# LORETTO HEIGHTS COMMUNITY AUTHORITY ("AUTHORITY")

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

### NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors: Office: Expiration: Mark J. Witkiewicz, (LHMD 1) President May 3, 2025 Otis C. Moore, III, (LHMD 4) Treasurer May 2, 2023 Andrew R. Klein, (LHMD 2) Assistant Secretary May 3, 2025 **Paige C. Langley**, (LHMD 3) **Assistant Secretary** May 3, 2023 Ann E. Finn Secretary

DATE: January 23, 2023

TIME: 2:00 p.m.

PLACE: <u>Zoom Meeting</u>: 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/84634589517?pwd=c3NYZzJnaFdXcFFxR1cwYjcwbFdKUT09

> Meeting ID: 846 3458 9517 Passcode: 992435 Dial in: 1-253-215-8782

### I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

- B. Confirm quorum; confirm location of meeting and posting of meeting notice and designate 24-hour posting location; approve agenda.
- C. Review and consider approval of the November 28, 2022 regular meeting minutes (enclosure).

Loretto Heights Community Authority January 23, 2023 Agenda Page 2

### II. PUBLIC COMMENTS

A. Members of the public may express their views to the Board on matters that affect the Authority that are not otherwise on the agenda. Comments will be limited to three (3) minutes.

### III. FINANCIAL MATTERS

A. Review and accept the Unaudited Financial Statements for the period ending \_\_\_\_\_\_, 2022 and the Schedule of Cash Position for the period ending \_\_\_\_\_\_, 2022, updated as of \_\_\_\_\_\_, 2022 (to be distributed).

### IV. CAPITAL/CONSTRUCTION MATTERS

- A. Review and consider approval of Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 11, dated January 13, 2023, prepared by Schedio Group LLC, for the amount of \$12,340.73 ("Report No. 11") (enclosure).
- B. Consider acceptance of verified public improvement costs pursuant to Report No. 10.
- C. Consider acknowledgment of reimbursement by Loretto Heights Metropolitan District No. 1 to Hartman Ely Investments LLC under the Facilities Reimbursement Agreement among Loretto Heights Metropolitan District No. 1, ACM Loretto VI LLC, and Hartman Ely Investments LLC, pursuant to Report No. 10.
- D. Consider acknowledgment 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. 10.
- E. Ratify approval of Requisition No. 53 under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021<sub>(3)</sub> (to be distributed).

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- V. LEGAL MATTERS
  - A. Discuss and consider adoption of Resolution Acknowledging and Adopting the Declaration of Covenants, Community Improvements, and Community Landscaping (to be distributed).
  - B. Discuss and consider adoption of Resolution Acknowledging and Adopting the Protective Covenants and Easements of Loretto Heights (to be distributed).

### VI. OTHER BUSINESS

- A. \_\_\_\_\_
- VII. ADJOURNMENT <u>THE NEXT REGULAR MEETING IS SCHEDULED FOR</u> <u>FEBRUARY 27, 2023.</u>

### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE LORETTO HEIGHTS COMMUNITY AUTHORITY HELD NOVEMBER 28, 2022

A Regular Meeting of the Board of Directors of the Loretto Heights Community Authority (referred to hereafter as "Board") was convened on Monday, November 28, 2022, at 2:00 p.m. The Authority Board meeting was held via Zoom. The meeting was open to the public.

### **ATTENDANCE Directors In Attendance Were**:

Mark J. Witkiewicz, representing Loretto Heights MD No. 1 Otis C. Moore, III, representing Loretto Heights MD No. 4 Paige Langley; representing Loretto Heights MD No. 3

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Moore and, upon vote, unanimously carried, the absence of Director Andrew R. Klein was excused.

### Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Megan Becher, Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.

Lindsey Ross; CliftonLarsonAllen LLP

Ted Laudick; Silverbluff Companies, Inc.

# DISCLOSURE OF<br/>POTENTIALDisclosure of Potential Conflicts of Interest:The Board discussed the<br/>requirements pursuant to the Colorado Revised Statutes to disclose any potential<br/>conflicts of interest or potential breaches of fiduciary duty to the Board of<br/>Directors and to the Secretary of State. It was noted that a quorum was present,<br/>and Attorney Hoistad requested members of the Board disclose any potential<br/>conflicts of interest regarding any matters scheduled for discussion at this<br/>meeting and incorporated for the record those applicable disclosures made by<br/>the Board members prior to this meeting in accordance with the statute.

Attorney Hoistad noted that Directors' Disclosure Statements were filed for all Directors by the statutory deadline. No additional conflicts were disclosed at the meeting.

### ADMINISTRATIVE Agenda MATTERS Agenda

**Agenda**: Ms. Finn distributed for the Board's review and approval a proposed Agenda for the Authority's Regular Meeting.

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

<u>Meeting Location/Manner and Posting of Meeting Notice</u>: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined that the meeting would be held via video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location/manner of the meeting was duly posted, and that the Board had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the Authority's Service Area.

<u>Minutes</u>: The Board reviewed the minutes of the October 24, 2022 Regular Meeting.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Moore and, upon vote, unanimously carried, the minutes of the October 24, 2022 Regular Meeting were approved.

**Resolution No. 2022-11-01 Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices**: The Board discussed the business to be conducted in 2023 and the location and manner of board meetings.

Following discussion, the Board determined to meet on the 4<sup>th</sup> Monday of each month at 2:00 p.m. via Zoom, and upon motion duly made by Director Witkiewicz, seconded by Director Moore and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-11-01 Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices.

**<u>PUBLIC COMMENT</u>** There were no public comments.

FINANCIAL<br/>MATTERSUnaudited Financial Statements:<br/>unaudited financial statements for the period ending September 30, 2022.Following discussion, upon motion duly made by Director Witkiewicz,<br/>seconded by Director Moore and, upon vote, unanimously carried, the Board<br/>accepted the unaudited financial statements for the period ending September 30,<br/>2022, as presented.

<u>Application for 2022 Audit Exemption</u>: The Board considered the appointment of CliftonLarsonAllen LLP to prepare the 2022 Application for Exemption from Audit.

Following discussion, upon motion duly made by Director Moore, seconded by Director Witkiewicz and, upon vote, unanimously carried, the Board appointed CliftonLarsonAllen LLP to prepare the 2022 application for exemption from Audit or to perform the 2022 Audit, not to exceed \$6,000.

**Public Hearing on Amendment to 2022 Budget**: The President opened the public hearing to consider a Resolution to Amend the 2022 Budget.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the Authority's Service Area. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following review and discussion, it was noted that a 2022 Budget Amendment was not necessary.

**<u>Public Hearing on 2023 Budget</u>**: The President opened the Public Hearing to consider the proposed 2023 Budget and to discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2023 Budget and the date, time and location of the Public Hearing was made in a newspaper having general circulation within the Authority's Service Area. No written objections were received prior to the Public Hearing. No public comments were received, and the Public Hearing was closed.

Ms. Ross reviewed the estimated 2022 expenditures and the proposed 2023 expenditures.

Following discussion, the Board considered adoption of Resolution No. 2022-11-

02 to Adopt the 2023 Budget and Appropriate Sums of Money. Upon motion duly made by Director Moore, seconded by Director Langley and, upon vote, unanimously carried, the Resolution was adopted, as discussed, and execution of the Certification of Budget was authorized. Ms. Finn was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2023. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

**<u>Preparation of 2024 Budget</u>**: The Board considered the appointment of CliftonLarsonAllen LLP to prepare the 2024 Budget.

