

LEDGE ROCK CENTER COMMERCIAL METROPOLITAN DISTRICT (“DISTRICT”)

8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Phone: 303-779-5710

www.LedgeRockCenterCommercialMetroDistrict.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, April 17, 2023
TIME: 11:00 a.m., or as soon thereafter as possible
LOCATION: Microsoft Teams Videoconference

You can attend the meeting in any of the following ways:

- a. To attend via Microsoft Teams Videoconference:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTU5NzZiZWMTNzkyNS00YWExLTg1NDctMDYzYjZjNTE0OWE3%40thread.v2/0?context=%7b%22Tid%22%3a%224aa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d
- b. To attend via telephone, dial 720-547-5281 and enter the following additional information:
Meeting ID: 104 654 452#

ACCESS:

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Amy Carroll	President	May, 2023
John Schlup	Secretary/Treasurer	May, 2023
Lucas Schlup	Vice President, Asst. Secretary/Asst. Treasurer	May, 2023
Michel Schlup	Vice President, Asst. Secretary/Asst. Treasurer	May, 2025
James Shipton	Vice President, Asst. Secretary/Asst. Treasurer	May, 2025

I. ADMINISTRATIVE MATTERS

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting, and posting of meeting notice.
- D. Public Comment.

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

- E. Review and consider approval of minutes from the March 20, 2023 Special Meeting (enclosure).
- F. Acknowledge Project Funding Requisition No. 5 was voided following the March 20, 2023 Board meeting.

II. FINANCIAL MATTERS

- A. Approve and/or ratify approval of payment of claims in the amount of \$42,824.24 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position as of July 31, 2022, updated as of April 12, 2023 (enclosure).
- C. Review and consider approval of Cost Certification Report No. 5 through April 17, 2023 by Ranger Engineering, LLC (to be distributed).
- D. Discuss and consider approval of Verification Letter from CLA and Project Funding Requisition No. 7 under the Ledge Rock Water and Sewer Pipeline work Escrow Account (to be distributed).

III. LEGAL MATTERS

- A. Consider and discuss an approval of any updates to crossing agreements.

IV. MANAGER MATTERS

V. DIRECTOR MATTERS

VI. OTHER BUSINESS

VII. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4) to consult with or receive advice from attorney regarding specific legal items, if necessary.

VIII. ADJOURNMENT

**The next regular Board meeting will be held on May 15, 2023 at 11:00 a.m.
via video teleconference.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
LEDGE ROCK CENTER COMMERCIAL METROPOLITAN DISTRICT
(THE “DISTRICT”)
HELD
MARCH 20, 2023

A special meeting of the Board of Directors of the Ledge Rock Center Commercial Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, March 20, 2023, at 11:00 a.m. The meeting was held via video conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Amy Carroll, President
John Schlup, Secretary/Treasurer
James Shipton, Vice President/Asst. Secretary/Asst. Treasurer

Directors Absent and Excused:

Lucas Schlup, Vice President/Asst. Secretary/Asst. Treasurer
Michel Schlup, Vice President/Asst. Secretary/Asst. Treasurer

Also, In Attendance Were:

David S. O’Leary, Esq.; Spencer Fane LLP
Lisa Johnson, Shauna D’Amato, Natalie Herschberg and Lindsay Ross;
CliftonLarsonAllen LLP (“CLA”)
Todd Johnson, P.E.; Terra Forma Solutions, Inc.
Allen Schlup; A.D. Schlup Law, LLC

ADMINISTRATIVE MATTERS

Call to Order and Agenda: The meeting was called to order at 11:03 a.m. by Ms. Johnson.

Following discussion, upon a motion by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board excused the absences of Director Michel Schlup and Director Lucas Schlup.

Ms. Ross requested Financial Matters item D be changed from Project Requisition No. 4 to No. 6. Following discussion, upon a motion by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the agenda, as amended.

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regards to any matters scheduled for discussion at this

RECORD OF PROCEEDINGS

meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney O’Leary that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

Quorum, Meeting Location and Posting of Meeting Notice: Ms. Johnson confirmed a quorum. The meeting location and posting of meeting notice were confirmed.

Public Comment: None.

Minutes of the February 27, 2023 Special Meeting: Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the minutes from the February 27, 2023 special meeting, as presented.

Amended Resolution Concerning Annual Administrative Matters 2023 Related to Setting a Regular Meeting Schedule for the Remainder of 2023: Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board adopted the Amended Resolution Concerning Annual Administrative Matters 2023.

FINANCIAL MATTERS

Claims: Ms. Ross presented the claims to the Board. Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the claims in the amount of \$6,981.41.

Schedule of Cash Position as of July 31, 2022, updated as of March 10, 2023: Ms. Ross presented the Schedule of Cash Position to the Board. Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of July 31, 2022, updated as of March 10, 2023.

Cost Certification Report No. 4 thorough March 20, 2023 by Ranger Engineering, LLC: The Board reviewed the Cost Certification Report. Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved Cost Certification Report No. 4 prepared by Ranger Engineering, LLC in the amount of \$1,303,847.74.

RECORD OF PROCEEDINGS

Project Requisition No. 6 and Payment to Carson Development under the Grading Construction Agreement and the Monument Construction Agreement and for Farmers Irrigation Ditch Construction and Installation, pursuant to Cost Certification Report No. 4: Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved Project Requisition No. 6 and payment to Carson Development under the Grading Construction Agreement and the Monument Construction Agreement and for Farmers Irrigation Ditch construction and installation, pursuant to Cost Certification Report No. 4.

Verification Letter from CLA and Project Funding Requisition No. 5 under the Ledge Rock Water and Sewer Pipeline Work Escrow Account: Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the verification letter from CLA and Project Funding Requisition No. 5, subject to final review by Director Carroll.

LEGAL MATTERS

Temporary Construction Easement for Sanitary Sewer Construction: Mr. O’Leary reviewed the easement with the Board. Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board approved the Temporary Construction Easement for Sanitary Sewer Construction.

MANAGER MATTERS

None.

DIRECTOR MATTERS

None.

OTHER BUSINESS

Ratify Approval of Construction Agreement for Project 01A, Public Improvements in the amount of \$19,914,334.55: Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board ratified approval of the Construction Agreement for Project 01A, Public Improvements in the amount of \$19,914,334.55.

Ratify Approval of Construction Agreement for Project 01A, 02 Retail Commercial East Infrastructure – Sanitary Sewer and Water and Storm Drainage in the amount of \$3,969,396.86: Following review and discussion, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board ratified approval of the Construction Agreement for Project 01A, , 02 Retail Commercial East Infrastructure – Sanitary Sewer and Water and Storm Drainage in the amount of \$3,969,396.86.

RECORD OF PROCEEDINGS

EXECUTIVE
SESSION

No executive session was necessary.

ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Carroll, seconded by Director J. Schlup and, upon vote, unanimously carried, the Board adjourned the meeting at 11:25 a.m.

Respectfully submitted,

By _____
Secretary for the Meeting

Ledge Rock Center Commercial Metropolitan District
Paid Claims March 16 - April 12, 2023

Process Date	Vendor	Invoice Number	Payment Method	Amount
4/10/2023	Special District Association	2023 Dues	Vendor Direct	\$ 417.19
4/10/2023	Spencer Fane LLP	1168962	Vendor Direct	8,332.00
4/10/2023	Spencer Fane LLP	1162334	Vendor Direct	13,380.00
4/11/2023	CliftonLarsonAllen LLP	Multiple	BILL EFT	2,615.03
4/11/2023	Ranger Engineering LLC	1627	BILL EFT	1,824.15
4/11/2023	Ranger Engineering LLC	Multiple	BILL EFT	5,334.88
4/11/2023	Terra Forma Solutions Inc.	771	BILL Check	3,764.75
4/11/2023	Terra Forma Solutions Inc.	784	BILL Check	5,656.24
4/11/2023	UMB Bank, N.A	940514	BILL Check	500.00
			Total Claims Paid	<u>\$ 41,824.24</u>

