | \$ 888.00     | 83.05%  | \$ 4,352.00     | \$ -        | \$ -                | \$ 4,352.00                  | \$ -                        | \$ -                            | 100.00% | \$ 4,352.00     | \$ 1,088.00     | \$ 1,088.00  | \$ 1,088.00  | \$ 1,088.00  |               |         |         |         |
| 3  | SOFT      | ACM Loreto v LLC | Harris Kocher Smith                | Project # 210424 Pancreatia Hall at Loreto Heights                   | 210547.2    | \$ 2,117.50     | 06/16/21 | 350                | 07/17/21 | \$ 2,117.50     | Human Ely Investments | 08/11/21     | \$ 2,117.50     | 0.00%         | \$ -          | 100.00% | \$ 2,117.50     | \$ -        | \$ -                | \$ 2,117.50                  | \$ -                        | \$ -                            | 100.00% | \$ 2,117.50     | \$ 1,058.75     | \$ -         | \$ -         | \$ 1,058.75  |               |         |         |         |
| 3  | SOFT      | ACM Loreto v LLC | Hartman Ely Investments            | Construction Management (Ag Ditch Renoue)                            | Inv. No. 1  | \$ 4,350.78     | 06/27/21 | 350 w/Verification | 06/27/21 | \$ 4,350.78     | Human Ely Investments | 08/11/21     | \$ 4,350.78     | 0.00%         | \$ -          | 100.00% | \$ 4,350.78     | \$ -        | \$ -                | \$ 4,350.78                  | \$ -                        | \$ -                            | 100.00% | \$ 4,350.78     | \$ 1,078.00     | \$ 1,078.00  | \$ 1,078.00  | \$ 1,078.00  |               |         |         |         |
| 3  | SOFT      | ACM Loreto v LLC | Hartman Ely Investments            | Construction Management (Ag Ditch Renoue)                            | Inv. No. 2  | \$ 105.88       | 08/08/21 | 350 w/Verification | 08/08/21 | \$ 105.88       | Human Ely Investments | 08/11/21     | \$ 105.88       | 0.00%         | \$ -          | 100.00% | \$ 105.88       | \$ -        | \$ -                | \$ 105.88                    | \$ -                        | \$ -                            | 100.00% | \$ 105.88       | \$ 52.94        | \$ -         | \$ -         | \$ 52.94     |               |         |         |         |
| 3  | SOFT      | ACM Loreto v LLC | HIT Water, LLC                     | Valuation of Loreto Heights Water Assets                             | 20210701    | \$ 3,600.00     | 07/01/21 | 1644               | 07/14/21 | \$ 3,600.00     | ACM Loreto v LLC      | 07/26/21     | \$ 3,600.00     | 0.00%         | \$ -          | 100.00% | \$ 3,600.00     | \$ -        | \$ -                |                              |                             |                                 |         |                 |                 |              |              |              |               |         |         |         |

