

MW RETAIL BUSINESS IMPROVEMENT DISTRICT

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:
TIMOTHY A. MCCARTHY
STATE OF COLORADO
LICENSE NO.: 44349

DATE PREPARED: June 3, 2025

CLIENT NO.: 230203

PROJECT: Tallgrass at the Ranch Filing No. 1

Engineer's Report and Verification of Costs No. 3



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ENGINEER'S REPORT

INTRODUCTION

Schedio Group LLC ("Schedio Group") provided a proposal to MW Retail Business Improvement District ("District") on February 14, 2023. This Engineer's Report and Verification of Costs Associated with Public Improvements ("Report") is the 3rd deliverable associated with the proposal, more specifically Task 1 – Independent Professional Engineer's Review of Costs Incurred and Verification of Costs Associated with the Design and Construction of Public Improvements.

Schedio Group has reviewed the 2023 Operating Plan and Budget –MW Retail Business Improvement District – City of Colorado Springs, El Paso County, Colorado ("Operating Plan"). Per the Operating Plan, the District currently includes approximately 22.36 acres. The project is located in the City of Colorado Springs, Colorado east of Marksheffel Road and south of E. Woodman Road. Public costs associated with TallGrass at the Ranch have been estimated at \$4,603,051.82.

Schedio Group has also reviewed the *Facilities Funding and Acquisition Agreement* ("FFAA"), by and between MW Retail Business Improvement District and MW Colorado Springs, LLC, effective January 1, 2022.

Per the FFAA:

Covenants and Agreements 2. <u>Construction of Improvements</u>. Developer agrees to design, construct, and complete the Improvements in full conformance with the design standards and specifications as established and in use by the City of Colorado Springs, El Paso County, and any other applicable entities having jurisdiction ("Government Entities") pursuant to the provisions of this Agreement and if applicable, approved by a professional engineer licensed in the State of Colorado and designated by the Board to review the Improvements ("District Engineer").

Covenants and Agreements 2.A.(ii) Prior to requesting that the District acquire any improvements pursuant to this Agreement, Developer shall obtain a certification of an independent engineer that the costs for the design, construction, and completion of the Improvements are reasonable and comparable for similar projects as constructed in the Denver Metropolitan Area.

Schedio Group reviewed the Assignment of Facilities Funding and Acquisition Agreement ("Assignment")., by and between MW Colorado Springs LLC ("Assignor"), PKW Capital, LLC ("Assignee" or "Developer") and MW Retail Business Improvement District, effective October 23, 2023.

Per the Assignment:

1. **Assignment**. Assignor hereby assigns to Assignee, as of the Effective Date, all of the Assignor's right, title, and interest in and to the FFAA, including any rights of Assignor to the reimbursements described therein.

The purpose of this Report is to verify costs and construction progress, as applicable, associated with the design and construction of Public Improvements, as authorized by the Assignment, and recommend a reimbursement amount to be paid by MW Retail Business Improvement District to PKW Capital, LLC. Accrued interest is not being considered herein.



SUMMARY OF FINDINGS

To date, Schedio Group reviewed a total less retainage of \$7,868,110.97 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$7,868,110.97 reviewed, Schedio Group verified \$5,609,177.45 as Capital Costs associated with the design and construction of Public Improvements.

Per the MW Retail BID - Engineer's Report and Verification of Costs No. 2 ("ERVC 2"), prepared by Schedio Group and dated September 5, 2024, Schedio Group had reviewed a total less retainage of \$7,565,831.56 in soft, indirect, and hard costs associated with and the design and construction of improvements. The total amount reviewed for ERVC2 has been revised to \$7,346,445.28 This revision was necessary as several invoices in ERVC 1 lacked proof of payment at the time that ERVC 2 was finalized. Of the \$7,346,445.28 reviewed, Schedio Group verified \$5,059,406.80 as Capital costs associated with the design and construction of Public Improvements.

Regarding this Report, Schedio Group reviewed a total less retainage of \$521,665.69 in soft, indirect, and hard costs associated with the design and construction of improvements. Of the \$521,665.69 reviewed, Schedio Group verified \$549,770.65 as Capital Costs associated with the design and construction of Public Improvements. Of the \$549,770.65 in Capital Costs \$319,751.97 is associated with invoices reviewed in the current verification and \$230,018.68 is associated with Public Proration Percentage adjustments to invoices in ERVC 1. (See *Special Circumstances and Notable Methodologies* below for more detail). Therefore, the current Verified Public Amount eligible for Developer reimbursement is \$549,770.65. See *Figure 1 – Summary of Verified Soft, Indirect, and Hard Costs Segregated by Service Plan Category, Figure 2 – Determination of Public Proration Percentage, Figure 3 – Summary of PPP Adjustment to Forge Electric and Landscape Endeavor Costs below, and Exhibit A – Summary of Costs Reviewed.*

	TOT AMT VER	TOT PREV AMT VER	TOT CUR AMT VER
	VER NOS 1 - 3	VER NO 2	VER NO 3
SOFT AND INDIRECT COSTS			
CAPITAL			
Streets	\$ 287,098.07	\$ 285,615.65	\$ 1,482.42
Water	\$ 172,564.75	\$ 171,279.84	\$ 1,284.92
Sanitary Sewer	\$ 172,419.75	\$ 171,134.84	\$ 1,284.92
Parks and Recreation	\$ 45,567.10	\$ 45,567.10	\$ -
TOTAL SOFT AND INDIRECT COSTS>	\$ 677,649.67	\$ 673,597.42	\$ 4,052.25
HARD COSTS			
CAPITAL			
Streets	\$ 4,050,548.04	\$ 3,498,068.80	\$ 552,479.23
Water	\$ 630,069.87	\$ 633,402.79	\$ (3,332.92)
Sanitary Sewer	\$ 250,909.87	\$ 254,337.79	\$ (3,427.92)
Parks and Recreation	\$	\$ -	\$ -
TOTAL HARD COSTS>	\$ 4,931,527.78	\$ 4,385,809.37	\$ 545,718.40
SOFT AND INDIRECT + HARD COSTS			
CAPITAL			
Streets	\$ 4,337,646.10	\$ 3,783,684.46	\$ 553,961.65
Water	\$ 802,634.62	\$ 804,682.62	\$ (2,048.00)
Sanitary Sewer	\$ 423,329.62	\$ 425,472.62	\$ (2,143.00)
Parks and Recreation	\$ 45,567.10	\$ 45,567.10	\$ -
TOTAL SOFT AND INDIRECT + HARD COSTS>	\$ 5,609,177.45	\$ 5,059,406.80	\$ 549,770.65

Figure 1 – Summary of Verified Soft, Indirect, and Hard Costs Segregated by Service Plan Category



DETERMINATION OF PUBLIC PRORATION PERCENTAGE

Figure 2 – Determination of Public Proration Percentage below summarizes the public and private areas within the District. 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 TallGrass at the Ranch Filing No. 1 Plat, Reception No. 222714899. A Public Proration Percentage was calculated and applied as deemed appropriate by Schedio Group. See Exhibit A – Summary of Costs Reviewed for application of the Public Proration Percentages.

PLAT	(SF)	TOT LOT AREA (SF)	TOT TRACT AREA (SF)	TOT ROW AREA (SF)	TOT PRI AREA (SF)	TOT PUB AREA (SF)	PPP
MW RETAIL BID							
TallGrass at The Ranch Filing No. 1	1,581,576	1,078,477	480,860	22,239	1,078,477	503,099	31.81%

Figure 2 – Determination of Public Proration Percentage

VERIFICATION OF COSTS

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

VERIFICATION OF PAYMENTS

Of the \$7,868,110.97 Schedio Group has reviewed to date, payments in the amount of \$6,962,910.51 were received, of which \$5,609,177.45 were verified as Capital costs associated with the design and construction of Public Improvements.

VERIFICATION OF CONSTRUCTION

Schedio Group performed a site visit on May 29, 2025. Pyramid Construction Pay Application No. 18 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 B – Summary of Documents Reviewed*. Photos and construction progress maps are available from Schedio Group upon request.

