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

https://lorettoheightscommunityauthority.com/

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 4, 2027
Andrew R. Klein, (LHMD 2)	Assistant Secretary	May 3, 2025
Paige C. Langley, (LHMD 3)	Assistant Secretary	May 4, 2027
Ann E. Finn	Secretary	-

DATE: May 22, 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/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 approve agenda.
- C. Acknowledge extension of terms and reaffirm positions of Directors Amen and Langley on the Authority Board of Directors, pursuant to Section 3.4 of the Loretto Heights Community Authority Establishment Agreement.

Loretto Heights Community Authority May 22, 2023 Agenda Page 2

	D.	Consider appointment of Officers:
		President
		Treasurer
		Secretary
		Asst. Secretary
		Asst. Secretary
		Asst. Secretary
	E.	Review and consider approval of the March 20, 2023 and the April 12, 2023 special meeting minutes (enclosure).
II.	E. A. I. FINA A. B.	LIC 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.	FINA	ANCIAL MATTERS
	A.	Review and accept the Schedule of Cash Position for the period ending March 31, 2023, updated as of May 17, 2023 (enclosure).
	В.	Review and consider approval of draft 2022 Audit and authorize execution of Representations Letter (to be distributed).
V.	CAP	ITAL/CONSTRUCTION MATTERS
	A.	Review and consider approval of Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 14, dated May 19, 2023, prepared by Schedio Group LLC, for the amount of \$188,692.27 ("Report No. 14") (enclosure).
	B.	Consider acceptance of verified public improvement costs pursuant to Report No. 14.

	2, 2023	ts Community Authority Agenda
	C.	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. 14.
	D.	Ratify approval of Requisition Nos under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021 ₍₃₎ (to be distributed).
V.	LEGA	L MATTERS
	A.	Discuss and consider approval of Intergovernmental Agreement Regarding PILOT by and among the Loretto Heights Community Authority, Loretto Heights Metropolitan District Nos. 1, 2, 3, and 4, ACM Loretto VI LLC, and the City and County of Denver (to be distributed).

VII. ADJOURNMENT <u>THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE</u> <u>26, 2023.</u>

OTHER BUSINESS

VI.

A.

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE LORETTO HEIGHTS COMMUNITY AUTHORITY HELD MARCH 20, 2023

A Special Meeting of the Board of Directors of the Loretto Heights Community Authority (referred to hereafter as "Board") was convened on Monday, March 20, 2023, 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.

Lindsay Ross; CliftonLarsonAllen LLP

Megan Waldschmidt; Westside Investment Partners, Inc.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

Page 1 LHCA – 03.20.2023

ADMINISTRATIVE MATTERS

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

Meeting Location/Manner and Posting of Meeting Notice: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Authority'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 February 27, 2023 Regular Meeting.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Moore and, upon vote, unanimously carried, the minutes of the February 27, 2023 Regular Meeting were approved.

PUBLIC COMMENT

There were no public comments.

FINANCIAL MATTERS

<u>Schedule of Cash Position</u>: The Board reviewed a schedule of cash position for the period ending December 31, 2022.

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Moore and, upon vote, unanimously carried the Board accepted the schedule of cash position for the period ending December 31, 2022, updated as of March 17, 2023.

CAPITAL/ CONSTRUCTION/ MATTERS

Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 12: The Board discussed the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 12 ("Report No. 12"), dated March 14, 2023, prepared by Schedio Group LLC, for the amount of \$887,584.55.

Page 2 LHCA – 03.20.2023

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board approved Report No. 12.

<u>Verified Public Improvement Costs Pursuant to Report No. 12</u>: The Board discussed the verified public improvement costs pursuant to Report No. 12.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board accepted the verified public improvement costs pursuant to Report No. 12.

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. 12.

Following review and discussion, upon motion duly made by Director Witkiewicz, 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. 12.

Requisition No. 64: The Board considered ratifying the approval of Requisition No. 64 under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021₍₃₎.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board ratified approval of Requisition No. 64.

LEGAL MATTERS

None.

OTHER BUSINESS

The Board discussed cancelling the March 27, 2023 regular meeting.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board cancelled the March 27, 2023 regular meeting.

Page 3 LHCA – 03.20.2023

	_	_	_	_		 	_	_		
Δ	n	-10	()	ı	JR	IN	ЛΠ	н.	N	т

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

Respe	ctfully submitted,
By:	
<i>2</i>)	Secretary for the Meeting

Page 4 LHCA – 03.20.2023

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE LORETTO HEIGHTS COMMUNITY AUTHORITY HELD APRIL 12, 2023

A Special Meeting of the Board of Directors of the Loretto Heights Community Authority (referred to hereafter as "Board") was convened on Wednesday, April 12, 2023, 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 Andrew R. Klein, representing Loretto Heights MD No. 2 Paige Langley, representing Loretto Heights MD No. 3

Following discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley and, upon vote, unanimously carried, the absence of Director Otis C. Moore, III 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.

Lindsay Ross; CliftonLarsonAllen LLP

Ted Laudick; Silverbluff Companies, Inc.

Megan Waldschmidt; Westside Investment Partners, Inc.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

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

Page 1 LHCA – 04.12.2023

meeting.

<u>ADMINISTRATIVE</u> <u>MATTERS</u>

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

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

Meeting Location/Manner and Posting of Meeting Notice: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Authority'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.

PUBLIC COMMENT

There were no public comments.

CAPITAL/
CONSTRUCTION/
MATTERS

Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 13: The Board discussed the Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 13 ("Report No. 13"), dated April 11, 2023, prepared by Schedio Group LLC, for the amount of \$339,779.56.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board approved Report No. 13.

<u>Verified Public Improvement Costs Pursuant to Report No. 13</u>: The Board discussed the verified public improvement costs pursuant to Report No. 13.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board accepted the verified public improvement costs pursuant to Report No. 13.

Reimbursement by Loretto Heights Metropolitan District No. 1 to ACM Loretto VI LLC: The Board discussed the reimbursement by Loretto Heights

Page 2 LHCA – 04.12.2023

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. 13.

Following review and discussion, upon motion duly made by Director Witkiewicz, 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 an Acquisition Agreement, pursuant to Report No. 13.

Requisitions under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021₍₃₎: The Board discussed ratifying the approval of Requisitions under the Loretto Heights Community Authority's Special Revenue Bonds, Series 2021₍₃₎.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley and upon vote, unanimously carried, the Board ratified and approved project fund requisitions to reimburse THB Loretto Land for costs verified pursuant to Report No. 13.

<u>Letter of Direction for reimbursement to be made to THB Loretto Land LLC</u>: The Board reviewed the Letter of Direction for reimbursement to be made to THB Loretto Land LLC.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board acknowledged and approved the Letter of Direction for reimbursement to be made to THB Loretto Land LLC.

LEGAL MATTERS

Purchase and Sale Agreement by and among City and County of Denver, ACM Loretto VI LLC, Loretto Heights Community Authority, and Loretto Heights Metropolitan District Nos. 1, 2, 3, and 4: The Board reviewed the Purchase and Sale Agreement by and among City and County of Denver, ACM Loretto VI LLC, Loretto Heights Community Authority, and Loretto Heights Metropolitan District Nos. 1, 2, 3, and 4.

Following review and discussion, upon motion duly made by Director Witkiewicz, seconded by Director Langley, and upon vote, unanimously carried, the Board approved the Purchase and Sale Agreement by and among City and County of Denver, ACM Loretto VI LLC, Loretto Heights Community Authority, and Loretto Heights Metropolitan District Nos. 1, 2, 3, and 4.

Page 3 LHCA – 04.12.2023

OTHER BUSINESS	There was no other business at this time.
ADJOURNMENT	There being no further business to come before the Board at this time, upon motion duly made and seconded, and upon vote, unanimously carried, the meeting was adjourned.
	Respectfully submitted,
	By: Secretary for the Meeting

Page 4 LHCA – 04.12.2023

LORETTO HEIGHTS COMMUNITY AUTHORITY

Schedule of Cash Position March 31, 2023 Updated as of May 17, 2023

		ebt Service Fund		Capital Project Fund		Total
<u>UMB - Project Fund - 155994.2</u> Balance as of 03/31/23	\$		\$	24,457,699.96	\$	24,457,699.96
Subsequent activities:	Ψ	-	Ψ	24,437,099.90	Ψ	24,437,099.90
04/13/23 Requisition No.65		-		(339,779.56)		(339,779.56)
04/21/23 Requisition No.66		-		(87,282.92)		(87,282.92)
Subtotal Available Balance		-		24,030,637.48		24,030,637.48
<u>UMB - Bond Fund - 155994.1</u>						
Balance as of 03/31/23	\$	201,823.25	\$	-	\$	201,823.25
Subtotal Available Balance		201,823.25		-		201,823.25
Anticipated Balance		201,823.25		24,030,637.48	_	24,232,460.73

Monthly Yield Information
UMB 4.94% APY as of 3/31/2023

^{*}Accounts with zero balance not shown





LORETTO HEIGHTS METROPOLITAN DISTRICT NO. 1

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

PREPARED BY:

SCHEDIO GROUP LLC 809 14TH STREET, SUITE A GOLDEN, COLORADO 80401

LICENSED PROFESSIONAL ENGINEER:

STATE OF COLORADO

LICENSE NO: 44349

DATE PREPARED: May 19, 2023 CLIENT NO: 200402

PROJECT: Loretto Heights Thrive

Engineer's Report and Verification of Costs No. 14





TABLE OF CONTENTS

ENGINEER'S REPORT

INTRODUCTION
SUMMARY OF FINDINGS3
DETERMINATION OF PUBLIC PRORATION PERCENTAGES
VERIFICATION OF COSTS4
VERIFICATION OF PAYMENTS5
VERIFICATION OF CONSTRUCTION5
SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES5
ENGINEER'S VERIFICATION
ENGINEER'S VERIFICATION6
EXHIBIT A
SUMMARY OF VERIFIED SOFT, INDIRECT, AND HARD COSTS SEGREGATED BY SERVICE PLAN CATEGORY
EXHIBIT B SUMMARY OF COSTS REVIEWED9
SUMMARY OF COSTS REVIEWED9
EXHIBIT C
SUMMARY OF DOCUMENTS REVIEWED12





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 14th 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. 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 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 <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").

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. <u>Verification of Costs</u>. 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 Agreement and Assignment Regarding Metropolitan District Payments ("AARMDP"), by and between THB Loretto Land LLC ("Buyer") and ACM Loretto VI LLC ("Seller") dated October 5, 2021:

Section 3. <u>Seller Reimbursement Rights</u>. Buyer acknowledges that: (i) the construction and conveyance of the District Improvements shall be made without compensation to Buyer; and (ii) any reimbursements, credits, payments, or other amounts payable by the District on account of the District Improvements or any other matters related thereto ("Metro District Payments") shall remain the property of the Seller and shall not be conveyed to Buyer.

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, FRA, FAA, and AARMDP.

SUMMARY OF FINDINGS

To date, Schedio Group has reviewed a total of \$8,245,627.72 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$8,245,627.72 reviewed, Schedio Group has verified \$6,146,756.67 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. 13 ("ERVC13"), prepared by Schedio Group LLC and dated April 11, 2023, Schedio Group had reviewed a total of \$7,953,265.21 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$7,953,265.21 reviewed, Schedio Group had verified \$5,958,064.40 as Capital Costs associated with the design and construction of Public Improvements, of which \$5,771,670.10 was eligible for District reimbursement to ACM Loretto, \$109,720.34 was eligible for District reimbursement to Hartman Ely, and \$76,673.96 was directly paid by the District to Vendors.