LEDGE ROCK CENTER COMMERCIAL METROPOLITAN DISTRICT
Schedule of Cash Position
July 31, 2022
Updated as of April 12, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total
1st Bank - Checking Account				
Balance as of 07/31/2022	\$ -	\$ -	\$ -	\$ -
Subsequent activities:				
08/15/22 Opening Deposit	1.00	-	-	1.00
09/30/22 CO Special Districts	351.00	-	-	351.00
01/13/23 Developer Advance	38,043.34	-	-	38,043.34
01/16/23 Bill.com Payments	(38,043.34)	-	-	(38,043.34)
02/17/23 ledge rock c	4,098.27	-	2,882.73	6,981.00
02/24/23 Bill.com Payments	(4,098.27)	-	(2,882.73)	(6,981.00)
03/31/23 Developer Advance	15,933.87	-	30,146.02	46,079.89
04/08/23 Bill.com Payments	(12,058.22)	-	(29,766.02)	(41,824.24)
Anticipated activities:				
Anticipated Bill.com Payments	(3,875.65)	-	(380.00)	(4,255.65)
Anticipated balance	352.00	-	-	352.00
UMB - Water & Sewer Pipeline Escrow (158221.1)				
Balance as of 07/31/2022	\$ -	\$ -	\$ -	\$ -
Subsequent activities:				
09/12/22 Deposit	-	-	5,920,051.50	5,920,051.50
09/13/22 Deposit	-	-	1,205.52	1,205.52
09/13/22 Deposit	-	-	0.08	0.08
10/07/22 Requisition #1 - Ledge Rock Center LLC	-	-	(2,049,061.81)	(2,049,061.81)
10/31/22 Interest Income	-	-	3,573.64	3,573.64
11/30/22 Interest Income	-	-	8,402.87	8,402.87
12/02/22 Bond Proceeds	-	-	42,000,000.00	42,000,000.00
12/02/22 Transfer to account 158221.2	-	-	(7,000,000.00)	(7,000,000.00)
12/21/22 Requisition #2 - Ledge Rock Center LLC	-	-	(1,183,471.48)	(1,183,471.48)
12/31/22 Interest Income	-	-	9,571.11	9,571.11
01/31/23 Interest Income	-	-	107,219.60	107,219.60
02/27/23 Requisition #3 - Ledge Rock Center LLC	-	-	(475,490.97)	(475,490.97)
02/28/23 Interest Income	-	-	115,832.21	115,832.21
03/16/23 Requisition #5 - Ledge Rock Center LLC	-	-	(500,408.25)	(500,408.25)
03/23/23 Requisition #6 - Ledge Rock Center LLC	-	-	(1,303,847.74)	(1,303,847.74)
03/31/23 Interest Income	-	-	112,317.25	112,317.25
Anticipated balance	-	-	35,765,893.53	35,765,893.53
UMB - Water & Sewer Pipeline Developer Acct (158221.2)				
Balance as of 07/31/2022	\$ -	\$ -	\$ -	\$ -
Subsequent activities:				
11/30/22 Contribution	-	-	17,000,000.00	17,000,000.00
12/02/22 Distribution to Ledge Rock Center LLC	-	-	(24,000,000.00)	(24,000,000.00)
12/02/22 Transfer from account 158221.2	-	-	7,000,000.00	7,000,000.00
12/31/22 Interest Income	-	-	1,442.69	1,442.69
01/31/23 Interest Income	-	-	1,451.29	1,451.29
02/28/23 Interest Income	-	-	8.62	8.62
Anticipated balance	-	-	2,902.60	2,902.60
UMB - 2022A Surplus Fund (159468.4)				
Balance as of 07/31/2022	\$ -	\$ -	\$ -	\$ -
Subsequent activities:				
12/02/22 Bond Funds	-	6,497,000.00	-	6,497,000.00
12/31/22 Interest Income	-	21,438.37	-	21,438.37
01/31/23 Interest Income	-	25,246.16	-	25,246.16
02/28/23 Interest Income	-	7,544.06	-	7,544.06
03/31/23 Interest Income	-	14,134.47	-	14,134.47
Anticipated balance	-	6,565,363.06	-	6,565,363.06
UMB - 2022A Capitalized Interest Fund (159468.5)				
Balance as of 07/31/2022	\$ -	\$ -	\$ -	\$ -
Subsequent activities:				
12/02/22 Bond Funds	-	14,462,587.50	-	14,462,587.50
12/31/22 Interest Income	-	47,722.65	-	47,722.65
01/31/23 Interest Income	-	56,199.04	-	56,199.04
02/28/23 Interest Income	-	16,793.39	-	16,793.39
03/31/23 Interest Income	-	31,463.88	-	31,463.88
Anticipated balance	-	14,614,766.46	-	14,614,766.46
UMB - 2022A Restricted Project Fund (149468.6)				
Balance as of 07/31/2022	\$ -	\$ -	\$ -	\$ -
Subsequent activities:				
12/02/22 Bond Funds	-	-	8,000,000.00	8,000,000.00
12/31/22 Interest Income	-	-	26,397.83	26,397.83
01/31/23 Interest Income	-	-	31,086.56	31,086.56
02/28/23 Interest Income	-	-	9,289.27	9,289.27
03/31/23 Interest Income	-	-	17,404.38	17,404.38
Anticipated balance	-	-	8,084,178.04	8,084,178.04
UMB - 2022A COJ Fund (159468.7)				
Balance as of 07/31/2022	\$ -	\$ -	\$ -	\$ -
Subsequent activities:				
12/02/22 Bond Funds	-	-	1,520,080.00	1,520,080.00
12/02/22 McGeady	-	-	(130,000.00)	(130,000.00)
12/02/22 Causey Degmen & Moore	-	-	(23,500.00)	(23,500.00)
12/02/22 Kutak Rock	-	-	(200,000.00)	(200,000.00)
12/05/22 Butler Snow	-	-	(170,000.00)	(170,000.00)
12/06/22 Spencer Fane	-	-	(140,000.00)	(140,000.00)
12/07/22 Payton Property Management	-	-	(704,819.70)	(704,819.70)
12/07/22 Paul C. Benedetti	-	-	(25,000.00)	(25,000.00)
12/07/22 CliftonLarsonAllen	-	-	(20,000.00)	(20,000.00)
12/07/22 Lewis Young Robertson & Burningham	-	-	(55,000.00)	(55,000.00)
12/14/22 Zoom Aerial	-	-	(3,536.00)	(3,536.00)
12/16/22 Waas Campbell Rivera Johnson	-	-	(3,575.00)	(3,575.00)
12/31/22 Interest Income	-	-	784.03	784.03
01/11/23 Development Strategies	-	-	(30,960.00)	(30,960.00)
01/17/23 UMB Fees	-	-	(9,000.00)	(9,000.00)
01/31/23 Interest Income	-	-	88.82	88.82
02/28/23 Interest Income	-	-	6.40	6.40
03/31/23 Interest Income	-	-	11.97	11.97
Anticipated balance	-	-	5,580.52	5,580.52
UMB - 2022B COJ Fund (159472.3)				
Balance as of 07/31/2022	\$ -	\$ -	\$ -	\$ -
Subsequent activities:				
12/02/22 Bond Funds	-	-	310.70	310.70
12/31/22 Interest Income	-	-	1.02	1.02
01/31/23 Interest Income	-	-	1.24	1.24
02/28/23 Interest Income	-	-	0.36	0.36
03/31/23 Interest Income	-	-	0.63	0.63
Anticipated balance	-	-	313.95	313.95
Total Anticipated balance	\$ 352.00	\$ 21,180,129.52	\$ 43,858,868.64	\$ 65,039,350.16

**THE FOLLOWING ARE POST PACKET ITEMS:
ITEMS THAT WERE DISTRIBUTED AT THE MEETING
AND NOT IN THE ORIGINAL PACKET**



ENGINEER'S REPORT and CERTIFICATION #05
LEDGE ROCK CENTER COMMERCIAL METROPOLITAN DISTRICT

PREPARED FOR:

Ledge Rock Center Commercial Metropolitan District
c/o Spencer Fane, LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203

PREPARED BY:

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

DATE PREPARED:

April 17, 2023

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ENGINEER’S REPORT

Introduction

Ranger Engineering, LLC (“Ranger”), was retained by Ledge Rock Center Commercial Metropolitan District (“District”) as an Independent Consulting Engineer to certify costs associated with constructed Public Improvements associated with the District.