SPECIAL CIRCUMSTANCES AND NOTABLE METHODOLOGIES

Invoices for Forge Electric and Landscape Endeavors Change Order Costs were classified as 0% Public in ERVC 1 due to lack of documentation showing scope of work for these costs. We received proper documentation for these costs in the current verification, and these costs were reclassified as 100% Public in nature. Because of these PPP adjustments, amounts were credited to the Public Costs and debited from the Private Costs.

VENDOR	VERIFICATION NO	INV NO	INV AMT	VER PUBLIC AMT
Forge Electric - PPP Adjustment	ERVC1	1048	\$ 74,503.46	\$ 74,503.46
Forge Electric - PPP Adjustment	ERVC1	1061	\$ 76,000.00	\$ 76,000.00
Forge Electric - PPP Adjustment	ERVC3	1067	\$ 49,496.57	\$ 49,496.57
Landscape Endeavors - PPP Adjustment	ERVC3	Multiple	\$ 30,018.65	\$ 30,018.65
				\$ 230,018.68

Figure 3 – Summary of PPP Adjustment to Forge Electric and Landscape Endeavor Costs



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 June 3, 2025.

The Independent Consulting Engineer reviewed construction and legal documents provided by others, related to the design and construction of Public Improvements considered in the attached Engineer's Report, to state the conclusions set forth in this Engineer's Verification.

The Independent Consulting Engineer performed a site visit on May 29, 2025. Public Improvements considered in the attached Engineer's Report appear to have been constructed in general accordance with the approved construction drawings.

The Independent Consulting Engineer determined that Public Improvements considered in the attached Engineer's Report, from September 6, 2023 (date of Colorado Springs Utilities Invoice No. 20230906) to July 31, 2024 (date of Pyramid Construction Pay Application No. 18), are reasonably valued at \$549,770.65.

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 associated with similar Public Improvements constructed for similar purposes at similar locales during a similar timeframe.

The Independent Consulting Engineer recommends that MW Retail Business Improvement District reimburse PKW Capital, LLC an amount of \$549,770.65.