Regarding this Report, Schedio Group has reviewed \$313,222.26 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$313,222.26 reviewed, Schedio Group has verified \$188,692.27 as Capital Costs associated with the design and construction of Public Improvements, of which \$188,692.27 is eligible for reimbursement 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 & Figure 2 – Determination of Public Proration Percentages 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 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			
А	Drainage	50,723	1.51%
В	Drainage	67,720	2.02%
ВВ	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%
ı	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 %>		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 \$313,222.26, of which \$188,692.27 is associated with the design and construction of Public Improvements.

VERIFICATION OF CONSTRUCTION

Schedio Group performed a site visit on May 18, 2023. Goodland Construction Pay Application No. 6 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 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 May 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 May 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 January 31, 2023 (date of Securitas Invoice No. 11151798) to March 31, 2023 (date of Goodland Construction Pay Application No. 6) are reasonably valued at \$188,692.27.

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 in the amount of \$188,692.27.

May 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 REVIEW

	VI	TOT AMT VER NOS 1-14		TOT AMT R NOS 1-14		OT AMT NOS 1-14		TOT AMT R NOS 1-14	V	OT PREV AMT ER NOS 1-13		REV AMT VER R NOS 1-13		PREV AMT VER ER NOS 1-13		PREV AMT VER ER NOS 1-13	v	FOT AMT FER NO 14		UR AMT VER ER NO 14		CUR AMT VER VER NO 14	TOT CUR AMT V VER NO 14	
		t + ACM Loretto VI LLC + an Ely Investments LLC	DISTRI	CT TO VENDORS	ACM L	oretto VI LLC	Hartman	Ely Investments LLC		t + ACM Loretto VI LLC + an Ely Investments LLC	DISTRIC	T TO VENDORS	ACN	M Loretto VI LLC	Hartma	an Ely Investments LLC		+ ACM Loretto VI LLC + n Ely Investments LLC	DISTRIC	T TO VENDORS	ACM	Loretto VI LLC		y Investments LLC
SOFT AND INDIRECT COSTS																								
Operations & Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	
Organizational	\$		\$	-	\$	-	\$	-	\$		\$		\$	-	\$	-	\$	-	\$		\$	-	\$	-
Capital																								
Streets	\$	851,155.89	\$	28,794.93	\$	813,483.56	\$	8,877.40	\$	831,559.24	\$	28,794.93	\$	793,886.92	\$	8,877.40	\$	19,596.64	\$		\$	19,596.65	\$	-
Water	\$	413,663.33	\$	26,644.00	\$	387,019.33	\$	-	\$	407,317.67	\$	26,644.00	\$	380,673.67	\$	-	\$	6,345.66	\$		\$	6,345.66	\$	-
Sanitary Sewer	\$	405,454.86	\$	21,235.03	\$	384,219.83	\$	-	\$	399,109.20	\$	21,235.03	\$	377,874.17	\$	-	\$	6,345.66	\$		\$	6,345.66	\$	
Parks and Recreation	\$	489,882.46	\$	-	\$	481,005.06	\$	8,877.40	\$	483,536.80	\$		\$	474,659.40	\$	8,877.40	\$	6,345.66	\$		\$	6,345.66	\$	-
TOTAL SOFT AND INDIRECT COSTS>	\$	2,160,156.52	\$	76,673.96	\$	2,065,727.77	\$	17,754.79	\$	2,121,522.91	\$	76,673.96	\$	2,027,094.16	\$	17,754.79	\$	38,633.59	\$		\$	38,633.60	\$	
HARD COSTS																								
Operations & Maintenance	\$		\$	-	\$	-	\$		\$		\$	-	\$		\$		\$	-	\$		\$	-	\$	
Organizational	\$	-	\$	-	\$	-	\$	-	\$		\$		\$	-	\$	-	\$	-	\$		\$	-	\$	-
Capital																								
Streets	\$	3,370,799.98	\$	-	\$	3,324,817.21	\$	45,982.78	\$	3,348,137.06	\$		\$	3,302,154.29	\$	45,982.78	\$	22,662.92	\$		\$	22,662.92	\$	-
Water	\$	182,286.80	\$	-	\$	182,286.80	\$	-	\$	87,820.03	\$	-	\$	87,820.03	\$	-	\$	94,466.77	\$		\$	94,466.77	\$	
Sanitary Sewer	\$	75,445.71	\$	-	\$	75,445.71	\$	-	\$	69,429.64	\$	-	\$	69,429.64	\$	-	\$	6,016.07	\$		\$	6,016.07	\$	
Parks and Recreation	\$	337,170.82	\$	-	\$	291,188.05	\$	45,982.78	\$	331,154.75	\$		\$	285,171.98	\$	45,982.78	\$	6,016.08	\$		\$	6,016.07	\$	-
TOTAL HARD COSTS>	\$	3,965,703.32	\$	-	\$	3,873,737.77	\$	91,965.55	\$	3,836,541.48	\$		\$	3,744,575.93	\$	91,965.55	\$	129,161.84	\$		\$	129,161.84	\$	
SOFT AND INDIRECT + HARD COSTS																								
Operations & Maintenance	\$		\$	-	\$	-	\$		\$		\$	-	\$		\$		\$	-	\$		\$	-	\$	
Organizational	\$	-	\$	-	\$	-	\$	-	\$		\$		\$	-	\$	-	\$	-	\$		\$	-	\$	-
Capital																								
Streets	\$	4,221,955.87	\$	28,794.93	\$	4,138,300.77	\$	54,860.17	\$	4,179,696.31	\$	28,794.93	\$	4,096,041.21	\$	54,860.17	\$	42,259.56	\$		\$	42,259.57	\$	-
Water	\$	595,950.12	\$	26,644.00	\$	569,306.12	\$	-	\$	495,137.70	\$	26,644.00	\$	468,493.70	\$	-	\$	100,812.43	\$		\$	100,812.43	\$	
Sanitary Sewer	\$	480,900.57	\$	21,235.03	\$	459,665.54	\$	-	\$	468,538.84	\$	21,235.03	\$	447,303.81	\$	-	\$	12,361.73	\$		\$	12,361.73	\$	
Parks and Recreation	\$	827,053.28	\$	-	\$	772,193.11	\$	54,860.17	\$	814,691.55	\$	-	\$	759,831.38	\$	54,860.17	\$	12,361.74	\$	-	\$	12,361.73	\$	
TOTAL SOFT AND INDIRECT + HARD COSTS>	\$	6,125,859.85	\$	76,673.96	\$ 5	5,939,465.55	\$	109,720.34	\$	5,958,064.40	\$	76,673.96	\$	5,771,670.10	\$	109,720.34	\$	167,795.45	\$	-	\$	167,795.45	\$	-
TOTAL OPERATIONS & MAINTENANCE COSTS>	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$		\$	-
TOTAL CAPITAL COSTS>	\$	6,125,859.85	\$	76,673.96	\$ 5	5,939,465.55	\$	109,720.34	\$	5,958,064.40	\$	76,673.96	\$	5,771,670.10	\$	109,720.34	\$	167,795.45	\$		\$	167,795.45	\$	-