# SUMMARY OF COSTS REVIEWED

For Review

10/16/2023 10:40:41 AM

| LN | VER NO | COST TYPE            | DEVELOPER                     | VENDOR  | DESCRIPTION       | INV NO | NO         | INV AMT  | INV DATE | CHK NO   | DATE | PMT DATE   | PMT AMT     | AID B/Y TO BE PAID I | DATE CLEARED | VER PMT AMT | % PRI     | PMT AMT    | % PUR     | PUB AMT    | VER PUB AMT | DISTRICT -> VENDORS | DISTRICT -> ACQU/LIEN TO VLLC | DISTRICT -> HUNTMAN INVESTMENTS LLC | DISTRICT -> THE DORTCHLAND LLC | % CAP   | VER CAP AMT | STREETS | WATER      | SANITATION | PARKS & REC |    |            |    |          |
|----|--------|----------------------|-------------------------------|---|-------------------|--------|------------|----------|----------|----------|------|------------|-------------|----------------------|--------------|-------------|-----------|------------|-----------|------------|-------------|---------------------|-------------------------------|-------------------------------------|--------------------------------|---------|-------------|---------|------------|------------|-------------|----|------------|----|----------|
| 12 | SOFT   | Thrive Home Builders | A.S. Waseenar                 | 220568MA - Foundation Recommendation Verification                                 | 337893            | \$     | 38,100.00  | 12/28/22 | 1378     | 12/31/22 | \$   | 39,100.00  | \$          | 39,100.00            | 12/31/22     | \$          | 39,100.00 | 100.00%    | \$        | 39,100.00  | 0.00%       | \$                  | -                             | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          |    |          |
| 12 | SOFT   | Thrive Home Builders | A.S. Waseenar                 | Compaction Testing/Concrete Sampling/Report Prep                                  | INV002136         | \$     | 15,260.00  | 11/20/22 | 1184     | 10/07/23 | \$   | 15,260.00  | \$          | 15,260.00            | 10/07/23     | \$          | 15,260.00 | 100.00%    | \$        | 15,260.00  | 0.00%       | \$                  | -                             | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          |    |          |
| 12 | SOFT   | Thrive Home Builders | A.S. Waseenar                 | 220568MA - Soil & Foundation Studies  | INV000304         | \$     | 1,100.00   | 12/09/22 | 1184     | 09/11/23 | \$   | 1,100.00   | \$          | 1,100.00             | 09/11/23     | \$          | 1,100.00  | 100.00%    | \$        | 1,100.00   | 0.00%       | \$                  | -                             | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          |    |          |
| 12 | SOFT   | Thrive Home Builders | A.S. Waseenar                 | Compaction Testing  | INV002573         | \$     | 19,880.00  | 12/20/22 | 1194     | 07/11/23 | \$   | 19,880.00  | \$          | 19,880.00            | 07/11/23     | \$          | 19,880.00 | 100.00%    | \$        | 19,880.00  | 0.00%       | \$                  | -                             | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          |    |          |
| 12 | SOFT   | Thrive Home Builders | Arlo Braun                    | Residential Site Plan Concepts/Field Studies/Project Conference Calls             | 21.04.04          | \$     | 2,600.00   | 11/30/18 | 4394     | 10/06/19 | \$   | 2,600.00   | NT Builders | 10/09/19             | \$           | 2,600.00    | 59.58%    | \$         | 1,549.02  | 40.42%     | \$          | 1,050.98            | \$                            | 1,050.98                            | -                              | -       | 100.00%     | \$      | 1,050.98   | \$         | 262.75      | \$ | 262.75     | \$ | 262.75   |
| 12 | SOFT   | Thrive Home Builders | Arlo Braun                    | Residential Site Plan & Grading Concepts/Project Conference Calls                 | 21.04.05          | \$     | 4,700.00   | 12/31/18 | 3945     | 03/06/19 | \$   | 4,700.00   | NT Builders | 03/06/19             | \$           | 4,700.00    | 59.58%    | \$         | 2,800.15  | 40.42%     | \$          | 1,899.85            | \$                            | 1,899.85                            | -                              | -       | 100.00%     | \$      | 1,899.85   | \$         | 474.96      | \$ | 474.96     | \$ | 474.96   |
| 12 | SOFT   | Thrive Home Builders | Arlo Braun                    | Residential Site Planning/Project Conference Calls                                | 21.04.06          | \$     | 10,800.00  | 03/13/19 | 4484     | 11/12/19 | \$   | 10,800.00  | NT Builders | 11/12/19             | \$           | 10,800.00   | 59.58%    | \$         | 6,449.39  | 40.42%     | \$          | 4,350.61            | \$                            | 4,350.61                            | -                              | -       | 100.00%     | \$      | 4,350.61   | \$         | 1,091.40    | \$ | 1,091.40   | \$ | 1,091.40 |
| 12 | SOFT   | Thrive Home Builders | Arlo Braun                    | Residential Site Planning/Project Conference Calls                                | 21.04.07          | \$     | 4,600.00   | 03/13/19 | 4484     | 11/12/19 | \$   | 4,600.00   | NT Builders | 11/12/19             | \$           | 4,600.00    | 59.58%    | \$         | 2,740.37  | 40.42%     | \$          | 1,859.63            | \$                            | 1,859.63                            | -                              | -       | 100.00%     | \$      | 1,859.63   | \$         | 464.86      | \$ | 464.86     | \$ | 464.86   |
| 12 | SOFT   | Thrive Home Builders | Arlo Braun                    | Residential Site Planning/Project Conference Calls                                | 21.04.08          | \$     | 10,400.00  | 05/31/19 | 4394     | 10/09/19 | \$   | 10,400.00  | NT Builders | 10/09/19             | \$           | 10,400.00   | 59.58%    | \$         | 6,136.98  | 40.42%     | \$          | 4,263.02            | \$                            | 4,263.02                            | -                              | -       | 100.00%     | \$      | 4,263.02   | \$         | 1,050.98    | \$ | 1,050.98   | \$ | 1,050.98 |
| 12 | SOFT   | Thrive Home Builders | Arlo Braun                    | Site Plan Recommendations   | 21.01.02          | \$     | 1,400.00   | 06/31/18 | 4484     | 11/12/19 | \$   | 1,400.00   | NT Builders | 11/12/19             | \$           | 1,400.00    | 59.58%    | \$         | 834.09    | 40.42%     | \$          | 565.91              | \$                            | 565.91                              | -                              | -       | 100.00%     | \$      | 565.91     | \$         | 141.48      | \$ | 141.48     | \$ | 141.48   |