June 3, 2025

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



EXHIBIT A

SUMMARY OF COSTS REVIEWED

SUMMARY OF COSTS REVIEWED

	/ER NO	VENDORS	DESCRIPTION	INV NO	INV DATE	INV AMT	RETAINAGE	NET INV AMT	PMT NO	PMT AMT	PAYOR	CLEARED DATE	VER PMT AMT			VER PUB AMT % CAP		STREETS	WATER	SANITATION PARKS & REC
Soft Soft Soft	1	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace - Sediment / Erosion Control Solace - Sediment / Erosion Control Solace - Sediment / Erosion Control	14546 14817 15036	12/14/21 01/10/22 01/21/22	\$ 8,775.40 \$ 352.50 \$ 2,616.70	\$.	\$ 8,775.40 \$ 352.50 \$ 2,616.70	63 5	\$ 8,775.40 N \$ 352.50 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	01/07/22 02/11/22 02/11/22	\$ 352.50	68.19% \$ 68.19% \$ 68.19% \$	5,983.95 31.81% 240.37 31.81% 1,784.33 31.81%	\$ 2,791.45 100.00% \$ 112.13 100.00% \$ 832.37 100.00%	\$ 2,791.45 \$ \$ 112.13 \$ \$ 832.37 \$	930.48 S 37.38 S 277.46 S	930.48 37.38 277.46	5 930.48 \$ - 5 37.38 \$ - 5 277.46 \$ -
	1	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace - Seament / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	15479	01/21/22 02/16/22 04/28/22	\$ 2,616.70 \$ 1,190.00 \$ 61,925.00	\$.	\$ 2,616.70 \$ 1,190.00 \$ 61,925.00	80 S	\$ 1,190.00 N \$ 61,925.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	02/11/22 03/14/22 05/24/22	\$ 2,616.70 \$ 1,190.00 \$ 61,925.00 \$ 470.00	68.19% \$ 68.19% \$	1,784.33 31.81% 811.46 31.81% 42,226.68 31.81%	C 279 C4 100 00W	C 270 CA C	126.18 5 6,566.11 5	126.18	5 126.18 S - 6,566.11 S -
Soft Soft Soft	1	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	16068 16224 16350	05/25/22 05/16/22	\$ 61,925.00 \$ 470.00 \$ 1,006.25	> -	\$ 61,925.00 \$ 470.00 \$ 1,006.25	103	5 470.00 N	IW Colorado Springs, LLC IW Colorado Springs, LLC IW Colorado Springs, LLC	06/21/22	\$ 470.00	68.19% \$ 68.19% \$	42,226.68 31.81% 320.49 31.81% 686.16 31.81%	\$ 19,698.32 100.00% \$ 149.51 100.00% \$ 320.09 100.00%	\$ 19,698.32 \$ \$ 149.51 \$ \$ 320.09 \$	49.84 S 106.70 S	6,566.11 49.84 106.70	5 49.84 5 - 5 106.70 5 -
	1	Railey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	16508 16683	07/13/22	\$ 1599.75	٠.	\$ 1,599.75	124 S	\$ 1,599.75 A	W Colorado Springs, LLC	08/29/22			1 090 87 31 81%	\$ 508.88 100.00%	S 508.88 S	169.63 5	169.63	5 169.63 \$ - 5 475.18 \$ -
Soft Soft	1	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	16863 16996	08/04/22 08/31/22 09/29/22	\$ 4,481.39 \$ 2,115.50 \$ 739.50	\$ -	\$ 4,481.39 \$ 2,115.50 \$ 739.50 \$ 1.130.00	136 S	S 2,115.50 N S 739.50 N	W Colorado Springs, LLC W Colorado Springs, LLC	09/19/22 11/15/22	\$ 2,115.50 \$ 739.50	68.19% \$ 68.19% \$	3,055.86 31.81% 1,442.56 31.81% 504.27 31.81%	\$ 1,425.53 100.00% \$ 672.94 100.00% \$ 235.23 100.00%	\$ 1,425.53 \$ \$ 672.94 \$ \$ 235.23 \$	224.31 S 78.41 S	224.31 78.41	5 224.31 S - 5 78.41 S -
Soft Soft Soft Soft Soft Soft Soft Soft	1	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	17150 17161	10/26/22 11/01/22 11/28/22	\$ 1,130.00 \$ 500.00 \$ 2,770.75	\$ -	\$ 1,130.00 \$ 500.00 \$ 2,770.75	149 149	\$ 1,130.00 N \$ 500.00 N \$ 2,770.75 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	11/15/22 11/15/22 01/03/23	\$ 1,130.00 \$ 500.00	68.19% S 68.19% S 68.19% S 68.19% S 68.19% S 68.19% S	770.55 31.81% 340.95 31.81% 1,889.38 31.81%	\$ 235.23 100.00% \$ 235.23 100.00% \$ 359.45 100.00% \$ 159.05 100.00% \$ 881.37 100.00%	\$ 359.45 \$ \$ 159.05 \$ \$ 881.37 \$	119.82 S 53.02 S 293.79 S	119.82 53.02	5 119.82 \$ - 5 53.02 \$ - 5 293.79 \$ -
			Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	17271 17371 17409	11/28/22 12/20/22 01/04/23	\$ 2,770.75 \$ 610.00 \$ 837.75	\$.	\$ 2,770.75 \$ 610.00 \$ 837.75	158	S 610.00 N		01/30/23 01/30/23 01/30/23		68.19% \$ 68.19% \$ 68.19% \$	1,889.38 31.81% 415.96 31.81% 571.26 31.81%	\$ 881.37 100.00% \$ 194.04 100.00% \$ 266.49 100.00%	\$ 194.04 \$	293.79 \$ 64.68 \$ 88.83 \$	293.79 64.68 88.83	5 293.79 5 - 5 64.68 5 - 5 88.83 5 -
Soft Soft Soft	1 1	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	17485	01/26/23	\$ 4,691.82		\$ 4,691.82	180 5	\$ 2,286.82 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	04/05/23	\$ 2,286.82	68.19% \$	1,559.38 31.81% 1,819.19 31.81%	\$ 727.44 100.00% \$ 848.63 100.00%	\$ 727.44 \$	242.48 9	242.48	5 242.48 \$ -
	1	Dwire Earthmoving Dwire Earthmoving	Solace at Black Forest - Grading Solace at Black Forest - Grading	17583 2021-331 2022-28 1145864	02/28/23 01/24/22 02/28/22	\$ 2,930.50 \$ 210,924.00 \$ 50,616.00	\$ -	\$ 2,930.50 \$ 210,924.00 \$ 50,616.00	72 1 140 5	\$ 210,924.00 N \$ 50,616.00 N	W Colorado Springs, LLC	04/05/23 02/14/22 09/19/22	\$ 50.616.00	68.19% S 68.19% S	143,829.17 31.81% 34,515.07 31.81%	\$ 16,100.93 100.00%	S 16.100.93 S	22,364.94 S 5,366.98 S	22,364.94 5,366.98	5 22,364.94 \$ - 5 5,366.98 \$ -
Soft Soft	1	Entech Engineering Entech Engineering Entech Engineering Entech Engineering	220031 - Subsurface Soils Investigation 213535 - Density Testing 213553 - Density Testing	1145864 1146795 1148336	01/31/22 03/31/22 07/31/22	\$ 50,616.00 \$ 2,850.00 \$ 2,313.00 \$ 19,642.50	\$.	\$ 2,850.00 \$ 2,313.00 \$ 19,642.50	81 S	\$ 2,850.00 N \$ 2,313.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	09/19/22 04/01/22 05/04/22 09/20/22	\$ 2,850.00 \$ 2,313.00 \$ 19,642.50	100.00% \$ 68.19% \$	2,850.00 0.00% 1,577.24 31.81% 13,394.23 31.81%	\$ - 100.00% \$ 735.76 100.00% \$ 6,248.27 100.00%		245.25 \$ 2,082.76 \$	245.25 2,082.76	5
Soft Soft			213353 - Density Testing		07/31/22 09/30/22 10/25/22	\$ 19,642.50 \$ 7,187.00 \$ 1,910.50	\$.	\$ 19,642.50 \$ 7,187.00 \$ 1,910.50	138 S 157 S	\$ 7,967.00 N	W Colorado Springs, LLC		\$ 7,967.00	68.19% S 68.19% S 68.19% S	13,394.23 31.81% 5,432.70 31.81% 1,302.77 31.81%	\$ 6,248.27 100.00% \$ 2,534.30 100.00% \$ 607.73 100.00%	\$ 2,534.30 \$	2,082.76 S 844.77 S 202.58 S	2,082.76 844.77 202.58	5 2,082.76 5 - 5 844.77 5 - 5 202.58 5 -
Soft	1	Entech Engineering Entech Engineering Entech Engineering	21353 - Density Testing 21353 - Density Testing 222081 - Subsurface Soil investigation/Pavement	1149508 1149792 1149949	11/23/22	\$ 780.00 \$ 6,575.00	\$.	\$ 780.00 \$ 6,575.00	157 173	S 6.575.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	01/31/23	\$ 780.00	68.19% \$	531.88 31.81%	\$ 248.12 100.00%	\$ 248.12 \$	82.71 S 6,575.00 S	82.71	\$ 82.71 \$ -
Soft Soft Soft	1	Forge Partners Galloway & Company Galloway & Company	C.S Woodmen and Marksheffel - Project Management FGP000001.30 - CO, Colorado Springs - Woodmen and Marksheffel - Master/Planning FGP000002.30 - CO, Colorado Springs - Woodmen and Marksheffel - Self Storage	Multiple - See Tab Multiple - See Tab Multiple - See Tab	Multiple - See Tab	\$ 1,221,477.26 \$ 6,975.00	\$.	\$ 1,221,477.26 \$ 6,975.00	Multiple - See Tab S Multiple - See Tab S	\$ 1,170,756.93 N \$ 855.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	Multiple - See Tab Multiple - See Tab Multiple - See Tab	\$ 995,594.25	69.29% \$ 68.19% \$	687,663.23 30.71% - 31.81% 632.50 0.00%	\$ 307,931.02 100.00%	\$ 307,931.02 \$	102,643.67 \$	102,643.67	5 102,643.67 \$ - 5 · \$
