

OVERVIEW

DRAW 01

DRAW PERIOD ENDING
March 16, 2026

Binns Remodel
8 Fletcher Ct, Breckenridge, CO

TOTAL PROJECT VALUE
(REVISED CCE)

\$876,462.55

TOTAL DRAWN TO DATE

\$113,860.65

13.0%

CURRENT DRAW AMOUNT

\$113,860.65

Period ending March 16, 2026

AMOUNT REMAINING

\$762,601.90

Balance in SOV categories

OWNER

Andrew & Cici Binns
8 Fletcher Ct, Breckenridge, CO

PROJECT ADDRESS

8 Fletcher Ct, Breckenridge, CO

FINANCIAL SUMMARY

TOTAL DRAWN TO DATE

\$113,860.65

TOTAL PAID TO DATE

\$105,000.00

AMOUNT REMAINING IN SOV

\$762,601.90

CURRENT DRAW AMOUNT

\$113,860.65

OWNER PAID DIRECT THIS PERIOD

\$0.00

TOTAL AMOUNT CURRENTLY DUE

\$8,860.65

AGREEMENT & SCHEDULE

AGREEMENT TERMS

Cost Plus 19% Contractor Fee
Contractor's Fee: 13%

ESTIMATED COMPLETION

DRAW REQUEST

DRAW 01

DRAW PERIOD ENDING
March 16, 2026

Binns Remodel
8 Fletcher Ct, Breckenridge, CO

VENDOR	INV REF	FEE	AMOUNT
American Electric Service inc.	2634	Yes	\$5,952.50
11.01 - Electrical			\$5,952.50
BLC inc	1	Yes	\$2,000.00
02.05 - Surveying			\$2,000.00
Builders First Source	2180	Yes	\$74.78
02.01 - General Labor			\$74.78
Colorado Building Supply	0957	Yes	\$43.54
02.01 - General Labor			\$43.54
Colorado Building Supply	2581	Yes	\$2,564.57
05.01 - Rough Carpentry Materials			\$2,564.57
Colorado Building Supply	2789	Yes	\$131.65
05.01 - Rough Carpentry Materials			\$131.65
Colorado Building Supply	3287	Yes	\$1,409.34
02.07 - Finish Material Protection			\$1,409.34
Colorado Building Supply	3305	Yes	\$43.54
02.01 - General Labor			\$43.54
Colorado Building Supply	4641	Yes	\$31.57
02.08 - Winter Conditions			\$31.57
Colorado Building Supply	6298	Yes	\$23.94
02.02 - Material Delivery			\$23.94
Edifort LLC	3036	Yes	\$3,850.00
05.11 - Window			\$3,850.00
Ever Chacon Drywall	61	Yes	\$5,600.00
02.01 - General Labor			\$5,150.00
02.06 - Construction Waste			\$450.00
Griffeth Structural, LLC	1710	Yes	\$2,000.00
01.01 - Structural Engineering			\$2,000.00
JVC & KB Mechanical Contractors LLC	14391-A	Yes	\$11,050.00
10.01 - Plumbing / MECH System			\$11,050.00
Leo's Roofing and Remodeling	1913	Yes	\$1,395.00
13.01 - Roof			\$1,395.00
Osprey Overhead Door inc.	2790	Yes	\$240.00
CURRENT DRAW TOTAL			\$113,860.65

VENDOR	INV REF	FEE	AMOUNT
13.02 - Garage Door			\$240.00
Panoramic Doors LLC	6651	Yes	\$14,032.29
05.10 - Doors & Window			\$14,032.29
Silva Constuction	0001	Yes	\$19,050.00
02.01 - General Labor			\$19,050.00
Summit Asbestos Testing, LLC	1530	Yes	\$974.00
01.01 - Structural Engineering			\$974.00
Summit Rolloffs	4389	Yes	\$3,651.52
02.06 - Construction Waste			\$3,651.52
Western Fireplace Supply	751EA	Yes	\$13,059.09
07.04 - Fireplaces			\$13,059.09
Western Fireplace Supply	9144	Yes	\$13,584.31
07.04 - Fireplaces			\$13,584.31
CURRENT DRAW TOTAL			\$113,860.65

