SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")

370 Interlocken Boulevard, Suite 500
Broomfield, Colorado 80021
Tel: 303-466-8822
Fax: 303-466-9797
https://SkyRanch.colorado.gov

NOTICE OF REGULAR MEETING AND AGENDA

DATE: March 11, 2022

TIME: 8:30 a.m.

LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue, Building 34
Watkins, CO 80137

CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, CERTAIN OTHER BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING VIA TELECONFERENCE, OR WEB-ENABLED VIDEO CONFERENCE. MEMBERS OF THE PUBLIC WHO WISH TO ATTEND THIS MEETING MAY CHOOSE TO ATTEND VIA TELECONFERENCE OR WEB-ENABLED VIDEO CONFERENCE USING THE INFORMATION BELOW.

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

1. To attend via Microsoft Teams video-conference use the below link:

   https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTkwZGRjYTEtZDdmNS00MGExLTg1M2QtZGI3ZjU1MDRlMGUy%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

2. To attend via telephone, dial **720-547-5281** and enter the following additional information:

   Phone Conference ID: **745 046 364#**

SKY RANCH
COMMUNITY AUTHORITY BOARD

Board of Directors	Office	Term Expires
Mark Harding	President (representing MD 5)	May, 2023
Joe Knopinski	Vice President (representing MD 5)	May, 2022
Kevin McNeill	Treasurer (representing MD 5)	May, 2023/2022
Scott Lehman	Secretary (representing MD 1)	May, 2023
Dirk Lashnits	Assistant Secretary (representing MD 3)	May, 2022

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Confirm quorum, location of the meeting and posting of meeting notices. Approve Agenda.

II. CONSENT AGENDA

A. Approve Minutes from the February 11, 2022 Regular Meeting (enclosure).

III. PUBLIC COMMENT

A. Public Comment.

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

IV. SKY RANCH CITIZENS ADVISORY COMMITTEE ("CAC") MATTERS

A. CAC presentation to the CAB Board regarding CAC recommendations.

B. Discuss and consider recommendations from the CAC.

V. FINANCIAL MATTERS

A. Review and accept the schedule of cash position through December 31, 2021, updated as of March 2, 2022, and accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).

B. Consider approval of payables through March 4, 2022 in the amount of $674,489.74 (enclosure).

C. Conduct Public Hearing to consider amendment of the 2021 Budget. Consider adoption of Resolution to Amend the 2021 Budget ***(Second Reading)*** (enclosure***)***.

D. Other.

VI. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Review and consider approval of Task Order No. 7 to the Master Services Agreement ("MSA") with KT Engineering for survey staking in the amount of $8,175.00.

C. Review and consider approval of Task Order No. 3 to the MSA with MPI Designs for Filing 5 irrigation design in the amount of $8,360.00.

D. Engineer's Report (enclosure).

E. Review and consider acceptance of Cost Certification Report No. 3 – Filing Nos. 1-3 in the amount of $452,336.20 (enclosure).

F. Review and consider acceptance of Cost Certification Report No. 2 – Filing No. 4 in the amount of $6,178,831.30 (enclosure).

G. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:

1. Drainage and Utilities: None.

2. Roadway Improvements: None.

3. Grading/Earthwork: None.

4. Landscape Improvements:

Phase 1 None.

Phase 2 None.

Phase 3 Review and consider approval of Pay Application No. 17 to the Landscape Contract with Environmental Designs, Inc. ("EDI") in the amount of $2,009.59.

H. Phase II (Filing No. 4) Construction Matters:

1. Grading/Earthwork: None.

2. Drainage and Utilities: None.

3. Erosion Control None.

4. Roadway Improvements:

Paving/Asphalt

Review and consider approval of Change Order No. 4 to the Paving Contract with Martin Marietta Materials, Inc. for costs related to balancing roadways in the amount of $38,584.00.

Review and consider approval of Pay Application No. 4 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of $36,654.80.

Concrete/Striping/Signage

Review and consider approval of Pay Application No. 4 to the Concrete Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") in the amount of $124,965.60.

VII. LEGAL MATTERS

A. Discuss and consider approval of interest payment to Pure Cycle Corporation under the Facilities Funding and Acquisition Agreement and/or the Phase 2 Facilities Funding and Acquisition Agreement by and between the CAB and Pure Cycle Corporation.

B. Executive Session (if necessary).

C. Other.

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

IX. OTHER BUSINESS

A. Confirm quorum for April 8, 2022 Board meeting.

X. ADJOURNMENT

Informational Enclosure:
Monthly summary of website usage (enclosure).

THE NEXT MEETING IS SCHEDULED FOR APRIL 8, 2022

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD FEBRUARY 11, 2022

A regular meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB convened on Friday, the 11th day of February 2022, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors in Attendance Were:
Mark Harding, President
Joe Knopinski, Vice President
Kevin McNeill, Treasurer
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary

Also in Attendance Were:
Lisa Johnson, Celeste Terrell, Jenny Hackelman, and Cathee Sutton (for a portion of the meeting); CliftonLarsonAllen LLP ("CLA")
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Stan Fowler and Barrett Marrocco; Independent District Engineering Services, LLC ("IDES")
Cyrena Finnegan; Pure Cycle Corporation

Members of the Public:
Ed Garner, Kelyn Lanier, and Spencer Mahaffey.

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Ms. Johnson noted that all Directors' Disclosure Statements were filed. Ms. Johnson requested members of the Board to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. No additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice and Agenda: Ms. Johnson confirmed the presence of a quorum. The Board reviewed a proposed agenda for the CAB's regular meeting.

SKY RANCH
COMMUNITY AUTHORITY BOARD

RECORD OF PROCEEDINGS

Following discussion, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried the Board approved the agenda, as amended to include the review and acceptance of the December 31, 2022 financial statements.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting.

Upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board determined that certain Board members and consultants of the CAB would attend this meeting in person at the above-referenced location. However, certain other Board members and consultants of the CAB would attend this meeting via video conference or teleconference. The Board further noted that the notice of the time, date, location, and video conference/teleconference information for the meeting was duly posted and that no objections to the means of hosting the meeting were received from taxpaying electors.

Designation for Posting of Meeting Notices: As determined by the January 14, 2022 Board meeting, the Board affirmed the designated posting place as the CAB website at least 24 hours in advance of Board meetings.

Minutes form the January 14, 2022 Regular Meeting: Following review, upon a motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the Minutes from the January 14, 2022 regular meeting, as amended to include that the designated posting place would be the CAB/District website on page two.

PUBLIC COMMENT Mr. Lanier addressed the Board regarding covenant enforcement violations related to holiday lighting and questions regarding the use of jellyfish lights and other lighting approval concerns. Ms. Johnson commented that the CAB also received a violation notice because its contractor had not yet removed their holiday lighting. She also noted that residents who are receiving violation notices and need additional time to comply or have issues with compliance should contact Ms. Terrell and her team to discuss the matter. Ms. Johnson noted the intent is never to take an extremely aggressive stance, but instead to work with residents when unforeseen circumstances arise that make it difficult to comply. Ms. Terrell will communicate this in an upcoming email to the community.

Mr. Lanier asked if the CAB could prepare a summary of the revenues that are received each year and how those revenues are being used by the CAB. Director Harding noted that he will work to prepare a visual graph of this information and include it on the

SKY RANCH
COMMUNITY AUTHORITY BOARD

RECORD OF PROCEEDINGS

website and email it to the community.

CITIZENS ADVISORY COMMITTEE ("CAC") MATTERS

CAC Presentation to the CAB Board Regarding CAC Recommendations: There were no recommendations presented.

Recommendations from the CAC: None.

FINANCIAL MATTERS

Unaudited Financial Statements and Schedule of Cash Position through December 31, 2021, Updated as of February 1, 2022, and Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Following a presentation by Ms. Sutton, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for period ending December 31, 2022, schedule of cash position through December 31, 2021, updated as of February 1, 2022, and accounts receivable summaries, tax schedules and developer advance schedule.

Payables through February 7, 2022: Following review, upon a motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the payables through February 7, 2022 in the revised amount of $2,882,354.85.

2021 Budget Amendment (First Reading): Ms. Johnson discussed the need for a 2021 budget amendment in the debt service fund. The public hearing to adopt the resolution to amend the 2021 budget will be held at the March Board meeting. Ms. Johnson noted that publication of notice of the budget amendment and the public hearings during this meeting and the March meeting was made. No action was taken at this time.

CONSTRUCTION MATTERS

Project Manager's Report: Director Lashnits reviewed the Project Manager's Report with the Board.

Engineers Report: Mr. Fowler presented the Engineer's Report to the Board and reviewed the change orders and pay applications with the Board. He also reported that an invitation to bid for fencing is in process and a recommendation for an award of contract is anticipated to be presented at the March meeting. Mr. Fowler also noted the Filing 4 Cost Certification Report No. 2 is anticipated to be presented to the Board at the March meeting.

Task Order No. 7 under the Master Service Agreement for Traffic Engineering Services with LSC Transportation Consultants, Inc. in the amount of $7,500 for Ongoing Traffic Engineering: Following review, upon a motion duly made by

SKY RANCH
COMMUNITY AUTHORITY BOARD

RECORD OF PROCEEDINGS

Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Task Order No. 7 under the Master Service Agreement for Traffic Engineering Services with LSC Transportation Consultants, Inc. in the amount of $7,500 for ongoing traffic engineering.