Following discussion, upon motion duly made by Director Moore, seconded by Director Langley and, upon vote, unanimously carried, the Board appointed CliftonLarsonAllen LLP to prepare the 2024 Budget.

CAPITAL/<br/>CONSTRUCTION/<br/>MATTERSEngineer's Report and Verification of Costs Associated with Public<br/>Improvements Report: The Board discussed the Engineer's Report and<br/>Verification of Costs Associated with Public Improvements Report No. 9<br/>("Report No. 9"), dated November 11, 2022, prepared by Schedio Group LLC,<br/>for the amount of \$49,454.48.

Following review and discussion, upon motion duly made by Director Moore, seconded by Director Langley, and upon vote, unanimously carried, the Board approved Report No. 9, dated November 11, 2022, prepared by Schedio Group LLC, for the amount of \$49,454.48.

**Verified Public Improvement Costs Pursuant to Report No. 9**: The Board discussed the verified public improvement costs pursuant to Report No. 9.

Following review and discussion, upon motion duly made by Director Moore, seconded by Director Langley, and upon vote, unanimously carried, the Board accepted the verified public improvement costs pursuant to Report No. 9.

**Reimbursement by Loretto Heights Metropolitan District No. 1 to Hartman Ely Investments LLC**: There was no reimbursement due to Hartman Ely Investments LLC pursuant to Report No. 9.

**Reimbursement by Loretto Heights Metropolitan District No. 1 to ACM Loretto VI LLC**: The Board discussed the 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. 9. Following review and discussion, upon motion duly made by Director Moore, seconded by Director Langley, and upon vote, unanimously carried, the Board acknowledged the 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. 9.

**Requisition under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021(3)**: The Board discussed Requisition No. 52 for \$49,454.48 under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021<sub>(3)</sub>.

Following review and discussion, upon motion duly made by Director Moore, seconded by Director Langley, and upon vote, unanimously carried, the Board approved Requisition No. 52 for \$49,454.48 under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021<sub>(3)</sub>.

**Statement of Work between the Authority and CliftonLarsonAllen LLP for 2023**: The Board reviewed the statement of work between the Authority and CliftonLarsonAllen LLP for 2023.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board approved statements of work between the Authority and CliftonLarsonAllen LLP for 2023.

**LEGAL MATTERS Resolution No. 2022-11-03 Regarding Continuing Disclosure Policies and Procedures**: Attorney Hoistad reviewed with the Board Resolution No. 2022-11-03 Regarding Continuing Disclosure Policies and Procedures.

Following review and discussion, upon motion duly made by Director Moore, seconded by Director Langley, and upon vote, unanimously carried, the Board adopted Resolution No. 2022-11-03 Regarding Continuing Disclosure Policies and Procedures.

**Resolution Acknowledging and Adopting the Declaration of Covenants, Community Improvements, and Community Landscaping**: The Board deferred discussion at this time.

### Resolution Acknowledging and Adopting the Protective Covenants and

	Easements of Loretto Heights: The Board deferred discussion at this time.
OTHER BUSINESS	There were no other matters to discuss at this time.
<u>ADJOURNMENT</u>	There being no further business to come before the Board at this time, upon motion duly made by Director Moore, seconded by Director Langley and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: \_\_\_\_\_\_Secretary for the Meeting





# 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: January 13, 2023 CLIENT NO.: 200402 PROJECT: Loretto Heights Filing No. 1

Engineer's Report and Verification of Costs No. 11





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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 11th 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 Colorado Heights University. It is anticipated that there will be 2,500 residents and 1,000 daytime occupants at buildout. Per Exhibit F –Estimated Costs of Public Improvements, \$69,135,020 has been anticipated as costs associated with Public Improvements to be funded by the District.

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") dated February 18, 2021:

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 <u>Reimbursement of Developer</u>. 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 *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. <u>Construction of Hartman Ely Improvements</u>. 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. <u>Certification of Construction Costs.</u> 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. <u>Reimbursement.</u> 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").

This Report does not consider interest. If applicable, interest will be determined by the District's Accountant.

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 per the respective FFAA and FRA.

### SUMMARY OF FINDINGS

To date, Schedio Group has reviewed a total of \$5,506,457.09 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$5,506,457.09 reviewed, Schedio Group has verified \$524.95 as Operations and Maintenance Costs and \$4,730,175.33 as Public Capital Costs associated with the design and construction of Public Improvements.

Per Loretto Heights Metropolitan District No. 1 – Engineer's Report and Verification of Costs No. 10, prepared by Schedio Group LLC and dated December 14, 2022, Schedio Group had reviewed a total of \$5,494,116.36 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$5,494,116.36 reviewed, Schedio Group had verified \$4,720,405.53 as Public





Capital Costs associated with the design and construction of Public Improvements and therefore eligible for reimbursement from the District to ACM Loretto and Hartman Ely.

Regarding this Report, Schedio Group has reviewed \$12,340.73 in soft, indirect, and hard costs associated with the design and construction of improvements, of which \$12,340.73 was submitted by ACM Loretto. Of the \$12,340.73 reviewed, Schedio Group has verified \$524.95 as associated with Operations and Maintenance costs and \$9,769.80 as Public Capital Costs associated with the design and construction of Public Improvements, of which **\$9,769.80** is reimbursable by 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 PERCENTAGE

*Figure 1 – Determination of Public Proration Percentage* 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 Public Proration Percentage was calculated and applied as deemed appropriate by Schedio Group. See *Exhibit B – Summary of Costs Reviewed* for application of the Public Proration Percentage.

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			
Α	Drainage	50,723	1.51%
В	Drainage	67,720	2.02%
BB	Public Access	54,050	1.61%
С	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%
Н	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%
К	Public Access	5,678	0.17%
N	Public Access	11,577	0.34%
Total Public Area>		1,138,326	33.89%
Private Proration Percentage>		2,220,925	66.11%
Public Proration Percentage>			33.89%

Figure 1 – Determination of Public Proration Percentage





### **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**

To date, Schedio Group verified payments by the Developers totaling \$5,506,457.09 of which \$12,340.73 is associated with this Report.

### **VERIFICATION OF CONSTRUCTION**

A site visit was not performed by Schedio Group regarding this report as no additional hard costs were reviewed subsequent to the prior site visit on September 19, 2022. Photos 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 January 13, 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 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 30, 2022 (date of AVI Roofing Invoice No. 28961) to November 30, 2022 (date of Securitas Invoice No. 11065301) are reasonably valued at **\$9,769.80**.