| 12 | SOFT   | Thrive Home Builders | B.S.J. Surveying              | Test Hole Staking 4/3/19 - Lots 3-14  | 288855            | \$     | 1,465.00   | 04/08/19 | 4231     | 05/15/19 | \$   | 1,465.00   | NT Builders | 05/15/19             | \$           | 1,465.00    | 100.00%   | \$         | 1,465.00  | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | B.S.J. Surveying              | Staking for Boring Locations 2/14/21  | 234283            | \$     | 850.00     | 02/19/21 | 1045     | 02/12/21 | \$   | 850.00     | NT Builders | 02/12/21             | \$           | 850.00      | 100.00%   | \$         | 850.00    | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | B.S.J. Surveying              | Cascon Adult Survey   | 326310            | \$     | 1,785.00   | 03/26/21 | 1051     | 05/11/21 | \$   | 1,785.00   | THS Lenoire | 05/11/21             | \$           | 1,785.00    | 100.00%   | \$         | 1,785.00  | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | B.S.J. Surveying              | Staking for Boring Locations 9/30/21  | 337207            | \$     | 2,660.00   | 10/09/21 | 4647     | 11/12/21 | \$   | 2,660.00   | THS Lenoire | 11/12/21             | \$           | 2,660.00    | 100.00%   | \$         | 2,660.00  | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | B.S.J. Surveying              | Staking for Boring Locations  | 346313            | \$     | 4,615.00   | 03/09/22 | 1126     | 05/31/22 | \$   | 4,615.00   | THS Lenoire | 05/31/22             | \$           | 4,615.00    | 100.00%   | \$         | 4,615.00  | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | B.S.J. Surveying              | Staking for Boring Locations 2/16/22  | 347466            | \$     | 2,720.00   | 03/16/22 | 1115     | 04/14/22 | \$   | 2,720.00   | THS Lenoire | 04/14/22             | \$           | 2,720.00    | 100.00%   | \$         | 2,720.00  | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | B.S.J. Surveying              | Recreate Test Holes for Boring Locations  | 349155            | \$     | 680.00     | 04/19/22 | 1136     | 05/31/22 | \$   | 680.00     | THS Lenoire | 05/31/22             | \$           | 680.00      | 100.00%   | \$         | 680.00    | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | City and County of Denver     | Survey Dev Review Fee/SDP Review Fee/Forestry Frontage Multiple Blocks Fee        | 6341160           | \$     | 8,000.00   | 10/26/21 | N/A      | N/A      | -    | -          | N/A         | N/A                  | -            | -           | 59.58%    | \$         | 4,784.09  | 40.42%     | \$          | 3,215.91            | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | City and County of Denver     | PMG & PUD Site Plan Review/Plan Check-Blocks Forestry Int/Eng Surv PWDES DR       | 6342487           | \$     | 5,800.00   | 12/21/21 | N/A      | N/A      | -    | -          | N/A         | N/A                  | -            | -           | 59.58%    | \$         | 3,509.13  | 40.42%     | \$          | 2,290.87            | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | City and County of Denver     | Development/SDP Review/Con Plan Application Fees                                  | 6441293           | \$     | 427.50     | 01/01/22 | 1104     | 01/28/22 | \$   | 427.50     | THS Lenoire | 02/28/22             | \$           | 427.50      | 59.58%    | \$         | 254.49    | 40.42%     | \$          | 173.01              | \$                            | 172.81                              | -                              | -       | 100.00%     | \$      | 172.81     | \$         | 43.20       | \$ | 43.20      | \$ | 43.20    |
| 12 | SOFT   | Thrive Home Builders | City and County of Denver     | Address Assignment  | 6440217/6442318   | \$     | 3,200.00   | 04/27/22 | N/A      | N/A      | -    | -          | N/A         | N/A                  | -            | -           | 100.00%   | \$         | 3,200.00  | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | City and County of Denver     | San Sewer Plan Review Fee/Storm Sewer Plan Review Fee                             | 6447080           | \$     | 6,991.25   | 05/01/22 | N/A      | N/A      | -    | -          | N/A         | N/A                  | -            | -           | 100.00%   | \$         | -         | 100.00%    | \$          | 6,991.25            | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | City and County of Denver     | Address Assignment  | 6472141/6472342   | \$     | 2,400.00   | 06/19/22 | N/A      | N/A      | -    | -          | N/A         | N/A                  | -            | -           | 100.00%   | \$         | 2,400.00  | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | City and County of Denver     | Address Assignment  | 7675/640797/64041 | \$     | 300.00     | 07/13/22 | 1145     | 07/25/22 | \$   | 300.00     | THS Lenoire | 07/25/22             | \$           | 300.00      | 100.00%   | \$         | 300.00    | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | City of Thompson              | Basal Environmental Site Assessment - Loreto/Colorado Heights University          | 504347            | \$     | 3,700.00   | 02/28/19 | 4031     | 04/12/19 | \$   | 3,700.00   | THS Lenoire | 04/12/19             | \$           | 3,700.00    | 59.58%    | \$         | 2,206.37  | 40.42%     | \$          | 1,493.63            | \$                            | 1,493.63                            | -                              | -       | 100.00%     | \$      | 1,493.63   | \$         | 373.91      | \$ | 373.91     | \$ | 373.91   |
| 12 | SOFT   | Thrive Home Builders | Denver Water                  | 47 Tap Sales  | 178559662         | \$     | 13,160.00  | 11/15/19 | 1075     | 11/09/21 | \$   | 13,160.00  | THS Lenoire | N/A                  | \$           | 13,160.00   | 100.00%   | \$         | 13,160.00 | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | Denver Water                  | 21385 - Loreto Heights Lot 1 Block 10 Review and Inspection Fees                  | 20220509          | \$     | 2,847.00   | 05/09/22 | 1123     | 05/09/22 | \$   | 2,847.00   | THS Lenoire | 05/13/22             | \$           | 2,847.00    | 0.00%     | \$         | -         | 100.00%    | \$          | 2,847.00            | \$                            | -                                   | -                              | 100.00% | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | DTI Design                    | 2019030-10 Loreto Heights - Conceptual Product Response & Site Plan Refinement    | Multiple          | \$     | 86,106.14  | Multiple | Multiple | Multiple | \$   | 86,106.14  | 65.63%      | \$                   | 56,341.72    | 34.37%      | \$        | 29,764.42  | \$        | 29,764.42  | -           | -                   | -                             | -                                   | 0.00%                          | \$      | 29,764.42   | \$      | 7,386.72   | \$         | 7,386.72    | \$ | 7,386.72   |    |          |