EXHIBIT B

SUMMARY OF COSTS REVIEWED

SUMMARY OF COSTS REVIEWED



	ts Metropolita	n District No. 1																	1/4 Splits	25.00%	25.00%	25.00%	
Verification o	f Costs No. 14																		1/3 Splits 1/2 Splits	33.33% 50.00%	33.33% 50.00%	33.33% 50.00%	33.339
																DISTRICT> H	ISTRICT>		1/1 Splits	100.00%	100.00%	100.00%	100.00
NO REQ NO	COST TYPE	DEVELOPER	VENDOR	DESCRIPTION	INV NO	INV AMT INV \$ 2,508,495.50 Mu	DATE CHIK N	PMT DATE	PMT AMT AID BY/TO BE PAID	DATE CLEARED	VER PMT AMT	% PRI	PRIAMT % PUB PUB AMT \$ - 100.00% \$ 2,508,495.50	VER PUB AMT % OSM O	M AMT DISTRI	ICT -> VENDORS ACM LORETTO VILLC INV	ESTMENTS LLC	% CAP	VER CAP AMT \$ 2,508,495.50 \$	STREETS	WATER	SANITATION	PARKS &
1	SOFT	ACM Loretto VILLC ACM Loretto VILLC	Harris Kocher Smith	Loretto Heights Demolition/Abatement 180702 Loretto Heights	Multiple \$	\$ 557,364.00 Mu		e Multiple	\$ 2,508,495.50 ACM Loretto VI LLC \$ 557,364.00 ACM Loretto VI LLC	Multiple	\$ 2,508,495.50 \$ 557,364.00	13.42%	\$ 74,778.16 86.58% \$ 482,585.84		- 5	- \$ 2,508,495.50 \$ - \$ 482,585.84 \$		100.00%	\$ 482,585.84 \$	195,302.36 \$	78,614.76 \$	76,110.36 S	3 132,5
. 1	SOFT	ACM Loretto VILLC	IRIS Mitigation and Design Inc. IRIS Mitigation and Design Inc.	T&M Management, Field Work and Reporting T&M Management, Field Work and Reporting	4048 §	\$ 2,396.85 08/: \$ 4,540.00 10/:			\$ 2,396.85 ACM Loretto VI LLC \$ 4,540.00 ACM Loretto VI LLC	10/02/20 11/17/20	\$ 2,396.85 \$ 4,540.00	0.00%	\$ - 100.00% \$ 2,396.85 \$ - 100.00% \$ 4,540.00	0.00% \$ 0.00% \$	- S	- \$ 2,396.85 \$ - \$ 4,540.00 \$	-	100.00%	\$ 2,396.85 S \$ 4,540.00 S		- \$ - \$	- S	s
1 1	SOFT	ACM LONGIO VILLO	IRIS Mitigation and Design Inc. Landmark Environmental, Inc.	T&M Management, Field Work and Reporting Loretto Heights_ProjConstMgmt	4076 S	\$ 3,197.00 12/3 \$ 2,932.50 09/		01/12/21	\$ 3,197.00 ACM Loretto VI LLC	01/20/21	\$ 3,197.00	0.00%	\$ - 100.00% \$ 3,197.00 \$ - 100.00% \$ 2,932.50	0.00% S	- s	- \$ 3,197.00 \$			\$ 3,197.00 \$		- s	- \$	
1	SOFT		Landmark Environmental, Inc.	Loretto Heights_ProjConstMgmt	6020 5	\$ 2,009.25 10/	0/20 1507	12/17/20	\$ 2,009.25 ACM Loretto VI LLC	12/18/20	\$ 2,009.25	0.00%	\$ - 100.00% \$ 2,009.25	0.00% \$	- 5	- \$ 2,009.25 \$		100.00%	\$ 2,009.25 \$	2,009.25 \$	- \$	- 5	ò
1 1	SOFT	ACM LONGS VILLO	Landmark Environmental, Inc. Landmark Environmental, Inc.	Loretto Heights_ProjConstMgmt Loretto Heights_ProjConstMgmt	6052 5				\$ 2,279.20 ACM Loretto VI LLC \$ 1,455.32 ACM Loretto VI LLC		\$ 2,279.20 \$ 1,455.32	0.00%	\$ - 100.00% \$ 2,279.20 \$ - 100.00% \$ 1,455.32		- s	- \$ 2,279.20 \$ - \$ 1,455.32 \$			\$ 2,279.20 S		- s	- S	s
1 1	SOFT	ACM LONGS VILLC	Landmark Environmental, Inc.	Loretto Heights_ProjConstMgmt	6123	\$ 2,511.18 01/	9/21 1566	03/19/21	\$ 2,511.18 ACM Loretto VI LLC	03/19/21	\$ 2,511.18	0.00%	\$ - 100.00% \$ 2,511.18	0.00% \$	- \$	- \$ 2,511.18 \$		100.00%	\$ 2,511.18 \$	2,511.18 \$	- \$	- \$;
1	SOFT	ACM Loretto VILLC ACM Loretto VILLC	Landmark Environmental, Inc. Shears Adkins Rockmore	Loretto Heights ProjConstMgmt Loretto Heights	6147 S Multiple S	\$ 16,042.95 02/. \$ 303,811.30 Mu		e Multiple	\$ 16,042.95 ACM Loretto VI LLC \$ 303,811.30 ACM Loretto VI LLC	04/15/21 Multiple	\$ 16,042.95 \$ 303,811.30	0.00% 25.98%	\$ - 100.00% \$ 16,042.95 \$ 78,938.96 75.95% \$ 224,872.34	0.00% \$ 0.00% \$	- S	- \$ 16,042.95 \$ - \$ 224,872.34 \$		100.00%	\$ 16,042.95 S \$ 224,872.34 S	16,042.95 \$ 56,218.09 \$	56,218.09 \$	- S 56,218.09 S	\$ 56,2
. 1	SOFT	ACM Loretto VILLC ACM Loretto VILLC	Wenk Associates Wenk Associates	Loretto Heights Master Plan - 19000 Loretto Heights Master Plan - 19016	Multiple 5 Multiple 5		tiple Multip		\$ 25,795.00 ACM Loretto VI LLC \$ 56,470.00 ACM Loretto VI LLC	Multiple Multiple	\$ 25,795.00 \$ 56,470.00	24.73% 16.02%	\$ 6,379.41 75.27% \$ 19,415.59 \$ 9,044.34 83.98% \$ 47,425.66	0.00% \$ 0.00% \$	- s	- S 19,415.59 S - S 47,425.66 S		100.00%	\$ 19,415.59 \$ \$ 47,425.66 \$		3,353.90 \$	3,353.90 \$ 11,856.42 \$	
1	HARD	ACM LONGED VILLE	Xcel Energy	New Gas Distribution - Job No. 12209421	210302 5	\$ 171,252.72 02/		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% \$	- 5	. s . s		100.00%	\$ - 5	- \$	- \$	- S	j 11,03
1	HARD HARD	ACM LONGED VILLE ACM LONGED VILLE	Xcel Energy Xcel Energy	New Electric Distribution - Job No. 12365267 New Gas Distribution / Distribution Reinforcement - Job No. 11998938	210416 5	\$ 237,451.36 04/: \$ 286,798.28 01/:	6/21 1620 8/21 1617	06/02/21	\$ 237,451.36 ACM Loretto VI LLC \$ 286,798.28 ACM Loretto VI LLC	06/10/21 06/10/21	\$ 237,451.36 \$ 286,798.28	0.00%	\$ - 100.00% \$ 237,451.36 \$ 286,798.28 0.00% \$ -	0.00% \$ 0.00% \$	- s	- S 237,451.36 S		100.00%	\$ 237,451.36 \$	237,451.36 \$	- s	- S	s
6	HARD	Hartman Ely Investments LLC	BioTerra Constructors, Inc	Pancratia Hall - Irrigation Pipe and Manholes	MULTIPLE \$	\$ 79,465.55 Mu	tiple Multip	e Multiple	\$ 79,465.55 artman Ely Investment	t Multiple	\$ 79,465.55	0.00%	\$ - 100.00% \$ 79,465.55	0.00% \$	- s	- S - S	79,465.55	100.00%	\$ 79,465.55 \$		- \$		\$ 39,73
6	SOFT	ACM LONGED VILLE ACM LONGED VILLE	Brownstein, Hyatt, Farber, Schreck Denver Water	Professional Services - PIF and PILOT Covenants Pmt Review Fees for Submittals 4 & 5 with Plan 20181	843233 S	\$ 282.90 05/: \$ 2,000.00 06/			\$ 282.90 ACM Loretto VI LLC \$ 2,000.00 ACM Loretto VI LLC	06/04/21	\$ 282.90 \$ 2,000.00	0.00%	\$ - 100.00% \$ 282.90 \$ - 100.00% \$ 2,000.00	0.00% \$	- S	- \$ 282.90 \$ - \$ 2,000.00 \$		100.00%	\$ 282.90 S	70.73 \$	70.73 \$ 2,000.00 \$	70.73 \$ - \$	\$ 7 \$
6	SOFT	ACM Loretto VILLC ACM Loretto VILLC	Denver Water Harris Kocher Smith	Plan Review Fees	202106011 5 Multiple 5	\$ 4,090.00 06/: \$ 176,322.86 Mu	1/21 VISA tiple Multip	06/11/21 e Multiple	\$ 4,090.00 ACM Loretto VI LLC \$ 176,322.86 ACM Loretto VI LLC	06/11/21 Multiple	\$ 4,090.00 \$ 176,322.86	0.00% 5.53%	\$ - 100.00% \$ 4,090.00 \$ 9,745.77 94.47% \$ 166,577.09	0.00% \$	- s	- \$ 4,090.00 \$ - \$ 166,577.09 \$		100.00%	\$ 4,090.00 \$ \$ 166,577.09 \$	- \$	4,090.00 \$ 19,176.05 \$	- \$ 19,330.25 \$. 20.4
6	SOFT	Hartman Ely Investments LLC	Harris Kocher Smith	180702 Loretto Heights Pancratia Hall at Loretto Heights	Multiple \$	\$ 7,550.00 Mu	tiple Multip	e 06/15/21	\$ 7,550.00 artman Ely Investment	u Multiple	\$ 7,550.00	0.00%	\$ - 100.00% \$ 7,550.00	0.00% \$ 0.00% \$	- s	- S - S	7,550.00	100.00%	\$ 7,550.00 \$	3,775.00 \$	- \$	- \$	\$ 3,77
6	SOFT	ACM Loretto VILLC ACM Loretto VILLC	Shears Adkins Rockmore Wenk Associates	Loretto Heights Loretto Heights ROW Landscape - 1003	Multiple S Multiple S		tiple Multip tiple Multip		\$ 20,750.00 ACM Loretto VI LLC \$ 24,919.00 ACM Loretto VI LLC	Multiple Multiple	\$ 20,750.00 \$ 24,919.00	0.00%	\$ - 100.00% \$ 20,750.00 \$ - 100.00% \$ 24,919.00		- \$	- \$ 20,750.00 \$ - \$ 24,919.00 \$		100.00%	\$ 20,750.00 S \$ 24,919.00 S		5,187.50 \$		\$ 5,18 \$ 12,45
2 4	SOFT	Loretto Heights MD1	City and County of Denver	Sanitary/Storm Sewer Plan Review Fee	6305863	\$ 50,029.96 07/	0/21 District	NA NA	\$ 50,029.96 Loretto Heights MD		\$ 50,029.96	0.00%	\$ - 100.00% \$ 50,029.96	0.00% \$	- s	50,029.96 S - \$		100.00%	\$ 50,029.96 \$		- 5	21,235.03 \$	
11	SOFT	ACM Loretto VILLC	Denver Water Colorado Cleanup Corporation	Pmt for Inspection Fee and Review Fee Loretto Heights Demolition/Abatement	Fees 5		2/21 District 9/21 1650	Ad NA 07/14/21	\$ 26,644.00 Loretto Heights MD \$ 92,356.50 ACM Loretto VI LLC	NA 08/09/21	\$ 26,644.00 \$ 92,356.50	0.00%	\$ - 100.00% \$ 26,644.00 \$ - 100.00% \$ 92,356.50	0.00% \$ 0.00% \$	- S	26,644.00 \$ - \$ - \$ 92,356.50 \$		100.00%	\$ 26,644.00 S \$ 92,356.50 S	92,356.50 \$	26,644.00 \$	- S	s
11	SOFT	ACM Loretto VILLC	Harris Kocher Smith	180702 Loretto Heights	MULTIPLE S	\$ 5,240.00 Mu	tiple Multip	e Multiple	\$ 5,240.00 ACM Loretto VI LLC	Multiple	\$ 5,240.00	16.95%	\$ 888.00 83.05% \$ 4,352.00	0.00% \$	- s	- \$ 4,352.00 \$	2.117.50	100.00%	\$ 4,352.00 \$	1,088.00 \$	1,088.00 \$		