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 reimbursement by Loretto Heights Metropolitan District No. 1 to ACM Loretto VI LLC as follows:

District to reimburse

ACM Loretto VI LLC

in the amount of

\$9,769.80

January 13, 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 Review

	VE	TOT AMT R NOS 1-11 + ACM Loretto VI		TOT AMT VER NOS 1-11		TOT AMT /ER NOS 1-11		TOT AMT ER NOS 1-11	\ \	TOT PREV AMT VER NOS 1-10 District + ACM Loretto VI		TOT PREV AMT VER VER NOS 1-10		PREV AMT VER /ER NOS 1-10		PREV AMT VER /ER NOS 1-10	TOT AMT VER NO 11 District + ACM Loretto V		TOT CUR AMT VER VER NO 11		TOT CUR AMT VER VER NO 11		R AMT VER R NO 11
	Hartma	LLC + n Ely Investments LLC	DISTRI	ICT TO VENDORS	AC	M Loretto VI LLC	Hartma	an Ely Investments LLC	Hartm	LLC + Ian Ely Investments LLC	DISTRI	CT TO VENDORS	ACI	M Loretto VI LLC	Hartm	an Ely Investments LLC		LLC + Ely Investments LLC	DISTRIC	CT TO VENDORS	ACM	oretto VI LLC	ly Investments LLC
SOFT AND INDIRECT COSTS																							
Operations & Maintenance	\$	524.95	\$	-	\$	524.95	\$		\$		\$	-	\$		\$		\$	524.95	\$	-	\$	524.95	\$ -
Organizational	\$	-	\$	-	\$		\$		\$		\$	-	\$		\$	-	\$	-	\$	-	\$	-	\$ -
Capital																							
Streets	\$	643,496.88	\$	28,794.93	\$	605,824.55	\$	8,877.40	\$	641,054.43	\$	28,794.93	\$	603,382.10	\$	8,877.40	\$	2,442.44	\$	-	\$	2,442.44	\$ -
Water	\$	262,323.49	\$	26,644.00	\$	235,679.49	\$		\$	259,881.04	\$	26,644.00	\$	233,237.04	\$	-	\$	2,442.45	\$	-	\$	2,442.45	\$ -
Sanitary Sewer	\$	269,873.52	\$	21,235.03	\$	248,638.49	\$	-	\$	267,431.07		21,235.03	\$	246,196.04	\$	-	\$	2,442.45	\$	-	\$	2,442.45	\$ -
Parks and Recreation	\$	348,448.52	\$	-	\$	339,571.13	\$	8,877.40	\$	346,006.07	\$	-	\$	337,128.68	\$	8,877.40	\$	2,442.45	\$	-	\$	2,442.45	\$ -
TOTAL SOFT AND INDIRECT COSTS>	\$	1,524,667.37	\$	76,673.96	\$	1,430,238.62	\$	17,754.79	\$	1,514,372.61	\$	76,673.96	\$	1,419,943.86	\$	17,754.79	\$	10,294.74	\$	-	\$	10,294.74	\$
HARD COSTS																							
Operations & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
Organizational	\$	-	\$	-	\$		\$	-	\$	-	\$		\$		\$		\$	-	\$	-	\$	-	\$ -
Capital																							
Streets	\$	2,884,286.14	\$	-	\$	2,838,303.36	\$	45,982.78	\$	2,884,286.14	\$	-	\$	2,838,303.36	\$	45,982.78	\$	(0.00)	\$	-	\$	-	\$ -
Water	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ -
Sanitary Sewer	\$	-	\$	-	\$		\$		\$		\$	-	\$		\$	-	\$	-	\$	-	\$		\$ -
Parks and Recreation	\$	321,746.78	\$	-	\$	275,764.00	\$	45,982.78	\$	321,746.78	\$	-	\$	275,764.00	\$	45,982.78	\$	0.00	\$	-	\$	-	\$ -
TOTAL HARD COSTS>	\$	3,206,032.91	\$	-	\$	3,114,067.36	\$	91,965.55	\$	3,206,032.92	\$	-	\$	3,114,067.36	\$	91,965.55	\$	(0.00)	\$	-	\$	-	\$
SOFT AND INDIRECT + HARD COSTS																							
Operations & Maintenance	\$	524.95	\$	-	\$	524.95	\$	-	\$	-	\$	-	\$	-	\$	-	\$	524.95	\$	-	\$	524.95	\$ -
Organizational	\$	-	\$	-	\$		\$	-	\$	-	\$		\$		\$		\$	-	\$	-	\$	-	\$ -
Capital																							
Streets	\$	3,527,783.01	\$	28,794.93	\$	3,444,127.91	\$	54,860.17	\$	3,525,340.57	\$	28,794.93	\$	3,441,685.46	\$	54,860.17	\$	2,442.44	\$	-	\$	2,442.44	\$ -
Water	\$	262,323.49	\$	26,644.00	\$	235,679.49	\$		\$	259,881.04	\$	26,644.00	\$	233,237.04	\$	-	\$	2,442.45	\$	-	\$	2,442.45	\$ -
Sanitary Sewer	\$	269,873.52	\$	21,235.03	\$	248,638.49	\$	-	\$	267,431.07	\$	21,235.03	\$	246,196.04	\$	-	\$	2,442.45	\$	-	\$	2,442.45	\$ -
Parks and Recreation	\$	670,195.30	\$	-	\$	615,335.13	\$	54,860.17	\$	667,752.85	\$	-	\$	612,892.68	\$	54,860.17	\$	2,442.46	\$	-	\$	2,442.45	\$ -
TOTAL SOFT AND INDIRECT + HARD COSTS>	\$	4,730,700.28	\$	76,673.96	\$	4,544,305.98	\$	109,720.34	\$	4,720,405.53	\$	76,673.96	\$	4,534,011.22	\$	109,720.34	\$	10,294.75	\$	-	\$	10,294.75	\$ -
TOTAL OPERATIONS & MAINTENANCE COSTS>	\$	524.95	\$	-	\$	524.95	\$	-	\$	-	\$	-	\$	-	\$	-	\$	524.95	\$	-	\$	524.95	\$ -
TOTAL CAPITAL COSTS>	\$	4,730,175.33	\$	76,673.96	\$	4,543,781.03	\$	109,720.34	\$	4,720,405.53	\$	76,673.96	\$	4,534,011.22	\$	109,720.34	\$	9,769.80	\$	-	\$	9,769.80	\$ -