SCHEDULE OF VALUES

DRAW 01

DRAW PERIOD ENDING
March 16, 2026

Binns Remodel
8 Fletcher Ct, Breckenridge, CO

COST CODE — CATEGORY	CCE 1/15/26	CHANGES TO WORK	CCE REVISED	DRAW 01 3/16/26	DRAWN TO DATE	% DRAWN	REMAINING IN CATEGORIES
01 - SOFT COSTS & PRELIMINARY	\$6,950.00	-	\$6,950.00	\$2,974.00	\$2,974.00	43%	\$3,976.00
01.01 - Structural Engineering	\$3,000.00	-	\$3,000.00	\$2,974.00	\$2,974.00	99%	\$26.00
01.02 - Printing Costs	\$300.00	-	\$300.00	-	-	0%	\$300.00
01.03 - Fire Department Fees	\$150.00	-	\$150.00	-	-	0%	\$150.00
01.04 - Permitting Fees	\$3,500.00	-	\$3,500.00	-	-	0%	\$3,500.00
02 - GENERAL CONDITIONS	\$82,431.00	\$10,000.00	\$92,431.00	\$31,928.23	\$31,928.23	35%	\$60,502.77
02.01 - General Labor	\$37,700.00	-	\$37,700.00	\$24,361.86	\$24,361.86	65%	\$13,338.14
02.02 - Progress Cleaning	\$6,000.00	-	\$6,000.00	\$23.94	\$23.94	0%	\$5,976.06
02.03 - Final Cleaning	\$3,400.00	-	\$3,400.00	-	-	0%	\$3,400.00
02.04 - Window Cleaning	\$2,200.00	-	\$2,200.00	-	-	0%	\$2,200.00
02.05 - Project Supervision	\$20,000.00	-	\$20,000.00	\$2,000.00	\$2,000.00	10%	\$18,000.00
02.06 - Construction Waste	\$4,900.00	-	\$4,900.00	\$4,101.52	\$4,101.52	84%	\$798.48
02.07 - Finish Material Protection	\$2,000.00	-	\$2,000.00	\$1,409.34	\$1,409.34	70%	\$590.66
02.08 - Winter Conditions	\$2,000.00	-	\$2,000.00	\$31.57	\$31.57	2%	\$1,968.43
02.09 - Project Liability Insurance	\$4,231.00	\$10,000.00	\$14,231.00	-	-	0%	\$14,231.00
03 - MASONRY	\$7,500.00	-	\$7,500.00	-	-	0%	\$7,500.00
03.01 - Interior Stone Demo	\$2,800.00	-	\$2,800.00	-	-	0%	\$2,800.00
03.02 - Interior Stone Veneer	\$2,200.00	-	\$2,200.00	-	-	0%	\$2,200.00
03.03 - Stucco	\$2,500.00	-	\$2,500.00	-	-	0%	\$2,500.00
04 - METALS	\$1,500.00	-	\$1,500.00	-	-	0%	\$1,500.00
04.01 - Structural Steel	\$1,200.00	-	\$1,200.00	-	-	0%	\$1,200.00
04.02 - Flashing	\$300.00	-	\$300.00	-	-	0%	\$300.00
05 - CARPENTRY	\$221,165.44	-	\$221,165.44	\$20,578.51	\$20,578.51	9%	\$200,586.93
05.01 - Rough Carpentry Materials	\$4,300.00	-	\$4,300.00	\$2,696.22	\$2,696.22	63%	\$1,603.78
05.02 - Rough Carpentry Labor	\$15,500.00	-	\$15,500.00	-	-	0%	\$15,500.00
05.03 - Finish Carpentry Materials	\$15,500.00	-	\$15,500.00	-	-	0%	\$15,500.00
05.04 - Finish Carpentry Labor	\$33,000.00	-	\$33,000.00	-	-	0%	\$33,000.00
05.05 - Cabinetry	\$70,000.00	-	\$70,000.00	-	-	0%	\$70,000.00
05.06 - Cabinet Hardware	\$2,500.00	-	\$2,500.00	-	-	0%	\$2,500.00
05.07 - Bath Hardware	\$600.00	-	\$600.00	-	-	0%	\$600.00
05.08 - OPENINGS	\$39,882.72	-	\$39,882.72	-	-	0%	\$39,882.72