11	SOFT	Hartman Ely Investments LLC Hartman Ely Investments LLC	Harris Kocher Smith Hartman Ely Investments	Project # 210547 Pancratia Hall at Loretto Heights Construction Management (Ag Ditch Reroute)	210547.2 5 Inv. No. 1 5		7/21 aid w/Veri	cati Paid w/Verification		Paid w/Verificatio		0.00%	\$ - 100.00% \$ 2,117.50 \$ - 100.00% \$ 4,350.78	0.00% S 0.00% S	- s	- S - S	4,350.78	100.00%	\$ 2,117.50 S \$ 4,350.78 S		- S	- S	\$ 2,17
11	SOFT	Hartman Ely Investments LLC ACM Loretto VILLC	Hartman Ely Investments HLT Water, LLC	Construction Management (Ag Ditch Reroute) Valuation of Loretto Heights Water Assets	Inv. No. 2 5 20210701 5	\$ 105.88 08/1 \$ 3,600.00 07/1	8/21 aid w/Veri 1/21 1644	cati Paid w/Verification 07/14/21	\$ 105.88 artman Ely Investment \$ 3,600.00 ACM Loretto VI LLC		n \$ 105.88 \$ 3,600.00	0.00%	\$ - 100.00% \$ 105.88 \$ - 100.00% \$ 3,600.00	0.00% \$ 0.00% \$	- s	- \$ - \$ - \$ 3,600.00 \$	105.88	100.00%	\$ 105.88 5	52.94 \$	- S 3,600,00 S	- S	\$ 5 \$
11			Landmark Environmental, Inc.	Loretto Heights_ProjConstMgmt	6220 5	\$ 3,901.59 03/	1/21 1651	07/14/21	\$ 3,901.59 ACM Loretto VI LLC	07/27/21	\$ 3,901.59	0.00%	\$ - 100.00% \$ 3,901.59	0.00% \$	- s	- \$ 3,901.59 \$		100.00%	\$ 3,901.59 \$	3,901.59 \$	- \$	- 5	3
		Hartman Ely Investments LLC Hartman Ely Investments LLC	Harris Kocher Smith Hartman Ely Investments	Irrigation Main Reroute Construction Management (Ag Ditch Reroute)	210547.3 S	\$ 2,862.50 07/: \$ 143.13 07/:		09/20/21 cati Paid w/Verification	\$ 2,862.50 artman Dy Investment \$ 143.13 artman Dy Investment		\$ 2,862.50 n \$ 143.13	0.00%	\$ - 100.00% \$ 2,862.50 \$ - 100.00% \$ 143.13		- \$ - \$	- S - S	2,862.50 143.13	100.00%	\$ 2,862.50 S		- \$	- \$	\$ 1,43 \$ 7
	SOFT	Hartman Ely Investments LLC	Hartman Ely Investments	Construction Management (Ag Ditch Reroute)	Inv. NO. 4	\$ 625.00 10/	1/21 aid w/Veri	cati Paid w/Verification	S 625.00 artman Ely Investment	Paid w/Verificatio	n \$ 625.00	0.00%	\$ - 100.00% \$ 625.00	0.00% \$	- s	- s - s	625.00	100.00%	\$ 625.00 \$	312.50 \$	- \$	- S	\$ 31
38	SOFT	Hartman Ely Investments LLC ACM Loretto VILLC	I-Kota AE Design	Agricultural Ditch Relocation Pancratia Parking Lot Lighting	D21001-001 S	\$ 12,500.00 07/1 \$ 2,500.00 07/1		10/12/21	\$ 12,500.00 artman Ely Investment \$ 2,500.00 ACM Loretto VI LLC		\$ 12,500.00 \$ 2,500.00	0.00%	\$ - 100.00% \$ 12,500.00 \$ - 100.00% \$ 2,500.00	0.00% \$ 0.00% \$	- S	- S - S - S 2,500.00 S	12,500.00	100.00%	\$ 12,500.00 S	6,250.00 \$ 2,500.00 \$	- s	- \$	\$ 6,25 \$
38	SOFT	ACM Loretto VILLC	City and County of Denver City and County of Denver	Site Plan Fee/Subdivision Plan Review Fees PBG & PUD Site Plan Review	6326813 5	\$ 63.00 08/	0/21 ACH	12/26/21	\$ 63.00 ACM Loretto VI LLC \$ 500.00 ACM Loretto VI LLC	12/26/21	\$ 63.00	66.11%	\$ 41.65 33.89% \$ 21.35	0.00% \$ 0.00% \$	- s	- \$ 21.35 \$ - \$ 169.43 \$		100.00%	\$ 21.35 5	5.34 \$ 42.36 \$	5.34 \$ 42.36 \$	5.34 \$ 42.36 \$	
38	SOFT	ACM LONGED VILLE	Harris Kocher Smith	180702 Loretto Heights	180702.36-43	\$ 188,698.94 10/	6/21 Multip	e Multiple	\$ 188,698.94 ACM Loretto VI LLC	Multiple	\$ 188,698.94		\$ 48,594.80 74.25% \$ 140,104.14	0.00% \$	- 5	- S 140,104.14 S		100.00%	\$ 140,104.14 \$	100,745.47 \$	12,432.26 \$	10,916.46 \$	\$ 16,00
38	SOFT	ACM Loretto VILLC	Rocky Mountain AquaTech LLC Securitas	HVAC Water Treament for October 2021 Security Guard Services	46722 \$ 10648587 \$	\$ 326.43 10/: \$ 6,292.83 12/:	2/21 1710 1/21 1737	10/25/21	\$ 326.43 ACM Loretto VI LLC \$ 6,292.83 ACM Loretto VI LLC	11/04/21 01/28/22	\$ 326.43 \$ 6.292.83	66.11% 66.11%	\$ 215.81 33.89% \$ 110.62 \$ 4,160.42 33.89% \$ 2,132.41	0.00% \$ 0.00% \$	- \$	- \$ 110.62 \$ - \$ 2,132.41 \$	-	100.00%	\$ 110.62 S	27.65 \$ 533.10 \$	27.65 \$ 533.10 \$	27.65 \$ 533.10 \$	
38		ACM Lonetto VILLC	Securitas	Security Guard Services	10533192	\$ 6,292.83 09/	0/21 EFT	09/30/21	\$ 6,292.83 ACM Loretto VI LLC	10/13/21	\$ 6,292.83	66.11%	\$ 4,160.42 33.89% \$ 2,132.41	0.00% \$	- s	- S 2,132.41 S		100.00%	\$ 2,132.41 5	533.10 \$	533.10 \$	533.10 \$	\$ 53
38		ACM LONGED VILLC ACM LONGED VILLC	Shears Adkins Rockmore City and County of Denver	Loretto Heights Alarm Permit Renewal Charges	Multiple \$ 425257 \$	\$ 2,250.00 Mu \$ 25.00 10/:			\$ 2,250.00 ACM Loretto VI LLC \$ 25.00 ACM Loretto VI LLC		\$ 2,250.00 \$ 25.00	0.00%	\$ - 100.00% \$ 2,250.00 \$ 25.00 0.00% \$ -	0.00% \$ 0.00% \$	- S	- \$ 2,250.00 \$		0.00%	S 2,250.00 S	562.50 \$	562.50 \$	562.50 \$	\$ 56 \$
42	SOFT	ACM Loretto VILLC	Denver Water Dewberry Engineers Inc.	Sewer/Water Charges Loretto Heights Pipeline Load: Analysis	7901733755 S	\$ 2,102.69 10/0 \$ 450.00 09/0	7/21 1708	10/12/21	\$ 2,102.69 ACM Loretto VI LLC \$ 450.00 ACM Loretto VI LLC	10/18/21 03/01/22	\$ 2,102.69 \$ 450.00	0.00%	\$ - 100.00% \$ 2,102.69 \$ - 100.00% \$ 450.00	0.00% \$ 0.00% \$	- s	- S 2,102.69 S - S 450.00 S		100.00%	\$ 2,102.69 S	- \$	1,051.35 \$ 450.00 \$	1,051.35 \$	i
42	SOFT	ACM LONGED VILLE	Harris Kocher Smith	180702 Loretto Heights	180702.44	\$ 11,517.50 02/	3/22 1769	03/16/22	\$ 11,517.50 ACM Loretto VI LLC	03/23/22	\$ 11,517.50	9.23%	\$ 1,063.50 90.77% \$ 10,454.00	0.00% \$	- \$	- \$ 10,454.00 \$		100.00%	\$ 10,454.00 \$	3,263.50 \$	1,063.50 \$		
42	SOFT	ACM LONGTO VILLO ACM LONGTO VILLO	McGeady Becher P.C. Mountain Alarm	Update Electronic Meeting Folder - Machebeuf Hall Concept UL Fire Monitoring	85328 S 2568065 S	\$ 112.50 01/3 \$ 38.50 10/4			\$ 112.50 ACM Loretto VI LLC \$ 38.50 ACM Loretto VI LLC		\$ 112.50 \$ 38.50	0.00%	\$ - 100.00% \$ 112.50 \$ 38.50 0.00% \$ -	0.00% \$ 0.00% \$	- \$	- \$ 112.50 \$		0.00%	\$ 112.50 \$	- S	56.25 \$ - S	56.25 \$	s s
42	SOFT	ACM Lonetto VILLC	Mountain Alarm	Investigate trouble on panel	266775 5	\$ 200.00 09/	7/21 1706	10/12/21	\$ 200.00 ACM Loretto VI LLC	10/26/21	\$ 200.00	100.00%	\$ 200.00 0.00% \$ -	0.00% \$	- 5	· s · s		0.00%	s . s	- 5	- \$	- 5	į.
42	SOFT	ACM LONGED VILLE ACM LONGED VILLE	Mountain Alarm Paige Langley	UL Fire Monitoring/AES Monitoring Mileage Reimbursement	2568066 S	\$ 77.00 10/0 \$ 48.26 10/0			\$ 77.00 ACM Loretto VI LLC \$ 48.26 ACM Loretto VI LLC		\$ 77.00 \$ 48.26	100.00%	\$ 77.00 0.00% \$ - \$ 48.26 0.00% \$ -	0.00% \$ 0.00% \$	- s	- S - S		0.00%	5 - 5	- 5	- s	- S	s
42	SOFT	ACM Loretto VILLC ACM Loretto VILLC	Rise Denver Securitas	Ballot Issue 2A Security Guard Services	10/1/2021 5	\$ 15,000.00 10/0 \$ 6,292.83 01/0		10/04/21	\$ 15,000.00 ACM Loretto VI LLC \$ 6,292.83 ACM Loretto VI LLC		\$ 15,000.00 \$ 6,292.83	100.00%	\$ 15,000.00 0.00% \$ - \$ 4,160.42 33.89% \$ 2,132.41	0.00% S 0.00% S	- s	- S - S - S 2,132.41 S		0.00%	S - S	- S	- \$	- S 533.10 S	\$ \$ 53
42	SOFT	ACM LONGED VILLE	Securitas	Security Guard Services	10744109	\$ 5,156.19 03/	2/22 EFT	04/01/22	\$ 5,156.19 ACM Loretto VI LLC	04/01/22	\$ 5,156.19	66.11%	\$ 3,408.95 33.89% \$ 1,747.24	0.00% \$	- \$	- S 1,747.24 S		100.00%	\$ 1,747.24 \$	436.81 \$	436.81 \$	436.81 \$	\$ 43
42		ACM LONGED VILLO	Securitas Semple Brown	Security Guard Services Design Services	10758403 \$				\$ 6,292.83 ACM Loretto VI LLC \$ 19.951.80 ACM Loretto VI LLC		\$ 6,292.83 \$ 19,951.80	66.11%	\$ 4,160.42 33.89% \$ 2,132.41 \$ - 100.00% \$ 19.951.80	0.00% \$ 0.00% \$	- \$	- \$ 2,132.41 \$ - \$ 19.951.80 \$			\$ 2,132.41 S	533.10 \$	533.10 \$	533.10 \$	
42	SOFT	ACM LONGED VILLC	Semple Brown	Design Services	2021-0302 5	\$ 10,278.20 08/	0/21 1693	09/22/21	\$ 10,278.20 ACM Loretto VI LLC	09/30/21	\$ 10,278.20	0.00%	\$ - 100.00% \$ 10,278.20	0.00% \$	- s	- S 10,278.20 S		100.00%	\$ 10,278.20 \$	- 5	- \$	- S	\$ 10,27
42	SOFT	ACM Loretto VILLC ACM Loretto VILLC	Shears Adkins Rockmore Shears Adkins Rockmore	Machebeuf Hall Concept Machebeuf Hall Concept	23-7150 S	\$ 2,500.00 01/: \$ 6,500.00 02/:		02/16/22	\$ 2,500.00 ACM Loretto VI LLC \$ 6,500.00 ACM Loretto VI LLC		\$ 2,500.00 \$ 6,500.00	0.00%	\$ - 100.00% \$ 2,500.00 \$ - 100.00% \$ 6,500.00	0.00% \$ 0.00% \$	- s	- \$ 2,500.00 \$ - \$ 6,500.00 \$		100.00%	\$ 2,500.00 \$	- 5	1,250.00 \$ 3,250.00 \$		