# **EXHIBIT B**

SUMMARY OF COSTS REVIEWED



on of Costs No. 11	itan District No. 1 1																				-	1/3 Splits 1/2 Splits	33.33% 50.00%	25.00% 33.33% 50.00%	33.33% 50.00%
																				DISTRICT>		1/1 Splits	100.00%	100.00%	100.00%
COST TYPE	DEVELOPER	VENDOR	DESCRIPTION	INV NO	INV AMT INV DATE	CHK NO	PMT DATE	PMT AMT	PAID BY/TO BE PAID BY	DATE CLEARED	VER PMT AMT % PRI	PRIAMT	% PUB	PUB AMT	% ORG	VER ORG AMT	%08M (	AM AMT DISTRI		HARTMAN ELY LLC INVESTMENTS L	C % CAP	VER CAP AMT	STREETS	WATER	SANITATION
HARD	ACM LONKED VILLC ACM LONKED VILLC	Colorado Cleanup Corporation Harris Kocher Smith	Loretto Heights Demolition/Abatement 180702 Loretto Heights	Multiple Multiple	\$ 2,508,495.50 Multiple \$ 557,364.00 Multiple	Multiple Multiple	Multiple Multiple	\$ 2,508,495.50 \$ 557,364.00	ACM Loretto VI LLC	Multiple Multiple	\$ 2,508,495.50 0.00% \$ 557.364.00 13.42%	\$ . \$ 74,778.16	100.00% \$	2,508,495.50	0.00%	\$ -	0.00% \$	- \$	- \$ 2,508,45 - \$ 482,58	50 \$	- 100.00% \$	\$ 2,508,495.50	\$ 2,508,495.50 \$ 195.302.36	s . s	5 . 5 76,110.36
SOFT	ACM Levetto VILLC ACM Levetto VILLC	IRIS Mitigation and Design Inc.	T&M Management, Field Work and Reporting		\$ 557,364.00 Multiple \$ 2,396.85 08/31/20	Multiple 1449	09/23/20	\$ 2,396,85	ACM Lonetto VI LLC	10/02/20	\$ 557,364.00 13.42% \$ 2.396.85 0.00%	\$ /4,//8.16	86.58% \$ 100.00% \$		0.00%	\$ .	0.00% \$	- 5		.84 S	- 100.00% 5		\$ 195,302.56 \$ 2,396.85		76,110.36
SOFT	ACM Longto VILLC	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 Loretto VI LLC	11/17/20	\$ 4,540.00 0.00%	\$ -	100.00% \$		0.00%	\$ -	0.00% \$	- \$		00 \$	- 100.00% \$			\$ - \$	· · · ·
SOFT		IRIS Mitigation and Design Inc.	T&M Management, Field Work and Reporting	4076	\$ 3,197.00 12/31/20	1526	01/12/21	\$ 3,197.00	ACM Loretto VI LLC	01/20/21	\$ 3,197.00 0.00%	ş .		3,197.00	0.00%	s .	0.00% \$	- \$		.00 \$		\$ 3,197.00			<u> </u>
SOFT	ACM Longto VILLC	Landmark Environmental, Inc.	Loretto Heights_ProjConstMgmt	5978 6020	\$ 2,932.50 09/30/20 \$ 2,009.25 10/30/20	1487	11/13/20	\$ 2,932.50	ACM Lonetto VI LLC	11/13/20 12/18/20	\$ 2,932.50 0.00% \$ 2,009.25 0.00%	\$ -	100.00% \$ 100.00% \$	2,932.50	0.00%	\$ .	0.00% \$	- \$		.50 \$ .25 \$	- 100.00% \$ - 100.00% \$		\$ 2,932.50 \$ 2,009.25		
SOFT	ACM Loretto VILLC	Landmark Environmental, Inc.	Loretto Heights_ProjConstMgmt Loretto Heights_ProjConstMgmt			1507	01/07/21	\$ 2,279.20	ACM Loretto VI LLC ACM Loretto VI LLC	01/07/21	\$ 2,279.20 0.00%	\$ ·	100.00% \$	2,009.25	0.00%	\$ .	0.00% \$	- 5		20 \$	- 100.00% \$			s - s	
SOFT	ACM LONITE VILLC	Landmark Environmental, Inc.	Loretto Heights_ProjConstMgmt	6075	\$ 2,279.20 11/27/20 \$ 1,455.32 12/31/20	1543	02/17/21	\$ 1,455.32	ACM Lonetto VI LLC	02/17/21	\$ 1,455.32 0.00%	s .	100.00% \$	1,455.32	0.00%	\$ .	0.00% \$	- S	- \$ 1,45	32 \$	· 100.00% \$			s - s	1
SOFT	ACM Loretto VILLC	Landmark Environmental, Inc.	Loretto Heights_ProjConstMgmt	6123		1566	03/19/21	\$ 2,511.18	ACM Loretto VI LLC	03/19/21	\$ 2,511.18 0.00%	\$ -	100.00% \$		0.00%	\$ -	0.00% \$	· \$		.18 \$	- 100.00% \$				<u> </u>
	ACM Loretto VILLC	Landmark Environmental, Inc.	Loretto Heights_ProjConstMgmt	6147	\$ 16,042.95 02/26/21	1583	04/15/21	\$ 16,042.95	ACM Loretto VI LLC	04/15/21	\$ 16,042.95 0.00%	\$ .	100.00% \$		0.00%	\$ -	0.00% \$	- \$	- \$ 16,04		- 100.00% \$				<u> </u>
SOFT SOFT	ACM Loretto VILLC ACM Loretto VILLC	Shears Adkins Rockmore Wenk Associates	Loretto Heights Loretto Heights Master Plan - 19000		\$ 303,811.30 Multiple \$ 25,795.00 Multiple	Multiple Multiple	Multiple Multiple	\$ 303,811.30 \$ 25,795.00	ACM Lonetto VI LLC ACM Lonetto VI LLC	Multiple Multiple	\$ 303,811.30 25.98% \$ 25,795.00 24.73%				0.00%	s -	0.00% \$	- 5	- \$ 224,87 - \$ 19,41			\$ 224,872.34 \$ 19,415.59		5 56,218.09 5 c 2.252.00 c	5 56,218.09 5 3,353.90
	ACM Lonitto VILLC	Wenk Associates	Loretto Heights Master Plan - 19016	Multiple	\$ 56,470.00 Multiple	Multiple	Multiple	\$ 56,470.00	ACM Lonetto VI LLC	Multiple		\$ 9,044.34	83.98% \$	47,425.66	0.00%	\$ -	0.00% \$	- \$	- \$ 47,42		100.00%	\$ 47,425.66	\$ 11,856.42	\$ 11,856.42 \$	11,856.42
HARD	ACM Loretto VILLC	Xcel Energy	New Gas Distribution - Job No. 12209421	210302	\$ 171,252.72 02/03/21	1619	06/02/21	\$ 171,252.72	ACM Loretto VI LLC	06/10/21	\$ 171,252.72 100.00%	\$ 171,252.72	0.00% \$		0.00%	ş .	0.00% \$	- \$	- s	- s	- 100.00% \$	ş .	s -	ş . ş	
HARD HARD	ACM Levetto VILLC	Xcel Energy	New Electric Distribution - Job No. 12365267		\$ 237.451.36 04/16/21	1620	06/02/21	\$ 237,451.36	ACM Loretto VI LLC	06/10/21	\$ 237,451.36 0.00%	s .	100.00% \$	237,451.36	0.00%	s .	0.00% \$	- \$	- \$ 237,45	.36 \$	- 100.00% \$	\$ 237,451.36	\$ 237.451.36	s - s	<u> </u>