The District is located within the Town of Johnstown, CO (“Town”). The development area is approximately 35.9 acres. This certification considers construction costs within and without the District boundaries.

The attached Engineer’s Certification states that the Independent Consulting Engineer finds and determines that the constructed value of the Public Improvements considered in this Engineer’s Report, including hard and soft & indirect costs from approximately January 2023 to March 2023, are valued at **\$2,106,766.43**. Table I summarizes costs certified to date.

Table I – Cost Certified to Date					
Cert No.	Date	Costs Paid This Period	Eligible Hard Costs	Eligible Soft Costs	Total Eligible Costs
01	7/12/2022	\$2,505,734.22	\$792,347.19	\$1,256,714.62	\$2,049,061.81
02	11/14/2022	\$1,427,146.15	\$995,337.43	\$188,133.78	\$1,183,471.21
03	2/9/2023	\$531,608.12	\$475,490.97	\$0.00	\$475,490.97
04	3/17/2023	\$1,464,261.50	\$1,124,809.57	\$179,038.17	\$1,303,847.74
05	4/17/2023	\$3,391,217.03	\$1,671,843.86	\$434,922.58	\$2,106,766.43
Totals		\$9,319,967.03	\$5,059,829.01	\$2,058,809.15	\$7,118,638.15

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

Tables IV and VI were not included in this report as soft costs were not reviewed in this period.

Public Improvements as Authorized by the Service Plan

Ranger reviewed the Amended and Restated Service Plan for Ledge Rock Center Commercial Metropolitan District (“Service Plan”). Prepared by Spencer Fane, LLP. Approved June 6, 2022.

Section I.A of the Service Plan states:

The Town intends that this Service Plan grant authority to the District to provide for the planning, design, acquisition, construction, installation and financing of Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The Town and the District acknowledge that the District is an independent unit of local government, separate and distinct from the Town, and, as may otherwise be provided for by State or local law, this Service Plan or an intergovernmental agreement with the Town, the District’s activities are subject to review by the Town only insofar as the activities may deviate in a material manner from the

requirements of the Service Plan. The primary purpose of the District will be to finance the construction of these Public Improvements.

Section I.B of the Service Plan further states:

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

Section V.A of the Service Plan further states:

The District shall have the power and authority to provide the Public Improvements and operations and maintenance within and without the boundaries of the District as such power and authority is described in the Special District Act and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein.

Section V.A.13. of the Service Plan states:

The District shall not issue Debt in excess of Two Hundred Four Million, Eight Hundred Ninety-Four Thousand, and Zero Dollars (\$204,894,000).

Exhibit C of the Service Plan shows the map depicting District boundaries. Ranger has determined that the Public Improvements and associated soft & indirect and construction costs (“Public Improvements”) under consideration in this report and certification for reimbursement by the District are indeed authorized by the Service Plan.

Scope of Certification

The Service Plan states that the District shall have the power to construct Public Improvements in accordance with the Special District Act. Based on Ranger’s experience with metropolitan districts, the Public Improvements were broken into the cost categories of Water Improvements, Sanitation Improvements, Storm Water Improvements, Streets Improvements, and Parks and Recreation Improvements. For a detailed breakdown of district eligible costs, refer to Tables III - VI.

Costs reviewed within this report and certification are separate from any costs reviewed for reimbursement by Ledge Rock Center Residential Metropolitan District Nos. 1 or 2.

General Methodology

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

Phase I – Authorization to Proceed and Document Gathering

Ranger was authorized to proceed with the Engineer’s Certification in June 2022. Ranger received initial documentation in June 2022. Subsequent supporting documentation for construction improvements was delivered by the District through the current period.

Phase II – Site Visit

Ranger performed site visits to document completion of the Public Improvements. The intent of a site visit was to verify general completion of pay application quantities in accordance with the approved construction drawings and does not guarantee quality or acceptance of Public Improvements. It is assumed that the Town or another third party provided QA/QC and acceptance of the improvements. Point Consulting, LLC is the Engineer of Record.

Phase III – Review of Documentation

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

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

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

Phase IV – Verification of Construction Quantities

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

Phase V – Verification of Construction Unit Costs and Indirect Costs

Construction Unit Costs and Indirect Costs were reviewed for market reasonableness. Ranger took into consideration the type of construction and the timeframe during which the construction occurred. Ranger also reviewed engineering scope of work. Only costs related to Public Improvements were considered District eligible.

Phase VI – Verification of Payment for Public Costs

Ledge Rock Center LLC (“Developer”) provided payments for construction costs related to the Public Improvements. The Developer provided wire and bank statement details to verify payments for all construction costs and soft & indirect costs. Only costs with an approved form of proof of payment have been certified in this report.

Phase VII – Determination of Costs Eligible for Reimbursement

Ranger concluded the Engineer's Certification by determining which improvements were eligible for District reimbursement and what percent of the costs for those improvements were reimbursable. An overall district eligible percentage of work was identified as 79.2%. The percentage was identified by comparing public (Tracts and Right of Way) versus private (Lots) areas per the approved construction plans and plats. Vendor specific line items were reviewed based upon their contract values and scopes of work.

Public Improvement for this certification includes streets, sanitation, water, storm sewer, and parks and recreation improvements. The tables in this report identify eligible Capital costs directly paid by the Developer.

Project Notes

On Cost Certification #03, eligibility on the allowance line items for the Overlot Grading contract were reviewed after adjustments in prior certifications. Adjustments in eligibility also impacted the Construction/Project Management eligibility. Allowance costs will be reviewed with supporting backup of costs in future certifications. These changes in eligibility required updates to the costs in the "Eligible this Period" column in Table V. Also, the management fees were corrected on the sign towers to increase total eligible costs at full buildout to equal 5% of the base contract.

Various costs related to the Farmers Ditch were certified at a prorated percentage on Cost Certification #04. On Cost Certification #05, the costs were updated to reflect 100% eligibility and any new costs related to the Farmers Ditch were certified at 100% eligible. Also on Cost Certification #05, electric distribution costs were reviewed. There are improvements within the District related to Street Lighting. Ranger reviewed the Xcel details and determined a value per street light installed in the first electric distribution cost and determined an eligible percentage of 17.5%, which was applied to other electric distribution costs as well.

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ENGINEER'S CERTIFICATION

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

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

2. The Independent Consulting Engineer certifies that the Public Improvements reviewed within are public improvements which the District is legally permitted to fund.

3. The Independent Consulting Engineer certifies that the total District eligible costs are reasonable and appropriate for the type of Public Improvements constructed within and without the District boundaries.

4. The Independent Consulting Engineer finds and determines that the constructed value of Capital costs related to the Public Improvements considered in the attached Engineer's Report dated April 17, 2023 including soft & indirect and hard costs, are valued at **\$2,106,766.43**. In the opinion of the Independent Consulting Engineer, the above stated value for the Public Improvements is reasonable and consistent with costs of similar improvements constructed for similar purposes during the same timeframe in similar locales.

Regards,

Ranger Engineering, LLC

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

Collin D. Koranda, P. E.

APPENDIX A

Documents Reviewed

Construction Documents

- Ledge Rock Center Public Improvement Plans. Prepared by Point Consulting LLC. Dated 5/18/22.
- Ledge Rock Center Retail Commercial East Site Development Plans & Construction Documents. Prepared by Point Consulting LLC. Dated 6/10/22.
- East Ledge Rock Center Subdivision Filing No. 3 Final Development Plan. Prepared by Terra Forma Solutions. Dated 5/20/22.
- East Ledge Rock Center Subdivision Filing No. 3 Plat. Prepared by Point Consulting LLC. Dated 5/11/22.

Contractor Pay Applications

- Carson Development – Overlot Grading Pay Application #05 – 4/5/23.
- Carson Development – Wet Utilities Pay Application #01 – 4/5/23.
- Carson Development – LRCCMD Public Improvements Pay Application #01 – 4/5/23.