42	SOFT	ACM Loretto VILLC	Shears Adkins Rockmore	Loretto Heights	23-6769 \$	\$ 1,400.00 05/:			\$ 1,400.00 ACM Loretto VI LLC	06/23/21	\$ 1,400.00	0.00%	\$ - 100.00% \$ 1,400.00	0.00% S	- s	- S 1,400.00 S		100.00%	\$ 1,400.00 \$	350.00 \$	350.00 \$	350.00 \$	\$ 35
42	SOFT	ACM Loretto VILLC ACM Loretto VILLC	Symmetry Energy Solutions The Pachner Company	Invoice for Natural Gas Deliveries Loretto Heights Win Bonus - City Council approval	11798124 S	\$ 487.73 09/. \$ 28,000.00 10/			\$ 487.73 ACM Loretto VI LLC \$ 28,000.00 ACM Loretto VI LLC	10/19/21	\$ 487.73 \$ 28,000.00	100.00% 100.00%	\$ 487.73 0.00% \$ - \$ 28,000.00 0.00% \$ -	0.00% \$	- S	- S - S		0.00%	s - 9	- \$	- \$ - \$	- S	ò
42	SOFT	ACM Loretto VILLC ACM Loretto VILLC	Xcel Energy Securitas	Electricity Charges Adjustment to PPP% in Ver. 6	750139714 5 Multiple 5		9/21 Wire Trai	sfer 10/22/21 Multiple	\$ 3,383.17 ACM Loretto VI LLC \$ - ACM Loretto VI LLC		\$ 3,383.17	100.00%	\$ 3,383.17 0.00% \$ - \$ - 0.00% \$ 6,012.06	0.00% \$ 0.00% \$	- S	- \$ - \$ - \$ 6,012.06 \$	-	100.00%	\$ 6,012.06	1,503.02 \$	- \$ 1,503.02 \$	- \$ 1,503.02 \$	\$ \$ 1,50
42	SOFT	ACM Lonetto VILLC	Securitas	Adjustment to PPP% in Ver. 5	ADJ :	\$ - 06/:	4/22 ADJ	06/24/22	\$ - ACM Loretto VI LLC	06/24/22	\$ -	0.00%	\$ (4,264.81) 100.00% \$ 4,264.81	0.00% \$	- 5	- \$ 4,264.81 \$		100.00%	\$ 4,264.81 \$	1,066.20 \$	1,066.20 \$	1,066.20 \$	\$ 1,06
51	HARD SOFT	ACM Loretto VILLC ACM Loretto VILLC	Colorado Cleanup Corporation Harris Kocher Smith	Loretto Heights Pool 180702 Loretto Heights	Pay App 1&2 \$ 180702.45 \$	\$ 230,044.40 Mu \$ 92,895.00 Mu			\$ 230,044.40 ACM Loretto VI LLC \$ 92,895.00 ACM Loretto VI LLC	09/01/22	\$ 230,044.40	0.00%	\$ - 100.00% \$ 230,044.40 \$ 8,032.62 91.35% \$ 84,862.38	0.00% \$ 0.00% \$	- S	- \$ 230,044.40 \$ - \$ 84,862.38 \$		100.00%	\$ 230,044.40 S	24,851.85 \$	9,681.85 \$		\$ 230,04 \$ 13,68
51	SOFT	ACM Levetto VILLC ACM Levetto VILLC	Landmark Environmental, Inc.	Loretto SU01-02 ACM-RBM Survey	6871	\$ 3,793.00 06/	0/22 1836	08/26/22	\$ 3,793.00 ACM Loretto VI LLC	09/02/22	\$ 3,793.00	0.00%	\$ - 100.00% \$ 3,793.00	0.00% \$	- s	- \$ 3,793.00 \$	-	100.00%	\$ 3,793.00 \$	3,793.00 \$	- s	- s	S S 31,93
53	SOFT	ACM LONGS VILLC	Colorado Cleanup Corporation Securitas	Loretto Heights Pool Security Guard Services	10908697	\$ 31,931.40 07/. \$ 5,524.24 07/.	1/22 EFT	09/02/22	\$ 31,931.40 ACM Loretto VI LLC \$ 5,524.24 ACM Loretto VI LLC	09/02/22	\$ 31,931.40 \$ 5,524.24	0.00% 32.23%	\$ 1,780.31 67.77% \$ 3,743.93	0.00% \$	- S	- \$ 31,931.40 \$ - \$ 3,743.93 \$		100.00%	\$ 31,931.40 \$ \$ 3,743.93 \$	935.98 \$	935.98 \$	935.98 \$	\$ 93
56	SOFT	ACM Loretto VILLC	Harris Kocher Smith Landmark Environmental, Inc.	180702 Loretto Heights Loretto Pool Bidg ACM RBM Survey	180702.51 \$	\$ 47,295.00 09/0 \$ 7,135.73 03/			\$ 47,295.00 ACM Loretto VI LLC \$ 7,135.73 ACM Loretto VI LLC	10/21/22	\$ 47,295.00 \$ 7,135.73	15.82%	\$ 7,483.21 84.18% \$ 39,811.79 \$ - 100.00% \$ 7,135.73	0.00% S	- S	- \$ 39,811.79 \$ - \$ 7,135.73 \$	-	100.00%	\$ 39,811.79 \$	19,011.07 \$	6,933.57 \$	6,933.57 \$	\$ 6,93 \$ 7,13
56	SOFT	ACM Lentto VILLC ACM Lentto VILLC	Securitas	Security Guard Services	10948108 \$	\$ 3,699.22 08/	1/22 EFT	09/04/22	\$ 3,699.22 ACM Loretto VI LLC	09/04/22	\$ 3,699.22	32.23%	\$ 1,192.26 67.77% \$ 2,506.96	0.00% S 0.00% S	- \$	- S 2,506.96 S		100.00%	\$ 2,506.96 \$	626.74 \$	626.74 \$		\$ 62
60	HARD SOFT	ACM LONGED VILLC ACM LONGED VILLC	Colorado Cleanup Corporation Fairfield and Woods P.C.	Loretto Heights Pool General Real Estate Matters	Pay App 4 RET REL S 242810	\$ 13,788.20 08/: \$ 7,942.50 11/:		11/30/22	\$ 13,788.20 ACM Loretto VI LLC \$ 7,942.50 ACM Loretto VI LLC	12/06/22	\$ 13,788.20 \$ 7,942.50	0.00%	\$ - 100.00% \$ 13,788.20 \$ 7,942.50 0.00% \$ -	0.00% \$ 0.00% \$	- s	- S 13,788.20 S		100.00%	\$ 13,788.20 S	- 5	- s	- S	\$ 13,78 \$
60	SOFT	ACM Lonetto VILLC	Harris Kocher Smith	180702 Loretto Heights		\$ 13,255.00 11/	2/22 1888	11/30/22	\$ 13,255.00 ACM Loretto VI LLC	12/07/22	\$ 13,255.00		\$ 226.00 98.29% \$ 13,029.00	0.00% \$	- s	- \$ 13,029.00 \$		100.00%	\$ 13,029.00 \$	3,257.25 \$	3,257.25 \$		
60	SOFT	ACM Loretto VILLC	Securitas Securitas	Security Guard Services Security Guard Services	10992077 S	\$ 2,273.28 09/: \$ 2,841.60 10/:			\$ 2,273.28 ACM Loretto VI LLC \$ 2,841.60 ACM Loretto VI LLC	11/01/22	\$ 2,273.28 \$ 2,841.60	32.23% 32.23%	\$ 732.68 67.77% \$ 1,540.60 \$ 915.85 67.77% \$ 1,925.75	0.00% \$ 0.00% \$	- S	- \$ 1,540.60 \$ - \$ 1,925.75 \$		100.00%	\$ 1,540.60 S \$ 1,925.75 S	385.15 \$ 481.44 \$	385.15 \$ 481.44 \$	385.15 \$ 481.44 \$	
60	SOFT	ACM LONGED VILLC	AVI Roofing	Completed leak repairs on District's Construction Office	28961 \$	\$ 524.95 08/	0/22 1893	12/16/22	\$ 524.95 ACM Loretto VI LLC	12/21/22	\$ 524.95 \$ 9,542.50	0.00%	\$ - 100.00% \$ 524.95	0.00% \$	- s	- \$ 524.95 - \$ 8,229.14 \$		100.00%	\$ 524.95 S \$ 8,229.14 S	131.24 \$	131.24 \$	131.24 \$	
1 60	SOFT	ACM LONGTO VILLC ACM LONGTO VILLC	Harris Kocher Smith Securitas	180702 Loretto Heights Security Guard Services	180702.54 \$ 11065301 \$	\$ 2,273.28 11/	0/22 EFT	12/16/22	\$ 9,542.50 ACM Loretto VI LLC \$ 2,273.28 ACM Loretto VI LLC	12/16/22	\$ 2,273.28	32.23%	\$ 1,313.36 86.24% \$ 8,229.14 \$ 732.62 67.77% \$ 1,540.66	0.00% \$	- S	- S 1,540.66 S	-	100.00%	\$ 1,540.66 \$	385.17 \$	385.17 \$	385.17 \$	\$ 38
2	SOFT	Thrive Home Builders Thrive Home Builders	A.G. Wassenaar A.G. Wassenaar	Geotechnical Due Diligence Study Geotechnical Site Development Study	302784 5	\$ 8,700.00 05/ \$ 11.900.00 12/	4/19 4181 5/21 1105	06/12/19 04/11/22	\$ 8,700.00 THE Loretto \$ 11,900.00 THE Loretto	06/12/19	\$ 8,700.00 \$ 11,900.00	59.58% 59.58%	\$ 5,183.26 40.42% \$ 3,516.74 \$ 7,089.74 40.42% \$ 4,810.26		- 5	- \$ 3,516.74 \$ - \$ 4,810.26 \$		100.00%	\$ 3,516.74 \$ \$ 4,810.26 \$	879.19 \$ 1,202.56 \$	879.19 \$ 1,202.56 \$	879.19 \$ 1,202.56 \$	
2	SOFT	Thrive Home Builders	A.G. Wassenaar	Soil & Foundation Studies-Buildings 1-9 and 10-17(Lot 1, Block 2 & 10)	347888 5 350872 5		2/22 1125		\$ 20,485.00 THE Loretto	05/31/22	\$ 20,485.00	100.00%	\$ 20,485.00 0.00% \$ -	S - 0.00% S	- s	- S - S		0.00%	\$ - 5	- 5	- \$	- 5	3
2	SOFT	Thrive Home Builders Thrive Home Builders	A.G. Wassenaar A.G. Wassenaar	Soil & Foundation Studies-Buildings 18-27 and 28-32(Lot 1, Block 1 & Lot 2 Block 1) Project Manager - Meetings	350872 \$	\$ 16,845.00 05/3 \$ 165.00 06/3		06/21/22 12/31/22	\$ 16,845.00 THB Loretto \$ 165.00 THB Loretto	06/21/22 12/31/22	\$ 16,845.00 \$ 165.00	100.00%	\$ 16,845.00 0.00% \$ - \$ 165.00 0.00% \$ -	\$ - 0.00% \$ \$ - 0.00% \$	- \$	- S - S		0.00%	s - s	- \$	- \$	- S	s
2	SOFT	Thrive Home Builders	A.G. Wassenaar	OverEx/Overlot Grading - Compaction Testing, Proctor, Report Prep	354349 \$	\$ 3,925.00 07/.	9/22 1178	12/31/22	\$ 3,925.00 THB Loretto	12/31/22	\$ 3,925.00	100.00%	\$ 3,925.00 0.00% \$ -	S - 0.00% S	- s	- S - S		0.00%	s - s	- \$	- s	- s	
2	SOFT	Thrive Home Builders Thrive Home Builders	A.G. Wassenaar A.G. Wassenaar	OverEx/Overiot Grading - Compaction Testing, Report Prep 220563MAS - Foundation Recommendation Verification	358066 S	\$ 5,645.00 10/: \$ 39,100.00 10/:			\$ 5,645.00 THB Loretto \$ 39,100.00 THB Loretto	01/07/23 12/31/22	\$ 5,645.00 \$ 39,100.00	100.00%	\$ 5,645.00 0.00% \$ - \$ 39,100.00 0.00% \$ -	\$ - 0.00% \$ \$ - 0.00% \$	- S	- S - S		0.00%	s - s	- S	- S	- S	s
2																							
2	SOFT	Thrive Home Builders Thrive Home Builders	A.G. Wassenaar A.G. Wassenaar	Compaction Testing/Concrete Sampling/Report Prep 220563MAS - Soil & Foundation Studies	INV001236 S	\$ 15,260.00 11/: \$ 1,120.00 12/			\$ 15,260.00 THB Loretto \$ 1,120.00 THB Loretto	01/07/23 02/11/23	\$ 15,260.00 \$ 1,120.00	100.00%	\$ 15,260.00 0.00% \$ - \$ 1,120.00 0.00% \$ -	\$ - 0.00% \$ \$ - 0.00% \$	- S	- s - s	-	0.00%	s - s	- 5	- s	- \$	s