PHASE 1 (FILING NOS. 1, 2 AND 3) CONSTRUCTION MATTERS:

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: This item was moved to Phase 2 Construction Matters, below.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE 2 (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork:

Pay Application No. 8 to the Construction Contract with Bemas Construction, Inc. in the amount of $93,409.51 (final retainage release): Following review, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 8 to the Construction Contract with Bemas Construction, Inc. in the amount of $93,409.51.

Drainage and Utilities:

Change Order No. 3 to the Wet Utilities Contract with Nelson Pipeline Constructors, LLC for Costs Related to Installing Dry Utility Sleeves under the Streets, in the amount of $832.772.00: Upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 3 to the Wet Utilities Contract with Nelson Pipeline Constructors, LLC for costs related to installing dry utility

SKY RANCH
COMMUNITY AUTHORITY BOARD

RECORD OF PROCEEDINGS

sleeves under the streets, in the amount of $832,772.00.

Pay Application No. 9 to Wet Utilities Contract with Nelson Pipeline Constructors, LLC in the amount of $1,043,926.50: Upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 9 to the Wet Utilities Contract with Nelson Pipeline Constructors, LLC in the amount of $1,043,926.50.

Erosion Control:

Change Order No. 2 to the Erosion Control Contract with Pure Cycle Corporation for Costs Related to Adding Erosion Control Measures around the Trickle Channels, Maintenance of Trails and Storm Inlets, in the amount of $61,500.00: Following review, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 2 to the Erosion Control Contract with Pure Cycle Corporation for costs related to adding erosion control measures around the trickle channels, maintenance of trails and storm inlets, in the amount of $61,500.00.

Pay Application No. 4 to the Erosion Control Contract with Pure Cycle Corporation in the amount of $47,871.00: Following review, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 4 to the Erosion Control Contract with Pure Cycle Corporation in the amount of $47,871.00.

Roadway Improvements:

Paving/Asphalt:

Pay Application No. 3 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of $157,354.20: Upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 3 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of $157,354.20.

Concrete/Striping/Signage:

Pay Application No. 3 to the Concrete Contract with Premier Earthworks & Infrastructure, Inc., in the amount of $196,875.40: Upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously

SKY RANCH
COMMUNITY AUTHORITY BOARD

RECORD OF PROCEEDINGS

carried, the Board approved Pay Application No. 3 to the Concrete Contract with Premier Earthworks & Infrastructure, Inc., in the amount of $196,875.40.

LEGAL MATTERS

Executive Session: The Board determined that an Executive Session was not necessary.

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

Community Manager's Report: Ms. Terrell presented her Community Manager's Report to the Board.

OTHER BUSINESS

Quorum for March 11, 2022 Board Meeting: The Board confirmed a quorum for the March 11, 2022 Board meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, following a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adjourned the meeting at 9:24 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
December 31, 2021
Updated as of March 2, 2022

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
Central Bank & Trust - Checking Account						
Balance as of 12/31/21	132,949.69	184,690.21	0.02	17,983.54	58,714.09	394,337.55
Subsequent activities:						
01/07/22 - Tax Distribution - Sky Ranch MD #1	359.25	-	1,796.35	-	-	2,155.60
01/07/22 - Tax Distribution - Sky Ranch MD #5	387.01	-	-	-	326.74	713.75
01/10/22 - Stop Payment Fee	-	(150.02)	-	-	-	(150.02)
01/13/22 - ACH Payments	-	(162.53)	-	-	-	(162.53)
01/18/22 - Checks 1254-1264	(23,037.80)	-	(1,796.36)	(401,010.91)	-	(425,845.07)
01/18/22 - ACH Payments	-	(33,157.77)	-	-	-	(33,157.77)
01/19/22 - Developer Advance	-	-	-	1,545,476.76	-	1,545,476.76
01/19/22 - ACH Payments	(23,688.45)	(10,877.82)	-	(1,135,519.85)	-	(1,170,086.12)
01/19/22 - Fees for Online Payment	-	(63.88)	-	-	-	(63.88)
01/28/22 - Checks 1265	-	-	-	(457,308.32)	-	(457,308.32)
01/31/22 - Developer Advance	-	-	-	457,308.32	-	457,308.32
January PIF Deposits	5,384.03	-	-	-	-	5,384.03
January O&M Fee Deposits	-	24,620.38	-	-	-	24,620.38
02/09/22 - Tax Distribution - Sky Ranch MD #1	2,453.53	-	12,268.60	-	-	14,722.13
02/09/22 - Tax Distribution - Sky Ranch MD #5	214.54	-	-	-	191.23	405.77
02/09/22 - Returned Check	-	(100.00)	-	-	-	(100.00)
02/09/22 - Chargeback Fee	-	(4.00)	-	-	-	(4.00)
02/14/22 - ACH Payments	-	(170.90)	-	-	-	(170.90)
02/14/22 - Brightview Refund	-	394.70	-	-	-	394.70
02/15/22 - Returned Online Payment	-	(150.00)	-	-	-	(150.00)
02/15/22 - Developer Advance	-	-	-	2,375,420.57	-	2,375,420.57
02/15/22 - Pure Cycle Reimbursement	-	-	-	2,669.98	-	2,669.98
02/15/22 - Checks 1281-1295	(103.00)	(3,800.00)	(12,268.58)	(853,577.56)	-	(869,749.14)
02/16/22 - ACH Payments	(13,777.68)	(20,228.82)	-	(1,520,935.15)	-	(1,554,941.65)
02/22/22 - SEMSWA Collateral Refunds	-	-	-	137,838.42	-	137,838.42
02/24/22 - Fees for Online Payment	-	(274.04)	-	-	-	(274.04)
February PIF Deposits	1,104.88	-	-	-	-	1,104.88
February O&M Fee Deposits	-	44,346.02	-	-	-	44,346.02
Anticipated balance	82,246.00	184,911.53	0.03	168,345.80	59,232.06	494,735.42
UMB - 2019A Revenue Fund						
Balance as of 12/31/21	-	-	1,801.46	-	-	1,801.46
Subsequent activities:						
01/25/22 - Transfer from CBT Checking	-	-	1,796.36	-	-	1,796.36
Anticipated Deposit (Transfer from CBT Checking)	-	-	*12,268.58*	-	-	*12,268.58*
Anticipated balance	-	-	15,866.40	-	-	15,866.40
UMB - 2019A Bond Fund						
Balance as of 12/31/21	-	-	299,268.33	-	-	299,268.33
Subsequent activities:						
01/31/22 - Interest Income	-	-	7.42	-	-	7.42
Anticipated balance	-	-	299,275.75	-	-	299,275.75
UMB - 2019A Reserve Fund						
Balance as of 12/31/21	-	-	915,024.38	-	-	915,024.38
Subsequent activities:						
01/31/22 - Interest Income	-	-	22.65	-	-	22.65
Anticipated balance	-	-	915,047.03	-	-	915,047.03
UMB - 2019A Surplus Fund						
Balance as of 12/31/21	-	-	450,006.26	-	-	450,006.26
Subsequent activities:						
01/31/22 - Interest Income	-	-	11.15	-	-	11.15
Anticipated balance	-	-	450,017.41	-	-	450,017.41
UMB - 2019A Project Fund						
Balance as of 12/31/21	-	-	-	4,624.42	-	4,624.42
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	4,624.42	-	4,624.42
UMB - 2019B Revenue Fund						
Balance as of 12/31/21	-	-	0.06	-	-	0.06
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	0.06	-	-	0.06
UMB - 2019B Bond Fund						
Balance as of 12/31/21	-	-	0.58	-	-	0.58
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	0.58	-	-	0.58

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
December 31, 2021
Updated as of March 2, 2022

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
UMB - 2019B Project Fund						
Balance as of 12/31/21	-	-	-	749.34	-	749.34
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	749.34	-	749.34
Anticipated balance	$ 82,246.00	$ 184,911.53	$ 1,680,207.26	$ 173,719.56	$ 59,232.06	$ 2,180,316.41

Current Yield (as of 01/31/22)
UMB invested in ColoTrust Prime - 0.04%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2022

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ 10,530.57	$ -	$ 4,349.52	$ -	$ (157.96)	$ 14,722.13	1.21%	1.21%	$ 2,417.93	0.00%	0.00%
February	-	-	-	-	-	-	0.00%	1.21%	104,291.16	27.15%	27.15%
March	-	-	-	-	-	-	0.00%	1.21%	26,516.25	6.35%	33.50%
April	-	-	-	-	-	-	0.00%	1.21%	14,146.55	3.18%	36.68%
May	-	-	-	-	-	-	0.00%	1.21%	139,129.81	36.34%	73.01%
June	-	-	-	-	-	-	0.00%	1.21%	103,025.39	26.69%	99.71%
July	-	-	-	-	-	-	0.00%	1.21%	2,631.54	0.07%	99.78%
August	-	-	-	-	-	-	0.00%	1.21%	2,986.21	0.22%	100.00%
September	-	-	-	-	-	-	0.00%	1.21%	2,401.11	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	1.21%	2,108.30	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	1.21%	2,161.60	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	1.21%	2,155.60	0.00%	100.00%
	$ 10,530.57	$ -	$ 4,349.52	$ -	$ (157.96)	$ 14,722.13	1.21%	1.21%	$ 272,625.62	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 144,483.00	16.67%	$ 1,754.98	1.21%
Debt Service Fund	722,470.00	83.33%	8,775.59	1.21%
	$ 866,953.00	100.00%	$ 10,530.57	1.21%
Specific Ownership Tax				
General Fund	$ 10,114.00	16.67%	$ 724.87	7.17%
Debt Service Fund	50,573.00	83.33%	3,624.65	7.17%
	$ 60,687.00	100.00%	$ 4,349.52	7.17%
Treasurer's Fees				
General Fund	$ 2,167.00	16.67%	$ 26.32	1.21%
Debt Service Fund	10,837.00	83.33%	131.64	1.21%
	$ 13,004.00	100.00%	$ 157.96	1.21%