| 12 | SOFT   | Thrive Home Builders | DTI Design                    | 2019030-11 LH Change Order No. 4 - Master Horizontal Site Plan, Plan and Site     | Multiple          | \$     | 41,286.36  | Multiple | Multiple | Multiple | \$   | 41,286.36  | 59.58%      | \$                   | 24,597.45    | 40.42%      | \$        | 16,688.91  | \$        | 16,688.91  | -           | -                   | -                             | -                                   | 0.00%                          | \$      | 16,688.91   | \$      | 4,172.23   | \$         | 4,172.23    | \$ | 4,172.23   |    |          |
| 12 | SOFT   | Thrive Home Builders | DTI Design                    | 2019030-12 LH Change Order No. 3 - Overall Prelim. Concept Design Effort and Opin | Multiple          | \$     | 19,089.70  | Multiple | Multiple | Multiple | \$   | 19,089.70  | 65.63%      | \$                   | 12,528.52    | 34.37%      | \$        | 6,561.18   | \$        | 6,561.18   | -           | -                   | -                             | -                                   | 0.00%                          | \$      | 6,561.18    | \$      | 1,640.30   | \$         | 1,640.30    | \$ | 1,640.30   |    |          |
| 12 | SOFT   | Thrive Home Builders | DTI Design                    | 2019030-20 LH Architectural Design Concepts                                       | Multiple          | \$     | 14,797.38  | Multiple | Multiple | Multiple | \$   | 14,797.38  | 100.00%     | \$                   | 14,797.38    | 0.00%       | \$        | -          | 100.00%   | \$         | 14,797.38   | \$                  | -                             | -                                   | 0.00%                          | \$      | -           | -       | -          | -          | -           | -  | -          |    |          |
| 12 | SOFT   | Thrive Home Builders | DTI Design                    | 2019030-40 LH Review Add. Scope for Formal Site Development Plan Submittal        | Multiple          | \$     | 239,651.03 | Multiple | Multiple | Multiple | \$   | 239,651.03 | 30.89%      | \$                   | 73,147.68    | 69.11%      | \$        | 166,503.35 | \$        | 166,503.35 | -           | -                   | -                             | -                                   | 100.00%                        | \$      | 166,503.35  | \$      | 41,625.84  | \$         | 41,625.84   | \$ | 41,625.84  |    |          |
| 12 | SOFT   | Thrive Home Builders | DTI Design                    | 2019030-41 LH Change Order No. 4 - Master Horizontal Site Plan, Plan and Site     | Multiple          | \$     | 12,538.75  | Multiple | Multiple | Multiple | \$   | 12,538.75  | 59.58%      | \$                   | 7,470.30     | 40.42%      | \$        | 5,068.45   | \$        | 5,068.45   | -           | -                   | -                             | -                                   | 100.00%                        | \$      | 5,068.45    | \$      | 1,267.11   | \$         | 1,267.11    | \$ | 1,267.11   |    |          |
| 12 | SOFT   | Thrive Home Builders | DTI Design                    | 2019030-42 LH Construction Documents - Northern Neighborhoods                     | Multiple          | \$     | 35,025.20  | Multiple | Multiple | Multiple | \$   | 35,025.20  | 100.00%     | \$                   | 35,025.20    | 0.00%       | \$        | -          | 100.00%   | \$         | 35,025.20   | \$                  | -                             | -                                   | 100.00%                        | \$      | -           | -       | -          | -          | -           | -  | -          |    |          |
| 12 | HARD   | Thrive Home Builders | Goodland Construction         | Loreto Heights Phase 1A and 1B  | Multiple          | \$     | 501,951.77 | Multiple | Multiple | Multiple | \$   | 501,951.77 | 37.16%      | \$                   | 188,505.79   | 62.84%      | \$        | 315,445.97 | \$        | 315,445.97 | -           | -                   | -                             | -                                   | 100.00%                        | \$      | 315,445.97  | \$      | 122,092.26 | \$         | 122,092.26  | \$ | 122,092.26 |    |          |
| 12 | SOFT   | Thrive Home Builders | Harri's Kocher Smith          | 190518 Thre - Loreto Heights PHASE I  | Multiple          | \$     | 484,692.50 | Multiple | Multiple | Multiple | \$   | 484,692.50 | 41.90%      | \$                   | 203,094.42   | 58.10%      | \$        | 281,603.11 | \$        | 281,603.11 | -           | -                   | -                             | -                                   | 100.00%                        | \$      | 281,603.11  | \$      | 19,142.53  | \$         | 73,781.44   | \$ | 61,484.44  |    |          |
| 12 | SOFT   | Thrive Home Builders | Keller North America          | Project 1513120 LH Phase 3 Water Injection  | Multiple          | \$     | 116,789.04 | Multiple | Multiple | Multiple | \$   | 116,789.04 | 0.00%       | \$                   | -            | 100.00%     | \$        | 116,789.04 | 0.00%     | \$         | -           | \$                  | -                             | -                                   | 0.00%                          | \$      | -           | -       | -          | -          | -           | -  | -          |    |          |
| 12 | SOFT   | Thrive Home Builders | Metrosudy                     | Market Study  | INV00046071       | \$     | 3,500.00   | 02/23/19 | 3927     | 02/19/19 | \$   | 3,500.00   | NT Builders | 02/19/19             | \$           | 3,500.00    | 100.00%   | \$         | 3,500.00  | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | Metrosudy                     | Market Study  | INV00047626       | \$     | 3,589.50   | 01/25/19 | 4061     | 04/19/19 | \$   | 3,589.50   | NT Builders | 04/19/19             | \$           | 3,589.50    | 100.00%   | \$         | 3,589.50  | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | Montgomery Little & Soran, PC | Loreto Heights - No other description   | 118127            | \$     | 409.50     | 03/13/19 | 1157     | 10/14/22 | \$   | 409.50     | THS Lenoire | 10/14/22             | \$           | 409.50      | 100.00%   | \$         | 409.50    | 0.00%      | \$          | -                   | \$                            | -                                   | -                              | 0.00%   | \$          | -       | -          | -          | -           | -  | -          | -  |          |
| 12 | SOFT   | Thrive Home Builders | Montgomery Little & Soran, PC | Loreto Heights - Review/Revised 2nd Amendment                                     | 1181262           | \$     | 252.00     | 04/05/19 | 4117     | 05/10/20 | \$   | 252.00     | NT Builders | 05/10/20             | \$           | 252.00      | 100.00%   | \$         | 25        |            |             |                     |                               |                                     |                                |         |             |         |            |            |             |    |            |    |          |