SUMMARY OF COSTS REVIEWED



R NO. REO NO.	COST TYPE	DEVELOPER	VENDOR	DESCRIPTION	INV NO	INV AMT INV DATE	CHK NO	PMT DATE	PMT AMT AID BY/TO BE PAID	I DATE CLEARED	VER PMT AMT	% PRI	PRIAMT	% PUB	PLIR AMT	VER PUB AMT % O&M	OSM AMT D	DIS'	TRICT> DIS' TRICT> HART	TRICT> TMAN ELY TMENTS LLC	% CAP	VER CAP AMT	STREETS	WATER	SANITATION	PARKS & RFC
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	5 4,700.00 NT Builders	03/06/19	\$ 4,700.00	59.58%	\$ 2,800.15		\$ 1,899.85		\$ - S	- \$	1,899.85 \$		100.00%	\$ 1,899.85 \$	474.96 \$	474.96 \$	474.96	474.9
12		Thrive Home Builders Thrive Home Builders	Arlo Braun Arlo Braun	Residential Site Planning/Project Conference Calls	21.04-06 \$ 21.04-07 \$	10,800.00 01/31/19	4484	11/12/19					\$ 6,434.39 \$ 2,740.57			\$ 4,365.61 0.00% \$ 1,859.43 0.00%	s - s	- S	4,365.61 \$ 1.859.43 \$		100.00%	\$ 4,365.61 \$ \$ 1.859.43 \$	1,091.40 \$ 464.86 \$	1,091.40 \$ 464.86 \$	1,091.40 464.86	
12	SOFT	Thrive Home Builders	Arlo Braun	Residential Site Planning/Project Conference Calls Residential Site Planning/Project Conference Calls		10,400.00 05/31/19		10/09/19		10/09/19	\$ 4,600.00 \$ 10,400.00	59.58%	\$ 6,196.08	40.42%	\$ 4,203.92	\$ 4,203.92 0.00%	5 - 5	- 5	4,203.92 \$	-	100.00%	S 4,203.92 S	1,050.98 \$	1,050.98 \$	1,050.98	
2	SOFT		Arlo Braun	Site Plan Recommendations	21.01-02 \$			11/12/19		11/12/19	\$ 1,400.00			40.42%	\$ 565.91		s - s	- s	565.91 \$		100.00%	\$ 565.91 \$	141.48 \$	141.48 \$	141.48	141.
	SOFT	Thrive Home Builders	B & J Surveying B & J Surveying	Test Hole Staking 4/3/19 " Lots 1-14 Staking for Boring Locations 2/4/21	286835 \$ 324283 \$		4131 1045	05/15/19	5 1,465.00 NT Builders 5 850.00 THB Loretto	05/15/19	\$ 1,465.00 \$ 850.00	100.00%	\$ 1,465.00 \$ 850.00	0.00%	\$ -	\$ - 0.00% \$ - 0.00%	s - s	- S	- S		100.00%	s - s	- \$	- S		
	SOFT	Thrive Home Builders	B & J Surveying	Caisson Asbuilt Survey	326310 \$			05/11/21	5 1,785.00 THB Loretto	05/11/21	\$ 1,785.00		\$ 1,785.00		s -	\$ - 0.00%	s - s	- S	- \$	-	100.00%	s - s	- 5	- 5	-	
2	SOFT	Thrive Home Builders	B & J Surveying	Staking for Boring Locations 9/30/21	337207 \$		4647	11/12/21	\$ 2,660.00 THB Loretto	11/12/21	\$ 2,660.00	100.00%	\$ 2,660.00	0.00%	\$ -	\$ - 0.00%	s - s	- s	- s		100.00%	s - s	- \$	- s		
	SOFT	Thrive Home Builders Thrive Home Builders	B & J Surveying B & J Surveying	Staking for Boring Locations Staking for Boring Locations 3/16/22	346313 \$ 347466 \$		1126 1115	05/31/22	5 4,615.00 THB Loretto 5 2,720.00 THB Loretto	05/31/22 04/18/22	\$ 4,615.00 \$ 2,720.00		\$ 4,615.00 \$ 2,720.00	0.00%	\$ -	\$ - 0.00% \$ - 0.00%	S - S	- S	- \$	-	100.00%	s - s	- \$	- \$	-	
2	SOFT	Thrive Home Builders	B & J Surveying	Restake Test Holes for Boring Locations	349155 \$			05/31/22	5 680.00 THB Loretto	05/31/22	\$ 680.00	100.00%			\$ -	\$ - 0.00%		- s	- \$	-	100.00%	s - s	- 5	- 5		
12	SOFT	Thrive Home Builders	City & County of Denver	Survey Dev Review Fee/SDP Review Fee/Forestry Frontage Multiple Blocks Fee	6341160 \$			N/A :	5 - N/A	N/A	\$ -		\$ 4,784.09					- S	- \$		100.00%	s - s	- \$	- \$		
2	SOFT	Thrive Home Builders Thrive Home Builders	City & County of Denver City & County of Denver	PBG & PUD Site Plan Reciew/Plan Check-Blocks Forestry Enf/Engr Surv PWDES DR Development/Site/Erosion Control Application Review Fees	8624287 \$ 6413293 \$		N/A 1104	N/A :	5 - N/A 5 427.50 TH8 Loretto	N/A 03/28/22	S 427.50		\$ 3,509.13 \$ 254.69		\$ 2,380.87 \$ 172.81			- S	- S 172.81 S	-	100.00%	S - S S 172.81 S	43.20 S	43.20 S	43.20	43
2	SOFT	Thrive Home Builders	City & County of Denver	Address Assignment	6445217/6445218 \$	3,200.00 04/27/22	N/A	N/A :	5 - N/A	N/A	s -	100.00%	\$ 3,200.00	0.00%	ş -	\$ - 0.00%	s - s	- S	- \$		0.00%	s - s	- \$	- \$	-	
2	SOFT	Thrive Home Builders	City & County of Denver	San Sewer Plan Review Fee/Storm Sewer Plan Review Fee	6447080 \$			N/A	- N/A	N/A N/A	s -	0.00%	\$ 2,450.00	100.00%				- s	- \$		100.00%	s - s	- \$	- \$		
2	SOFT	Thrive Home Builders Thrive Home Builders	City & County of Denver		975/6487976/649 S	2,450.00 06/15/22 300.00 07/18/22	N/A 1145	N/A :	N/A N/A 300.00 THE Loretto	07/25/22	\$ 300.00		\$ 2,450.00		s .	\$ - 0.00% \$ - 0.00%		- S	- S	-	0.00%	s - s	- S	- S		
2	SOFT	Thrive Home Builders	CTL Thompson	Phase I Environmental Site Assessment - Loretto/Colorado Heights University	504147 \$	3,700.00 02/28/19	4031	04/15/19	3,700.00 NT Builders	04/15/19	\$ 3,700.00	59.58%	\$ 2,204.37	40.42%	\$ 1,495.63	\$ 1,495.63 0.00%	s - s	- S	1,495.63 \$		100.00%	\$ 1,495.63 \$	373.91 \$	373.91 \$	373.91	373
2	SOFT	Thrive Home Builders	Denver Water Denver Water	47 Tap Sales 21385 - Loretto Heights Lot 1 Block 10-Review and Inspection Fees	1785639662 \$ 20220509 \$		1075 1123	11/09/21	5 13,160.00 THB Loretto 5 2,847.00 THB Loretto	N/A 05/13/22	\$ 13,160.00 \$ 2,847.00	100.00%	\$ 13,160.00	0.00%	\$ 2,847.01	\$ - 0.00% \$ 2,847.00 0.00%	S - S	- S	- S 2,847.01 S	-	0.00%	\$ - \$ \$ 2,847.00 \$	- \$	- \$ 2,847.00 \$		
2	SOFT	Thrive Home Builders Thrive Home Builders	DTJ Design	21385- Loretto Heights Lot 1 Block 10-Neview and Inspection Fees 2019030.10 Loretto Heights - Conceptual Product Footprint & Site Plan Refinement	Multiple \$	2,847.01 05/09/22 86,106.14 Multiple	Multiple	Multiple :	2,847.00 THB Loretto 5 86,106.14 THB Loretto	Multiple	\$ 2,847.00	65.63%	\$ 56,511.22	34.37%		\$ 29,594.92 0.00%	s - s	- 5	2,847.01 \$		0.00%	\$ 2,847.00 S \$ 29,594.92 S	7,398.73 \$	7,398.73 \$	7,398.73	7,398.
2	SOFT	Thrive Home Builders	DTJ Design	2019030.11 LH-Zoning Submittal Preparation Services	Multiple \$	41,286.36 Multiple	Multiple	Multiple :	5 41,286.36 THB Loretto	Multiple	\$ 41,286.36		\$ 24,597.45		\$ 16,688.91	\$ 16,688.91 0.00%	s - s	- s	16,688.91 \$		100.00%	\$ 16,688.91 \$	4,172.23 \$	4,172.23 \$	4,172.23	4,172.
2	SOFT	Thrive Home Builders Thrive Home Builders	DTJ Design DTJ Design	2019030.12 LH-Change Order No. 3 - Overall Prelim. Concept Design Effort and Opin 2019030.20 LH-Architectural Design Concepts	Multiple \$ Multiple \$	19,089.70 Multiple 14,797.38 Multiple	Multiple Multiple	Multiple :	5 19,089.70 THB Loretto 5 14,797.38 THB Loretto	Multiple Multiple	\$ 19,089.70 \$ 14,797.38	65.63% 100.00%	\$ 12,528.52 \$ 14,797.38	34.37% 0.00%	\$ 6,561.18	\$ 6,561.18 0.00% \$ - 0.00%	S - S	- S	6,561.18 \$		0.00%	S 6,561.18 S	1,640.30 \$	1,640.30 \$	1,640.30	1,640.
2	SOFT	Thrive Home Builders	DTJ Design	2019030.20 EH-Architectural Design Concepts 2019030.40 LH-Revised Add. Scope for Formal Site Development Plan Submittal Serv	Multiple \$	274,257.28 Multiple	Multiple	Multiple :	239,651.03 THE LOREID	Multiple	\$ 239,651.03	32.53%	\$ 89,205.37	67.47%	\$ 185,051.91	\$ 161,701.75 0.00%	s - s	- S	185,051.91 \$	- :	100.00%	\$ 166,503.35 \$	41,625.84 \$	41,625.84 \$	41,625.84	41,625
2	SOFT	Thrive Home Builders	DTJ Design	2019030-41 LH-Change Order No. 4 - Master Horizontal Site Dev. Plan Prep and Subr		12,538.75 Multiple	Multiple	Multiple :	12,538.75 THB Loretto	Multiple	\$ 12,538.75	59.58%	\$ 7,470.30			\$ 5,068.45 0.00%	s - s	- s	5,068.45 \$		100.00%	\$ 5,068.45 \$	1,267.11 \$	1,267.11 \$	1,267.11	
2	SOFT	Thrive Home Builders Thrive Home Builders	DTJ Design Goodland Construction	2019030-42 LH-Construction Documents - Northern Neighborhoods Loretto Heights Phase 1A and 1B	Multiple \$ Multiple \$	35,025.20 Multiple 501,951.77 Multiple	Multiple Multiple	Multiple :	5 35,025.20 THB Loretto 5 501.951.77 THB Loretto	Multiple Multiple	\$ 35,025.20 \$ 501.951.77	0.00%	\$ 186.505.79		\$ 35,025.20	\$ 35,025.20 0.00% \$ 315.445.97 0.00%	s - s	- S	35,025.20 \$ 315.445.97 \$		100.00%	\$ 35,025.20 \$ \$ 315.445.97 \$	17,512.60 \$	- \$ 121.508.01 \$	65.933.68	17,512