COST CODE — CATEGORY	CCE 1/15/26	CHANGES TO WORK	CCE REVISED	DRAW 01 3/16/26	DRAWN TO DATE	% DRAWN	REMAINING IN CATEGORIES
05.09 - Kitchen Bi-Fold Hot Tub Bi-Fold Hot Tub Window	\$0.00	-	\$0.00	-	-	0%	\$0.00
05.10 - Doors & Window	\$29,832.72	-	\$29,832.72	\$14,032.29	\$14,032.29	47%	\$15,800.43
05.11 - Window	\$3,850.00	-	\$3,850.00	\$3,850.00	\$3,850.00	100%	\$0.00
05.12 - Interior Doors	\$3,200.00	-	\$3,200.00	-	-	0%	\$3,200.00
05.13 - Door Hardware	\$3,000.00	-	\$3,000.00	-	-	0%	\$3,000.00
06 - FINISHES	\$204,016.68	-	\$204,016.68	-	-	0%	\$204,016.68
06.01 - Drywall & Finish	\$12,000.00	-	\$12,000.00	-	-	0%	\$12,000.00
06.02 - Tile	\$43,000.00	-	\$43,000.00	-	-	0%	\$43,000.00
06.03 - Wood Flooring	\$71,171.68	-	\$71,171.68	-	-	0%	\$71,171.68
06.04 - Carpet	\$12,000.00	-	\$12,000.00	-	-	0%	\$12,000.00
06.05 - Interior Paint & Stain	\$64,345.00	-	\$64,345.00	-	-	0%	\$64,345.00
06.06 - Exterior Paint & Stain	\$1,500.00	-	\$1,500.00	-	-	0%	\$1,500.00
07 - SPECIALTIES	\$47,293.40	-	\$47,293.40	\$26,643.40	\$26,643.40	56%	\$20,650.00
07.01 - Great room and Master	\$0.00	-	\$0.00	-	-	0%	\$0.00
07.02 - Shower Enclosure	\$5,700.00	-	\$5,700.00	-	-	0%	\$5,700.00
07.03 - Wine Enclosure	\$4,450.00	-	\$4,450.00	-	-	0%	\$4,450.00
07.04 - Fireplaces	\$26,643.40	-	\$26,643.40	\$26,643.40	\$26,643.40	100%	\$0.00
07.05 - Sauna	\$10,500.00	-	\$10,500.00	-	-	0%	\$10,500.00
08 - EQUIPMENT	\$24,798.21	-	\$24,798.21	-	-	0%	\$24,798.21
08.01 - Appliances	\$23,298.21	-	\$23,298.21	-	-	0%	\$23,298.21
08.02 - Appliance Installation	\$1,500.00	-	\$1,500.00	-	-	0%	\$1,500.00
09 - COUNTERTOP & FURNISHINGS	\$36,500.00	-	\$36,500.00	-	-	0%	\$36,500.00
09.01 - Stone Countertops	\$32,000.00	-	\$32,000.00	-	-	0%	\$32,000.00
09.02 - Window Treatments	\$4,500.00	-	\$4,500.00	-	-	0%	\$4,500.00
10 - PLUMBING & MECHANICAL	\$46,052.00	-	\$46,052.00	\$11,050.00	\$11,050.00	24%	\$35,002.00
10.01 - Plumbing / MECH System	\$29,000.00	-	\$29,000.00	\$11,050.00	\$11,050.00	38%	\$17,950.00
10.02 - Plumbing Fixtures	\$17,052.00	-	\$17,052.00	-	-	0%	\$17,052.00
11 - ELECTRICAL	\$53,300.00	-	\$53,300.00	\$5,952.50	\$5,952.50	11%	\$47,347.50
11.01 - Electrical system	\$18,300.00	-	\$18,300.00	\$5,952.50	\$5,952.50	33%	\$12,347.50
11.02 - Lighting Fixtures	\$35,000.00	-	\$35,000.00	-	-	0%	\$35,000.00
12 - COMMUNICATIONS & SECURITY	\$12,500.00	-	\$12,500.00	-	-	0%	\$12,500.00
12.01 - Audio / Visual Connectivity	\$6,000.00	-	\$6,000.00	-	-	0%	\$6,000.00
12.02 - Audio / Visual Equipment	\$4,000.00	-	\$4,000.00	-	-	0%	\$4,000.00
12.03 - Security & Fire Alarm	\$2,500.00	-	\$2,500.00	-	-	0%	\$2,500.00