Refer to Tables V and VI for a full list of details and costs.

Agreements

- Amended and Restated Service Plan for Ledge Rock Center Commercial Metropolitan District. Prepared by Spencer Fane, LLP. Approved June 6, 2022.



Ledge Rock Center Commercial Metropolitan District
Summary of Costs
Table II

Type of Costs	Total Costs Paid	Costs This Period	Total District Eligible Costs	Eligible Costs This Period	Percent District This
Direct Construction Costs	\$ 5,611,644.92	\$ 1,732,526.71	\$ 5,059,829.01	\$ 1,671,843.86	96.5%
Soft & Indirect Costs	\$ 3,708,322.11	\$ 1,658,690.32	\$ 2,058,809.15	\$ 434,922.58	26.2%
Totals	\$ 9,319,967.03	\$ 3,391,217.03	\$ 7,118,638.15	\$ 2,106,766.43	62.1%



**Ledge Rock Center Commercial Metropolitan District
Construction Costs Summary By Category
Table III**

Category	Total Eligible Cost by Category		Category Percentage
Water	\$	639,236.02	12.6%
Sanitation	\$	961,718.04	19.0%
Storm Water	\$	1,599,993.33	31.6%
Streets	\$	266,423.70	5.3%
Parks and Recreation	\$	1,592,457.91	31.5%
	\$	5,059,829.01	100.0%

Category	Eligible Cost by Category This Period		Category Percentage
Water	\$	421,949.75	25.2%
Sanitation	\$	744,431.76	44.5%
Storm Water	\$	407,187.49	24.4%
Streets	\$	49,137.43	2.9%
Parks and Recreation	\$	49,137.43	2.9%
	\$	1,671,843.86	100.0%



**Ledge Rock Center Commercial Metropolitan District
Soft & Indirect Costs Summary By Category
Table IV**

Category	Total Eligible Soft Costs		Category Percentage
Water	\$	277,555.44	13.5%
Sanitation	\$	276,129.32	13.4%
Storm Water	\$	303,681.69	14.8%
Streets	\$	921,549.99	44.8%
Parks and Recreation	\$	279,892.71	13.6%
	\$	2,058,809.15	100.0%

Category	Eligible Soft Costs This Period		Category Percentage
Water	\$	36,132.28	8.3%
Sanitation	\$	36,132.28	8.3%
Storm Water	\$	36,132.28	8.3%
Streets	\$	290,393.44	66.8%
Parks and Recreation	\$	36,132.28	8.3%
	\$	434,922.58	100.0%



Ledge Rock Center Commercial Metropolitan District
Construction Costs Detail
Table V

Contract Values					Payments Made				Eligibility					Submitted Invoices							
12" 11-1/4 Bend	11 EA	\$	1,210.00	\$	13,310.00	\$	3,593.70	27%	\$	359.37	\$	3,234.33	Water	100%	LRCC	\$	3,234.33	\$	3,234.33	\$	3,593.70
12" Gate Valve W/ Box	43 EA	\$	5,764.00	\$	247,852.00	\$	91,705.24	37%	\$	9,170.52	\$	82,534.72	Water	100%	LRCC	\$	82,534.72	\$	82,534.72	\$	91,705.24
12" X 3" Service	2 EA	\$	40,150.00	\$	80,300.00	\$	-	0%	\$	-	\$	-	Water	100%	LRCC	\$	-	\$	-	\$	-
12" X 2" Service	2 EA	\$	17,160.00	\$	34,320.00	\$	-	0%	\$	-	\$	-	Water	100%	LRCC	\$	-	\$	-	\$	-
6" Gate Valve W/ Box	19 EA	\$	1,870.00	\$	35,530.00	\$	13,146.10	37%	\$	1,314.61	\$	11,831.49	Water	100%	LRCC	\$	11,831.49	\$	11,831.49	\$	13,146.10
6" Fire Line Riser	3 EA	\$	8,723.00	\$	26,169.00	\$	8,635.77	33%	\$	863.58	\$	7,772.19	Water	100%	LRCC	\$	7,772.19	\$	7,772.19	\$	8,635.77
Fire Hydrant	16 EA	\$	7,601.00	\$	121,616.00	\$	46,214.08	38%	\$	4,621.41	\$	41,592.67	Water	100%	LRCC	\$	41,592.67	\$	41,592.67	\$	46,214.08
Adjust Valve Box In Asphalt Pavement	62 EA	\$	462.00	\$	28,644.00	\$	-	0%	\$	-	\$	-	Water	100%	LRCC	\$	-	\$	-	\$	-
6" PVC Waterline	400 LF	\$	152.90	\$	61,160.00	\$	20,182.80	33%	\$	2,018.28	\$	18,164.52	Water	100%	LRCC	\$	18,164.52	\$	18,164.52	\$	20,182.80
6" Joint Restraint	20 EA	\$	327.80	\$	6,556.00	\$	1,966.80	30%	\$	196.68	\$	1,770.12	Water	100%	LRCC	\$	1,770.12	\$	1,770.12	\$	1,966.80
Storm Drain																					
24" RCP Storm Drain	1339 LF	\$	126.50	\$	169,383.50	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
30" RCP Storm Drain	367 LF	\$	161.70	\$	59,343.90	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
36" RCP Storm Drain	1247 LF	\$	210.10	\$	261,994.70	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
42" RCP Storm Drain	250 LF	\$	293.70	\$	73,425.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
48" RCP Storm Drain	513 LF	\$	336.60	\$	172,675.80	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
54" RCP Storm Drain	795 LF	\$	397.10	\$	315,694.50	\$	315,694.50	100%	\$	31,569.45	\$	284,125.05	Storm Water	100%	LRCC	\$	284,125.05	\$	284,125.05	\$	315,694.50
Inlet Type D	1 EA	\$	8,459.00	\$	8,459.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
Inlet Type C	5 EA	\$	7,227.00	\$	36,135.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
Inlet Type R 5 Ft	17 EA	\$	11,990.00	\$	203,830.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
Inlet Type R 10 Ft	6 EA	\$	16,830.00	\$	100,980.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
Drain Basin 12"	1 EA	\$	3,014.00	\$	3,014.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
12" HDPE Cleanout	7 EA	\$	6,721.00	\$	47,047.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
Storm Manhole 6-Ft	9 EA	\$	18,370.00	\$	165,330.00	\$	54,558.90	33%	\$	5,455.89	\$	49,103.01	Storm Water	100%	LRCC	\$	49,103.01	\$	49,103.01	\$	54,558.90
Storm Manhole 5-Ft	10 EA	\$	6,941.00	\$	69,410.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
Storm Manhole 4-Ft	15 EA	\$	4,312.00	\$	64,680.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
Adjust Storm Manhole In Asphalt Pavement	34 EA	\$	704.00	\$	23,936.00	\$	-	0%	\$	-	\$	-	Storm Water	100%	LRCC	\$	-	\$	-	\$	-
General Conditions																					
Mobilization (40% of Earthwork/Concrete Contract)	1 LS	\$	91,740.00	\$	91,740.00	\$	27,522.00	30%	\$	2,752.20	\$	24,769.80	Multiple	100%	LRCC	\$	24,769.80	\$	24,769.80	\$	27,522.00
Performance & Payment Bonds (40% of Earthwork/Concrete Contract)	1 LS	\$	25,212.00	\$	25,212.00	\$	25,212.00	100%	\$	2,521.20	\$	22,690.80	Multiple	100%	LRCC	\$	22,690.80	\$	22,690.80	\$	25,212.00
Project Management Fee	1 LS	\$	277,857.78	\$	277,857.78	\$	-	0%	\$	-	\$	-	Multiple	37%	LRCC	\$	-	\$	-	\$	-
General Contractor Fee	1 LS	\$	277,857.78	\$	277,857.78	\$	-	0%	\$	-	\$	-	Multiple	37%	LRCC	\$	-	\$	-	\$	-
\$ 4,642,064.42						\$ 1,499,672.57	\$ 149,967.26	\$ 1,349,705.31	\$ 1,349,705.31						\$ 1,349,705.31	\$ 1,349,705.31	\$ 1,349,705.31	\$ 1,349,705.31	\$ 1,349,705.31	\$ 1,349,705.31	\$ 1,349,705.31
Subtotal																					\$ 1,499,672.57
Less Ret																					\$ 1,349,705.31
POP																					Lien Waiver
Date																					4/5/2023
Amount																					\$ 1,349,705.31
Carson Development - LRCCMD Public Improvements (Bid #4)																					
	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	District	Total Eligible	Eligible This Period	Costs This Period	Pay App Date	1					
Erosion Control																					
Vehicle Tracking Control (Steel Plates For Longer Duration)	2 EA	\$	12,100.00	\$	24,200.00	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Concrete Washout	2 EA	\$	1,760.00	\$	3,520.00	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Gravel Inlet Protection 5 Ft	15 EA	\$	454.30	\$	6,814.50	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Gravel Inlet Protection 10 Ft	17 EA	\$	620.40	\$	10,546.80	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Gravel Inlet Protection 15 Ft	4 EA	\$	787.60	\$	3,150.40	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Maintain Erosion Control Allowance	52 WK	\$	276.10	\$	14,357.20	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Erosion Control Supervisor	52 DY	\$	649.00	\$	33,748.00	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Street Sweeping	200 HR	\$	187.00	\$	37,400.00	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Gravel Bag	1230 LF	\$	13.97	\$	17,183.10	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Erosion Log (9" Diameter) ALLOWANCE	7550 LF	\$	6.27	\$	47,338.50	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Eathwork																					
Fine Grade Curb And Gutter / 8" Aggregate Base Under Curb	13030 LF	\$	7.37	\$	96,031.10	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Park And Ride Fine Grade Curb And Gutter / 8" Aggregate Base Under Curb	3330 LF	\$	8.25	\$	27,472.50	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Fine Grade Concrete Cross Pan / 6" Aggregate Base	14070 SF	\$	2.59	\$	36,370.95	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Fine Grade Concrete Median Cover	3900 SF	\$	1.71	\$	6,649.50	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Fine Grade Pond Concrete Trickle Channel	3085 LF	\$	10.84	\$	33,425.98	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Fine Grade Concrete Sidewalks / Trail	89630 SF	\$	1.32	\$	118,311.60	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Park And Ride Subgrade Preparation (+/- 0.1 Ft) Asphalt Pavement	8200 SY	\$	2.75	\$	22,550.00	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Subgrade Preparation (+/- 0.1 Ft) Asphalt Pavement	31785 SY	\$	2.15	\$	68,178.83	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Subgrade Preparation (+/- 0.1 Ft) Gravel Access Road	995 SY	\$	7.32	\$	7,278.43	\$	-	0%	\$	-	\$	-	\$	-	\$	-					
Replace Stripped Topsoil In Parkways	2850 CY	\$	10.67	\$	30,409.50	\$	-	0%	\$	-	\$	-	\$	-	\$	-					