Sky Ranch Metropolitan District No. 3
Property Taxes Reconciliation
2022

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ -	$ -	$ 6.52	$ -	$ -	$ 6.52	0.00%	0.00%	$ -	0.00%	0.00%
February	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
March	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
April	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
May	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
June	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
July	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
August	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
September	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
October	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
November	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
December	-	-	-	-	-	-	0.00%	0.00%	-	0.00%	0.00%
	$ -	$ -	$ 6.52	$ -	$ -	$ 6.52	0.00%	0.00%	$ -	0.00%	0.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 697.00	52.84%	$ -	0.00%
Regional Improvements	622.00	47.16%	-	0.00%
	$ 1,319.00	100.00%	$ -	0.00%
Specific Ownership Tax				
General Fund	$ 49.00	52.84%	$ 3.45	7.03%
Regional Improvements	44.00	47.16%	3.07	6.99%
	$ 93.00	100.00%	$ 6.52	7.01%
Treasurer's Fees				
General Fund	$ 10.00	52.84%	$ -	0.00%
Regional Improvements	9.00	47.16%	-	0.00%
	$ 19.00	100.00%	$ -	0.00%

Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2022

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ -	$ -	$ 405.77	$ -	$ -	$ 405.77	0.00%	0.00%	$ 800.61	0.00%	0.00%
February	-	-	-	-	-	-	0.00%	0.00%	4,108.21	2.81%	2.81%
March	-	-	-	-	-	-	0.00%	0.00%	57,789.03	45.56%	48.37%
April	-	-	-	-	-	-	0.00%	0.00%	4,789.91	3.26%	51.63%
May	-	-	-	-	-	-	0.00%	0.00%	646.60	0.00%	51.63%
June	-	-	-	-	-	-	0.00%	0.00%	61,193.11	48.37%	100.00%
July	-	-	-	-	-	-	0.00%	0.00%	780.49	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	0.00%	700.78	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	0.00%	795.04	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	0.00%	698.09	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	0.00%	715.74	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	0.00%	713.75	0.00%	100.00%
	$ -	$ -	$ 405.77	$ -	$ -	$ 405.77	0.00%	0.00%	$ 133,731.36	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 43,382.00	52.87%	$ -	0.00%
Regional Improvements	38,669.00	47.13%	-	0.00%
	$ 82,051.00	100.00%	$ -	0.00%
Specific Ownership Tax				
General Fund	$ 3,037.00	52.87%	$ 214.54	7.06%
Regional Improvements	2,707.00	47.13%	191.23	7.06%
	$ 5,744.00	100.00%	$ 405.77	7.06%
Treasurer's Fees				
General Fund	$ 651.00	52.87%	$ -	0.00%
Regional Improvements	580.00	47.13%	-	0.00%
	$ 1,231.00	100.00%	$ -	0.00%

Sky Ranch Community Authority Board
Developer Advance Summary
February 28, 2022

Typle of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	$ 1,369,322.38	$ 231,939.67	$ 1,601,262.05
BMPs & Erosion Control/Inspection Services	599,302.10	122,059.88	721,361.98
Advances to CAB for Capital Projects	31,737,302.92	2,168,368.33	33,905,671.25
Total Advances Due	$ 33,705,927.40	$ 2,522,367.88	$ 36,228,295.28

Sky Ranch Community Authority Board
Developer Advance - Project Management
February 28, 2022

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$ 1,369,322.38**	**$ 136,087.11**	**$ -**	**$ -**	**$ 1,505,409.49**
Accrued Interest	-	82,159.34	-	-	1,587,568.83
Total 2021 Advances (Repayments)	-	82,159.34	-	-	
Accrued Interest	-	13,693.22	-	-	1,601,262.05
Total 2022 Advances (Repayments)	-	13,693.22	-	-	
Outstanding Balance as of 02/28/22 (Net of Repayments)	$ 1,369,322.38	$ 231,939.67			$ 1,601,262.05

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
February 28, 2022

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$ 599,302.10**	**$ 80,108.73**	**$ -**	**$ -**	**$ 679,410.83**
Accrued Interest	-	35,958.13	-	-	715,368.96
Total 2021 Advances (Repayments)	-	35,958.13	-	-	
Accrued Interest	-	5,993.02	-	-	721,361.98
Total 2022 Advances (Repayments)	-	5,993.02	-	-	
Outstanding Balance as of 02/28/22 (Net of Repayments)	$ 599,302.10	$ 122,059.88			$ 721,361.98

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
February 28, 2022

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$18,316,642.86**	**$ 1,035,029.44**	**$ -**	**$ -**	**$ 19,351,672.30**
01/12/2021	452,473.47	-	-	-	19,804,145.77
01/25/2021	-	-	-	(400,000.00)	19,404,145.77
02/17/2021	233,313.55	-	-	-	19,637,459.32
03/16/2021	183,568.60	-	-	-	19,821,027.92
04/28/2021	69,446.58	-	-	-	19,890,474.50
05/13/2021	250.00	-	-	-	19,890,724.50
05/28/2021	316,035.89	-	-	-	20,206,760.39
06/22/2021	483,881.16	-	-	-	20,690,641.55
06/29/2021	12,386.25	-	-	-	20,703,027.80
07/21/2021	391,336.59	-	-	-	21,094,364.39
08/18/2021	631,189.47	-	-	-	21,725,553.86
09/15/2021	788,399.30	-	-	-	22,513,953.16
09/27/2021	2,533.00	-	-	-	22,516,486.16
10/12/2021	1,552,034.62	-	-	-	24,068,520.78
11/16/2021	1,991,409.76	-	-	-	26,059,930.54
11/23/2021	1,135.00	-	-	-	26,061,065.54
12/15/2021	1,966,066.17	-	-	-	28,027,131.71
Accrued Interest	-	1,250,546.89	-	-	29,277,678.60
Total 2021 Advances (Repayments)	9,075,459.41	1,250,546.89	-	(400,000.00)	
01/19/2022	1,512,471.76	-	-	-	30,790,150.36
01/31/2022	457,308.32	-	-	-	31,247,458.68
02/15/2022	2,375,420.57	-	-	-	33,622,879.25
Accrued Interest	-	282,792.00	-	-	33,905,671.25
Total 2022 Advances (Repayments)	4,345,200.65	282,792.00	-	-	
Outstanding Balance as of 02/28/22 (Net of Repayments)	$31,737,302.92	$ 2,168,368.33			$ 33,905,671.25

Sky Ranch Community Authority Board
Accounts Receivables Summary
February 28, 2022

	Fees Billed YTD	Outstanding AR
O&M Fees		
KB Homes	-	-
Richmond	-	-
Taylor Morrison	-	4,951.64
Homeowners	68,822.03	15,628.00
Total O&M	68,822.03	20,579.64
PIF		
KB Homes	1,179.42	13,148.05
Richmond	27,973.65	22,586.62
Taylor Morrison	1,104.88	(8,191.13)
Total PIF	30,257.95	27,543.54

PIF information on this page provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
February 28, 2022

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders														
KB Homes		-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond		-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison		-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due		-	-	-	-	-	-	-	-	-	-	-	-	-
Payment Received														
KB Homes		-	(1,257.07)	-	-	-	-	-	-	-	-	-	-	(1,257.07)
Richmond		(10,684.24)	-	-	-	-	-	-	-	-	-	-	-	(10,684.24)
Taylor Morrison		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received		(10,684.24)	(1,257.07)	-	-	-	-	-	-	-	-	-	-	(11,941.31)
O&M Fees AR - Homebuilders (1)	**Balance as of 12/31/2021**													
KB Homes	1,257.07	-	(1,257.07)	-	-	-	-	-	-	-	-	-	-	-
Richmond	10,684.24	(10,684.24)	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	4,951.64	-	-	-	-	-	-	-	-	-	-	-	-	4,951.64
Total O&M Fees AR	16,892.95	(10,684.24)	(1,257.07)	-	-	-	-	-	-	-	-	-	-	4,951.64
O&M Fees - Homeowners														
O&M Fees		66,207.05	-	-	-	-	-	-	-	-	-	-	-	66,207.05
Transfer Fees		800.00	400.00	-	-	-	-	-	-	-	-	-	-	1,200.00
Late Fee		19.98	1,395.00	-	-	-	-	-	-	-	-	-	-	1,414.98
Amount Due		67,027.03	1,795.00	-	-	-	-	-	-	-	-	-	-	68,822.03
Payment Received		(13,786.12)	(42,838.95)	-	-	-	-	-	-	-	-	-	-	(56,625.07)
Total O&M Fees AR - Homeowners	3,431.04	53,240.91	(41,043.95)	-	-	-	-	-	-	-	-	-	-	15,628.00
Total O&M Fees Billed		67,027.03	1,795.00	-	-	-	-	-	-	-	-	-	-	68,822.03
Total Payments Received		(24,470.36)	(44,096.02)	-	-	-	-	-	-	-	-	-	-	(68,566.38)
Total Outstanding		42,556.67	(42,301.02)	-	-	-	-	-	-	-	-	-	-	**255.65**
													Beginning AR Balance	20,323.99
													Total AR Balance	**20,579.64**

Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
February 28, 2022

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF														
KB Homes		1,179.42	-	-	-	-	-	-	-	-	-	-	-	1,179.42
Richmond		5,384.03	22,589.62	-	-	-	-	-	-	-	-	-	-	27,973.65
Taylor Morrison		1,104.88	-	-	-	-	-	-	-	-	-	-	-	1,104.88
Amount Due		7,668.33	22,589.62	-	-	-	-	-	-	-	-	-	-	30,257.95
Payment Received														
KB Homes		-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond		(5,384.03)	-	-	-	-	-	-	-	-	-	-	-	(5,384.03)
Taylor Morrison		(1,104.80)	-	-	-	-	-	-	-	-	-	-	-	(1,104.80)
Total Amount Received		(6,488.83)	-	-	-	-	-	-	-	-	-	-	-	(6,488.83)
PIF AR	**Balance as of 12/31/2021**													
KB Homes	11,968.63	1,179.42	-	-	-	-	-	-	-	-	-	-	-	13,148.05
Richmond	(3.00)	-	22,589.62	-	-	-	-	-	-	-	-	-	-	22,586.62
Taylor Morrison	(8,191.21)	0.08	-	-	-	-	-	-	-	-	-	-	-	(8,191.13)
Total PIF AR	3,774.42	1,179.50	22,589.62	-	-	-	-	-	-	-	-	-	-	27,543.54
Total PIF Billed		7,668.33	22,589.62	-	-	-	-	-	-	-	-	-	-	30,257.95
Total Payments Received		(6,488.83)	-	-	-	-	-	-	-	-	-	-	-	(6,488.83)
Total Outstanding		1,179.50	22,589.62	-	-	-	-	-	-	-	-	-	-	**23,769.12**
													Beginning AR Balance	3,774.42
													Total AR Balance	**27,543.54**

PIF information on this page is provided by the Developer.

Sky Ranch Community Authority Board
Cash Requirements List 3/4/2022

Vendors	Number of Invoices	Sum of Net A/P
Aurora Media Group	1	130.20
Bemas Construction Inc	3	94,618.41
BrightView Landscape Services	3	8,589.00
CDPHE	1	135.00
CliftonLarsonAllen LLP	7	16,742.77
CMS Environmental Solutions, LLC	2	790.00
CTL Thompson Incorporated	2	14,471.00
IDES, LLC	2	7,605.00
LSC Transportation	1	472.50
McGeady Becher PC	16	13,093.00
Premier Earthworks & Infrastructure	2	133,100.05
Pure Cycle Corporation	1	47,481.00
Rangeview Metropolitan District	2	5,658.86
Special District Association of CO	4	1,996.46
UMB Bank	1	287,728.39
Westwood Professional Services	2	41,698.75
Xcel Energy	1	179.35
Total	**51**	**$ 674,489.74**

Sky Ranch Community Authority Board
Detailed Invoice List 3/4/2022

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P
1050	Special District Association of CO	SRCAB	2/23/2022	$528.75
1050	Special District Association of CO	SRMD1	2/21/2022	$895.48
1050	Special District Association of CO	SRMD3	2/21/2022	$227.42
1050	Special District Association of CO	SRMD5	2/21/2022	$344.81
1060	McGeady Becher PC	080530	12/31/2021	$15.00
1060	McGeady Becher PC	084414	1/31/2022	$1,237.50
1060	McGeady Becher PC	084415	1/31/2022	$3,637.50
1060	McGeady Becher PC	084416	1/31/2022	$1,065.00
1060	McGeady Becher PC	084418	1/31/2022	$315.00
1060	McGeady Becher PC	084419	1/31/2022	$22.50
1060	McGeady Becher PC	084420	1/31/2022	$1,363.00
1060	McGeady Becher PC	084422	1/31/2022	$112.50
1060	McGeady Becher PC	084423	1/31/2022	$15.00
1060	McGeady Becher PC	084425	1/31/2022	$1,725.00
1060	McGeady Becher PC	084427	1/31/2022	$825.00
1060	McGeady Becher PC	084431	1/31/2022	$150.00
1060	McGeady Becher PC	084434	1/31/2022	$22.50
1060	McGeady Becher PC	084437	1/31/2022	$1,380.00
1060	McGeady Becher PC	084438	1/31/2022	$457.50
1060	McGeady Becher PC	80543B	12/31/2021	$750.00
1150	Xcel Energy AUTOPAY	768980270	2/23/2022	$179.35
1240	UMB Bank	030122	2/28/2022	$287,728.39
1242	CliftonLarsonAllen LLP	3144703	2/9/2022	$945.00
1242	CliftonLarsonAllen LLP	3144704	2/7/2022	$835.28
1242	CliftonLarsonAllen LLP	3144705	2/9/2022	$660.45
1242	CliftonLarsonAllen LLP	3145027	2/10/2022	$3,701.25
1242	CliftonLarsonAllen LLP	3145028	2/10/2022	$1,791.65
1242	CliftonLarsonAllen LLP	3147152	2/15/2022	$3,849.99
1242	CliftonLarsonAllen LLP	3148585	2/18/2022	$4,959.15
1250	Rangeview Metropolitan District	J001050	2/7/2022	$1,718.86
1275	BrightView Landscape Services	7755254	2/7/2022	$1,703.00
1275	BrightView Landscape Services	7770152	2/22/2022	$1,817.50
1275	BrightView Landscape Services	7785880	2/28/2022	$5,068.50
1080	Premier Earthworks & Infrastructure	PAYMENT4	2/25/2022	$124,965.60
1080	Premier Earthworks & Infrastructure	TM21001-03	2/25/2022	$8,134.45
1120	IDES, LLC	9863	1/31/2022	$1,285.00
1120	IDES, LLC	37905	1/31/2022	$6,320.00
1125	Westwood Professional Services	1220200842	2/18/2022	$40,250.25
1125	Westwood Professional Services	1220200910	2/18/2022	$1,448.50
1145	CTL Thompson Incorporated	614576	2/25/2022	$104.00
1145	CTL Thompson Incorporated	614815	2/28/2022	$14,367.00
1185	Aurora Media Group	102242	2/11/2022	$130.20
1195	LSC Transportation	61375	2/7/2022	$472.50
1225	CMS Environmental Solutions, LLC	130417	2/1/2022	$395.00
1225	CMS Environmental Solutions, LLC	130476	2/1/2022	$395.00
1249	Pure Cycle Corporation	PAYAPP4	1/27/2022	$47,481.00
1250	Rangeview Metropolitan District	J001051	2/7/2022	$3,940.00
1271	Bemas Construction Inc	PAY5	1/26/2022	$87,355.61
1271	Bemas Construction Inc	PAYREQ5	1/27/2022	$13,509.15
1271	Bemas Construction Inc	PAYRQST4	12/22/2021	($6,246.35)
1326	CDPHE	C221121605	1/21/2022	$135.00
				$674,489.74

RESOLUTION NO. 2022-03-01

RESOLUTION TO AMEND BUDGET

RESOLUTION OF THE SKY RANCH COMMUNITY AUTHORITY BOARD TO AMEND THE 2021 BUDGET

Pursuant to Section 29-1-109, C.R.S., the Board of Sky Ranch Community Authority Board (the "**CAB**"), hereby certifies that a special meeting of the Board of Directors of the CAB, was held on November 13, 2020, at the offices of Pure Cycle Corporation, 34501 E. Quincy Avenue, Building 34, Watkins, Colorado 80137. Members of the public attended via teleconference or web-enabled video conference.

A. At such meeting, the Board of Directors of the CAB adopted that certain Resolution No. 2020-11-03 to Adopt Budget appropriating funds for the fiscal year 2021 as follows:

Debt Service Fund $530,543

B. The necessity has arisen for additional Debt Service Fund appropriations requiring the expenditure of funds in excess of those appropriated for the fiscal year 2021.

C. The source and amount of revenues for such expenditures, the purposes for which such revenues are being appropriated, and the fund(s) which shall make such supplemental expenditures are described on **Exhibit A**, attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Sky Ranch Community Authority Board shall and hereby does amend the budget for the fiscal year 2021 as follows:

Debt Service Fund $700,000

BE IT FURTHER RESOLVED, that such sum is hereby appropriated from unexpected revenues available to the CAB to the Debt Service Fund for the purpose stated.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION OF THE SKY RANCH COMMUNITY AUTHORITY BOARD TO AMEND THE 2021 BUDGET]

RESOLUTION APPROVED AND ADOPTED on March 11, 2022.