SUMMARY OF COSTS REVIEWED

| VER NO                    | COST TYPE | DEVELOPER            | VENDOR                              | DESCRIPTION                                     | INV NO     | INV AMT         | INV DATE | CHK NO        | PMT DATE | PMT AMT         | AID B/Y TO BE PAID I | DATE CLEARED | VER PMT AMT     | % PRI  | PMT AMT         | % PUB   | PUB AMT         | VER PUB AMT   | DISTRICT -> VENDORS | DISTRICT -> ACMA LORETO V LLC | DISTRICT -> HARTMAN ELY INVESTMENTS LLC | DISTRICT -> THE LORETO LAND LLC | % CAP   | VER CAP AMT     | STREETS         | WATER          | SANITATION    | PARKS & REC   |
|---------------------------|-----------|----------------------|-------------------------------------|---|------------|-----------------|----------|---------------|----------|-----------------|----------------------|--------------|-----------------|--------|-----------------|---------|-----------------|---------------|---------------------|-------------------------------|---|---------------------------------|---------|-----------------|-----------------|----------------|---------------|---------------|
|                           |           |                      |                                     |   |            |                 |          |               |          |                 |                      |              |                 |        |                 |         |                 |               |                     |                               |   |                                 |         |                 |                 |                |               |               |
| 16                        | SOFT      | ACMA Loreto V LLC    | Harris Kocher Smith                 | 180702 Loreto Heights                           | Multiple   | \$ 4,272.05     | 06/14/23 | Multiple      | Multiple | \$ 4,272.05     | ACMA Loreto V LLC    | Multiple     | \$ 4,272.05     | 4.41%  | \$ 188.38       | 95.59%  | \$ 4,083.67     | \$ 4,083.67   | \$ -                | \$ -                          | \$ 4,083.67                             | \$ -                            | 100.00% | \$ 4,083.67     | \$ 1,020.92     | \$ 1,020.92    | \$ 1,020.92   | \$ 1,020.92   |
| 16                        | HARD      | Thrive Home Builders | Goodland Construction               | Loreto Heights Phase 1A and 1B                  | Pay App 9  | \$ 217,590.00   | 06/30/23 | 1248          | 08/07/23 | \$ 217,590.00   | THB Loreto           | 08/15/23     | \$ 217,590.00   | 0.69%  | \$ 1,491.43     | 99.31%  | \$ 216,098.57   | \$ 216,098.57 | \$ -                | \$ -                          | \$ 216,098.57                           | \$ -                            | 100.00% | \$ 216,098.57   | \$ 215,574.02   | \$ 161.52      | \$ 161.52     | \$ 161.52     |
| 17                        | SOFT      | ACMA Loreto V LLC    | City and County of Denver           | Storm & Sewer Permit For Federal Storm Re-Route | 9681174    | \$ 300.00       | 09/01/23 | Vendor Rent   | 09/01/23 | \$ 300.00       | ACMA Loreto V LLC    | 09/01/23     | \$ 300.00       | 0.00%  | \$ -            | 100.00% | \$ 300.00       | \$ 300.00     | \$ REF1             | \$ -                          | \$ 300.00                               | \$ -                            | 100.00% | \$ 300.00       | \$ 300.00       | \$ -           | \$ -          | \$ -          |
| 17                        | SOFT      | ACMA Loreto V LLC    | Harris Kocher Smith                 | 180703 Loreto Heights                           | 180702 48  | \$ 21,000.00    | 07/12/23 | 2004          | 07/27/23 | \$ 21,000.00    | ACMA Loreto V LLC    | 08/09/23     | \$ 21,000.00    | 18.12% | \$ 3,804.49     | 81.88%  | \$ 17,195.51    | \$ 17,195.51  | \$ REF1             | \$ -                          | \$ -                                    | \$ -                            | 100.00% | \$ 17,195.51    | \$ 4,351.38     | \$ 4,281.38    | \$ 4,281.38   | \$ 4,281.38   |
| 17                        | HARD      | ACMA Loreto V LLC    | Iron Woman Construction             | Loreto Heights Federal Storm Re-Route           | Pay App 1  | \$ 110,728.24   | 08/25/23 | District Pd   | N/A      | \$ 110,728.24   | Loreto Heights MD    | N/A          | \$ 110,728.24   | 0.00%  | \$ -            | 100.00% | \$ 110,728.24   | \$ 110,728.24 | \$ REF1             | \$ -                          | \$ -                                    | \$ -                            | 100.00% | \$ 110,728.24   | \$ 110,728.24   | \$ -           | \$ -          | \$ -          |
| 17                        | SOFT      | ACMA Loreto V LLC    | TerraGuard Security Federation Inc. | Security Guard Services                         | 1558       | \$ 7,400.82     | 07/26/23 | 2011          | 08/01/23 | \$ 7,400.82     | ACMA Loreto V LLC    | 08/09/23     | \$ 7,400.82     | 32.23% | \$ 2,385.28     | 67.77%  | \$ 5,015.54     | \$ 5,015.54   | \$ REF1             | \$ -                          | \$ -                                    | \$ -                            | 100.00% | \$ 5,015.54     | \$ 1,253.88     | \$ 1,253.88    | \$ 1,253.88   | \$ 1,253.88   |
| 17                        | HARD      | Thrive Home Builders | Goodland Construction               | Loreto Heights Phase 1A and 1B                  | Pay App 10 | \$ 188,724.11   | 07/31/23 | 1256          | 09/18/23 | \$ 188,724.11   | THB Loreto           | 09/08/23     | \$ 188,724.11   | 5.50%  | \$ 10,960.36    | 94.50%  | \$ 188,724.11   | \$ 188,724.11 | \$ REF1             | \$ -                          | \$ -                                    | \$ -                            | 100.00% | \$ 188,724.11   | \$ 179,061.87   | \$ 1,288.89    | \$ 1,288.89   | \$ 7,064.47   |
| 18                        | SOFT      | ACMA Loreto V LLC    | Harris Kocher Smith                 | 180702 Loreto Heights                           | Multiple   | \$ 19,365.00    | Multiple | Multiple      | Multiple | \$ 19,365.00    | ACMA Loreto V LLC    | Multiple     | \$ 19,365.00    | 15.96% | \$ 3,081.52     | 84.04%  | \$ 16,273.48    | \$ 16,273.48  | \$ -                | \$ -                          | \$ -                                    | \$ -                            | 100.00% | \$ 16,273.48    | \$ 4,068.37     | \$ 4,068.37    | \$ 4,068.37   | \$ 4,068.37   |
| 18                        | HARD      | ACMA Loreto V LLC    | Iron Woman Construction             | Loreto Heights Federal Storm Re-Route           | Pay App 2  | \$ 579,804.67   | 09/25/23 | District Paid | N/A      | \$ 579,804.67   | Loreto Heights MD    | N/A          | \$ 579,804.67   | 0.00%  | \$ -            | 100.00% | \$ 579,804.67   | \$ 579,804.67 | \$ -                | \$ -                          | \$ -                                    | \$ -                            | 100.00% | \$ 579,804.67   | \$ 579,804.67   | \$ -           | \$ -          | \$ -          |
| TOTAL VERIFICATION NOS -> |           |                      |                                     |   | 1-18       | \$ 9,738,760.14 |          |               |          | \$ 9,712,778.89 |                      |              | \$ 9,712,778.89 | 22.40% | \$ 2,181,382.98 | 77.60%  | \$ 7,557,357.16 |               | \$ REF1             | \$ 5,960,409.94               | \$ 109,720.34                           | \$ 720,000.00                   |         | \$ 7,545,519.12 | \$ 5,514,248.35 | \$ 644,223.50  | \$ 517,318.82 | \$ 869,528.46 |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 1          | \$ 4,188,280.21 |          |               |          | \$ 4,184,802.41 |                      |              | \$ 4,184,802.41 | 14.89% | \$ 621,581.89   | 85.01%  | \$ 3,557,610.54 |               | \$ -                | \$ 3,557,610.54               | \$ -                                    | \$ -                            |         | \$ 3,557,610.54 | \$ 3,052,048.89 | \$ 150,048.16  | \$ 147,588.76 | \$ 236,686.76 |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 2          | \$ 315,380.31   |          |               |          | \$ 315,380.31   |                      |              | \$ 315,380.31   | 3.09%  | \$ 