2	SOFT	Thrive Home Builders Thrive Home Builders	Harris Kocher Smith	Loretto Heights Phase 1A and 1B 190518 Thrive - Loretto Heights	Multiple \$	486,877.50 Multiple	Multiple	Multiple :	5 484,692.50 THB Loretto	Multiple	\$ 501,951.77		\$ 186,505.79			\$ 315,445.97 0.00% \$ 280,797.47 0.00%	s - s	- S	315,445.97 \$ 282,063.31 \$		100.00%	\$ 315,445.97 \$		73,783.44 \$		
2	SOFT	Thrive Home Builders	Keller North America	Project 15311203 LH Phase 1 Water Injection	Multiple \$	116,298.04 Multiple	Multiple	Multiple :	5 116,298.04 THE Loretto	Multiple	\$ 116,298.04	100.00%	\$ 116,298.04	0.00%	\$ -	S - 0.00%	s - s	- S	- \$		0.00%	s - s	- \$	- \$		
2	SOFT	Thrive Home Builders	Metrostudy	Market Study Market Study	INV00046971 \$ INV00047926 \$		3927 4061	02/19/19	5 3,500.00 NT Builders 5 3,589.50 NT Builders	04/19/19	\$ 3,589.50	100.00%	\$ 3,500.00 \$ 3,589.50	0.00%	\$ -	\$ - 0.00% \$ - 0.00%	s - s	- s	- s		0.00%	s - s	- \$	- s	-	
2	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - No other description	118527 \$	3,589.50 03/25/19 409.50 03/13/19		10/14/22	5 3,589.50 NT Builders 5 409.50 THB Loretto	10/18/22	\$ 3,389.50		\$ 409.50		s .	\$ - 0.00%	s - s	- s	- s		0.00%	s - s	- S	- S		
2	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - Review/Revise 2nd Amendment	118862 \$	252.00 04/05/19	4117	05/13/19	S 252.00 NTBuilders	05/23/19	\$ 252.00	100.00%	\$ 252.00		s -	S - 0.00%	s - s	- s	- \$		0.00%	s - s	- \$	- \$		
	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC Montgomery Little & Soran, PC	Loretto Heights - No other description Loretto Heights - Review/Revise Draft of 3rd Amendment	119192 \$ 119776 \$	1,921.50 05/09/19 472.50 06/07/19	4175 4251	06/06/19	5 1,921.50 NT Builders 5 472.50 NT Builders	06/11/19	\$ 1,921.50 \$ 472.50	100.00%	\$ 1,921.50 \$ 472.50		\$ -	\$ - 0.00% \$ - 0.00%	s - s	- s	- s		0.00%	s - s	- \$	- s	-	
	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - R/R Civil Engineer's Agreement/Reviewed Engineer's Contract	122242 \$			05/13/19	5 661.50 NT Builders	05/23/19	\$ 661.50	100.00%	\$ 661.50	0.00%	s .	\$ - 0.00%	s - s	- s	- s		0.00%	s - s	- S	- S		
	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - Communication regarding Water Easement to City	123031 \$	126.00 02/07/20		07/15/20	5 126.00 THB Loretto	07/20/20	\$ 126.00	0.00%	s -	100.00%	\$ 126.00	\$ 126.00 0.00%	s - s	- s	126.00 \$		100.00%	\$ 126.00 \$	- \$	126.00 \$		
	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC Montgomery Little & Soran, PC	Loretto Heights - Comm. Regarding allocation of costs/ Comm. Regarding Off-Site Im Loretto Heights - Review/Revise 5th Amendment	123752 \$ 130052 \$	441.00 03/10/20 2,142.00 11/11/20	1014	07/15/20	5 441.00 THB Loretto 5 2,142.00 THB Loretto	07/20/20 12/09/20	\$ 441.00 \$ 2,142.00	100.00%	\$ 441.00 \$ 2,142.00	0.00%	\$ -	\$ - 0.00% \$ - 0.00%	s - s	- s	- \$		0.00%	s - s	- \$	- \$	-	
	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC Montgomery Little & Soran, PC	Loretto Heights - Review/Revise 5th Amendment/Review Affordable Housing Agreem	131033 \$				5 1,417.50 THE Loretto	02/10/21	\$ 1,417.50		\$ 1,417.50		s -	\$ - 0.00%	s - s	- s	- 5	-	0.00%	s - s	- 5	- 5		
	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - Work on 5th Amendment	131601 \$	1,197.00 01/15/21	1039	02/10/21	5 1,197.00 THE Loretto	02/10/21	\$ 1,197.00	100.00%	\$ 1,197.00	0.00%	\$ -	\$ - 0.00%	s - s	- s	- \$		0.00%	s - s	- \$	- \$		
2	SOFT	Thrive Home Builders Thrive Home Builders	Montgomery Little & Soran, PC Montgomery Little & Soran, PC	Loretto Heights - Review Demo Plan/Work on 5th Amendment Loretto Heights - Work on 5th Amendment	132078 \$ 134408 \$	630.00 02/10/21 756.00 05/10/21	1042	03/08/21	5 630.00 THB Loretto 5 756.00 THB Loretto	03/08/21	\$ 630.00 \$ 756.00	100.00%	\$ 630.00	0.00%	\$ -	\$ - 0.00% \$ - 0.00%	s - s	- S	- \$		0.00%	s - s	- \$	- \$		
2	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - Work on 5th Amendment/Comm. Regarding Operating & Property	135540 \$	4,788.00 05/10/21	1069	09/21/21	4,788.00 THE Loretto	09/21/21	\$ 4,788.00	100.00%	\$ 4,788.00	0.00%	s .	\$ - 0.00%	s - s	- s	- s		0.00%	s - s	- S	- S		
2	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - Reviewed PSA regarding closing date	137205 \$	126.00 09/13/21	1079	11/22/21	5 126.00 THB Loretto	11/22/21	\$ 126.00	100.00%	\$ 126.00	0.00%	\$ -	S - 0.00%	s - s	- s	- \$		0.00%	s - s	- \$	- \$		
2	SOFT	Thrive Home Builders Thrive Home Builders	Montgomery Little & Soran, PC Montgomery Little & Soran, PC	Loretto Heights - Work on 8th Amendment/Closing Matters Loretto Heights - Work on 8th Amendment/Closing Matters	137845 \$ 138728 \$	5,481.00 10/15/21 6,678.00 11/12/21	1079 1131	11/22/21	5 5,481.00 THB Loretto 5 6,678.00 THB Loretto	11/22/21 06/06/22	\$ 5,481.00 \$ 6,678.00	100.00%	\$ 5,481.00 \$ 6,678.00	0.00%	\$ -	\$ - 0.00% \$ - 0.00%	S - S	- S	- S		0.00%	S - S	. ş	- S		
2	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - Prepared General Construction License Form	139979 \$	535.50 01/17/22	1099	03/14/22	5 535.50 THB Loretto	03/14/22	\$ 535.50	100.00%	\$ 535.50	0.00%	\$ -	\$ - 0.00%	s - s	- S	- s		0.00%	s - s	- s	- \$		
2	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - Reviewed Draft of PSA/ Work on access easements & declaration of	140179 \$	598.50 02/10/22		03/14/22	5 598.50 THB Loretto	03/14/22	\$ 598.50	100.00%	\$ 598.50		\$ -	\$ - 0.00%	s - s	- S	- \$		0.00%	s - s	- \$	- \$	-	
2	SOFT	Thrive Home Builders Thrive Home Builders	Montgomery Little & Soran, PC Montgomery Little & Soran, PC	Loretto Heights - District Covenants/Access & Utility Easements/Analysis of CCR issue Loretto Heights - Analysis of CCR's	141615 \$ 142983 \$	2,961.00 03/11/22 567.00 04/12/22	1131	05/31/22	5 2,961.00 THB Loretto 5 567.00 THB Loretto	06/06/22	\$ 2,961.00 \$ 567.00	100.00%	\$ 2,961.00	0.00%	s .	\$ - 0.00% \$ - 0.00%	s - s	- S	- S		0.00%	s - s	- 5	- S		
2	SOFT	Thrive Home Builders	Montgomery Little & Soran, PC	Loretto Heights - Covenants/Vendor limitation of Liability/License Agreements	143898 \$	2,047.50 05/13/22	1134		2,047.50 THB Loretto	06/16/22	\$ 2,047.50	100.00%	\$ 2,047.50		\$ -	\$ - 0.00%	s - s	- S	- s		0.00%	s - s	- s	- \$		
2	SOFT		Montgomery Little & Soran, PC	Loretto Heights - Reviewed Goodland Construction Terms and Conditions	144874 \$			11/07/22	5 819.00 THE Loretto 5 850.50 THE Loretto	07/29/22	\$ 819.00 \$ 850.50	0.00%	\$ 819.00		\$ -	\$ - 0.00%	s - s	- S	- \$ 850.50 \$		100.00%	s - s	- \$	- \$	-	
2	SOFT	Thrive Home Builders Thrive Home Builders	Montgomery Little & Soran, PC Newmark Knight Frank	Loretto Heights - Denver Water Easement Appraisal Report - 33 Acres at Loretto Heights		850.50 08/16/22 3,500.00 08/31/20	1164	02/07/22	5 850.50 THB Loretto 5 3,500.00 THB Loretto	02/12/22	\$ 3,500.00	100.00%	\$ 3,500.00	0.00%	\$ 850.50	\$ 850.50 0.00% \$ - 0.00%	5 - 5	- 5	- \$		0.00%	\$ 850.50 \$ \$ - \$	- 5	850.50 \$		
2	SOFT	Thrive Home Builders	OttenJohnson	Developer Legal	448702 \$	2,719.00 09/09/20	1028	11/19/20	2,719.00 THB Loretto	11/19/20	\$ 2,719.00	59.58%	\$ 1,619.92	40.42%		\$ 1,099.08 0.00%	s - s	- S	1,099.08 \$		100.00%	\$ 1,099.08 \$	274.77 \$	274.77 \$	274.77	274.
2	SOFT	Thrive Home Builders	RG Engineering Consultants	Electrical Engineering		24,850.00 11/22/21		01/11/22	5 24,850.00 THB Loretto	01/11/22	\$ 24,850.00		\$ 22,000.00	11.47%	\$ 2,850.00	\$ 2,850.00 0.00%	s - s	- S	2,850.00 \$		100.00%	\$ 2,850.00 \$	2,850.00 \$	- \$	-	