Ledge Rock Center Commercial Metropolitan District
Construction Costs Detail
Table V

	Contract Values			Payments Made			Eligibility					Submitted Invoices		
Finish Grading - Site	8510 SY	\$ 1.82	\$ 15,445.65	\$ -	0%	\$ -	-	Multiple	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Public Improvements UnclassifiedExcavation With 627's	67033 CY	\$ 3.58	\$ 239,642.98	\$ -	0%	\$ -	-	Multiple	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Sanitary Sewer														
18" Sewer, 16'+ Depth	7332 LF	\$ 306.90	\$ 2,250,190.80	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
15" Sanitary Sewer 16' + Depth	1893 LF	\$ 231.00	\$ 437,283.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
10" Sanitary Sewer	1255 LF	\$ 174.90	\$ 219,499.50	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
8" Sanitary Sewer	2540 LF	\$ 154.00	\$ 391,160.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Sewer Manhole 72" W Landing	18 EA	\$ 17,160.00	\$ 308,880.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Sewer Manhole 72" W Landing AndFlat Top Buried	3 EA	\$ 17,160.00	\$ 51,480.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Sewer Manhole 60"	3 EA	\$ 9,372.00	\$ 28,116.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Sewer Manhole 48"	15 EA	\$ 6,050.00	\$ 90,750.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Adjust SS Manhole In AsphaltPavement	21 EA	\$ 744.70	\$ 15,638.70	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
6" HDPE Sanitary Sewer Underdrain	5807 LF	\$ 102.30	\$ 594,056.10	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
4" HDPE Sanitary Sewer Underdrain	347 LF	\$ 99.00	\$ 34,353.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
6X8" HDPE Sanitary Sewer UnderdrainCleanout	20 EA	\$ 1,518.00	\$ 30,360.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Bore 12" Casing Under RR	60 LF	\$ 1,815.00	\$ 108,900.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Bore 30" Casing Under RR	60 LF	\$ 2,519.00	\$ 151,140.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Dewatering Allowance - Drilled WellsAt 50'	13020 LF	\$ 129.80	\$ 1,689,996.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
18" Sewer Casing Pipe Under Sough	30 LF	\$ 291.50	\$ 8,745.00	\$ -	0%	\$ -	-	Sanitation	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Waterline														
12" PVC DR 14 Waterline	6996 LF	\$ 138.60	\$ 969,645.60	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
8" PVC DR 14 Waterline	360 LF	\$ 126.50	\$ 45,540.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
6" PVC DR 14 Waterline	392 LF	\$ 145.20	\$ 56,918.40	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" Tie To Existing	2 EA	\$ 5,742.00	\$ 11,484.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" Lowering	20.5 EA	\$ 6,468.00	\$ 132,594.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" Gate Valve W/ Box	71 EA	\$ 5,368.00	\$ 381,128.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" X 12" Cross	7 EA	\$ 2,552.00	\$ 17,864.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" X 8" Cross	1 EA	\$ 1,925.00	\$ 1,925.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" X 12" Tee	4 EA	\$ 2,002.00	\$ 8,008.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" X 8" Tee	3 EA	\$ 1,738.00	\$ 5,214.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" X 6" SwivelTee	15 EA	\$ 1,573.00	\$ 23,595.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" 45 Bend	2 EA	\$ 1,287.00	\$ 2,574.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" 11-1/4 Bend	13 EA	\$ 1,375.00	\$ 17,875.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" X 8" Reducer	2 EA	\$ 1,096.70	\$ 2,193.40	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" Plug W/ Blow Off	14 EA	\$ 3,993.00	\$ 55,902.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
8" Lowering	3 EA	\$ 3,553.00	\$ 10,659.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
8" Plug W/ Blow Off	7 EA	\$ 3,850.00	\$ 26,950.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
8" Gate Valve W/ Box	6 EA	\$ 3,234.00	\$ 19,404.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
6" Gate Valve W/ Box	15 EA	\$ 2,354.00	\$ 35,310.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Fire Hydrant	15 EA	\$ 6,677.00	\$ 100,155.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
12" Air Vac	2 EA	\$ 12,100.00	\$ 24,200.00	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Adjust Valve Box In Asphalt Pavement	91 EA	\$ 501.60	\$ 45,645.60	\$ -	0%	\$ -	-	Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Storm Sewer														
84" RCP Storm Drain	675 LF	\$ 763.40	\$ 515,295.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
78" RCP Storm Drain	474 LF	\$ 720.50	\$ 341,517.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
72" RCP Storm Drain	896 LF	\$ 581.90	\$ 521,382.40	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
83X53" HERCP Storm Drain	165 LF	\$ 840.40	\$ 138,666.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
66" RCP Storm Drain	1609 LF	\$ 525.80	\$ 846,012.20	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
66" RCP Plug	1 EA	\$ 1,606.00	\$ 1,606.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
60" RCP Storm Drain	347 LF	\$ 454.30	\$ 157,642.10	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
60" RCP Plug	1 EA	\$ 1,364.00	\$ 1,364.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
54" RCP Storm Drain	810 LF	\$ 400.40	\$ 324,324.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
54" RCP Plug	1 EA	\$ 1,265.00	\$ 1,265.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
48" RCP Storm Drain	1401 LF	\$ 336.60	\$ 471,576.60	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
53X34" HERCP Storm Drain	393 LF	\$ 380.60	\$ 149,575.80	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
42" RCP Storm Drain	123 LF	\$ 292.60	\$ 35,989.80	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
42" RCP Plug	1 EA	\$ 1,144.00	\$ 1,144.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
36" RCP Storm Drain	293 LF	\$ 247.50	\$ 72,517.50	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
36" RCP Plug	1 EA	\$ 705.10	\$ 705.10	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
30" RCP Storm Drain	1 EA	\$ 705.10	\$ 705.10	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
30" RCP Plug	128 LF	\$ 154.00	\$ 19,712.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
24" RCP Storm Drain	2 EA	\$ 656.70	\$ 1,313.40	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
24" RCP Plug	838 LF	\$ 121.00	\$ 101,398.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -



Ledge Rock Center Commercial Metropolitan District
Construction Costs Detail
Table V

		Contract Values		Payments Made				Eligibility				Submitted Invoices		
18" RCP Storm Drain	3 EA	\$ 594.00	\$ 1,782.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
18" RCP Plug	1505 LF	\$ 94.49	\$ 142,207.45	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Storm Manhole 8-Ft	1 EA	\$ 567.60	\$ 567.60	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Storm Manhole 6-Ft	20 EA	\$ 14,960.00	\$ 299,200.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Storm Manhole 5-Ft	14 EA	\$ 9,020.00	\$ 126,280.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Storm Manhole 4-Ft	5 EA	\$ 6,655.00	\$ 33,275.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Adjust Storm Manhole	4 EA	\$ 4,422.00	\$ 17,688.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Inlet Type R 15 Ft	43 EA	\$ 744.70	\$ 32,022.10	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Inlet Type R 10 Ft	1 EA	\$ 15,730.00	\$ 15,730.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Inlet Type R 5 Ft	11 EA	\$ 12,870.00	\$ 141,570.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Catch Basin Type A Single (Type C Area)	14 EA	\$ 7,546.00	\$ 105,644.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Pond Forebays	1 EA	\$ 8,371.00	\$ 8,371.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Pond Outlet Structure	4 EA	\$ 45,100.00	\$ 180,400.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Pond Structures Including GatesAllowance	1 EA	\$ 61,490.00	\$ 61,490.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Concrete Pond Overflow Weir WallPond B	2 EA	\$ 61,490.00	\$ 122,980.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Buried Rip Rap At Pond Overflow(Assume D50=12", Type M)	389 LF	\$ 224.40	\$ 87,291.60	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
60" Auger Bore Pond B Outlet UnderRR	800 CY	\$ 122.10	\$ 97,680.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Storm Drain Concrete PipeEncasements Over Waterlines	140 LF	\$ 3,894.00	\$ 545,160.00	\$ -	0%	\$ -	-	Storm Water	100%	LRCC	\$ -	\$ -	\$ -	\$ -
	300 LF	\$ 310.20												
Concrete Flatwork														
Concrete Pan (8" Thick)	14070 SF	\$ 10.62	\$ 149,353.05	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Concrete Trickle Channel (3.5' Wide Pan 6" Thick With 6" X 12" Edge Curbs)	3085 LF	\$ 89.32	\$ 275,552.20	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Concrete Curb And Gutter 30" Vertical	11160 LF	\$ 28.71	\$ 320,403.60	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Park And Ride Concrete Curb AndGutter 30" Vertical	3330 LF	\$ 28.71	\$ 95,604.30	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Concrete Curb And Gutter 18" Vertical	1965 LF	\$ 26.18	\$ 51,443.70	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Concrete Sidewalk (6" Thick)	89630 SF	\$ 7.48	\$ 670,432.40	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Concrete Median Cover	3900 SF	\$ 10.62	\$ 41,398.50	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Handicap Ramps W Truncated Domes	53 EA	\$ 1,092.30	\$ 57,891.90	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Asphalt														
High Plains North Asphalt Paving 6" Asphalt / 8" Class 5 Aggregate Base /Soil Sterila	10445 SY	\$ 57.86	\$ 604,347.70	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Carson East Asphalt Paving 6" Asphalt / 8" Class 5 Aggregate Base / SoilSterilant	12225 SY	\$ 56.54	\$ 691,201.50	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Payton Blvd Asphalt Paving 6" Asphalt/ 8" Class 5 Aggregate Base / Soil Sterilant	7845 SY	\$ 55.99	\$ 439,241.55	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Drive Entrances Asphalt Paving 6" Asphalt / 8" Class 5 Aggregate Base /Soil Sterilant	1270 SY	\$ 65.12	\$ 82,702.40	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Park And Ride Drives Asphalt Paving 6" Asphalt / 8" Class 5 Aggregate Base / Soil Ste	4155 SY	\$ 56.54	\$ 234,923.70	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Park And Ride Parking Stalls Asphalt Paving 6" Asphalt / 8" Class 5 Aggregate Base /	4045 SY	\$ 60.72	\$ 245,612.40	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Home Supply Ditch Access GravelSurfacing 8" (Class 5 Agg Base)	995 SY	\$ 25.74	\$ 25,611.30	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Signage & Pavement Markings														
High Plains Blvd Striping (Latex Paint)Pavement Markings	1 LS	\$ 7,491.00	\$ 7,491.00	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Carson Ave Striping (Latex Paint)Pavement Markings	1 LS	\$ 5,621.00	\$ 5,621.00	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Payton Blvd Striping (Latex Paint)Pavement Markings	1 LS	\$ 4,367.00	\$ 4,367.00	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
CDOT Parking Handicap Crosshatch Areas Pavement Markings	3 EA	\$ 18.70	\$ 56.10	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
CDOT Parking Handicap StencilsPavement Markings	4 EA	\$ 47.41	\$ 189.64	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
CDOT Parking Lot Stalls PavementMarkings	226 EA	\$ 8.58	\$ 1,939.08	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Thermoplastic Crosswalk BarsPavement Markings	944 LF	\$ 23.21	\$ 21,910.24	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Thermoplastic Stop Bar PavementMarkings	504 LF	\$ 23.21	\$ 11,697.84	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Thermoplastic Inlaid Stop BarPavement Markings	1 EA	\$ 718.30	\$ 718.30	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Thermoplastic Straight ArrowPavement Markings	10 EA	\$ 305.80	\$ 3,058.00	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Thermoplastic Turn Arrow PavementMarkings	33 EA	\$ 405.90	\$ 13,394.70	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Thermoplastic Combination ArrowPavement Markings	2 EA	\$ 705.10	\$ 1,410.20	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Thermoplastic Bike And ArrowPavement Markings	13 EA	\$ 436.70	\$ 5,677.10	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Stop Sign	2 EA	\$ 305.80	\$ 611.60	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Stop With Street Name Sign	19 EA	\$ 492.80	\$ 9,363.20	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Stop / No Left Turn Sign	2 EA	\$ 405.90	\$ 811.80	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
No Parking Fire Lane Sign	24 EA	\$ 261.80	\$ 6,283.20	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Right Turn Only Sign	2 EA	\$ 293.70	\$ 587.40	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Left Turn Only Sign	1 EA	\$ 293.70	\$ 293.70	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Speed Limit Sign	15 EA	\$ 293.70	\$ 4,405.50	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Speed Limit / Right Turn Only Sign	2 EA	\$ 405.90	\$ 811.80	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Handicap Parking Sign	4 EA	\$ 261.80	\$ 1,047.20	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Type III Barricade	10 EA	\$ 480.70	\$ 4,807.00	\$ -	0%	\$ -	-	Streets	100%	LRCC	\$ -	\$ -	\$ -	\$ -
Miscellaneous (*Allowances)														
Mobilization / Site Management	1 LS	\$ 352,770.00	\$ 352,770.00	\$ 35,277.00	10%	\$ 3,527.70	\$ 31,749.30	Sanitation	0%	LRCC	\$ -	\$ -	\$ 31,749.30	\$ 35,277.00
Pothole Existing Utilities	160 EA	\$ 298.10	\$ 47,696.00	\$ 11,924.00	25%	\$ 1,192.40	\$ 10,731.60	Sanitation	0%	LRCC	\$ -	\$ -	\$ 10,731.60	\$ 11,924.00