Soft Hard	1	Galloway & Company KR Swerdfeger M&S Civil Consultants		Multiple - See Tab	Multiple - See Tab Multiple - See Tab 05/17/22	\$ 632.50	\$. \$ 101,453.30	\$ 632.50 \$ 1,927,612.70	Multiple - See Tab S Multiple - See Tab S	\$ 1,687,061.30 N	W Colorado Springs, LLC	Multiple - See Tab	\$ 995,594.25 \$ - \$ 632.50 \$ 1,687,061.30 \$ 1,520.00	100.00% \$ 10.25% \$	197,621.22 89.75%	\$. 100.00% \$ 1,489,440.08 100.00%	\$ 1,489,440.08 \$	759,412.06 S	543,414.51	5 S S S S S S S S S S S S S S S S S S S
Soft Soft	1 1	M&S Civil Consultants M&S Civil Consultants	Tallgrass at the Ranch - Lot 6 East Side - Utility Extension Tallgrass at the Ranch - Lot 3 West Side - Utility Extension Tall Grass Lot 7 Water Service Tall Grass Lot 7 Water Service Tallgrass at the Ranch - Self Storage	5130 5131 5189	05/17/22 05/17/22 06/20/22 10/19/22	\$ 1,520.00 \$ 3,460.00 \$ 845.00	\$.	\$ 1,520.00 \$ 3,460.00 \$ 845.00	102 S	\$ 1,520.00 N \$ 3,460.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	07/06/22 07/06/22 07/21/22	\$ 3,460.00	47.98% \$	1,520.00 0.00% 1,660.00 52.02%	\$ 1,800.00 100.00% \$ 1,800.00 100.00%	\$ 1,800.00 \$	- 5		5 . S . S . S . S . S . S . S . S . S .
Soft	1 1	M&S Civil Consultants	Tallgrass at the Ranch - Self Storage SE Woodmen	5352 Multiple - See Tah	10/19/22 Multiple - See Tab	\$ 3,460.00 \$ 845.00 \$ 650.00 \$ 73,405.52	\$.	\$ 650.00 \$ 73.405.52	114 151 Multiple - See Tab	\$ 650.00 N \$ 595.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	11/23/22 Multiple - See Tah	\$ 650.00	47.98% \$ 100.00% \$ 100.00% \$ 37.14% \$	845.00 0.00% 650.00 0.00% - 62.86%	\$ 1,800.00 100.00% \$ - 100.00% \$ - 100.00% \$ - 100.00%	S - S	- 5		5 · S · S
Soft	1	M&S Civil Consultants	SC Woodmen Tallgrass at the Ranch - Filing No. 1 - Forge Partners - Const. Survey	Multiple - See Tab Multiple - See Tab	Multiple - See Tab Multiple - See Tab	\$ 29,555.00	\$ · \$ ·	\$ 29,555.00	Multiple - See Tab S	\$ 26.385.00 N	W Colorado Springs, LLC	Multiple - See Tab	\$ 26,385.00	13.31% \$	70,526.75 76.56% 2,865.00 86.69%	\$ 23,520.00 100.00%	\$ 23,520.00 \$	93,715.91 S 20,970.00 S	43,485.91 1,800.00	5 43,290.91 \$ 43,462. 5 750.00 \$
Soft Soft Hard	1	M&S Civil Consultants M&S Civil Consultants	Tallgrass at the Ranch - Filing No. 1 - Shared Construction Tallgrass at the Ranch - Lot 3,5 & 6 Replat Tallgrass - Marksheffel Job #22019	Multiple - See Tab Multiple - See Tab	Multiple - See Tab Multiple - See Tab	\$ 6,300.00 \$ 16,510.54	\$ ·	\$ 16.510.54	Multiple - See Tab S Multiple - See Tab S Multiple - See Tab S	\$ 4,561.00 N \$ 16,510.54 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	Multiple - See Tab Multiple - See Tab	\$ 6,300.00 \$ 16,510.54	0.00% \$ 100.00% \$ 0.00% \$	- 100.00% 16,510.54 0.00% - 100.00%	\$ 6,300.00 100.00% \$ 100.00% \$ 10,000.00 100.00%	s - s	2,000.00 \$ - \$ 10,000.00 \$	2,500.00	5 1,800.00 S - 5 · S -
2011	1	Pyramid Construction Raw Land Detailing Raw Land Detailing	I Bilgras - Mansherrel Job #2,2019 Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	Multiple - See Tab 33462 33528	Multiple - See Tab 01/31/22 02/20/22	\$ 74,402.50 \$ 450.00 \$ 450.00		\$ 74,402.50 \$ 450.00 \$ 450.00	68 5		W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC		\$ 450.00	0.00% S 0.00% S	- 100.00% - 100.00%	\$ 450.00 100.00%	\$ 450.00 \$	150.00 S	150.00	5 150.00 S - 5 150.00 S -
Soft	1	Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	33597 33677	03/20/22 03/20/22 04/20/22	\$ 450.00 \$ 450.00	\$.	\$ 450.00 \$ 450.00	85 94	\$ 450.00 N \$ 450.00 N	W Colorado Springs, LLC W Colorado Springs, LLC	04/20/22 06/08/22	\$ 450.00	0.00% S 0.00% S	- 100.00% - 100.00%	\$ 450.00 100.00%	\$ 450.00 \$	150.00 S 150.00 S	150.00 150.00	5 150.00 \$ - 5 150.00 \$ -
Soft Soft Soft Soft	1	Raw Land Detailing Raw Land Detailing Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	33757 33859	05/20/22 06/20/22	\$ 450.00 \$ 450.00	\$ -	\$ 450.00 \$ 450.00	107 117	\$ 450.00 N	W Colorado Springs, LLC W Colorado Springs, LLC	05/29/22	\$ 450.00 \$ 450.00	0.00% \$ 0.00% \$	- 100.00% - 100.00%	\$ 450.00 100.00% \$ 450.00 100.00%	\$ 450.00 \$ \$ 450.00 \$	150.00 S	150.00 150.00	5 150.00 S - 5 150.00 S -
Soft	1	Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	33954 34044	07/20/22 08/20/22	\$ 450.00 \$ 450.00	\$ -	\$ 450.00 \$ 450.00	125 133	S 450.00 N	W Colorado Springs, LLC W Colorado Springs, LLC	08/31/22	\$ 450.00 \$ 450.00	0.00% \$ 0.00% \$	- 100.00% - 100.00%	\$ 450.00 100.00% \$ 450.00 100.00%	\$ 450.00 \$ \$ 450.00 \$	150.00 S	150.00 150.00	5 150.00 \$ - 5 150.00 \$ -
Soft	1	Raw Land Detailing Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	34132 34225	09/20/22 10/20/22	\$ 450.00 \$ 450.00 \$ 450.00	\$.	\$ 450.00 \$ 450.00	148 148	\$ 450.00 N \$ 450.00 N	W Colorado Springs, LLC W Colorado Springs, LLC	11/21/22 11/21/22	\$ 450.00 \$ 450.00	0.00% \$ 0.00% \$	- 100.00% - 100.00%	\$ 450.00 100.00% \$ 450.00 100.00% \$ 450.00 100.00%	\$ 450.00 S \$ 450.00 S	150.00 S	150.00 150.00	5 150.00 \$ - 5 150.00 \$ -
Soft Soft Soft		Raw Land Detailing Raw Land Detailing Raw Land Detailing Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections	34309 34403 34488	11/20/22 12/20/22 01/20/23	\$ 450.00 \$ 450.00	\$.	\$ 450.00 \$ 450.00	167	\$ 450.00 N \$ 292.50 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	12/14/22 02/02/23 04/07/23	\$ 450.00	0.00% \$ 0.00% \$ 0.00% \$	- 100.00% - 100.00%	\$ 450.00 100.00% \$ 450.00 100.00% \$ 292.50 100.00%	\$ 450.00 \$	150.00 5	150.00 150.00	5 150.00 S - 5 97.50 S
Soft Hard	1 2	Raw Land Detailing Railey Land Solutions	Solace at Black Forest - Monthly Stormwater Inspections Solace (Tall Grass) - Sediment / Erosion Control	34568 17997	01/20/23 02/20/23 05/29/23	\$ 450.00 \$ 6,825.97	٠.	\$ 450.00 \$ 6,825.97	177 S Waiver	S 292.50 N	W Colorado Springs, LLC	04/07/23	\$ 292.50	0.00% \$ 68.19% \$	- 100.00% 4,654.63 31.81%	\$ 2.171.34 100.00%	\$ 2.171.34 \$	97.50 S 723.78 S	97.50 723.78	\$ 97.50 \$ - 5 723.78 \$ -
Hard Hard Hard	2	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	18135 18283 18478	06/26/23 07/18/23 08/15/23	\$ 7,457.50 \$ 7,842.50 \$ 1,606.75	\$ - \$ -	\$ 7,457.50 \$ 7,842.50 \$ 1,606.75	Waiver S	\$ 7,457.50 N \$ 7,842.50 N \$ 1,606.75 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	08/09/24 08/09/24 08/09/24 08/09/24	\$ 7,457.50 \$ 7,842.50	68.19% \$ 68.19% \$ 68.19% \$	5,085.27 31.81% 5,347.80 31.81% 1,095.64 31.81%	\$ 2,372.23 100.00% \$ 2,494.70 100.00% \$ 511.11 100.00%	\$ 2,372.23 \$ \$ 2,494.70 \$ \$ 511.11 \$	790.74 \$ 831.57 \$ 170.37 \$	790.74 831.57 170.37	5 790.74 \$ - 5 831.57 \$ - 5 170.37 \$ -