2	SOFT	Thrive Home Builders Thrive Home Builders	Xcel Energy Xcel Energy	New Electric Distribution New Gas Distribution	12526885 \$ 13087176 \$	73,114.57 04/29/22 10,740.75 04/29/22	1143	07/13/22	5 73,114.57 THB Loretto 5 10,740.75 THB Loretto	NA NA	\$ 73,114.57 \$ 10,740.75	100.00%	\$ 73,114.57 \$ 10,740.75	0.00%	s .	\$ - 0.00% \$ - 0.00%	s - s	- S	- S		0.00%	s - s	- 5	- S		
3	SOFT	ACM Lenetto VILLC	Asbestos Abatement Contractor	Asbestos Abatement	AAC2021 \$	1,800.00 02/08/22	1922	02/09/23	1,800.00 ACM Loretto VI LLC	02/21/23	\$ 1,800.00	0.00%	s -	100.00%	\$ 1,800.00		s - s	- \$	1,800.00 \$		100.00%	\$ 1,800.00 \$	450.00 \$	450.00 \$	450.00	450.
3 42	SOFT	ACM Lonetto VILLC	CS Group	Repair Swamp Cooler R&R Defective Combustion Blower Motor on Boiler #2	93678 \$ 097115 \$	300.00 07/01/21 2,192.16 01/15/23	1701 1906	01/25/23	5 300.00 ACM Loretto VI LLC 5 2,192.16 ACM Loretto VI LLC	10/05/21	\$ 300.00 \$ 2,192.16	0.00%	\$ -	100.00%	\$ 300.00		S - S	- 5	300.00 \$ 2,192.16 \$	-	0.00%	\$ 300.00 \$ \$ 2,192.16 \$	75.00 \$ 548.04 \$	75.00 \$ 548.04 \$	75.00 548.04	
3	HARD	ACM Loretto VILLC Thrive Home Builders	Goodland Construction	Loretto Heights Phase 1A and 1B		2,192.16 01/15/23 434,768.89 Multiple		Multiple :		Multiple	\$ 2,192.16 \$ 434,768.89		\$ 119,706.28			\$ 315,062.60 0.00%	s - s	- S	2,192.16 5 315,062.60	-		\$ 2,192.16 \$ \$ 315,062.60 \$		(33,687.99) \$	3,495.96	
3	SOFT	ACM LONGED VILLC	Harris Kocher Smith	180702 Loretto Heights	180702.55 \$	20,435.00 12/28/22	1907	01/25/23	20,435.00 ACM Loretto VI LLC	02/01/23	\$ 20,435.00	8.97%	\$ 1,833.81	91.03%	\$ 18,601.19	\$ 18,601.19 0.00%	s - s	- S	18,601.19 \$		100.00%	\$ 18,601.19 \$	8,512.80 \$	3,362.80 \$	3,362.80	3,362.
13	SOFT	ACM LONGTO VILLC	Securitas	Security Guard Services	11115334 \$	2,690.88 12/31/22	EFT	01/25/23			\$ 2,690.88	32.23%	\$ 867.27			\$ 1,823.61 0.00%	s - s	- s	1,823.61 \$			\$ 1,823.61 \$	455.90 \$	455.90 \$	455.90	455.
14	SOFT	ACM LONGE VILLO ACM LONGE VILLO	AVI Roofing Asbestos Abatement Contractor	Located an area of open membrane flashing at curb and resealed Asbestos Abatement	49407 \$ AAC2021-A \$	405.99 03/08/23 2,400.00 03/08/23	1942	03/16/23	5 405.99 ACM Loretto VI LLC 5 2,400.00 ACM Loretto VI LLC		\$ 405.99 \$ 2,400.00	0.00%	\$.	100.00%		\$ 405.99 0.00% \$ 2,400.00 0.00%	s - s	- S	405.99 \$ 2,400.00 \$		100.00%	\$ 405.99 \$ \$ 2,400.00 \$	405.99 \$ 600.00 \$	600.00 \$	600.00	600.
4	SOFT	ACM Lenetto VILLC	Double A Security	Service Fee/Repair non working door/Misc Material needed	23-5380 \$	146.70 02/20/23	1945	03/16/23	5 146.70 ACM Loretto VI LLC	03/23/23	\$ 146.70	0.00%	\$ -	100.00%	\$ 146.70	\$ 146.70 0.00%		- S	146.70 \$		100.00%	S 146.70 S	36.68 \$	36.68 \$	36.68	36.
4	SOFT	ACM LORRED VILLO	EnvioCore Harris Kocher Smith	Asbestos Inspection/Asbestos PLM Samples 180702 Loretto Heights	0223-36 \$ 180702.57 \$	430.00 02/22/23 11,445.00 02/22/23	1946 1947	03/16/23	5 430.00 ACM Loretto VI LLC	03/30/23	\$ 430.00 \$ 11,445.00	0.00%	\$ 2,385.73	100.00%	\$ 430.00		\$ - S	- \$	430.00 \$ 9,059.27 \$		100.00%	\$ 430.00 \$ \$ 9,059.27 \$	107.50 \$	107.50 \$ 952.32 \$	107.50	107. 952.
14	SOFT	ACM LONGS VILLO ACM LONGS VILLO	Harris Kocher Smith Securitas	Security Guard Services	11151798 \$		EFT EFT	03/02/23	5 11,445.00 ACM Loretto VI LLC 5 2,690.88 ACM Loretto VI LLC		\$ 11,445.00	32.23%	\$ 2,385.73	79.15% 67.77%		\$ 9,059.27 0.00% \$ 1,823.61 0.00%	5 - 5	- 5	1,823.61 \$		100.00%	\$ 9,059.27 \$ \$ 1,823.61 \$	6,202.32 \$ 455.90 \$	952.32 \$ 455.90 \$	952.32 455.90	
14	HARD	Thrive Home Builders	Goodland Construction	Loretto Heights Phase 1A and 1B	Pay App 6 \$	223,657.55 03/31/23	1226	05/01/23	223,657.55 THB Loretto	05/08/23	\$ 223,657.55	37.38%	\$ 94,495.71	62.62%	\$ 129,161.84	\$ 129,161.84 0.00%		- s	129,161.84 \$		100.00%	\$ 129,161.84 \$	22,662.92 \$	94,466.77 \$	6,016.07	6,016
14	SOFT	ACM LONGED VILLC ACM LONGED VILLC	Harris Kocher Smith	180702 Loretto Heights Security Guard Services		17,342.00 03/22/23 4,985.47 03/22/23		04/21/23	5 17,342.00 ACM Loretto VI LLC	05/03/23 04/14/23	\$ 17,342.00 \$ 4,985.47					\$ 14,311.69 0.00% \$ 3,378.65 0.00%	s - s	- \$	14,311.69 \$ 3,378.65 \$		100.00%	\$ 14,311.69 \$ \$ 3,378.65 \$	9,274.17 \$ 844.66 \$	1,679.17 \$ 844.66 \$	1,679.17 844.66	
4	SOFT	ACM LONGED VILLO	Terraguard Security Federation Inc. Terraguard Security Federation Inc.	Security Guard Services Security Guard Services	1427 \$	4,985.47 03/22/23 9,853.47 03/22/23	1952	03/27/23	5 4,985.47 ACM Loretto VI LLC 5 9,853.47 ACM Loretto VI LLC		\$ 4,985.47 \$ 9,853.47	32.23%	\$ 1,606.82 \$ 3,175.77	67.77%	\$ 3,378.65 \$ 6,677.70		s - s	- S	3,378.65 \$ 6,677.70 \$		100.00%	\$ 6,677.70 \$	1,669.42 \$	1,669.42 \$	844.66 1,669.42	
				TOTAL VERIFICATION NOS>		8,226,622.27			\$ 8,163,869.76		\$ 8,163,869.76	25.22%	\$2,075,127.42	74.85%	\$6,157,506.91		\$ \$	76,673.96 \$	5,959,094.57 \$	109,720.34		\$ 6,125,859.85 \$	4,221,955.87 \$	595,950.12 \$	480,900.57	827,053.
				TOTAL VERIFICATION NO> TOTAL VERIFICATION NO>		4,184,802.41 315,380.31			\$ 4,184,802.41 \$ 315,380.31		\$ 4,184,802.41 \$ 315.380.31	14.99% 3.09%	\$ 627,191.87 \$ 9.745.77	85.01% 96.91%	\$3,557,610.54 \$ 305.634.54		\$ \$		3,557,610.54 \$ 218.618.99 \$	87.015.55		\$ 3,557,610.54 \$ \$ 305.634.54 \$	3,053,041.87 \$ 168.827.55 \$	150,043.16 \$ 30.524.27 \$	147,538.76 24.588.47	206,986.7
				TOTAL VERIFICATION NO>					\$ 188,346.21		\$ 188,346.21	0.47%	\$ 888.00		\$ 187,458.21		\$ \$	76,673.96 \$	104,210.09 \$	6,574.16		\$ 187,458.21 \$	129,428.10 \$		22,323.03	
				TOTAL VERIFICATION NO> TOTAL VERIFICATION NO>		16,130.63 206.924.03			\$ 16,130.63 \$ 206.924.03		\$ 16,130.63 \$ 206.924.03	0.00% 27.79%	\$ - \$ 57.503.68		\$ 16,130.63 \$ 149.420.35		\$. \$		\$ 149.420.35 \$	16,130.63		\$ 16,130.63 \$ \$ 149.420.35 \$. \$ 14.136.31 \$	12.620.51	8,065.
				TOTAL VERIFICATION NO> TOTAL VERIFICATION NO>		206,924.03 119,814.20			\$ 206,924.03 \$ 119,814.20		\$ 206,924.03 \$ 119,814.20	27.79% 50.12%	\$ 57,503.68 \$ 60,052.95		\$ 149,420.35 \$ 59,761.25		\$ \$		149,420.35 \$ 59,761.25 \$			\$ 149,420.35 \$ \$ 59,761.25 \$		14,136.31 \$ 8,974.11 \$	12,620.51 8,524.11	
				TOTAL VERIFICATION NO>									\$ 3,767.81				\$ 5		328,976.65 \$			\$ 328,976.65 \$				
				TOTAL VERIFICATION NO> TOTAL VERIFICATION NO>		37,455.64 58,129.95			\$ 37,455.64 \$ 58,129.95		\$ 37,455.64 \$ 58,129.95	4.75% 14.92%	\$ 1,780.31 \$ 8,675.47		\$ 35,675.33 \$ 49,454.48		\$ \$		35,675.33 \$ 49,454.48 \$			\$ 35,675.33 \$ \$ 49,454.48 \$		935.98 \$ 7,560.31 \$	935.98 7,560.31	
				TOTAL VERIFICATION NO>								24.48%	\$ 9,817.03				\$ \$		30,283.55 \$			\$ 30,283.55 \$	4,123.83 \$			
				TOTAL VERIFICATION NO>		12,340.73 1,984,921.20			\$ 12,340.73 \$ 1.922.168.69		\$ 12,340.73 \$ 1.918.668.69	16.58% 53.69%	\$ 2,045.98 \$1.065.689.58				\$. \$		10,294.75 \$ 907,213.58 \$			\$ 10,294.75 \$ \$ 887,584.55 \$				
				TOTAL VERIFICATION NO>		1,984,921.20 462.186.93			5 1,922,168.69 S 462.186.93		\$ 1,918,668.69 \$ 467,186.93	53.69% 26.48%	\$1,065,689.58 \$ 122,407.37		\$ 919,231.62 \$ 339.779.56		5 6		907,213.58 \$ 339,779.56 \$						190,146.38 8,387.70	





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

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

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
 - o 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
 - o 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
 - o 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
 - 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
 - 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 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
- 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

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. 1-6, dated November 8, 2022 through March 31, 2023