Ledge Rock Center Commercial Metropolitan District
Construction Costs Detail
Table V

Contract Values					Payments Made				Eligibility					Submitted Invoices									
Construction Surveying	1 LS	\$	240,130.00	\$	240,130.00	\$	-	0%	\$	-	\$	-	Sanitation	100%	LRCC	\$	-	\$	-	\$	-	\$	-
Office Trailer	12 MO	\$	623.70	\$	7,484.40	\$	-	0%	\$	-	\$	-	Sanitation	100%	LRCC	\$	-	\$	-	\$	-	\$	-
Railroad Insurance	1 LS	\$	12,100.00	\$	12,100.00	\$	-	0%	\$	-	\$	-	Sanitation	100%	LRCC	\$	-	\$	-	\$	-	\$	-
Railroad Right Of Entry Permit	1 LS	\$	26,950.00	\$	26,950.00	\$	-	0%	\$	-	\$	-	Sanitation	100%	LRCC	\$	-	\$	-	\$	-	\$	-
Railroad Flagging	80 HR	\$	168.30	\$	13,464.00	\$	-	0%	\$	-	\$	-	Sanitation	100%	LRCC	\$	-	\$	-	\$	-	\$	-
General Conditions																							
Performance & Payment Bonds	1 LS	\$	110,100.00	\$	110,100.00	\$	110,100.00	100%	\$	11,010.00	\$	99,090.00	Sanitation	100%	LRCC	\$	99,090.00	\$	99,090.00	\$	99,090.00	\$	110,100.00
Project Management Fee	1 LS	\$	1,393,954.06	\$	1,393,954.06	\$	-	0%	\$	-	\$	-	Sanitation	100%	LRCC	\$	-	\$	-	\$	-	\$	-
General Contractor Fee	1 LS	\$	1,393,954.06	\$	1,393,954.06	\$	-	0%	\$	-	\$	-	Multiple	100%	LRCC	\$	-	\$	-	\$	-	\$	-
Subtotal																							
\$ 22,719,282.67																							
\$ 157,301.00																							
\$ 15,730.10																							
\$ 141,570.90																							
\$ 99,090.00																							
\$ 99,090.00																							
\$ 141,570.90																							
Subtotal \$ 157,301.00																							
Less Ret \$ 141,570.90																							
POP Lien Waiver																							
Date 4/5/2023																							
Amount \$ 141,570.90																							
Connell Resources - Farmers Ditch Grading																							
	Quantity	Unit	Cost	Value	Amount Invoiced	Percent Invoiced	Retainage	Amount Less Retainage	District Type	Percent Eligible	District	Total Eligible	Eligible This Period	Costs This Period	Pay App Date	7/8	12/22/22-1/20/23						
CO#04 - T&M																							
Trench Excavation - 12/21/22	1 LS	\$	1,721.00	\$	1,721.00	\$	1,721.00	100%	\$	-	\$	1,721.00	Multiple	100%	LRCC	\$	1,721.00	\$	1,721.00	\$	1,721.00	\$	1,721.00
Trench Excavation - 12/20/22	1 LS	\$	8,165.00	\$	8,165.00	\$	8,165.00	100%	\$	-	\$	8,165.00	Multiple	100%	LRCC	\$	8,165.00	\$	8,165.00	\$	8,165.00	\$	8,165.00
Trench Excavation - 12/19/22	1 LS	\$	17,381.50	\$	17,381.50	\$	17,381.50	100%	\$	-	\$	17,381.50	Multiple	100%	LRCC	\$	17,381.50	\$	17,381.50	\$	17,381.50	\$	17,381.50
Trench Excavation - 12/20/22	1 LS	\$	6,133.23	\$	6,133.23	\$	6,133.23	100%	\$	-	\$	6,133.23	Multiple	43%	LRCC	\$	2,631.00	\$	2,631.00	\$	6,133.23	\$	6,133.23
Trench Excavation - 12/27/22	1 LS	\$	14,166.00	\$	14,166.00	\$	14,166.00	100%	\$	-	\$	14,166.00	Multiple	100%	LRCC	\$	14,166.00	\$	14,166.00	\$	14,166.00	\$	14,166.00
Trench Excavation - 12/28/22	1 LS	\$	13,869.50	\$	13,869.50	\$	13,869.50	100%	\$	-	\$	13,869.50	Multiple	100%	LRCC	\$	13,869.50	\$	13,869.50	\$	13,869.50	\$	13,869.50
Trench Excavation - 12/29/22	1 LS	\$	6,337.50	\$	6,337.50	\$	6,337.50	100%	\$	-	\$	6,337.50	Multiple	100%	LRCC	\$	6,337.50	\$	6,337.50	\$	6,337.50	\$	6,337.50
Trench Excavation - 12/30/22	1 LS	\$	5,394.63	\$	5,394.63	\$	5,394.63	100%	\$	-	\$	5,394.63	Multiple	100%	LRCC	\$	5,394.63	\$	5,394.63	\$	5,394.63	\$	5,394.63
Trench Excavation - 1/3/23	1 LS	\$	12,076.50	\$	12,076.50	\$	12,076.50	100%	\$	-	\$	12,076.50	Multiple	100%	LRCC	\$	12,076.50	\$	12,076.50	\$	12,076.50	\$	12,076.50
Trench Excavation - 1/4/23	1 LS	\$	15,515.50	\$	15,515.50	\$	15,515.50	100%	\$	-	\$	15,515.50	Multiple	100%	LRCC	\$	15,515.50	\$	15,515.50	\$	15,515.50	\$	15,515.50
Trench Excavation - 1/5/23	1 LS	\$	12,823.00	\$	12,823.00	\$	12,823.00	100%	\$	-	\$	12,823.00	Multiple	100%	LRCC	\$	12,823.00	\$	12,823.00	\$	12,823.00	\$	12,823.00
Trench Excavation - 1/6/23	1 LS	\$	12,077.50	\$	12,077.50	\$	12,077.50	100%	\$	-	\$	12,077.50	Multiple	100%	LRCC	\$	12,077.50	\$	12,077.50	\$	12,077.50	\$	12,077.50
Trench Excavation - 1/9/23	1 LS	\$	7,092.20	\$	7,092.20	\$	7,092.20	100%	\$	-	\$	7,092.20	Multiple	100%	LRCC	\$	7,092.20	\$	7,092.20	\$	7,092.20	\$	7,092.20
Trench Excavation - 1/10/23	1 LS	\$	2,557.50	\$	2,557.50	\$	2,557.50	100%	\$	-	\$	2,557.50	Multiple	100%	LRCC	\$	2,557.50	\$	2,557.50	\$	2,557.50	\$	2,557.50
Trench Excavation - 1/11/23	1 LS	\$	2,535.50	\$	2,535.50	\$	2,535.50	100%	\$	-	\$	2,535.50	Multiple	100%	LRCC	\$	2,535.50	\$	2,535.50	\$	2,535.50	\$	2,535.50
Trench Excavation - 1/12/23	1 LS	\$	2,729.00	\$	2,729.00	\$	2,729.00	100%	\$	-	\$	2,729.00	Multiple	100%	LRCC	\$	2,729.00	\$	2,729.00	\$	2,729.00	\$	2,729.00
Trench Excavation - 1/13/23	1 LS	\$	5,082.00	\$	5,082.00	\$	5,082.00	100%	\$	-	\$	5,082.00	Multiple	100%	LRCC	\$	5,082.00	\$	5,082.00	\$	5,082.00	\$	5,082.00
Subtotal																							
\$ 145,657.06																							
\$ 145,657.06																							
\$ -																							
\$ 145,657.06																							
\$ 142,154.83																							
\$ 142,154.83																							
\$ 145,657.06																							
Subtotal \$ 145,657.06																							
Less Ret \$ 145,657.06																							
POP																							
Date																							
Amount																							
\$ 95,593.44																							
Total Construction Costs																							
\$ 35,780,825.94																							
\$ 6,218,976.90																							
17%																							
\$ 607,331.98																							
\$ 5,611,644.92																							
\$ 5,059,829.01																							
\$ 1,671,843.86																							
\$ 1,732,526.71																							
\$ 95,593.44																							