Hard Hard	2	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	18478 18509 18637	08/15/23 08/21/23 09/11/23	\$ 1,606.75 \$ 7,670.25 \$ 5,172.55	\$.	\$ 1,606.75 \$ 7,670.25 \$ 5,172.55	Waiver S Waiver S	\$ 1,606.75 N \$ 7,670.25 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	08/09/24 08/09/24 08/09/24	\$ 1,606.75 \$ 7,670.25	68.19% \$ 68.19% \$ 68.19% \$	1,095.64 31.81% 5,230.35 31.81% 3,527.16 31.81%	\$ 511.11 100.00% \$ 2,439.90 100.00% \$ 1,645.39 100.00%	\$ 2,439.90 \$	170.37 S 813.30 S 548.46 S	170.37 813.30 548.46	5 170.37 \$ - 5 813.30 \$ - 5 548.46 \$ -
Hard Hard	2 2	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	18637 18728 18820	09/11/23 09/25/23 10/09/23 10/21/23	\$ 5,606.40 \$ 2,093.85	\$ ·	\$ 5,606.40 \$ 2,093.85	Waiver Waiver	\$ 5,606.40 N \$ 2,093.85 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	08/09/24 08/09/24 08/09/24	\$ 5,606.40	68.19% \$ 68.19% \$	3,823.01 31.81% 1.427.80 31.81%			548.46 5 594.46 5 222.02 5	594.46 222.02	5 594.46 S -
Hard Hard	2	Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control	18909 18987	10/21/23 10/31/23	\$ 942.85 \$ 670.75	\$.	\$ 942.85 \$ 670.75	Waiver :	\$ 942.85 N \$ 670.75 N \$ 1,907.05 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	08/09/24 08/09/24	\$ 942.85 \$ 670.75	68.19% \$ 68.19% \$ 68.19% \$	642.93 31.81% 457.38 31.81%	\$ 299.92 100.00% \$ 213.37 100.00%	S 299.92 S	99.97 S	99.97 71.12	\$ 222.02 \$ - \$ 99.97 \$ - \$ 71.12 \$ -
Hard Hard	2	Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	19009 19022	11/13/23	\$ 1,907.05 \$ 796.50	\$.	\$ 1,907.05 \$ 796.50	Waiver S	\$ 796.50 N	W Colorado Springs, LLC	08/09/24			1,300.42 31.81% 543.13 31.81%		\$ 606.63 \$ \$ 253.37 \$	202.21 S 84.46 S	202.21 84.46	\$ 202.21 \$ - \$ 84.46 \$ -
Hard Hard	2	Bailey Land Solutions Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	19049 19129	11/18/23 12/12/23	\$ 667.00 \$ 4,125.35	\$.	\$ 667.00 \$ 4,125.35	Waiver S	\$ 4,125.35 N	W Colorado Springs, LLC W Colorado Springs, LLC	08/09/24 08/09/24	\$ 667.00 \$ 4,125.35	68.19% \$ 68.19% \$ 68.19% \$ 68.19% \$	454.83 31.81% 2,813.08 31.81%			70.72 S 437.42 S	70.72 437.42	5 70.72 S - 5 437.42 S -
Hard Hard	2 2	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	19246 19290 19319	01/26/24 02/08/24 02/20/24	\$ 4,626.50 \$ 4,858.50 \$ 2,243.00	\$ ·	\$ 4,858.50 \$ 2,243.00	Waiver S Waiver	\$ 4,858.50 N \$ 2,243.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	08/09/24 08/09/24 08/09/24	\$ 4,858.50 \$ 2,243.00	68.19% S 68.19% S	3,154.81 31.81% 3,313.01 31.81% 1.529.50 31.81%	\$ 1,471.69 100.00% \$ 1,545.49 100.00% \$ 713.50 100.00%	\$ 1,471.69 \$ \$ 1,545.49 \$ \$ 713.50 \$	490.56 S 515.16 S 237.83 S	515.16 237.83	5 490.56 \$ - 5 515.16 \$ - 5 237.83 \$ -
Hard Hard	2	Railey Land Solutions	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	19375 19482	02/20/24 03/04/24 04/10/24	\$ 2,243.00 \$ 4,619.57 \$ 5,562.95	s .	\$ 2,243.00 \$ 4,619.57 \$ 5,562.95	Waiver S	S 4.619.57 N	W Colorado Sorinas, LLC	08/09/24 08/09/24 08/09/24	c ccca ac	68.19% \$ 68.19% \$ 68.19% \$	1,529.50 31.81% 3,150.09 31.81% 3,793.38 31.81%	\$ 1.769.57 100.00%	\$ 1.769.57 \$	489.83 S 589.86 S	489.83 589.86	5 489.83 S - 5 589.86 S -
Hard Hard	2	Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions Bailey Land Solutions Entech Engineering	Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control Solace at Black Forest	19532 19775 1152658	04/07/24 05/29/24	\$ 4,000.05 \$ 6,973.12	\$.	\$ 4,000.05 \$ 6,973.12	Waiver S Waiver S	\$ 4,000.05 N \$ 6,973.12 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	08/09/24 08/09/24 08/09/24	\$ 4,000.05 \$ 6,973.12	68.19% S 68.19% S 68.19% S	2,727.64 31.81% 4,754.97 31.81% 6,965.27 31.81%	\$ 1,272.41 100.00% \$ 2,218.15 100.00% \$ 3,249.23 100.00%		424.14 5 739.38 5 1.083.08 5	739.38 1,083.08	5 424.14 \$ - 5 739.38 \$ - 5 1,083.08 \$ -
Soft Soft Soft	2	Enterh Engineering	Solace at Black Forest Solace at Black Forest	213353-01 213353-02	11/30/23 12/13/23 03/15/24	\$ 6,264.50 \$ 10,214.50 \$ 10,848.00	\$.	\$ 6,264.50 \$ 10,214.50 \$ 10,848.00	Waiver S Waiver S	5 10,214.50 N 5 6,264.50 N 5 10.848.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	01/26/24 01/26/24 05/26/24	\$ 6,264.50 \$ 10,848.00	68.19% \$ 68.19% \$	6,965.27 31.81% 4,271.77 31.81% 7,397.26 31.81%	\$ 1,992.73 100.00% \$ 1,992.73 100.00% \$ 3,450.74 100.00%		1,083.08 5 664.24 5 1,150.25 5	1,083.08 664.24 1,150.25	5 664.24 \$ - 5 1,150.25 \$ -
	2	Entech Engineering Entech Engineering Forge Partners KR Swerdfeger	Splace at Black Forest	213353-03 221699-01 Multiple - See Tab	05/17/24				Waiver	\$ 5,442.75 N	W Colorado Springs, LLC	07/15/24	\$ 5,442.75	68 19% \$	3,711.41 31.81% 697.50 0.00%	\$ 1,731.34 100.00%	\$ 1,731.34 \$	577.11	577.11	5 577.11 \$ - 5 · 5 ·
Soft Soft Hard	2	Forge Partners KR Swerdfeger	Lot 2 Tallgrass at the Ranch Filing No 1 C.S Woodmen and Marksheffel - Project Management Tallgrass at the Ranch	13	04/12/24 Multiple - See Tab 03/31/23	\$ 697.50 \$ 571,815.43 \$ 244,686.00 \$ 647,290.58	\$ (101,453.30)	\$ 697.50 \$ 571,815.43 \$ 346,139.30 \$ 614,926.05	Waiver Substitution Substitutio	\$ 586,690.70 N	W Colorado Springs, LLC	Multiple - See Tab Multiple - See Tab	\$ 697.50 \$ - \$ 586,690.70	68.23% \$ 9.11% \$	9,539.05 90.89%	\$. 100% \$ 577,151.65 100%	\$ 577,151.65 \$	499,958.52 \$	49,776.07	5 · \$ · 5
Hard Soft Soft	2	Landscape Endeavors M&S Civil Consultants M&S Civil Consultants	Tailgrass at the Ranch 22-65 SC Woodmen Tailgrass at the Ranch	Multiple - See Tab	Multiple - See Tab		\$ 32,364.53	\$ 10,250.00	Multiple - See Tab S Multiple - See Tab S Multiple - See Tab S	5 614,926.05 N 5 10,250.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	Multiple - See Tab	\$ 614,926.05	4.88% \$	30,018.65 95.12% (4,114.67) 140.14%		\$ 14,364.67 \$	584,907.40 \$ 6,852.73 \$ 34.712.00 \$	2,703.91	5 2,703.91 \$ 2,104.1
Hard			Tallgrass - Marksheffel Job #22019	Multiple - See Tab 34827	Multiple - See Tab Multiple - See Tab 05/20/23	\$ 1,655,493.81 \$ 450.00	\$ 86,494.82 \$	\$ 1,568,998.99	Multiple - See Tab S			40/27/22	\$ 1,633,401.49 \$ 450.00	4.03% \$ 1.26% \$ 68.19% \$ 68.19% \$	1,458.00 95.97% 19,729.13 98.80% 306.86 31.81% 306.86 31.81% 306.86 31.81%	\$ 1,613,672.37 100% \$ 143.14 100%	\$ 1,613,672.37 \$	1,606,911.54 \$	3,332.92 47.71	5 3,427.92 S - S 47.71 S -
Soft Soft Soft	2	Pyramid Construction Raw Land Detailing Raw Land Detailing Raw Land Detailing Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	34911 34979 35043	06/20/23 06/20/23 07/20/23 08/20/23	\$ 450.00 \$ 450.00	\$ -	\$ 450.00 \$ 450.00 \$ 450.00	Waiver :	\$ 450.00 N \$ 450.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	10/27/23 10/27/23 10/27/23	\$ 450.00 \$ 450.00	68.19% \$ 68.19% \$	306.86 31.81% 306.86 31.81%	\$ 143.14 100% \$ 143.14 100% \$ 143.14 100%	\$ 143.14 \$ \$ 143.14 \$ \$ 143.14 \$	47.71 S	47.71 47.71	\$ 47.71 \$ - \$ 47.71 \$ -
	2	Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	35110	09/20/23	\$ 450.00 \$ 450.00	\$ -	\$ 450.00	Waiver S	\$ 450.00 N	W Colorado Springs, LLC W Colorado Springs LLC	10/27/23	\$ 450.00	68 19% \$	306.86 31.81% 306.86 31.81%	\$ 143.14 100% \$ 143.14 100%	\$ 143.14 \$	47.71 S	47.71 47.71	\$ 47.71 \$ - \$ 47.71 \$ -