SKY RANCH COMMUNITY AUTHORITY BOARD

By: _____
President

Attest:

By: _____
Secretary

EXHIBIT A

Original and Amended Budget Appropriations

SKY RANCH COMMUNITY AUTHORITY BOARD
DEBT SERVICE FUND
2022 AMENDED BUDGET

	BUDGET 2021	AMENDED 2021
BEGINNING FUND BALANCE	$ 2,008,868	$ 2,005,699
REVENUES		
Interest income	9,500	200
Transfer from Sky Ranch MD No. 1	336,918	336,647
Total revenues	346,418	336,847
Total funds available	2,355,286	2,342,546
EXPENDITURES		
General and administrative		
Paying agent fees	5,000	7,500
Contingency	5,250	25,369
Debt Service		
Bond interest - 2019A	520,293	571,750
Bond interest - 2019B	-	95,381
Total expenditures	530,543	700,000
Total expenditures and transfers out requiring appropriation	530,543	700,000
ENDING FUND BALANCE	$ 1,824,743	$ 1,642,546

No assurance provided. See summary of significant assumptions.

Sky Ranch CAB – Project Manager Board Report
Date: 03/11/22

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

- Grading, Utilities and Streets – final acceptance punch list repairs underway; need nice weather for asphalt repairs
- Landscaping – install complete; working on punch list and turnover
- Maintaining SEMSWA and Urban Drainage compliance – performing channel and pond maintenance; working with SEMSWA on final acceptance

Phase II

- GDP, SDP, Filing 4 Plans – complete
- ASP/Plat/CDs – Filing 5 second submittal including temp fire station
- Grading –Quad 1 complete; Quad 2 complete; School site complete
- Utilities – onsite mains complete; working on services, pond structures and 10th Ave
- Streets – MM prepping; PEI working on alleys and curb and gutter; weather dependent
- I70 Interchange – first draft of funding study report
- School status – programming public (District) infrastructure
- Sub-association and alley maintenance – alley fee resolution and HOA budget

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

Phase II

- KT Engineering, TO7, $8,175.00 – survey staking
- Martin Marietta, CO4, $38,584.00 – street balance
- MPi Designs, TO3, $8,360.00 – F5 irrigation design

Sky Ranch Filing 1 - CAB Contract Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend	Management Fee
Landscaping	A-Mac Underground	4,500.00	4,500.00	0.00	4,500.00	100%	0.00	225.00
Fees, Permits and Administration	Arapahoe County	127,100.45	127,100.45	0.00	104,516.31	100%	0.00	0.00
Legal and Title	Butler Snow	425.17	425.17	0.00	0.00	100%	0.00	0.00
Erosion Control	CMS	20,000.00	18,385.00	0.00	15,118.22	92%	1,615.00	919.25
Geotech	CTL Thompson	445,846.50	445,846.50	0.00	366,625.22	100%	0.00	22,292.33
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,542,915.92	3,542,915.92	422.76	3,542,915.92	100%	0.00	177,145.80
Engineering	ERO Resources Group	580.35	580.35	0.00	477.23	100%	0.00	0.00
Erosion Control	Erosion Controls of CO	70,964.58	70,964.58	0.00	58,355.07	100%	0.00	3,548.23
Erosion Control	Ewing Irrigation & Landscape	1,163.14	1,163.14	0.00	956.46	100%	0.00	58.16
Legal and Title	Hoffman, Parker, etc	8,304.06	8,304.06	0.00	0.00	100%	0.00	0.00
District	IDES	250,000.00	236,676.50	0.00	194,622.08	95%	13,323.50	0.00
Survey	KT Engineering	551,870.00	551,870.00	0.00	453,809.68	100%	0.00	27,593.50
District	McGeady Becher	64,990.80	59,359.80	0.00	48,812.31	91%	5,631.00	0.00
Landscaping	MPI Designs	30,770.00	22,600.00	0.00	22,600.00	73%	8,170.00	1,130.00
Legal and Title	Otis Bedingfield & Peters	235.00	235.00	0.00	0.00	100%	0.00	0.00
Erosion Control	PEI	16,892.56	16,892.56	844.63	13,890.97	100%	0.00	0.00
Grading	PEI	1,584,766.81	1,584,766.81	0.00	824,078.74	100%	0.00	79,010.69
Sanitary Sewer	PEI	2,497,934.50	2,497,934.50	(3,868.07)	2,497,934.50	100%	0.00	78,825.68
Water	PEI	2,413,879.89	2,413,879.89	(897.74)	2,415,195.49	100%	0.00	76,042.07
Storm Sewer	PEI	5,159,331.74	5,159,331.74	5,289.30	5,159,331.74	100%	0.00	163,192.18
Dry Utilities	PEI	196,156.66	196,156.66	(523.49)	0.00	100%	0.00	5,979.95
Concrete	PEI	3,648,101.78	3,648,101.78	(65,040.91)	3,648,101.78	100%	0.00	0.00
Asphalt	PEI	5,159,994.54	5,159,994.54	64,196.28	5,159,994.54	100%	0.00	0.00
District	SDMS	57,885.08	57,885.08	0.00	47,599.64	100%	(0.00)	0.00
Fees, Permits and Administration	SEMSWA	32,520.00	32,520.00	0.00	26,741.61	100%	0.00	0.00
District	Sentinel	0.00	0.00	0.00	0.00	0%	0.00	0.00
District	Sentinel	556.57	556.57	0.00	457.67	100%	0.00	0.00
Legal and Title	Spencer Fane	228.00	228.00	0.00	0.00	100%	0.00	0.00
Dry Utilities	Xcel Energy	2,370,226.52	2,370,226.52	0.00	597,189.14	100%	0.00	118,511.33
	Total	**28,322,666.53**	**28,293,927.03**	**422.76**	**25,256,085.20**		**28,739.50**	**754,249.15**

Sky Ranch Filing 2 Quad 1 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	4,212.00	-	-	-	0%	4,212.00
Fees, Permits and Administration	Arapahoe County	101,439.27	101,439.27	-	83,413.51	100%	-
Grading	Bemas	934,095.09	934,095.10	-	485,729.45	100%	(0.01)
Fees, Permits and Administration	CDPHE	296.09	296.09	-	243.47	100%	-
Erosion Control	CMS	5,467.50	1,813.93	-	1,491.62	33%	3,653.57
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	123.02	123.02	-	101.16	100%	-
Geotech	CTL Thompson	253,288.95	178,657.72	-	146,912.50	71%	74,631.23
Planning and Engineering	CVL Consultants	308,032.20	298,159.74	-	245,176.76	97%	9,872.46
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERC	4,289.22	2,129.48	-	1,751.08	50%	2,159.74
Planning and Engineering	ERO	1,956.13	1,956.13	-	1,608.52	100%	0.00
District	IDES	27,000.00	18,903.90	-	-	70%	8,096.11
Survey	KT Engineering	246,189.75	179,679.80	-	149,427.41	73%	66,509.95
Planning and Engineering	LSC	13,608.00	12,127.39	-	9,972.35	89%	1,480.61
Asphalt	Martin Marietta	3,511,699.11	386,057.13	19,302.86	386,057.13	11%	3,125,641.98
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	14,131.25	11,547.25	-	9,495.30	82%	2,584.00
Sanitary Sewer	Nelson	1,541,695.15	1,541,695.15	41,397.66	1,541,695.15	100%	-
Water	Nelson	1,400,924.72	1,316,434.72	34,459.47	1,316,434.72	94%	84,490.00
Storm Sewer	Nelson	3,445,934.00	3,445,934.00	94,217.57	3,445,934.00	100%	-
Asphalt	Nelson	707,856.20	637,500.00	31,875.00	637,500.00	90%	70,356.20
Planning and Engineering	PCS Group	119,070.00	103,794.31	-	85,350.06	87%	15,275.69
Concrete	PEI	1,956,120.69	692,004.84	34,600.24	692,004.84	35%	1,264,115.85
Erosion Control	Pure Cycle GESC	498,525.85	128,548.90	6,427.45	105,707.39	26%	369,976.95
Fees, Permits and Administration	Rangeview	21,216.00	21,216.00	-	17,445.92	100%	-
Fees, Permits and Administration	SEMSWA	17,473.11	17,473.11	-	14,368.14	100%	-
District	Sentinel	145.75	145.75	-	145.75	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	6,205.00	2,890.00	-	2,376.45	47%	3,315.00
Fees, Permits and Administration	Tri-County Health	129.60	129.60	-	106.57	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	15,145,397.14	10,036,434.31	262,280.25	9,382,021.26	24	5,108,962.83

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
March 11th, 2022

Cost Certification and Useful Life Analysis Reports

Filings 1-3
- Cost Certification Report #3 certifies $452,336.20 in Verified Costs

Filing 4
- Cost Certification Report #2 certifies $6,173,323.30 in Verified Costs

Construction Contract Documents

Landscape Contract Phase 3 – Environmental Designs, Inc.
Recommend Approval:
Change Orders
- None

Pay Applications
- Pay Application #17 is recommended for payment $2,009.59 ($1,187.53 District; $822.06 Non-District; $0.00 Retained)
    - $1,296,483.38 Billed to Date. $0.00 Retained. $1,296,483.38 Paid to Date.