Ledge Rock Center Commercial Metropolitan District
Soft & Indirect Costs Detail
Table VI

Vendor	Work Description	Invoice Values			Payments Made												
		Invoice Number	Invoice Date	Amount	Amount Paid	Check Number	Check Amount	Check Date	Clear Date	District	Draw	Account	Certification	Category	Percent Eligible	Eligible This Period	Total Eligible
AT&T Corp.	Fiber Route	44938	01/12/23	\$ 6,000.00	\$ 6,000.00	5603	\$ 6,000.00	01/12/23	03/29/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 6,000.00	\$6,000.00
Bob D. Campbell & Co	Concrete Culvert Engineering ADJ	85778-87960								LRCC	4	Ledge Rock Center LLC	5	Multiple	21%	\$ 1,117.92	\$1,117.92
Barton	Farmers Ditch - Steel Supply ADJ	218573-221745								LRCC	4	Ledge Rock Center LLC	5	Multiple	21%	\$ 18,936.28	\$18,936.28
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete	186005	02/28/23	\$ 2,133.97	\$ 2,133.97	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 2,133.97	\$2,133.97
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete	186019	02/28/23	\$ 1,680.82	\$ 1,680.82	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,680.82	\$1,680.82
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete	186132	02/28/23	\$ 1,523.47	\$ 1,523.47	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,523.47	\$1,523.47
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186061	02/28/23	\$ 1,601.73	\$ 1,601.73	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,601.73	\$1,601.73
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186075	02/28/23	\$ 1,590.91	\$ 1,590.91	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,590.91	\$1,590.91
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186099	02/28/23	\$ 1,784.33	\$ 1,784.33	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,784.33	\$1,784.33
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186118	02/28/23	\$ 1,212.67	\$ 1,212.67	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,212.67	\$1,212.67
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186147	02/28/23	\$ 388.50	\$ 388.50	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 388.50	\$388.50
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186153	02/28/23	\$ 1,795.43	\$ 1,795.43	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,795.43	\$1,795.43
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186192	02/28/23	\$ 1,552.61	\$ 1,552.61	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,552.61	\$1,552.61
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186347	02/28/23	\$ 1,377.79	\$ 1,377.79	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,377.79	\$1,377.79
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186344	02/28/23	\$ 2,261.63	\$ 2,261.63	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 2,261.63	\$2,261.63
Calco Concrete Pumping, Inc	Farmers Ditch - Concrete Pumping	186358	02/28/23	\$ 2,225.55	\$ 2,225.55	5665	\$ 28,209.82	02/28/23	04/05/23	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 2,225.55	\$2,225.55
Consolidated Home Supply Ditch & Reservo Legal - Ditch Crossing ADJ		3256-3700								LRCC	4	Ledge Rock Center LLC	5	Multiple	21%	\$ 18,152.56	\$18,152.56
Consolidated Home Supply Ditch & Reservo Legal - Ditch Crossing		3297	04/15/22	\$ 428.40	\$ 428.40	5166	\$ 428.40	04/15/22	04/27/22	LRCC	4	Ledge Rock Center LLC	5	Multiple	100%	\$ 428.40	\$428.40
CTL Thompson Incorporated	Compaction Testing - Grading ADJ	654065								LRCC	4	Ledge Rock Center LLC	5	Multiple	21%	\$ 1,245.08	\$1,245.08
King Surveyors	Farmers Ditch Survey ADJ	418481-418594								LRCC	4	Ledge Rock Center LLC	5	Multiple	21%	\$ 819.72	\$819.72
Raptor Materials LLC	Farmers Ditch - Concrete	83843	02/28/23	\$ 14,399.31	\$ 14,399.31	5683	\$ 14,888.41	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 14,399.31	\$14,399.31
Raptor Materials LLC	Farmers Ditch - Concrete	84030	02/28/23	\$ 489.10	\$ 489.10	5683	\$ 14,888.41	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 489.10	\$489.10
Sealant Specialists LLC	Farmers Ditch Sealant	458	02/28/23	\$ 10,500.00	\$ 10,500.00	5685	\$ 10,500.00	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 10,500.00	\$10,500.00
White Cap, L.P.	Farmers Ditch Materials Concrete A	659540-19248								LRCC	4	Ledge Rock Center LLC	5	Multiple	21%	\$ 6,194.97	\$6,194.97
White Cap, L.P.	Farmers Ditch Materials Concrete	50020838906	02/28/23	\$ 482.00	\$ 482.00	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 482.00	\$482.00
White Cap, L.P.	Farmers Ditch Materials Concrete	50020837319	02/28/23	\$ 378.89	\$ 378.89	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 378.89	\$378.89
White Cap, L.P.	Farmers Ditch Materials Concrete	50020994059	02/28/23	\$ 4,322.50	\$ 4,322.50	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 4,322.50	\$4,322.50
White Cap, L.P.	Farmers Ditch Materials Concrete	50020993114	02/28/23	\$ 32,440.42	\$ 32,440.42	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 32,440.42	\$32,440.42
White Cap, L.P.	Farmers Ditch Materials Concrete	50021026859	02/28/23	\$ 130.95	\$ 130.95	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 130.95	\$130.95
White Cap, L.P.	Farmers Ditch Materials Concrete	50021079778	02/28/23	\$ 142.58	\$ 142.58	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 142.58	\$142.58
White Cap, L.P.	Farmers Ditch Materials Concrete	10017604795	02/28/23	\$ 134.81	\$ 134.81	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 134.81	\$134.81
White Cap, L.P.	Farmers Ditch Materials Concrete	50021102279	02/28/23	\$ 154.82	\$ 154.82	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 154.82	\$154.82
White Cap, L.P.	Farmers Ditch Materials Concrete	50021093436	02/28/23	\$ 154.59	\$ 154.59	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 154.59	\$154.59
White Cap, L.P.	Farmers Ditch Materials Concrete	50021124347	02/28/23	\$ 1,395.97	\$ 1,395.97	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 1,395.97	\$1,395.97
White Cap, L.P.	Farmers Ditch Materials Concrete	10017508205	02/03/23	\$ (311.32)	\$ (311.32)	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ (311.32)	-\$311.32
White Cap, L.P.	Farmers Ditch Materials Concrete	50021024151	02/28/23	\$ 17,824.45	\$ 17,824.45	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 17,824.45	\$17,824.45
White Cap, L.P.	Farmers Ditch Materials Concrete	50021023808	02/28/23	\$ 559.72	\$ 559.72	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 559.72	\$559.72
White Cap, L.P.	Farmers Ditch Materials Concrete	50021057990	02/28/23	\$ 5,613.84	\$ 5,613.84	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 5,613.84	\$5,613.84
White Cap, L.P.	Farmers Ditch Materials Concrete	50021072574	02/28/23	\$ 17,824.45	\$ 17,824.45	5696	\$ 81,248.67	02/28/23	04/05/23	LRCC	5	Ledge Rock Center LLC	5	Multiple	100%	\$ 17,824.45	\$17,824.45
Xcel Energy	New Electric Distribution	13563528	07/26/22	\$ 1,016,406.40	\$ 1,016,406.40	5697	#####	02/28/23	03/06/23	LRCC	1	Ledge Rock Center LLC	5	Streets	17%	\$ 177,650.00	\$177,650.00
Xcel Energy	New Gas Distribution	13181868	07/26/22	\$ 69,766.09	\$ 69,766.09	5720	\$ 69,766.09	03/08/23	03/10/23	LRCC	1	Ledge Rock Center LLC	5	Non-District	0%	\$ -	\$0.00
Xcel Energy	Distribution Reinforcement	12918651	07/26/22	\$ 438,322.94	\$ 438,322.94	5736	\$ 438,322.94	03/20/23	03/23/23	LRCC	1	Ledge Rock Center LLC	5	Streets	17%	\$ 76,611.16	\$76,611.16
				\$ 3,746,488.93	\$3,708,322.11											\$ 434,922.58	\$2,058,809.15