Soft Soft Soft Soft	2	Raw Land Detailing Raw Land Detailing Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	35175 35241 35306	10/20/23 11/20/23 12/20/23	\$ 450.00 \$ 450.00 \$ 450.00	\$.	\$ 450.00 \$ 450.00 \$ 450.00	Waiver S Waiver S	\$ 450.00 N \$ 450.00 N	W Colorado Springs, LLC W Colorado Springs, LLC W Colorado Springs, LLC	11/22/23 01/04/24 01/23/24	\$ 450.00 \$ 450.00	68.19% \$ 68.19% \$ 68.19% \$	306.86 31.81% 306.86 31.81% 306.86 31.81%	\$ 143.14 100% \$ 143.14 100% \$ 143.14 100%		47.71 S 47.71 S 47.71 S	47.71 47.71 47.71	\$ 47.71 \$ - \$ 47.71 \$ - \$ 47.71 \$ -
	2	Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	35371 35435	01/20/24	\$ 450.00 \$ 450.00	s .	\$ 450.00 \$ 450.00	Waiver 5	S 450.00 N	W Colorado Springs, LLC W Colorado Springs, LLC	02/13/24	\$ 450.00	68.19% \$	306.86 31.81%	\$ 143.14 100% \$ 143.14 100%	\$ 143.14 \$ \$ 143.14 \$	47.71 S	47.71 47.71	5 47.71 S - 5 47.71 S -
Soft Soft	2	Raw Land Detailing Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections	35503 35584	03/20/24 04/20/24	\$ 450.00 \$ 450.00	\$.	\$ 450.00 \$ 450.00	Waiver 5	\$ 450.00 N \$ 450.00 N	W Colorado Springs, LLC W Colorado Springs, LLC	04/19/24 06/03/24	\$ 450.00 \$ 450.00	68.19% S	306.86 31.81% 306.86 31.81%	\$ 143.14 100% \$ 143.14 100%	\$ 143.14 \$ \$ 143.14 \$	47.71 S	47.71 47.71	\$ 47.71 \$ - \$ 47.71 \$ -
Soft Soft	2	Raw Land Detailing Raw Land Detailing Raw Land Detailing Bailey Land Solutions	Solace at Black Forest - Monthly Stormwater Inspections Solace at Black Forest - Monthly Stormwater Inspections PPP Adjustment for Raw Land Detailing Solace (Tall Grass) - Sediment / Erosion Control	35676 35712	05/20/24 06/20/24	\$ 450.00 \$ 450.00	\$.	\$ 450.00 \$ 450.00	Waiver 5 Waiver 5	5 450.00 N	W Colorado Springs, LLC W Colorado Springs, LLC N/A	07/15/24 08/02/24	\$ 450.00	68.19% \$	306.86 31.81% 306.86 31.81% 4,909.68 0.00%	\$ 143.14 100% \$ 143.14 100% \$ (4,909.68) 100.00% \$ 517.63 100.00%	\$ 143.14 \$ \$ 143.14 \$ \$ (4.909.68) \$	47.71 S	47.71 47.71	\$ 47.71 \$ - \$ 47.71 \$ - \$ (1.636.56) \$
Soft	3	Bailey Land Solutions Railey Land Solutions	PPP Adjustment for Haw Land Detailing Solace (Tall Grass) - Sediment / Erosion Control Solace (Tall Grass) - Sediment / Erosion Control	NA 17697 17837	NA 03/28/23 05/01/23	\$ 1,627.25 \$ 1,811.50	\$.	\$ 1,627.25 \$ 1,811.50	N/A S Waiver S Waiver S	\$ 1,627.25 N \$ 1,811.50 N	N/A W Colorado Springs, LLC W Colorado Springs, LLC	08/09/24	\$ 1,811.50	100.00% \$ 68.19% \$ 68.19% \$	1,109.62 31.81% 1,235.26 31.81%	\$ 576.24 100.00%	\$ 576.24 \$	(1,636.56) 5 172.54 5 192.08 5	(1,636.56) 172.54 192.08	\$ (1,636.56) \$ - 5 172.54 \$ - 5 192.08 \$ -
Soft Soft Soft	3	Brownstein Brownstein	Professional Services - Woodmen Marksheffel Development	956267 959821 964907	09/30/23 10/20/23	\$ 411.00 \$ 581.00 \$ 154.00	\$ -	\$ 411.00 \$ 581.00 \$ 154.00	N/A N/A	\$ · .	N/A N/A	N/A N/A N/A	\$ -	100.00% S 100.00% S 100.00% S	411.00 0.00% 581.00 0.00% 154.00 0.00%	\$ 100.00%	s - s			s - s -
	3	Brownstein	Professional Services - Woodmen Marksheffel Development Professional Services - Woodmen Marksheffel Development Professional Services 8004 Peony Hts to 10/31/23	979107	10/20/23 12/06/23 03/25/24 11/01/23	\$ 2,367.24	> -	\$ 2,367.24	N/A S	5 .	N/A N/A	N/A	\$ ·	100.00% \$	154.00 0.00% 2,367.24 0.00% 85.95 0.00%	\$ - 100.00% \$ - 100.00% \$ - 100.00%	\$ - \$ \$ - \$			s - \$ - 5 - \$
Soft Soft	3	City of Colorado Springs City of Colorado Springs City of Colorado Springs	8004 Peonry Hts to 10/31/23 8124 Peonry Hts to 10/31/23 8033 Chardonnay Grv to 10/31/23	20231101 20231101 20231101	11/01/23 11/01/23 11/01/23	\$ 85.95 \$ 30.60 \$ 117.45	\$.	\$ 85.95 \$ 30.60 \$ 117.45	N/A S	\$	N/A N/A N/A	N/A N/A N/A	\$ -	100.00% \$ 100.00% \$	85.95 0.00% 30.60 0.00% 117.45 0.00%	5 - 100.00% S - 100.00%	\$. \$. 9		5 · 5 ·
Soft Soft	3	City of Colorado Springs	8835 Chardoninay GrV to 10/31/23 7452 Solace Forest VW to 10/31/23 8040 Grandiose Hts to 10/31/23	20231101 20231101 20231101	11/01/23 11/01/23	\$ 71.10 \$ 31.95	\$.	\$ 71.10 \$ 31.95	N/A S	5 .	N/A N/A	N/A N/A	\$.	100.00% S 100.00% S 100.00% S 100.00% S	71.10 0.00% 71.10 0.00% 31.95 0.00%	\$ - 100.00% \$ - 100.00% \$ - 100.00% \$ - 100.00%	\$. 5			5 · S
Soft Soft	3	City of Colorado Springs City of Colorado Springs	8020 Grandiose Hts to 10/31/23 8033 Chardonnay Grv to 12/31/23	20231101 20231101 20231101 20240101	11/01/23 11/01/23 11/20/23 01/01/24	\$ 71.10 \$ 31.95 \$ 32.40 \$ 117.45	\$ -	\$ 32.40 \$ 117.45	N/A N/A	\$. \$.	N/A N/A	N/A N/A	\$ - \$ -	100.00% \$	32.40 0.00% 117.45 0.00%	\$ - 100.00% \$ - 100.00%	S - S	- 9		s · s ·
Soft Soft		City of Colorado Springs	Recording Fee - Tract A Tall Grass at the Ranch Filing 1 8033 Chardonnay Grv to 1/31/24	SWENT0067 20240201				\$ 53.00 \$ 117.45	N/A S	s ·	N/A N/A	N/A N/A	c .	100.00% S 100.00% S 100.00% S	53.00 0.00% 117.45 0.00%	\$ - 100.00% \$ - 100.00%	\$ - \$	- 9	-	5 · \$ ·
Soft Soft Soft	3	City of Colorado Springs City of Colorado Springs	8033 Chardonnay Grv to 2/29/24 8033 Chardonnay Grv to 3/31/24	20240301 20240401	02/01/24 03/01/24 03/01/24 04/01/24	\$ 117.45 \$ 117.45 \$ 117.45	\$.	\$ 117.45 \$ 117.45	N/A S	5 .	N/A N/A	N/A N/A N/A	\$ ·	100.00% \$	117.45 0.00% 117.45 0.00%	\$ - 100.00% \$ - 100.00%	S - S	- 9		· \$
Soft	3	City of Colorado Springs City of Colorado Springs Colorado Springs Utilities	8033 Chardonnay Grv to 4/30/24 8033 Chardonnay Grv to 6/30/24 8211 Daisy Field Grv, SPKG - Water Bill	20240501 20240701 20230906	05/01/24 07/01/24 09/06/23	\$ 117.45 \$ 117.45 \$ 85.71	\$.	\$ 117.45 \$ 117.45 \$ 85.71	N/A N/A	\$. \$.	N/A N/A	N/A N/A N/A	\$ - \$ -	100.00% S 100.00% S	117.45 0.00% 117.45 0.00% 85.71 0.00%	\$ - 100.00% \$ - 100.00% \$ - 100.00%	S - S	- 9		5 - S -
Soft	3	Colorado Springs Utilities Colorado Springs Utilities Colorado Springs Utilities	8211 Dalsy Field Grv, SPKG - Water Bill 8211 Dalsy Field Grv, SPKG - Water Bill 8211 Dalsy Field Grv, SPKG - Water Bill	20231117 20231219	09/06/23 11/17/23 12/19/23 01/04/24 03/20/24	\$ 85.71 \$ 1,981.35 \$ 59.04		\$ 85.71 \$ 1,981.35 \$ 59.04	N/A S	\$. \$.	N/A N/A	N/A N/A	\$ -	100.00% \$ 100.00% \$ 100.00% \$	85.71 0.00% 1,981.35 0.00% 59.04 0.00%	\$ - 100.00% \$ - 100.00% \$ - 100.00%	S - S	- 5		\$. \$
		Colorado Sociose Utilitias	8211 Daisy Field Gry. SPKG - Water Bill	20240104	01/04/24	\$ 55.35 \$ 53.50	ş .	\$ 55.35 \$ 53.50	N/A S	\$ -	N/A	N/A	\$ -	100.00% \$ 100.00% \$	55.35 0.00% 53.50 0.00%	\$. 100.00%	\$ - \$. 9		\$.
Soft Soft Soft Soft Soft Soft Soft Soft	3		8211 Dalsy Field Gry, SPKG - Water Bill 8211 Dalsy Field Gry, SPKG - Water Bill 8211 Dalsy Field Gry, SPKG - Water Bill	20240320	03/20/24 06/06/24			\$ 53.50 \$ 5,062.68	N/A S	\$.	N/A N/A	N/A N/A	\$ -	100.00% \$ 100.00% \$ 100.00% \$				- 9		· \$ -