9745.77      | 96.91%  | \$ 305,634.54   |               | \$ -                | \$ 315,634.54                 | \$ -                                    | \$ -                            |         | \$ 305,634.54   | \$ 168,227.55   | \$ 20,524.27   | \$ 25,568.47  | \$ 81,654.21  |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 3          | \$ 188,346.21   |          |               |          | \$ 188,346.21   |                      |              | \$ 188,346.21   | 0.47%  | \$ 888.00       | 99.53%  | \$ 187,458.21   |               | \$ 76,673.96        | \$ 104,210.09                 | \$ 6,574.16                             | \$ -                            |         | \$ 187,458.21   | \$ 129,428.10   | \$ 31,332.00   | \$ 22,223.03  | \$ 4,375.08   |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 4          | \$ 16,130.63    |          |               |          | \$ 16,130.63    |                      |              | \$ 16,130.63    | 0.00%  | \$ -            | 100.00% | \$ 16,130.63    |               | \$ -                | \$ 16,130.63                  | \$ 8,065.32                             | \$ -                            |         | \$ 16,130.63    | \$ 8,065.32     | \$ -           | \$ -          | \$ 8,065.32   |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 5          | \$ 206,924.03   |          |               |          | \$ 206,924.03   |                      |              | \$ 206,924.03   | 27.79% | \$ 57,503.68    | 72.21%  | \$ 149,420.35   |               | \$ -                | \$ 149,420.35                 | \$ 14,136.31                            | \$ -                            |         | \$ 149,420.35   | \$ 104,946.92   | \$ 14,136.31   | \$ 12,620.51  | \$ 7,714.01   |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 6          | \$ 119,814.20   |          |               |          | \$ 119,814.20   |                      |              | \$ 119,814.20   | 50.12% | \$ 60,092.99    | 49.88%  | \$ 59,761.25    |               | \$ -                | \$ 59,761.25                  | \$ 5,116.51                             | \$ -                            |         | \$ 59,761.25    | \$ 5,116.51     | \$ 8,974.11    | \$ 8,524.11   | \$ 3,746.51   |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 7          | \$ 326,732.40   |          |               |          | \$ 326,732.40   |                      |              | \$ 326,732.40   | -0.69% | \$ (2,344.23)   | 100.69% | \$ 328,976.65   |               | \$ -                | \$ 328,976.65                 | \$ 31,214.06                            | \$ -                            |         | \$ 328,976.65   | \$ 31,214.06    | \$ 12,251.06   | \$ 39,216.06  | \$ 246,295.46 |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 8          | \$ 37,435.64    |          |               |          | \$ 37,435.64    |                      |              | \$ 37,435.64    | 4.75%  | \$ 1,700.31     | 92.25%  | \$ 35,675.33    |               | \$ -                | \$ 35,675.33                  | \$ 935.98                               | \$ -                            |         | \$ 35,675.33    | \$ 935.98       | \$ 935.98      | \$ 12,607.38  | \$ -          |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 9          | \$ 58,129.95    |          |               |          | \$ 58,129.95    |                      |              | \$ 58,129.95    | 14.92% | \$ 8,675.47     | 85.08%  | \$ 49,454.48    |               | \$ -                | \$ 49,454.48                  | \$ 19,637.81                            | \$ -                            |         | \$ 49,454.48    | \$ 19,637.81    | \$ 7,560.31    | \$ 7,560.31   | \$ 14,686.04  |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 10         | \$ 40,100.58    |          |               |          | \$ 40,100.58    |                      |              | \$ 40,100.58    | 24.48% | \$ 9,837.03     | 75.52%  | \$ 30,263.55    |               | \$ -                | \$ 30,263.55                  | \$ 4,123.83                             | \$ -                            |         | \$ 30,263.55    | \$ 4,123.83     | \$ 4,123.84    | \$ 17,912.04  | \$ 17,912.04  |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 11         | \$ 12,340.79    |          |               |          | \$ 12,340.79    |                      |              | \$ 12,340.79    | 16.58% | \$ 2,056.96     | 83.42%  | \$ 10,284.79    |               | \$ -                | \$ 10,284.79                  | \$ 2,573.68                             | \$ -                            |         | \$ 10,284.79    | \$ 2,573.68     | \$ 2,573.69    | \$ 2,573.69   | \$ -          |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 12         | \$ 1,848,129.94 |          |               |          | \$ 1,922,168.69 |                      |              | \$ 1,918,168.69 | 53.79% | \$ 1,047,916.12 | 46.21%  | \$ 900,683.05   |               | \$ -                | \$ 899,402.58                 | \$ 299,961.05                           | \$ -                            |         | \$ 887,584.55   | \$ 299,961.05   | \$ 261,479.21  | \$ 180,146.88 | \$ 18,977.31  |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 13         | \$ 462,186.93   |          |               |          | \$ 462,186.93   |                      |              | \$ 462,186.93   | 26.48% | \$ 122,407.37   | 73.52%  | \$ 339,779.56   |               | \$ -                | \$ 339,779.56                 | \$ 351,800.40                           | \$ -                            |         | \$ 339,779.56   | \$ 351,800.40   | \$ (28,796.25) | \$ 8,387.70   | \$ 8,387.70   |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 14         | \$ 526,444.92   |          |               |          | \$ 526,444.92   |                      |              | \$ 526,444.92   | 31.01% | \$ 173,778.62   | 66.99%  | \$ 352,202.08   |               | \$ -                | \$ 351,262.53                 | \$ 186,599.38                           | \$ -                            |         | \$ 351,262.53   | \$ 186,599.38   | \$ 122,093.69  | \$ 22,254.94  | \$ 22,114.54  |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 15         | \$ 133,246.12   |          |               |          | \$ 133,246.12   |                      |              | \$ 133,246.12   | 29.93% | \$ 39,877.63    | 70.07%  | \$ 93,368.51    |               | \$ -                | \$ 66,410.60                  | \$ 51,129.36                            | \$ -                            |         | \$ 93,368.51    | \$ 51,129.36    | \$ 14,297.18   | \$ 13,820.11  | \$ 45,001.86  |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 16         | \$ 224,261.95   |          |               |          | \$ 224,261.95   |                      |              | \$ 224,261.95   | 0.75%  | \$ 1,679.81     | 99.25%  | \$ 222,582.14   |               | \$ -                | \$ 222,582.14                 | \$ 217,204.91                           | \$ -                            |         | \$ 222,582.14   | \$ 217,204.91   | \$ 1,792.41    | \$ 1,792.41   | \$ 1,792.41   |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 17         | \$ 339,143.53   |          |               |          | \$ 339,143.53   |                      |              | \$ 339,143.53   | 5.07%  | \$ 17,180.13    | 94.93%  | \$ 321,963.40   |               | \$ REF1             | \$ 211,235.16                 | \$ -                                    | \$ -                            |         | \$ 321,963.40   | \$ 295,695.37   | \$ 6,834.15    | \$ 6,834.15   | \$ 12,599.73  |
| TOTAL VERIFICATION NO ->  |           |                      |                                     |   | 18         | \$ 599,169.67   |          |               |          | \$ 599,169.67   |                      |              | \$ 599,169.67   | 0.52%  | \$ 3,093.52     | 99.48%  | \$ 596,076.15   |               | \$ -                | \$ 16,273.48                  | \$ -                                    | \$ -                            |         | \$ 596,076.15   | \$ 582,873.04   | \$ 4,068.37    | \$ 4,068.37   | \$ 4,068.37   |