HARD	ACM Loretto VILLC Hartman Ely Investments LLC	Xcel Energy BioTerra Constructors, Inc	New Gas Distribution / Distribution Reinforcement - Job No. 11998938 Pancratia Hall - Irrigation Pipe and Manholes		\$ 286.798.28 01/18/21 \$ 79,465.55 Multiple	1617 Multiple	06/02/21 Multiple	\$ 286,798.28 \$ 79,465.55	ACM Loretto VI LLC Hartman Dy Investments LLC	06/10/21 Multiple	\$ 286,798.28 100.00% \$ 79,465.55 0.00%	\$ 286,798.28	0.00% \$	79,465.55	0.00%	s -	0.00% S	- \$	- \$	- S	- 100.00% S	\$ 79,465.55	\$ 39,732.78	s - s	5 - 5 -
	ACM Longto VILLC	Brownstein, Hyatt, Farber, Schreck	Professional Services - PIF and PILOT Covenants		\$ 282.90 05/12/21		05/26/21	\$ 282.90	ACM Lonetto VI LLC	06/04/21	\$ 282.90 0.00%	s .		282.90	0.00%	s -	0.00% \$		· S 28	90 \$	- 100.00% \$				
SOFT	ACM LONITO VILLC	Denver Water	Pmt 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 Lonetto VI LLC	06/07/21	\$ 2,000.00 0.00%	s .	100.00% \$	2,000.00	0.00%	s .	0.00% \$	. s	- \$ 2,01	.00 \$	- 100.00% \$	\$ 2,000.00	s -	\$ 2,000.00 \$	
SOFT	ACM Longto VILLC	Denver Water	Plan Review Fees	202105011		VISA	06/11/21	\$ 4,090.00	ACM Lonetto VI LLC	06/11/21	\$ 4,090.00 0.00%	ş .	100.00% \$	4,090.00	0.00%	s .	0.00% \$	- \$	- S 4,05	.00 \$	- 100.00% \$			\$ 4,090.00 \$	
SOFT	ACM Loretto VILLC	Harris Kocher Smith Harris Kocher Smith	180702 Loretto Heights Pancratia Hall at Loretto Heights	Multiple	\$ 176,322.86 Multiple \$ 7,550.00 Multiple	Multiple Multiple	Multiple 06/15/21	\$ 176,322.86 \$ 7,550.00	ACM Lonetto VI LLC	Multiple Multiple	\$ 176,322.86 5.53% \$ 7,550.00 0.00%	\$ 9,745.77	94.47% \$	166,577.09	0.00%	\$ -	0.00% \$	- \$	- \$ 166,57	.09 \$	- 100.00% \$		\$ 107,602.05 \$ 3,775.00		5 19,330.25
SOFT	ACM Loretto VILLC	Shears Adkins Bockmore	Loretto Heights	Multiple	\$ 20,750.00 Multiple		Multiple	\$ 20,750.00	Hartman Dy Investments LLC ACM Loretto VI LLC	Multiple	\$ 20.750.00 0.00%	s .	100.00% \$	20,750.00	0.00%	\$ .	0.00% \$	- >	. 5 20.79	- 5 7,550		\$ 20.750.00			5 5,187.50
SOFT	ACM LONKED VILLC	Wenk Associates	Loretto Heights ROW Landscape - 1003		\$ 24,919.00 Multiple	Multiple		\$ 24,919.00	ACM Lonetto VI LLC	Multiple	\$ 24,919.00 0.00%		100.00% \$	24,919.00	0.00%	s .	0.00% S	- \$	- S 24,91	00 \$		\$ 24.919.00	\$ 12,459.50		5 -
SOFT	Loretto Heights MD1	City and County of Derver	Sanitary/Storm Sewer Plan Review Fee	6305863	\$ 50,029.96 07/20/21	District Pd	NA	\$ 50,029.96	Loretto Heights MD	NA	\$ 50,029.96 0.00%	s -	100.00% \$		0.00%	s -	0.00% \$	- \$	50,029.96 \$	- S	- 100.00% \$	\$ 50,029.96	\$ 28,794.93	s - s	5 21,235.03
SOFT	Loretto Heights MD1	Denver Water	Pmt for Inspection Fee and Review Fee	Fees	\$ 26,644.00 07/22/21	District Pd	NA	\$ 26,644.00 \$ 92,356.50	Loretto Heights MD	NA	\$ 26,644.00 0.00%	s .	100.00% \$		0.00%	s .	0.00% \$	- 5	26,644.00 \$	- S	- 100.00% \$		S .	\$ 26,644.00 \$	
	ACM Longto VILLC ACM Longto VILLC	Colorado Cleanup Corporation Harris Kocher Smith	Loretto Heights Demolition/Abatement 180702 Loretto Heights	- Netainage MULTIPLE	\$ 92,356.50 03/19/21 \$ 5,240.00 Multiple	1650 Multiple	07/14/21 Multiple	\$ 92,356.50 \$ 5.240.00	ACM Loretto VI LLC	08/09/21 Multiple	\$ 92,356.50 0.00% \$ 5,240.00 16.95%	\$ - \$ 888.00		92,356.50	0.00%	\$ .	0.00% \$	- 5		.50 \$ .00 \$	- 100.00% \$	\$ 92,356.50	\$ 92,356.50 \$ 1,088.00	\$ 1,088.00 \$	5 1,088.00
SOFT	Hartman Ely Investments LLC	Harris Kocher Smith	Project # 210547 Pancratia Hall at Loretto Heights	210547.2	\$ 2,117.50 06/16/21	350	07/31/21		Hartman Dy Investments LLC	08/13/21	\$ 2,117.50 0.00%	s .	100.00% \$		0.00%	s .	0.00% \$	- \$	- S		.50 100.00% \$		\$ 1,058.75	\$ - 5	
SOFT	Hartman Ely Investments LLC Hartman Ely Investments LLC	Hartman Ely Investments	Construction Management (Ag Ditch Reroute)		\$ 4,350.78 06/27/21	Paid w/Verification	Paid w/Verification	\$ 4,350.78	Hartman Dy Investments LLC	Paid w/Verification	\$ 4,350.78 0.00%	ş .		4,350.78	0.00%	s -	0.00% \$	- \$	- S	- \$ 4,350	.78 100.00% \$	\$ 4,350.78	\$ 2,175.39	s . s	ş .
	Hartman Elyinvestments LLC	Hartman Ely Investments	Construction Management (Ag Ditch Reroute)	Inv. No. 2					Hartman Dy Investments LLC	Paid w/Verification		\$ -	100.00% \$		0.00%	s .	0.00% \$	- \$	- s		.88 100.00% \$				5.
SOFT	ACM Levetto VILLC ACM Levetto VILLC	HLT Water, LLC	Valuation of Loretto Heights Water Assets Loretto Heights_ProjConstMgmt	20210701 6220	\$ 3,600.00 07/01/21 \$ 3,901.59 03/31/21	1644	07/14/21 07/14/21	\$ 3.600.00 \$ 3.901.59	ACM Lonetto VI LLC	07/26/21	\$ 3,600.00 0.00% \$ 3,901.59 0.00%	s .	100.00% \$ 100.00% \$	3,600.00	0.00%	s -	0.00% S	- \$	- S 3.60	00 \$	- 100.00% \$ - 100.00% \$	\$ 3,600.00 \$ 3,901.59		\$ 3,600.00 \$	
SOFT		Harris Kocher Smith	Irrigation Main Reroute		\$ 2,862.50 07/14/21	359	09/20/21	\$ 2,862.50	Hartman Dy Investments LLC	09/27/21	\$ 2,862.50 0.00%	s .	100.00% \$		0.00%	s -	0.00% \$	- 5	- S	· \$ 2.862	.50 100.00% \$				3