Grading Neighborhood A & D Phase 1 – Bemas Construction
Recommend Approval:
Change Orders
- None

Pay Applications
- None

Filing 4 Paving – Martin Marietta
Recommend Approval:
Change Orders
- Change Order #4: $38,584.00 for costs related to balancing roadways.

Pay Applications
- Pay Application #4 is recommended for payment $36,654.80 ($38,584.00 District; $0.00 Non-District; $1,929.20 Retained)
    - $492,768.86 Billed to Date. $24,639.44 Retained. $468,130.42 Paid to Date.

Filing 4 Concrete – Premier Earthworks & Infrastructure
Recommend Approval:
Change Orders
- None

Pay Applications
- Pay Application #4 is recommended for payment $124,965.60 ($131,542.74 District; $0.00 Non-District; $6,577.14 Retained)
    - $945,666.09 Billed to Date. $47,283.30 Retained. $898,382.79 Paid to Date.

Filing 4 Erosion Control – Pure Cycle

Recommend Approval:

Change Orders

- None

Pay Applications

- None

Filing 4 Wet Utilities – Nelson Pipeline

Recommend Approval:

Change Orders

- None

Pay Applications

- Pay Application #10 is recommended for payment $126,133.40 ($82,772.00 District; $50,000 Non-District; $6,638.60 Retained).
    - $8,299,317.73 Billed to Date. $244,226.49 Retained. $8,055,091.24 Paid to Date.

F1 Grading, Utilities, and Roadways Warranty Contract – Premier Earthworks & Infrastructure

Recommend Approval:

Change Orders

- None

Pay Applications

- None

Other Matters

- Currently no other matters

Sky Ranch
Community Authority Board
Cost Certification Report

Filings #1-3 - Report #3
March 2022

INDEPENDENT
District Engineering
SERVICES

1626 Cole Blvd, Suite 125
Lakewood, CO 80401

Sky Ranch Community Authority Board
Cost Certification Report

Table of Contents

Cost Certification Report #3

Introduction 1
Governing Documents 1
Activities Conducted 2
Assumptions 2
Discussion 2
Summary Of Expenditures By Category And Service Plan Division 3
Field Investigation Results 3
Recommendation 3

Attachments

Attachment A - Site Map 4
Attachment B - Vendor Participation 6
Attachment C - Expenditure Data 9
Attachment D – Project Photos 12

March 4, 2021

Sky Ranch Community Authority Board
c/o Suzanne Meintzer
McGeady Becher, P.C.
450 E 17th Avenue, Suite 400
Denver, CO 80203-1254

SKY RANCH COMMUNITY AUTHORITY BOARD – FILINGS #1-3 COST CERTIFICATION REPORT #2

INTRODUCTION

Independent CAB Engineering Services, LLC (Engineer) was hired by the Sky Ranch Community Authority Board (CAB) to provide review of expenditures paid by Pure Cycle Corporation (Developer) and inclusion of CAB expenditures. This is to summarize and report the expenditures for the Sky Ranch development located in the County of Arapahoe, Colorado (Project). This Cost Certification report summarizes the Engineer's approach and findings for the Project.

The Construction Related Expenses (Construction Related Expenses) for public improvements discussed in this report were paid for by the Developer and are being certified as Verified Costs (Verified Costs) in the amount of **$246,767.66.** The Construction Related Expenses paid for directly by the CAB were also reviewed as part of this report and are certified as Verified Costs in the amount of **$205,568.54** for a total Verified Cost amount of **$452,336.20**.

This report generally covers the areas shown on Attachment A. The Verified Costs certified in this report mostly cover parks & recreation improvements, but also include some street, water, sanitary, and regional storm improvements and associated soft costs in Filings #1-3.

GOVERNING DOCUMENTS

The following governing documents were used in determining recommendations for Verified Costs:

- Modified Service Plan for Sky Ranch Metropolitan District No. 1, by McGeady Sisneros, P.C., dated September 14th, 2004
- Facilities Funding and Acquisition Agreement, by and between Sky Ranch Community Authority Board and Pure Cycle Corporation, dated November 13th, 2017.
- Subdivision Improvement Agreement and Restriction on Conveyance, between PCY Holdings, LLC and Board of County Commissioners of Arapahoe County, dated July 13th, 2018.
- Sky Ranch Subdivision Filing No. 1 Final Plat, by CVL Consultants of Colorado, Inc., dated June 25th, 2018.
- Sky Ranch Subdivision Filing No. 2 Final Plat, by CVL Consultants of Colorado, Inc., dated May 29th, 2019.
- Sky Ranch Subdivision Filing No. 3 Plat, by CVL Consultants of Colorado, Inc., revised September 30, 2020.
- Second Amended and Restated Sky Ranch Community Authority Board Establishment Agreement ("CABEA"), by and among Sky Ranch Metropolitan District Nos. 1, 3 and 5.

The Engineer used the above governing documents only as a general guideline for eligibility in certification of costs.

ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the CAB and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.
- A site visit was conducted. Project improvements were photographed.
- Some contract unit items were compared to other projects constructed in the Denver Metropolitan Area.

ASSUMPTIONS

Due to the specific scope authorized for this report, the following assumptions were made.

- It is assumed that geotechnical pavement designs have been performed and followed. It is assumed materials testing was performed during construction.
- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Acquisition Agreement. The CAB shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the CAB.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is our recommendation these lien waivers be provided to the CAB.
- Verified Costs presented do not represent the entire contract value, but rather a portion of the costs that are attributable to public improvements as defined in the Service Plan. Construction Related Expenses that pertain to both CAB land and private lots are based on land percentage area for the project area. See Attachment C for the percentages. These percentages were used for work such as earthwork, SWMP activities, and planning.
- Construction Related Expenses that did not have enough information to be verified with this report may be verified in a future report.
- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the CAB. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- This report was prepared with a specific scope and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the public expenditures for the invoices provided. A more detailed analysis or submission of additional expenditures may result in adjustments to our cost certification.

DISCUSSION

This report consists of expenditures provided between July of 2019 and October of 2021. The improvements reviewed are generally represented in Attachments A and C.

Vendor Participation

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their participation on the Project and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Review of Invoices and Summary of Expenditures
To provide a cost certification of CAB improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as Verified Costs or non-verified costs and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly, and that proof of payment was provided. For invoices provided by the CAB, the CAB accountant provided a detailed listing. These were reviewed only to confirm they are eligible to be considered as Verified Costs to be used for bonding purposes.

SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION
The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

Improvement Category	Amount	Percent of Total Cost
Local Improvements		
Street Improvements	$23,370.95	5.17%
Parks & Recreation	$419,988.99	92.85%
Water	$1,232.33	0.27%
Sanitary	$465.80	0.10%
Regional Improvements		
Regional - Storm	$7,278.12	1.61%
Total	**$452,336.20**	**100.00%**

FIELD INVESTIGATION RESULTS
A field investigation was conducted in March 2022. Photos were taken of the Project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

RECOMMENDATION
In our professional opinion the Construction Related Expenses were reviewed and found to be reasonable. The Construction Related Expenses are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as Verified Costs as shown in Attachment C and subject to the level of review presented in this report. These expenditures are certified as Verified Costs in the amount of **$452,336.20.**