SUMMARY OF COSTS REVIEWED

TYPE	VER NO	VENDORS	DESCRIPTION	INV NO	INV DATE	INV AMT	RETAINAGE	NET INV AMT	PMT NO	PMT AMT	PAYOR	CLEARED DATE	VER PMT AMT	% PRI	VER PRI AMT	% PUB	VER PUB AMT	% CAP	VER CAP AMT	STREETS	WATER	SANITATION	PARKS & REC
Hard	3	Dwire Earthmoving	Stockpile Dirt at Woodman & Marksheffel	Pay App 1	08/31/23	\$ 9,000.00	s - s	9,000.00	231	\$ 9,000.00	MW Colorado Springs, LLC	10/16/23	\$ 9,000.00	0.00%		100.00%	\$ 9,000.00	100.00%	\$ 9,000.00	9,000.00		- \$	
Soft	3	Entech Engineering	201128 - Environmental Site Assessment	1136060	06/29/20	\$ 2,450.00		2,450.00	Waiver	\$ 2,450.00	MW Colorado Springs, LLC	08/12/24	\$ 2,450.00	68.19%	1,670.66	31.81%	\$ 779.34	100.00%	\$ 779.34	259.78	259.78	259.78 \$	
Soft	3	Entech Engineering	201257 - Preliminary Subsurface Soil Investigation	1136384	07/21/20	\$ 3,400.00	\$ - \$	3,400.00	Waiver	\$ 3,400.00	MW Colorado Springs, LLC	08/12/24	\$ 3,400.00	68.19%	2,318.46	31.81%	\$ 1,081.54	100.00%	\$ 1,081.54	360.51	360.51	360.51 \$	
Soft	3	Entech Engineering	213353 - Site Visit - Curb & Gutter Subgrade - Proof Roll	1150123	12/27/22	\$ 197.50	\$ - \$	197.50	Waiver	\$ 197.50	MW Colorado Springs, LLC	08/12/24	\$ 197.50	0.00%		100.00%	\$ 197.50		\$ 197.50	197.50		- \$	
Soft	3	Forge Electric	Colorado Springs - Tallgrass	1048	09/08/22	\$ 74,503.46	\$ - \$	74,503.46	Vendor Statement	\$ 74,503.46	MW Colorado Springs, LLC	09/08/22		0.00%		100.00%	\$ 74,503.46		\$ 74,503.46	74,503.46		\$	
Soft	3	Forge Electric	Colorado Springs - Tallgrass	1061	03/08/23	\$ 76,000.00	\$ - \$	76,000.00	Vendor Statement	\$ 76,000.00	MW Colorado Springs, LLC	03/08/23	\$ 76,000.00			100.00%	\$ 76,000.00	100.00%	\$ 76,000.00	76,000.00 9		\$	
HARD	3	Forge Electric	PPP Revision due to POP received - Invoice No. 1067	1067	08/24/23	\$ 49,496.57	\$ - \$	49,496.57	224	\$ 49,496.57	MW Colorado Springs, LLC	09/18/23	\$ 49,496.57	0.00%		100.00%	\$ 49,496.57		\$ 49,496.57	49,496.57		\$	
HARD	3	Landscape Endeavors	Tallgrass at the Ranch 22-65	PPP Adjust	N/A	\$ -	\$ - \$		Waiver	\$ -	MW Colorado Springs, LLC	07/30/24	\$ -	0.00%	(30,018.65)	100.00%	\$ 30,018.65	100.00%	\$ 30,018.65	30,018.65		- \$	
HARD	3	Landscape Endeavors	Tallgrass at the Ranch 22-65	Pay App 13 RET REL	N/A	\$ -	\$ (32,364.53) \$	32,364.53	Waiver	\$ 32,364.53	MW Colorado Springs, LLC	07/30/24	\$ 32,364.53	0.00%	(0.00)	100.00%	\$ 32,364.53	100.00%	\$ 32,364.53	32,364.53 \$		- \$	
HARD	3	Pyramid Construction	Tallgrass - Marksheffel Job #22019	Pay App 18	07/31/24	\$ 144,371.25	\$ (86,494.82) \$	230,866.07	Waiver	\$ 230,866.07	MW Colorado Springs, LLC	Multiple - See Tab	\$ 230,866.07	0.00%	(20,767.50)	100.00%	\$ 250,595.19	100.00%	\$ 250,595.19	257,356.02	(3,332.92)	(3,427.92) \$	
HARD	3	Pyramid Construction	TallGrass Median Change Order	Pay App 1	03/21/25	\$ 23,740.00	\$ - \$	23,740.00	258	\$ 23,740.00	MW Colorado Springs, LLC	04/07/25	\$ 23,740.00	0.00%		100.00%	\$ 23,740.00	100.00%	\$ 23,740.00	23,740.00 \$		- \$	
Soft	3	Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections	34652	03/20/23	\$ 450.00	\$ - \$	450.00	Waiver	\$ 450.00	MW Colorado Springs, LLC	08/13/24	\$ 450.00	0.00%		100.00%	\$ 450.00	100.00%	\$ 450.00	150.00 \$	150.00	150.00 \$	
Soft	3	Raw Land Detailing	Solace at Black Forest - Monthly Stormwater Inspections	34740	04/20/23	\$ 450.00	\$ - \$	450.00	Waiver	\$ 450.00	MW Colorado Springs, LLC	08/13/24	\$ 450.00	0.00%		100.00%	\$ 450.00	100.00%	\$ 450.00	150.00 \$	150.00	150.00 \$	
			TOTAL VERIFICATION NOS>>		1 - 3	\$ 7,868,110.97	\$ - \$	7,868,110.97		\$ 7,137,784.19			\$ 6,962,910.51		1,368,003.51		\$ 5,609,177.45		\$ 5,609,177.45	4,337,646.10 \$	802,634.62	423,329.62 \$	45,567.10
			TOTAL VERIFICATION NO>>							\$ 3,698,456.32					1,323,944.44		\$ 2,199,638.20						43,462.98
			TOTAL VERIFICATION NO>>														\$ 2,859,768.60		\$ 2,859,768.60				2,104.12
			TOTAL VERIFICATION NO>>				S (118.859.34) S			\$ 506.356.87			\$ 506.356.87		(103.646.79)		\$ 549,770.65		\$ 549,770.65	553.961.65 \$	(2.048.00)	(2.143.00) S	0.00