SOFT	Hartman Ely Investments LLC	Hartman Ely Investments	Construction Management (Ag Ditch Reroute)	Inv. NO. 3			Paid w/Verification		Hartman Dy Investments LLC	Paid w/Verification	\$ 143.13 0.00%	ş .	100.00% \$	143.13	0.00%	s -	0.00% \$	- \$	- S	- \$ 143	.13 100.00% \$	\$ 143.13	\$ 71.57	s - s	· · ·
SOFT		Hartman Ely Investments	Construction Management (Ag Ditch Reroute)		\$ 625.00 10/21/21					Paid w/Verification		\$ -	100.00% \$		0.00%	s -	0.00% \$	- \$	- S		.00 100.00% \$				<u> </u>
SOFT	Hartman Ely Investments LLC ACM Loretto VILLC	I-Kota AE Design	Agricultural Ditch Relocation Pancratia Parking Lot Lighting		\$ 12,500.00 07/06/21 \$ 2,500.00 07/31/21	364	10/12/21	\$ 12,500.00 \$ 2,500.00	Hartman Dy Investments LLC ACM Loretto VI LLC	10/12/21 10/28/21	\$ 12,500.00 0.00% \$ 2,500.00 0.00%	\$ .	100.00% \$ 100.00% \$		0.00%	\$ .	0.00% \$	- \$	- \$	- \$ 12,500 00 \$	.00 100.00% \$ - 100.00% \$				<u>s</u> .
SOFT	ACM LONGED VILLE	City and County of Derver	Site Plan Fee/Subdivision Plan Review Fees	6326813	\$ 63.00 08/30/21	ACH	12/26/21	\$ 63.00	ACM Lonetto VI LLC	12/26/21	\$ 63.00 66.11%	\$ 41.65	33.89% \$	21.35	0.00%	\$ .	0.00% \$			.35 \$	- 100.00% \$				5 5.34
SOFT	ACM Levette VILLC	City and County of Deriver	PBG & PUD Site Plan Review	2021-SDP-0000222	\$ 500.00 09/20/21	ACH	12/26/21	\$ 500.00	ACM Loretto VI LLC	12/26/21	\$ 500.00 66.11%	\$ 330.57	33.89% \$	169.43	0.00%	s .	0.00% S	- \$	- \$ 16	.43 \$	- 100.00% S	\$ 169.43			
SOFT	ACM Lonetto VILLC	Harris Kocher Smith	180702 Loretto Heights	180702.36-43	\$ 188.698.94 10/06/21	Multiple	Multiple	\$ 188,698.94	ACM Loretto VI LLC	Multiple	\$ 188,698.94 25.75%			140,104.14	0.00%	s .	0.00% S	- \$	- \$ 140,10		- 100.00% \$	\$ 140,104.14	\$ 100.745.47		5 10,916.46
SOFT	ACM Loretto VILLC ACM Loretto VILLC	Rocky Mountain AquaTech LLC Securitas	HVAC Water Treament for October 2021 Security Guard Services	46722 10648587	\$ 326.43 10/12/21 \$ 6,292.83 12/31/21	1710	10/25/21 01/17/22	\$ 326.43 \$ 6,292.83	ACM Loretto VI LLC ACM Loretto VI LLC	11/04/21 01/28/22	\$ 326.43 66.11% \$ 6,292.83 66.11%		33.89% \$ 33.89% \$	2,132.41	0.00%	\$ -	0.00% \$	- \$		.62 \$ .41 \$	- 100.00% \$				
SOFT	ACM LONGS VILLC	Securitas	Security Guard Services	10533192		FFT FFT	09/30/21	\$ 6,292.83	ACM Lonetto VI LLC	10/13/21	\$ 6,292.83 66.11%		33.89% \$		0.00%	\$ .	0.00% \$			A1 5	- 100.00% \$				
	ACM Loretto VILLC	Shears Adkins Rockmore	Loretto Heights		\$ 2,250.00 Multiple	Multiple	Multiple	\$ 2,250.00	ACM Loretto VI LLC	Multiple			100.00% \$	2,250.00	0.00%	s -	0.00% \$	- \$		00 \$	- 100.00% \$				
	ACM Longto VILLC	City and County of Denver	Alarm Permit Renewal Charges	425257		1703	10/12/21	\$ 25.00	ACM Loretto VI LLC	10/20/21	\$ 25.00 100.00%		0.00% \$		0.00%	s .	0.00% \$	- \$	- S	. s	0.00% \$	ş .	s -	s - s	<u> </u>
SOFT	ACM Longto VILLC	CS Group Denver Water	Repair Swamp Cooler Sewer/Water Charges	93678	\$ 300.00 07/01/21 \$ 2,102.69 10/07/21	1701	10/01/21 10/12/21	\$ 300.00 \$ 2.102.69	ACM Loretto VI LLC	10/05/21 10/18/21	\$ 300.00 100.00% \$ 2.102.69 0.00%	\$ 300.00	0.00% \$	2.102.69	0.00%	s -	0.00% \$	- 5	- S - S 2.10	. <u>s</u>	- 0.00% \$	\$ 2,102.69	s -	\$ - \$ \$ 1,051.35 \$	5 1,051.35
		Dewberry Engineers Inc.	Loretto Heights Pipeline Load Analysis	2011129	\$ 2,102.69 10/07/21 \$ 450.00 09/10/21	1750	02/11/22	\$ 450.00	ACM Lowitto VILLE	03/01/22	\$ 450.00 0.00%	\$ .	100.00% \$	450.00	0.00%	\$ .	0.00% S			.00 \$	· 100.00% S	\$ 450.00	s .	\$ 450.00 S	1,051.35
SOFT	ACM Longto VILLC ACM Longto VILLC	Harris Kocher Smith	180702 Loretto Heights	180702.44	\$ 11,517.50 02/23/22	1765	03/16/22	\$ 11,517.50	ACM Loretto VI LLC	03/23/22	\$ 11,517.50 9.23%	\$ 1,063.50		10,454.00	0.00%	\$ -	0.00% \$	- \$		.00 \$	- 100.00% \$		\$ 3,263.50		5 1,063.50
SOFT	ACM Loretto VILLC	McGeady Becher P.C.	Update Electronic Meeting Folder - Machebeuf Hall Concept	85328	\$ 112.50 01/31/22	1758	02/25/22	\$ 112.50	ACM Loretto VI LLC	03/02/22	\$ 112.50 0.00%	\$ -	100.00% \$		0.00%	\$ -	0.00% \$	- \$	- \$ 11	50 \$	- 100.00% \$		ş -	\$ 56.25 \$	\$ 56.25
SOFT	ACM Loretto VILLC	Mountain Alarm	UL Fire Monitoring	2568065		1706	10/12/21	\$ 38.50	ACM Loretto VI LLC	10/26/21	\$ 38.50 100.00%		0.00% \$		0.00%	\$ -	0.00% \$	- \$	- S	. <u>s</u>	- 0.00% \$	\$ -	s -	s . s	
SOFT	ACM Loretto VILLC ACM Loretto VILLC	Mountain Alarm Mountain Alarm	Investigate trouble on panel UL Fire Monitoring/AES Monitoring	266775 2568066	\$ 200.00 09/17/21 \$ 77.00 10/01/21	1706	10/12/21	\$ 200.00 \$ 77.00	ACM Lonetto VI LLC	10/26/21 10/26/21	\$ 200.00 100.00% \$ 77.00 100.00%		0.00% \$		0.00%	s -	0.00% \$	- 5	- 5	- <u>s</u>	- 0.00% \$	s -	s -	s - s	
SOFT	ACM Longto VILLC	Paige Langley	Mileage Reimbursement	9/17/2021	\$ 48.26 10/01/21	1698	10/01/21	\$ 48.26	ACM Lonetto VI LLC	10/04/21	\$ 48.26 100.00%	\$ 48.26	0.00% \$		0.00%	\$ -	0.00% \$	- \$	- 5	- s	- 0.00% \$	\$ .	s -	s - s	