## **EXHIBIT C**

### **SUMMARY OF DOCUMENTS REVIEWED**

## SUMMARY OF DOCUMENTS REVIEWED

### SERVICE PLANS

- Service Plan for Loretto Heights Metropolitan District No. 1, prepared by McGeady Becher P.C., dated August 26, 2019

### DISTRICT AGREEMENTS

- Facilities Funding and Acquisition Agreement between Loretto Heights Metropolitan District No. 1 and ACM Loretto VI LL, dated February 18, 2021
- Facilities Reimbursement Agreement between Loretto Heights Metropolitan District No. 1, AMC Loretto VI LLC and Hartman Ely Investments LLC, dated June 3, 2021
- Loretto Heights Rezoning and IMP Development Agreement, by and among the City and County of Denver, ACM Loretto VI LLC, Loretto Heights Metropolitan District Nos. 1, 2, 3, 4, and 5, Loretto Heights Programming Metropolitan District, and Pancratia Hall Partners, LLC, dated April 20, 2021
- Facilities Acquisition Agreement, by and between Loretto Heights Metropolitan District No. 1 and THB Loretto Heights Land LLC, dated October 5, 2021
- Agreement and Assignment Regarding Metropolitan District Payments, by and between THB Loretto Land LLC and ACM Loretto VI LLC, dated October 5, 2021
- First Amendment to Facilities Funding and Acquisition Agreement, by and between Loretto Heights Metropolitan District No. 1 and ACM Loretto VI LLC, dated April 11, 2023

### PROFESSIONAL REPORTS

- Loretto Heights Southern Drainage Assessment, prepared by IRIS Mitigation and Design, Inc., dated August 27, 2020
- Loretto Heights Field Visit Approved Jurisdictional Determination Request, prepared by IRIS Mitigation and Design, Inc., dated December 2, 2020

### PLANNING DRAWINGS – ACM LORETTO

- Denver Public Schools, ROW & Temporary Construction Easement Exhibit, prepared by Harris Kocher Smith, dated December 23, 2020
- Denver Public Schools, Grading Exhibit, prepared by Harris Kocher Smith, dated March 11, 2021
- Denver Public Schools, Utility Exhibit, prepared by Harris Kocher Smith, dated March 11, 2021

### PLANNING DRAWINGS – THRIVE

- Loretto Heights Thrive – Lot 1, Block 10 Site Development Plan, prepared by Harris Kocher Smith
- Loretto Heights Thrive CAD Site Plan Update, prepared by DTJ Design, dated November 4, 2022
- Loretto Heights Thrive Western Slope Site Plan, prepared by DTJ Design, dated November 16, 2022

- Loretto Heights Thrive Draft Phasing Plan (Subject to Change), prepared by DTJ Design, dated November 16, 2022

#### **LAND SURVEY DRAWINGS – ACM LORETTO**

- Loretto Heights Filing No. 1 Plat (Unrecorded)

#### **LAND SURVEY DRAWINGS-THRIVE**

- Loretto Heights Filing No. 1 Plat, prepared by Harris Kocher Smith, dated August 25, 2021, Not Recorded
- Improvement Survey Plat – Thrive Loretto Heights Ph 1A-B, prepared by Harris Kocher Smith, last revised November 11, 2022, Not Recorded
- Improvement Survey Plat-Thrive Loretto Heights, Recorded Parcel Reconfiguration, dated 9/26/22, Reception No. 2022124614

#### **CONSTRUCTION DRAWINGS – ACM LORETTO**

- Gas Redistribution Exhibit Nos 1, 2, and 3, prepared by Xcel Energy, dated December 4, 2020
- Gas Line Relocation (100% Public Due to Widening of Federal Blvd), prepared by Xcel Energy, dated April 14, 2021
- Electrical Redistribution Exhibit, prepared by Xcel Energy, dated April 15, 2021
- Loretto Heights - Westside Overlot Grading Exhibit (undated)
- Pancratia Hall Irrigation Overflow Reroute Drawing, prepared by Harris Kocher Smith, dated May 6, 2021
- Loretto Heights Northeast Pond Outfall Plan and Profile – Reroute, prepared by Harris Kocher Smith, last revised December 22, 2022

#### **CONSTRUCTION DRAWINGS – THRIVE**

- Loretto Heights Phases 1A, 1B, 1C, & 1D Landscape Construction Drawings, prepared by DTJ Design, dated January 11, 2023, Bid Set-Not for Construction
- Loretto Heights Thrive Phase 1A Storm and Sanitary Sewer Plans, prepared by Harris Kocher Smith, approved April 27, 2022
- Loretto Heights Thrive Phase B-D Storm and Sanitary Sewer Plans, prepared by Harris Kocher Smith, approved November 15, 2022