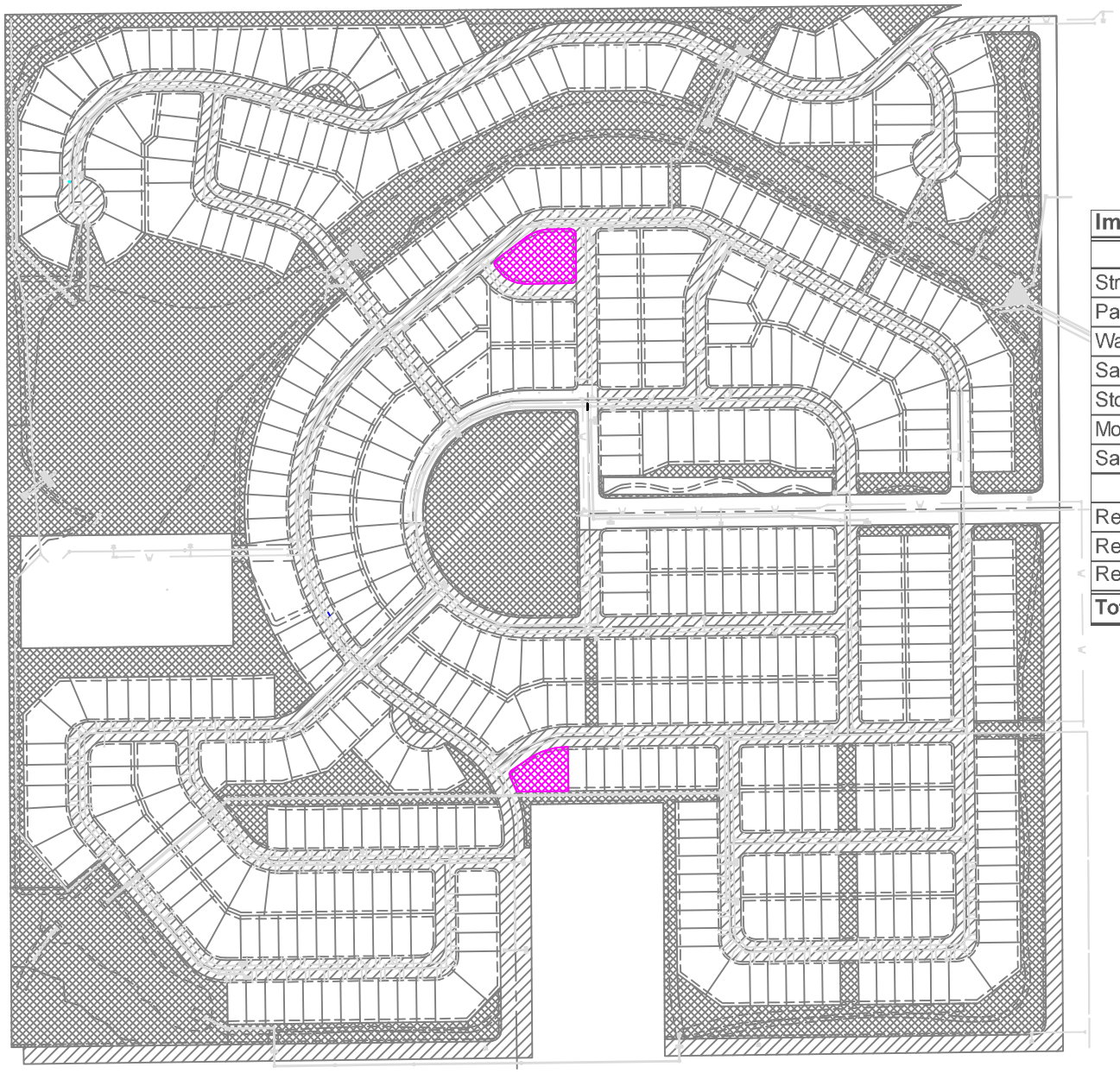
Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent District Engineering Services, LLC

Barrett Marrocco, P.E.

Attachments

Attachment A
Site Map



DISTRICT ELIGIBLE EXPENSES

Improvement Category	Amount	Percent of Total Cost
Local Improvements		
Street Improvements	$23,370.95	5.17%
Parks & Recreation	$419,988.99	92.85%
Water	$1,232.33	0.27%
Sanitary	$465.80	0.10%
Storm Sewer	$0.00	0.00%
Mosquito Control	$0.00	0.00%
Safety Protection	$0.00	0.00%
Regional Improvements		
Regional - Street	$0.00	0.00%
Regional - Parks	$0.00	0.00%
Regional - Storm	$7,278.12	1.61%
Total	**$452,336.20**	**100.00%**

LEGEND

PARKS AND RECREATION IMPROVEMENTS

INDEPENDENT DES District Engineering SERVICES

INDEPENDENT
DISTRICT ENGINEERING SERVICES, LLC
1626 COLE BOULEVARD SUITE #125, LAKEWOOD, CO 80401

SKY RANCH COMMUNITY AUTHORITY BOARD FILINGS 1–3
COST CERTIFICATION #3
ATTACHMENT A

SHEET 1 of 1
SCALE: NONE
DATE: 3/4/22

Attachment B
Vendor Participation

Attachment B
Vendor Participation

Following is a Summary of the Contractors, Consultants and Vendor Participation in work and services for the Cost Certification and Bonding Report. Notes include any invoice discrepancies, basis of payment, and basis for reimbursement.

Brent Brouillard Purchased landscape materials for construction. These Construction Related Expenses are considered eligible for CAB financing.

C & S Sweeping Services, Inc Provided street sweeping services for the Development after all public improvements were constructed. These Construction Related Expenses are considered operation and maintenance related in nature. These Construction Related Expenses are not considered eligible for CAB financing.

CMS Environmental Provided stormwater inspections for the Development. These Construction Related Expenses are considered eligible for CAB financing at the CAB site percentage.

Colorado Department of Public Health and Environment Charged a fee for the water quality permits for the Development. These Construction Related Expenses are eligible for CAB financing.

Environmental Designs, Inc. Landscaping contractor for Filings #1-3. All Construction Related Expenses related to public landscaping are considered eligible for CAB financing.

GFL Environmental Charged fees for the financing of previous invoices related to landfill services. These Construction Related Expenses are not considered eligible for CAB financing.

Granite Seed and Erosion Control Supplied the Development with seed mix. These Construction Related Expenses are eligible for CAB financing.

Hall Landscape Contractors Retaining Wall contractor for Filings #1-3. These Construction Related Expenses considered eligible for CAB financing.

Independent District Engineering Services Provided CAB Engineering services that include project bid, contract documents, general project administration, and cost certification for Filings #1-3. These Construction Related Expenses are eligible for CAB financing.

KT Engineering Provided staking services for construction in Filings #1-3. Some of these Construction Related Expenses are considered eligible for CAB financing at the CAB site percentage. Construction Related Expenses related to lots are not considered eligible for CAB financing.

McGeady Becher Provided CAB legal services. Only Capital Matters related to the Construction Related Expenses are eligible for CAB financing.

PCS Group Provided design services for the completion of the Pre-Development Plan including lot layout, landscape requirements, lighting, and monument design in Filings #1-3. These Construction Related Expenses are considered eligible for CAB financing.

Pioneer Provided road base for construction in Filings #1-3. These Construction Related Expenses are considered eligible for CAB financing.

Premier Earthworks & Infrastructure Grading, utility, and roadway contractor for Filings #1-3 of the Development. Construction Related Expenses in lots are not considered eligible for CAB financing.

Pure Cycle Provided BMP and erosion control installation, repair, and maintenance services to satisfy County GESC requirements. These Construction Related Expenses are subject to the CAB site percentage.

SEMSWA Collected fees and provided renewal of permits for Filings #1-3. These Construction Related Expenses are subject to the CAB site percentage.

Studio DH Architecture Provided design development for a Recreation facility. These Construction Related Expenses are not considered eligible for CAB financing.

Western Landscape & GeoTextile Supply Purchased Erosion Control materials for construction. Taxes are on Construction related Expenses are not eligible for CAB financing. The Construction Related Expenses themself are eligible for CAB financing.