SOFT	ACM LONKTO VILLC	Rise Denver	Ballot issue 2A		\$ 15,000.00 10/01/21	1699		\$ 15,000.00	ACM Lonetto VI LLC	10/04/21	\$ 15,000.00 100.00%				0.00%	s -	0.00% \$	- \$	- S	. s	- 0.00% \$		s -	s . s	· · ·
SOFT	ACM Levetto VILLC	Securitas	Security Guard Services	10692699	\$ 6,292.83 01/31/22	EFT	03/02/22	\$ 6.292.83	ACM Loretto VI LLC	03/02/22	\$ 6.292.83 66.11%	\$ 4,160.42	33.89% \$	2.132.41	0.00%	s .	0.00% S	- \$	- S 2.1	.41 \$ .24 \$	- 100.00% \$				5 533.10
SOFT	ACM Longto VILLC ACM Longto VILLC	Securitas Securitas	Security Guard Services Security Guard Services	10744109	\$ 5,156.19 03/22/22 \$ 6,292.83 03/31/22	EFI	04/01/22	\$ 5,156.19 \$ 6,292.83	ACM Loretto VI LLC	04/01/22 04/13/22	\$ 5,156.19 66.11% \$ 6,292.83 66.11%	\$ 4,160.42	33.89% \$ 33.89% \$	2,132.41	0.00%	s -	0.00% \$	- 5	- \$ 1,7		- 100.00% \$	\$ 1,747.24 \$ 2,132.41			5 436.81 5 533.10
SOFT	ACM Longto VILLC	Semple Brown	Design Services		\$ 19,951.80 07/31/21	1670	08/10/21	\$ 19,951.80	ACM Loretto VI LLC	08/16/21	\$ 19,951.80 0.00%			19,951.80	0.00%	s -	0.00% \$	- 5		.80 \$	- 100.00% \$			s - s	5 -
	ACM Longto VILLC	Semple Brown	Design Services	2021-0302	\$ 10,278.20 08/30/21	1693	09/22/21	\$ 10,278.20	ACM Lonetto VI LLC	09/30/21	\$ 10,278.20 0.00%	\$.	100.00% \$	10,278.20	0.00%	s .	0.00% \$	- \$	- \$ 10,27	20 \$	- 100.00% \$	\$ 10,278.20	s -	s . s	5.
SOFT		Shears Adkins Rockmore	Machebeuf Hall Concept	23-7150	\$ 2,500.00 01/31/22	EFT		\$ 2,500.00	ACM Lonetto VI LLC	02/16/22	\$ 2,500.00 0.00%	ş .	100.00% \$	2,500.00	0.00%	s -	0.00% \$	- \$	- \$ 2,5i		- 100.00% \$				\$ 1,250.00
SOFT	ACM Loretto VILLC ACM Loretto VILLC	Shears Adkins Rockmore Shears Adkins Rockmore	Machebeuf Hall Concept Loretto Heights		\$ 6,500.00 02/28/22 \$ 1,400.00 05/31/21	EFT	03/17/22	\$ 6,500.00 \$ 1,400.00	ACM Loretto VI LLC	03/17/22 06/23/21	\$ 6,500.00 0.00% \$ 1,400.00 0.00%	\$ - ¢	100.00% \$ 100.00% \$		0.00%	s .	0.00% \$	. \$		00 \$	100.00% \$	\$ 6,500.00 \$ 1,400.00		\$ 3,250.00 \$	5 3,250.00 5 350.00
SOFT		Shears Adkins Hockmore Symmetry Energy Solutions	Invoice for Natural Gas Deliveries	23-6/69 11798124		1700	10/01/21	\$ 1,400.00	ACM Lonetto VI LLC ACM Lonetto VI LLC	10/07/21	\$ 1,400.00 0.00% \$ 487.73 100.00%			1,400.00	0.00%	s .	0.00% \$	- 5	- 5 1,40 - S	- s	- 100.00% S		s	s . s	330.00
SOFT	ACM Lonetto VILLC	The Pachner Company	Loretto Heights Win Bonus - City Council approval	4449	\$ 28,000.00 10/01/21	1707	10/12/21	\$ 28,000.00	ACM Lonetto VI LLC	10/19/21	\$ 28,000.00 100.00%	\$ 28.000.00	0.00% \$		0.00%	s .	0.00% S	- S	- S	- S	- 0.00% S		s .	s - s	/
SOFT SOFT	ACM LONKED VILLO	Xcel Energy	Electricity Charges	750139714	\$ 3,383.17 09/29/21	Wire Transfer	10/22/21	\$ 3,383.17	ACM Loretto VI LLC	10/22/21	\$ 3,383.17 100.00%	\$ 3,383.17	0.00% \$		0.00%	s -	0.00% \$	- \$	- S	. s	- 100.00% \$	s .	s .	s - s	
SOFT	ACM Longto VILLC	Securitas Securitas	Adjustment to PPP6 in Ver. 6 Adjustment to PPP6 in Ver. 5	ADJ	\$ - Multiple N/A 06/24/22	EFT	Multiple 06/24/22	S -	ACM Lonetto VI LLC	Multiple 06/24/22	\$ - 100.00%	\$ . \$ (4,264,81)	0.00% \$	6,012.06	0.00%	s .	0.00% \$	- 5	- \$ 6,0		- 100.00% \$				
SOFT	ACM Loretto VILLC	Securitas Harris Kocher Smith	Adjustment to PPP% in Ver. 5 180702 Loretto Heights		N/A 06/24/22 \$ 92,895.00 Multiple	ADJ 1797	06/24/22 06/01/22	N/A \$ 92,895.00	ACM Loretto VI LLC	06/24/22 06/08/22	N/A 0.00% \$ 92,895.00 8.65%				0.00%	s .	0.00% \$		- S 4,2		- 100.00% S				5 1,066.20 5 36.646.85
HARD	ACM LONKED VILLC	Colorado Cleanup Corporation	Loretto Heights Pool		\$ 230,044.40 Multiple	1834		\$ 230,044.40	ACM Lonetto VI LLC	09/01/22			100.00% \$		0.00%	s -	0.00% \$	- \$	- \$ 230,04			\$ 230,044.40			
SOFT	ACM Loretto VILLC	Landmark Environmental, Inc.	Loretto SU01-02 ACM-RBM Survey	6871		1836	08/26/22	\$ 3,793.00	ACM Loretto VI LLC	09/02/22	\$ 3,793.00 0.00%			3,793.00	0.00%	ş .	0.00% \$	- \$		.00 \$	- 100.00% \$			s . s	<u> </u>
	ACM Loretto VILLC	Colorado Cleanup Corporation	Loretto Heights Pool	Pay App 3	\$ 31,931.40 07/21/22	1839		\$ 31,931.40	ACM Loretto VI LLC	09/09/22		s .	100.00% \$		0.00%	s .	0.00% S	- \$	- \$ 31,93	.40 \$	100.00% 5	\$ 31.931.40	s -	s - ş	5.
SOFT SOFT	ACM Loretto VILLC ACM Loretto VILLC	Securitas Harris Kocher Smith	Security Guard Services 180702 Loretto Heights	10908697	\$ 5,524.24 07/31/22 \$ 47,295.00 09/07/22	EFT 1858	09/02/22 10/13/22	\$ 5.524.24 \$ 47,295.00	ACM Loretto VI LLC ACM Loretto VI LLC	09/02/22 10/21/22	\$ 5.524.24 32.23% \$ 47,295.00 15.82%	\$ 1,780.31 \$ 7,483.21	67.77% S 84.18% S	3.743.93 39,811.79	0.00%	<u>s</u> .	0.00% S	- \$	- S 3.74	.93 \$ .79 \$	- 100.00% \$	\$ 3,743.93 \$ 39,811.79	\$ 935.98 \$ 19,011.07		5 935.98 5 6,933.57
	ACM LONGE VILLC	Securitas	Security Guard Services	10948108	\$ 3,699.22 08/31/22	EFT	09/04/22	\$ 3,699.22	ACM Loretto VI LLC	09/04/22	\$ 3,699.22 32.23%			2,506.96	0.00%	ş -	0.00% \$	- \$	- \$ 2,50	.96 \$	- 100.00% \$	\$ 2,506.96		\$ 626.74 \$	