COST CODE — CATEGORY	CCE 1/15/26	CHANGES TO WORK	CCE REVISED	DRAW 01 3/16/26	DRAWN TO DATE	% DRAWN	REMAINING IN CATEGORIES
13 - EXTERIOR IMPROVEMENTS	\$1,240.00	\$395.00	\$1,635.00	\$1,635.00	\$1,635.00	100%	\$0.00
13.01 - Roof	\$1,000.00	\$395.00	\$1,395.00	\$1,395.00	\$1,395.00	100%	\$0.00
13.02 - Garage Door	\$240.00	-	\$240.00	\$240.00	\$240.00	100%	\$0.00
14 - ADDITIONAL CONSIDERATIONS	\$16,000.00	-	\$16,000.00	-	-	0%	\$16,000.00
14.01 - New Interior Rail	\$16,000.00	-	\$16,000.00	-	-	0%	\$16,000.00
99 - CONTRACTING COSTS	\$103,469.47	\$1,351.35	\$104,820.82	\$13,099.01	\$13,099.01	12%	\$91,721.81
99.01 - Contracting Fee, Overhead & Profit	\$103,469.47	\$1,351.35	\$104,820.82	\$13,099.01	\$13,099.01	12%	\$91,721.81
TOTALS	\$864,716.20	\$11,746.35	\$876,462.55	\$113,860.65	\$113,860.65	13%	\$762,601.90

CHANGES

DRAW 01

DRAW PERIOD ENDING
March 16, 2026

Binns Remodel
8 Fletcher Ct, Breckenridge, CO

ORIGINAL COST CONTROL ESTIMATE

\$864,716.20

TOTAL CHANGES TO WORK

\$11,746.35

REVISED COST CONTROL ESTIMATE

\$876,462.55

Detail of Current Changes to Work

CATEGORY	TYPE	DESCRIPTION	SCHEDULE	FEE	AMOUNT
02.09 - Project Liability Insurance	DD	Cost of the Work	0 days	Yes	\$10,000.00
13.01 - Roof	DD	Cost of the Work	0 days	Yes	\$395.00
99.01 - Contracting Fee, Overhead & Profit	NA	CALCULATED PER SIGNED CONTRACT	0 days	-	\$1,351.35
TOTAL CHANGES					\$11,746.35

Breakdown of Overall Changes Impacting Cost & Schedule

CHANGE TYPE	CODE	DESCRIPTION	# DAYS	COST
OWNER DRIVEN	OD	Changes driven by Owner direction & selections	0	\$0.00
DESIGN DRIVEN	DD	Time & Costs dictated by project Design	0	\$10,395.00
MATERIAL FLUCTUATION	MF	Changes due to cost fluctuations in materials and commodities	0	\$0.00
CONSTRUCTION DRIVEN	CD	Time & Costs due to Construction related changes & realizations	0	\$0.00
WEATHER RELATED	WE	Time & Costs due to Weather Conditions experienced onsite	0	\$0.00
GOVERNING DEPART DRIVEN	GV	Changes due to requirements set by Governing Authorities	0	\$0.00
ADMIN ADJUSTMENT	AA	Adjustments made for Administration purposes	0	\$0.00
BUDGET CHANGE	BC	Agreed Upon Budget Changes	0	\$0.00

VENDOR PAYMENTS

DRAW 01

DRAW PERIOD ENDING
March 16, 2026

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8 Fletcher Ct, Breckenridge, CO

VENDOR	CURRENT DRAW	METHOD	REFERENCE
American Electric Service inc.	\$5,952.50	Need to Process	2634
BLC inc	\$2,000.00	Paid by GC	1
Builders First Source	\$74.78	Paid by GC	2180
Colorado Building Supply	\$4,248.15	Paid by GC	2581, 4641, 6298, 2789, 0957, 3287, 3305
Edifort LLC	\$3,850.00	Paid by GC	3036
Ever Chacon Drywall	\$5,600.00	Paid by GC	61
Griffeth Structural, LLC	\$2,000.00	Paid by GC	1710
JVC & KB Mechanical Contractors LLC	\$11,050.00	Need to Process	14391-A
Leo's Roofing and Remodeling	\$1,395.00	Paid by GC	1913
Osprey Overhead Door inc.	\$240.00	Paid by GC	2790
Panoramic Doors LLC	\$14,032.29	Paid by GC	6651
Silva Constuction	\$19,050.00	Paid by GC	0001
Summit Asbestos Testing, LLC	\$974.00	Paid by GC	1530
Summit Rolloffs	\$3,651.52	Paid by GC	4389
Western Fireplace Supply	\$26,643.40	Paid by GC	9144, 751EA
Vendor Total	\$17,002.50		

Bridgeline Custom Building

Includes all Bridgeline Custom Building related draw items and reimbursements

\$13,099.01

Current Draw Total \$113,860.65

Owner Paid Direct This Period \$0.00

CURRENT AMOUNT TO BE PAID TO VENDORS & CONTRACTOR \$113,860.65