#### **RECORD DRAWINGS**

- None

#### **CONSULTANT CONTRACTS – ACM LORETTO**

- Harris Kocher Engineering Group, INC, Project Consulting Agreement Project Services Preliminary Engineering and Construction Documentation/Drawing Services, dated March 10, 2019

- Change Order Nos. 3-4, 6-12, 14, and 17, dated May 26, 2019 through June 20, 2022
- Harris Kocher Engineering Group, Inc., Proposal to prepare an irrigation plan and profile for Irrigation Main Reroute, dated May 21, 2021, Fully Executed
- IRIS Mitigation and Design, Inc., Project Consulting Agreement, dated August 6, 2020
  - Change Order Nos. 1 and 2, dated August 7, 2020 through October 29, 2020
- Landmark Environmental Inc., Master Services Agreement for Waste Handling, Sub Surface Related Work, Testing and Observation Services, Asbestos Materials, dated November 26, 2019
  - Change Order Nos. 2 and 3, dated December 18, 2019 through August 21, 2019
- Shears Adkins Rockmore Architects, LLC, Master Services Agreement for Research and Documentation, Framework Planning, City Lead Master Planning Process, Architectural & Planning Services, dated September 30, 2018
  - Change Order No. 1, dated November 11, 2019
- Wenk Associates, Master Services Agreement for Grading, Stormwater and Open Space Planning, Landscaping, Architectural & Planning Services, dated January 3, 2019
  - Change Order Nos. 1 and 2, dated April 12, 2019 through February 15, 2020

#### **CONSULTANT CONTRACTS – THRIVE**

- A.G. Wassenaar, Inc., Executed Proposal for Geotechnical Due Diligence Study, dated March 14, 2019
- A.G. Wassenaar, Inc., Executed Proposal for Geotechnical Site Development Study, dated September 1, 2021
- A.G. Wassenaar, Inc., Executed Proposal for Soil and Foundation Studies, dated January 20, 2022
- A.G. Wassenaar, Inc., Proposal for Foundation Recommendation Verification, dated July 20, 2022
- B & J Surveying, Inc., Professional Services Proposal for Land Surveying, dated November 9, 2021
- B & J Surveying, Inc., Executed Proposal for Staking for Boring Locations, dated March 29, 2019
- B & J Surveying, Inc., Executed Proposal for Staking for Boring Locations, dated January 21, 2021
- CTL Thompson, Executed Proposal for Phase 1 Environmental Site Assessment, dated January 10, 2019
- Down to Earth Compliance, Proposal for Erosion Control, dated January 7, 2022
- DTJ Design, Letter of Agreement to Provide Conceptual Product Footprints and Site Plan Refinement, dated May 31, 2019
  - Change Order Nos. 1- 4, dated November 14, 2019 through August, 17, 2021
- DTJ Design, Proposal for Landscape Construction Documentation + Services During Construction, dated August 27, 2020
- DTJ Design, Agreement for Formal Site Development Plan Submittal, dated March 24, 2021

- DTJ Design, Agreement to Provide Zoning Submittal Preparation Services, dated October 28, 2019
- DTJ Design, Agreement to Provide Landscape Construction Drawings & Services during Construction for Thrive Phase 1A-1D
  - o Work Order No. 1, Water, Sanitary Sewer, and Storm Drainage for Thrive Phase 1A and 1B, dated June 3, 2022
- Harris Kocher Smith, Phase 1 Scope of Services, dated November 23, 2020
  - o Change Order Nos. 1, 2, and 4-7, dated February 5, 2021 through May 16, 2022
- Harris Kocher Smith, Phase 2B Scope of Services, dated January 12, 2023
- Keller North America, Inc., Master Terms & Conditions Agreement, dated June 1, 2022
  - o Keller North America, Inc., Work Order for Water Injection for Buildings, dated July 8, 2022, Executed
- Kimley-Horn & Associates, Letter Agreement to Provide Dry Utility Consulting Services, dated June 3, 2022, Executed
- LT Environmental Inc., Proposal for Construction Stormwater Compliance Services, dated September 30, 2020
- Metrostudy, Proposal for Product Pricing & Positioning Analysis, dated February 17, 2019, Executed
- RG Engineering Consultants, Executed Proposal for Additional Electrical Engineering Services, dated November 2, 2021
- RG Engineering Consultants, Proposal for Additional Electrical Engineering Services, dated December 29, 2022
- Westwood Professional Services, Inc., Proposal for Civil Engineering and Surveying Services, dated January 19, 2023

#### **CONSULTANT INVOICES**

- See *Exhibit B - Summary of Costs Reviewed*

#### **CONTRACTOR CONTRACTS**

- BioTerra Constructors, Inc., Proposal for Pancratia Hall – Irrigation Pipe and Manholes, dated May 4, 2021, Executed
- Colorado Cleanup Corporation, Contract for Loretto Heights Abatement & Demolition, Phase 1, dated August 19, 2020, Executed
- Goodland Construction, Inc., Master Terms & Conditions Agreement, dated April 20, 2022
- Goodland Construction, Inc., Work Order for Loretto Heights – Thrive Home Builders – Phase 1A and 1B for Earthwork, Wet Utilities, and Concrete, dated June 3, 2022, Executed
- Iron Woman Construction & Environmental Services, Agreement for Federal Storm Re-Route, dated July 7, 2023.

- Change Order Nos. 1-4, dated June 19, 2023 through August 10, 2023

**CONTRACTOR PAY APPLICATIONS**

- Bioterra, Pay Applications 1 and 2, dated May 31, 2021 through June 19, 2021
- Colorado Cleanup Corporation, Pay Application Nos. 1-9, dated August 31, 2020 through March 18, 2021
- Colorado Cleanup Corporation, Loretto Heights Pool, Pay Application Nos. 1-4, dated June 29, 2022 through August 31, 2022
- Goodland Construction, Inc. Pay Application Nos. 1-9, dated November 8, 2022 through June 30, 2023
- Iron Woman Construction & Environmental Services Pay Application No. 2, dated August 25, 2023 through September 25, 2023



141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
303-987-0835 • Fax: 303-987-2032

## MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski  
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement ("Agreement") between the District and Special District Management Services, Inc. ("SDMS"), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (6.0%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.