SOFT	ACM Lowers VILLC	Landmark Environmental, Inc.	Loretto Pool Bidg, ACM RBM Survey Security Guard Services	6749 10992077	\$ 7,135.73 03/31/22	1854	09/29/22	\$ 7,135.73 \$ 2,273.28	ACM Lonetto VI LLC	10/12/22 11/01/22	\$ 7,135.73 0.00% \$ 2,273.28 32.23%	\$ .	100.00% \$	7,135.73	0.00%	s -	0.00% \$	- 5	- \$ 7,1	.73 \$	- 100.00% \$	\$ 7,135.73	s -	\$ - \$ \$ 385.15 \$	5 - 5 385.15
SOFT	ACM LONKTO VILLC	Securitas	Security Guard Services	11029731	\$ 2.841.60 10/31/22	EFT	11/01/22	\$ 2.841.60	ACM Longtto VI LLC	11/16/22	\$ 2.841.60 32.23%	\$ 915.85	67.77% \$	1,540.60		s -	0.00% \$	- s	- S 1.92	.75 Ś	- 100.00% S	\$ 1.925.75	S 481.44		
HARD	ACM Loretto VILLC	Colorado Cleanup Corporation	Loretto Heights Pool		\$ 13,788.20 08/22/22	1885	11/30/22	\$ 13,788.20	ACM Lonetto VI LLC	12/06/22	\$ 2.841.60 32.23% \$ 13,788.20 0.00%	s .	67.77% S 100.00% S	13,788.20	0.00%	s .		- \$	- \$ 13,78	20 \$	- 100.00% \$		s -	s - s	
SOFT SOFT	ACM Loretto VILLC ACM Loretto VILLC	Fairfield and Woods P.C. Harris Kocher Smith	General Real Estate Matters 180702 Loretto Heights	242810 180702.53	\$ 7,942.50 11/16/22 \$ 13,255.00 11/02/22	1887	11/30/22 11/30/22	\$ 7,942.50 \$ 13,255.00	ACM Loretto VI LLC ACM Loretto VI LLC	12/07/22 12/07/22	\$ 7,942.50 100.00% \$ 13,255.00 1.71%	\$ 7,942.50 \$ 226.00		13,029.00	0.00%	s -	0.00% \$	- \$ - \$	- \$ - \$ 13,02	- \$ .00 \$	- 100.00% \$	\$ . \$ 13,029.00	\$ 3,257.25	\$\$ \$ 3,257.25 \$	5 5 3,257.25
		AVI Roofing	Completed leak repairs on District's Construction Office	28961	\$ 524.95 08/30/22	1893	12/16/22	\$ 524.95	ACM Lonetto VI LLC	12/21/22	\$ 524.95 0.00%	s .	100.00% \$	524.95	0.00%	s -	100.00% \$	524.95 \$	- S 53	.95	0.00% \$	\$ .	ş -	s - s	5 -
SOFT	ACM Lonetto VILLC	Harris Kocher Smith	180702 Loretto Heights	180702.54	\$ 524.95 08/30/22 \$ 9.542.50 11/30/22 \$ 2.273.28 11/30/22	1895	12/16/22	\$ 9.542.50 \$ 2.273.28	ACM Lonetto VI LLC	12/21/22	\$ 9.542.50 13.76% \$ 2.273.28 32.23%	\$ 1.313.36	86.24% \$ 67.77% \$	8.229.14	0.00%	s .	0.00% \$	- S		14 S	- 100.00% S		\$ 2.057.29 \$ 385.17		5 2.057.29 5 385.17
			TOTAL VERIFICATION NOS →> TOTAL VERIFICATION NO →>		\$ 5,506,457.09 \$ 4,184,802.41 \$ 315,380.31 \$ 188,346.21 \$ 16,130.63 \$ 206,924.03 \$ 120,114.20 \$ 326,732.40 \$ 37,455.64			\$ 5,506,457.09 \$ 4,184,802.41 \$ 315,380.31 \$ 188,346.21 \$ 16,130.63 \$ 206,924.03 \$ 120,114.20 \$ 326,732.40 \$ 37,455.64			\$ 5,506,457.09         14.20%           \$ 4,184,802.41         14.99%           \$ 315,380.31         3.09%           \$ 188,346.21         0.47%           \$ 16,130.63         0.00%           \$ 206,924.03         27.79%           \$ 326,732.40         1.15%           \$ 326,732.40         1.15%           \$ 375,554         4.75%	\$ 781,768.87 \$ 627,191.87 \$ 9,745.77 \$ 888.00 \$ . \$ 57,503.68 \$ 60,352.95 \$ 3,767.81 \$ 1,780.31	85.91% \$ 85.01% \$ 96.91% \$ 99.53% \$ 100.00% \$ 72.21% \$ 49.75% \$ 100.69% \$ 95.25% \$	4,730,700.28 3,557,610.54 305,634.54 187,458.21 16,130.63 149,420.35 59,761.25 328,976.65 328,976.65 326,675.33				524.95	\$76,673.96         ####################################	\$ 87,015. 5 6,574 \$ 16,130. 5 25 \$ 1000 5 1000 100	55 S	\$ 3,557,610.54 \$ 305,634.54 \$ 187,458.21 \$ 16,130.63 \$ 149,420.35 \$ 59,761.25 \$ 328,976.65	\$ 168,827.55 \$ 129,428.10 \$ 8,065.32 \$ 104,949.52	\$ 30,524.27 \$ \$ 31,332.00 \$ \$	\$ 147,538.76 \$ 24,588.47 \$ 22,323.03 \$
			TOTAL VERIFICATION NO> TOTAL VERIFICATION NO>		\$ 37,455.64 \$ 58,129.95			\$ 37,455.64 \$ 58,129.95			\$ 37,455.64 4.75% \$ 58,129.95 14.92%	\$ 1,780.31 \$ 8,675.47	95.25% \$ 85.08% \$	35,675.33 49,454.48					\$ - \$ 35,67 \$ - \$ 49,45	.33 \$ .		\$ 35,675.33 \$ 49,454.49	\$ 935.98 \$ 19,637.81	\$ 935.98 \$ \$ 7.560.31	\$
												\$ 8,675.47	85.08% \$	49,454.48					\$ · \$ 49,45	.48 \$ .		\$ 49,454.48	\$ 19,637.81	\$ 7,560.31	7,560.31
			TOTAL VERIFICATION NO>					\$ 40,100.58			\$ 40,100.58 24.48%	\$ 9,817.03							\$ - \$ 30,28			\$ 30,283.55	\$ 4,123.83		\$ 4,123.84





# **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

### 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

- 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

### LAND SURVEY DRAWINGS

- Loretto Heights Filing No. 1 Plat (Unrecorded)

### CONSTRUCTION DRAWINGS

- 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





### **RECORD DRAWINGS**

- None

### CONSULTANT CONTRACTS

- 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 INVOICES

- See Exhibit A - 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

### CONTRACTOR PAY APPLICATIONS

- Bioterra, Pay Applications 1 and 2, from May 31, 2021 through June 19, 2021
- Colorado Cleanup Corporation, Pay Application Nos. 1-9, from August 31, 2020 through March 18, 2021
- Colorado Cleanup Corporation, Loretto Heights Pool, Pay Application Nos. 1-4, from June 29, 2022 through August 31, 2022