EXHIBIT B

SUMMARY OF DOCUMENTS REVIEWED



SUMMARY OF DOCUMENTS REVIEWED

OPERATING PLANS

- 2019 2020 Operating Plan and Budget MW Retail Business Improvement District City of Colorado Springs, El Paso County, Colorado
- 2023 Operating Plan and Budget MW Retail Business Improvement District City of Colorado Springs, El Paso County, Colorado

DISTRICT AGREEMENTS

- Facilities Funding and Acquisition Agreement, by and between MW Retail Business Improvement District and MW Colorado Springs, LLC, effective January 1,2022
- Assignment and Assumption of Facilities Funding and Acquisition Agreement, by and between MW Colorado Springs, LLC, PKW Capital, LLC, and MW Retail Business Improvement District, effective October 23, 2023
- Reimbursement Agreement, by and between MW Retail Business Improvement District and Thompson Investments, LLC, dated December 10, 2019
- Assignment and Assumption of Reimbursement Agreement, by and between Thompson Investments, LLC, PKW Capital, LLC, and MW Retail Business Improvement District, effective October 23, 2023

PROFESSIONAL REPORTS

- Preliminary Subsurface Soil Investigation SE Corner of East Woodmen Road and North Marksheffel Road – Tax Schedule No. 5300-00-475 – Colorado Springs, Colorado – Submitted by Entech Engineering, Inc., dated July 8, 2020
- Final Drainage Letter for Lots 3, 5, & 6 Replat of Tallgrass at The Ranch Filing No. 2, Prepared by M&S Civil Consultants, Inc., dated May 2022
- City Stormwater Management Plan CSWMP For Solace at Black Forest Fling No. 1, Prepared by M&S Civil Consultants, Inc., dated October 2021
- Stormwater Best Management Practices Inspection and Maintenance Plan (IM Plan) for: Tallgrass at the Ranch Filing No. 1, Prepared by M&S Civil Consultants, Inc., Approved April 14, 2022
- Master Development Drainage Plan for Tallgrass at The Ranch Filing No. 1 and The Preliminary/Final Drainage Report Filing No. 1, Lot 1 Amendment: Variance Letter & Storm Sewer Calculations, Prepared by M&S Civil Consultants, Inc., Amended June 2022

LAND SURVEY DRAWINGS

- Tallgrass at the Ranch Filing No. 1, prepared by M&S Civil Consultants, Inc., Recorded January 13, 2022, Reception No. 222714899



CONSTRUCTION DRAWINGS

- Solace at Black Forest Filing No. 1 Public 8 Inch PVC Water System Plan, Prepared by M&S Civil Consultants, Inc., Approved March 31, 2022
- Tallgrass at the Ranch Filing No. 1 Final Grading & Erosion Control Plans, Prepared by M&S Civil Consultants, Inc., Filed July 12, 2022
- Tallgrass at the Ranch Filing No. 1 Detailed Grading Plan, Prepared by M&S Civil Consultants, Inc., dated June 2022
- Tall Grass at the Ranch Final Landscape and Irrigation Plan, Prepared by Kimley Horn and Associates, Inc., revised August 4, 2022
- Tallgrass at the Ranch Filing No. 1 Private Permanent Control Measure (PCM) Plans, Prepared by M&S Civil Consultants, Inc., Filed June 8, 2022
- Tallgrass at the Ranch Filing No. 1 Storm Sewer Plans, Prepared by M&S Civil Consultants, Inc., dated May 20, 2022
- Tallgrass at The Ranch Electric URD, Colorado Springs Utilities, revised May 2, 2022
- Tallgrass at The Ranch Gas Service & Mainline Extension, Colorado Springs Utilities revised May 2,
 2022

VENDOR CONTRACTS

- Bailey Land Solutions, LLC, Construction Agreement for CSWMP, Early Grading and Erosion Control, dated October 12, 2021
- Dwire Earthmoving, LLC, Construction Agreement for Earthwork Services, dated October 22, 2021
- Entech Engineering, Inc., Professional Services Agreement for Early Grading Phase, dated December 15, 2021
- Forge Partners, LLC, Consulting Agreement for Development / Construction Management, dated
 June 8, 2020
- Forge Electric, LLC, Construction Agreement to Provide Labor and Materials as needed to install the electric scope of work as designated by Galloway Site Lighting plans, dated November 7, 2022
- Galloway, Professional Services Agreement for Pre-Development / Master Planning Phase, dated
 June 6, 2020
- Galloway & Company, Inc., Executed Proposal for Tallgrass Self Storage Marksheffel & Woodman Road Tallgrass at the Ranch Additional Structural Design Services, dated February 23, 2022
- K. R. Swerdfeger Construction, LLC, Construction Agreement for Utility Work, dated March 1, 2022
- Landscape Endeavors, Inc., Construction Agreement for Landscaping, dated October 27, 2022
- M&S Civil Consultants, Inc., Professional Services Agreement for Final Engineering Construction Documents, dated June 29, 2021
- M&S Civil Consultants, Inc., Professional Services Agreement for Conceptual and Development Plan and Project Platting, dated January 12, 2021



- M&S Civil Consultants, Inc., Professional Services Agreement for Preliminary Engineering Master Plan, dated June 19,2020
- M&S Civil Consultants, Inc., Executed Proposal for Tallgrass at the Ranch Lot 6 (East Side) Utility Extension, Final Engineering, dated February 23, 2022
- M&S Civil Consultants, Inc., Executed Proposal for Tallgrass at the Ranch Lot 5 (North Side) Utility Extension, Final Engineering, dated February 23, 2022
- M&S Civil Consultants, Inc., Executed Proposal for Tallgrass at the Ranch Lot 3, 5 and 6 Replat, dated February 23, 2022
- Pyramid Construction, Inc., Construction Agreement for Asphalt, Curb, Gutter and Sidewalk, dated March 1, 2022
- Raw Land Detailing, Inc., Professional Services Agreement for Stormwater Inspections, dated November 1, 2021

VENDOR INVOICES AND PAY APPLICATIONS

- See Exhibit A - Summary of Costs Reviewed