Attachment C
Expenditure Data

Attachment C

Sky Ranch Community Authority Board

Engineer's Summary for Cost Certification 3 - Invoices through 12/31/21

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing & Phase	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
Invoices paid by the Board - Filing 1										
CMS Environmental Solutions, LLC										
121812	7/1/21	Yes	9/3/21	001472	Filing 1	Storm Inspections	$375.00	$193.73	$181.28	Site %
121848	7/1/21	Yes	11/15/21	001231	Filing 1	Storm Inspections	$375.00	$193.73	$181.28	Site %
123055	8/1/21	Yes	11/15/21	001231	Filing 1	Storm Inspections	$375.00	$193.73	$181.28	Site %
123091	8/1/21	Yes	9/3/21	001472	Filing 1	Storm Inspections	$375.00	$193.73	$181.28	Site %
124250	9/1/21	Yes	10/11/21	001218	Filing 1	Storm Inspections	$375.00	$193.73	$181.28	Site %
125531	10/1/21	Yes	11/15/21	001231	Filing 1	Storm Inspections	$375.00	$193.73	$181.28	Site %
126777	11/1/21	Yes	12/13/21	001247	Filing 1	Storm Inspections	$375.00	$193.73	$181.28	Site %
126814	11/1/21	Yes	11/22/21	001591	Filing 1	Storm Inspections	$375.00	$193.73	$181.28	Site %
127977	12/1/21	Yes	1/18/22	001261	Filing 1	Storm Inspections	$375.00	$193.73	$181.28	Site %
128008	12/1/21	Yes	1/18/22	001261	Filing 1	Storm Inspections / Stormwater N.O.T.	$288.75	$149.17	$139.58	Site %
Subtotal CMS Environmental Solutions, LLC							**$3,663.75**	**$1,892.69**	**$1,771.06**	
Environmental Designs, Inc. - Phase 2										
Pay Application No. 9	12/6/21	Yes	1/18/22	6/11/03	Filing 1	Landscape Contruction	$8,480.20	$8,480.20	$0.00	
Subtotal Environmental Designs, Inc.							**$8,480.20**	**$8,480.20**	**$0.00**	
Environmental Designs, Inc - Phase 3										
Pay Application No. 13	6/25/21	Yes	8/12/21	1196	Filing 1	Landscape Contruction	$28,562.57	$24,295.48	$4,267.09	
Pay Application No. 14	10/25/21	Yes	11/15/21	1227	Filing 1	Landscape Contruction	$44,364.02	$42,931.21	$1,432.81	
Pay Application No. 15	10/26/21	Yes	1/18/22	1258	Filing 1	Landscape Contruction	$64,427.53	$64,121.65	$305.88	
Subtotal Environmental Designs, Inc.							**$137,354.12**	**$131,348.34**	**$6,005.78**	
Independent District Engineering Services										
009852	6/30/21	Yes	8/12/21	001192	Filing 1	Contract Administration	$2,620.00	$2,620.00	$0.00	
009854	7/31/21	Yes	9/14/21	001205	Filing 1	Contract Administration	$4,685.00	$4,685.00	$0.00	
009857	8/31/21	Yes	10/11/21	001215	Filing 1	Contract Administration	$4,406.58	$4,406.58	$0.00	
09859	9/30/21	Yes	11/15/21	001226	Filing 1	Contract Administration	$1,861.00	$1,861.00	$0.00	
09860	10/31/21	Yes	12/13/21	001243	Filing 1	Contract Administration	$891.00	$891.00	$0.00	
09861	11/30/21	Yes	1/18/22	001257	Filing 1	Contract Administration	$4,210.94	$4,210.94	$0.00	
Subtotal Independent District Engineering Services							**$18,674.52**	**$18,674.52**	**$0.00**	
KT Engineering, LLC										
2252	8/7/20	Yes	12/13/21	001242	Filling 1	Construction Staking	$17,895.00	$8,200.00	$9,695.00	Restakes and Lot Staking not Eligible
Subtotal KT Engineering, LLC							**$17,895.00**	**$8,200.00**	**$9,695.00**	
McGeady Becher P.C.										
1337M 06.30.21	6/30/21	Yes	8/12/21	1191	Filing 1	General Counsel	$16,062.00	$1,260.00	$14,802.00	Only Capital Matters reviewed
1337M 07.31.21	7/31/21	Yes	9/16/21	107006428	Filing 1	General Counsel	$12,978.50	$1,472.50	$11,506.00	Only Capital Matters reviewed - Bond Item noted as "Do Not Pay" does not effect eligibe amt
Subtotal McGeady Becher P.C.							**$29,040.50**	**$2,732.50**	**$26,308.00**	
Premier Earthworks & Infrastructure, Inc.										
TM21001-001	12/25/21		1/19/22	001637	Filing 1	Sidewalk / Curb & Gutter	$9,499.20	$9,499.20	$0.00	
TM21001-1	4/30/21	Yes	9/14/21	001204	Filing 1	Sanitary Sewer	$7,632.60	$0.00	$7,632.60	Services not Eligible
TM21001-02	7/12/21	Yes	10/11/21	001213	Filing 1	Asphalt	$21,576.89	$21,576.89	$0.00	
Subtotal Premier Earthworks & Infrastructure, Inc.							**$38,708.69**	**$31,076.09**	**$7,632.60**	
Southeast Metro Stormwater Authority										
00003323	2/19/21	Yes	10/11/21	001212	Filing 1	Permit Renewal Fees	$3,802.50	$1,977.30	$1,825.20	Site Percent
00003325	2/19/21	Yes	10/11/21	001212	Filing 1	Permit Renewal Fees	$2,282.50	$1,186.90	$1,095.60	Site Percent
Subtotal Southeast Metro Stormwater Authority							**$6,085.00**	**$3,164.20**	**$2,920.80**	
Subtotal Invoices paid by the Board - Filing 1							**$259,901.78**	**$205,568.54**	**$54,333.24**	
Invoices paid by the Developer - Filing 1										
Brent Brouillard										
110321	11/8/21	Yes	11/22/21	1593	Filing 1	Landscaping Materials	$9,110.98	$913.33	$8,197.65	Mixed Invoice - Solar Lights Eligible
Subtotal Brent Brouillard							**$9,110.98**	**$913.33**	**$8,197.65**	
C & S Sweeping, Inc.										
D17892	7/11/21	Yes	9/3/21	001485	Filing 1	Street Maintenance	$1,249.88	$0.00	$1,249.88	Review for O&M
D17961	8/15/21	Yes	9/3/21	001485	Filing 1	Street Maintenance	$849.75	$0.00	$849.75	Review for O&M
D18009	8/31/21	Yes	9/3/21	001485	Filing 1	Street Maintenance	$1,217.98	$0.00	$1,217.98	Review for O&M
D18058	9/12/21	Yes	10/11/21	001540	Filing 1	Street Maintenance	$821.43	$0.00	$821.43	Review for O&M
D18100	9/30/21	Yes	10/25/21	001562	Filing 1	Street Maintenance	$1,133.00	$0.00	$1,133.00	Review for O&M
D18137	10/17/21	Yes	11/15/21	001577	Filing 1	Street Maintenance	$1,133.01	$0.00	$1,133.01	Review for O&M
D18194	10/31/21	Yes	11/22/21	001595	Filing 1	Street Maintenance	$1,217.98	$0.00	$1,217.98	Review for O&M

Attachment C

Sky Ranch Community Authority Board

Engineer's Summary for Cost Certification 3 - Invoices through 12/31/21

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing & Phase	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
D18254	11/14/21	Yes	12/13/21	001250	Filing 1	Street Maintenance	$906.40	$0.00	$906.40	Review for O&M
D99289	7/31/21	Yes	9/3/21	001485	Filing 1	Street Maintenance	$1,583.18	$0.00	$1,583.18	Review for O&M
Subtotal C & S Sweeping, Inc.							**$10,112.61**	**$0.00**	**$10,112.61**	
Colorado Department of Public Health and Environment										
WC221120549	7/27/21	Yes	8/24/21	001460	Filing 1	Water Quality Permit	$165.00	$165.00	$0.00	
WC221117353	7/26/21	Yes	8/24/21	001460	Filing 1	Annual Permit	$540.00	$540.00	$0.00	
Subtotal Colorado Department of Public Health and Environment							**$705.00**	**$705.00**	**$0.00**	
GFL Environmental										
0051452691	8/31/21	Yes	10/11/21	001541	Filing 1	Landfill Financing Fees	$156.63	$0.00	$156.63	Finance Fee
Subtotal GFL Environmental							**$156.63**	**$0.00**	**$156.63**	
Granite Seed and Erosion Control										
3-53370	6/15/21	Yes	9/23/21	001499	Filing 1	Landscaping	$2,512.00	$2,512.00	$0.00	
Subtotal Granite Seed and Erosion Control							**$2,512.00**	**$2,512.00**	**$0.00**	
Hall Landscape Contractors										
6807	10/25/21	Yes	11/15/21	001581	Filing 1	Retaining Wall Contractor	$7,570.00	$7,570.00	$0.00	
Subtotal Hall Landscape Contractors							**$7,570.00**	**$7,570.00**	**$0.00**	
PCS Group Inc.										
12466	7/31/21	Yes	9/3/21	001475	Filing 1	Landscape Planning & Design	$78.75	$78.75	$0.00	
12569	8/31/21	Yes	10/4/21	001519	Filing 1	Landscape Planning & Design	$1,050.00	$1,050.00	$0.00	
12669	9/30/21	Yes	10/25/21	001556	Filing 1	Landscape Planning & Design	$1,575.00	$1,575.00	$0.00	
Subtotal PCS Group Inc.							**$2,703.75**	**$2,703.75**	**$0.00**	
Pioneer										
PSI1615122	9/14/21	Yes	10/11/21	001536	Filing 1	Landscape Material	$1,057.50	$1,057.50	$0.00	
Subtotal Pioneer							**$1,057.50**	**$1,057.50**	**$0.00**	
Pure Cycle										
2019-SK-F1P1-BMP-0018	7/31/19	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$29,259.50	$15,214.94	$14,044.56	Site percentage applied
2019-SK-F1P1-BMP-0019	8/30/19	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$34,346.00	$17,859.92	$16,486.08	Site percentage applied
2019-SK-F1P1-BMP-0020	9/30/19	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$31,487.00	$16,373.24	$15,113.76	Site percentage applied
2019-SK-F1P1-BMP-0021	10/31/19	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$9,976.50	$5,187.78	$4,788.72	Site percentage applied
2019-SK-F1P1-BMP-0022	11/29/19	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$11,162.00	$5,804.24	$5,357.76	Site percentage applied
2019-SK-F1P1-BMP-0023	12/31/19	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$8,591.00	$4,467.32	$4,123.68	Site percentage applied
2020-SK-F1P1-BMP-0024	1/31/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$14,779.50	$7,685.08	$7,094.42	Site percentage applied
2020-SK-F1P1-BMP-0025	2/28/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$22,146.00	$11,515.92	$10,630.08	Site percentage applied
J000004	3/31/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$39,191.36	$20,379.51	$18,811.85	Site percentage applied
J000005	4/30/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$21,006.12	$10,923.18	$10,082.94	Site percentage applied
J000006	5/31/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$22,535.68	$11,718.55	$10,817.13	Site percentage applied
J000015	6/30/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$41,982.29	$21,830.79	$20,151.50	Site percentage applied
J000018	7/31/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$38,244.49	$19,887.13	$18,357.36	Site percentage applied
J000037	8/31/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$17,203.38	$8,945.76	$8,257.62	Site percentage applied
J000045	10/31/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$14,553.98	$7,568.07	$6,985.91	Site percentage applied
J000046	10/31/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$19,425.50	$10,101.26	$9,324.24	Site percentage applied
J000090	11/30/20	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$20,188.25	$10,497.89	$9,690.36	Site percentage applied
J000182	1/1/21	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$11,242.87	$5,846.29	$5,396.58	Site percentage applied
J000183	3/1/21	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$7,405.64	$3,850.93	$3,554.71	Site percentage applied
J000184	4/1/21	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$8,116.49	$4,220.57	$3,895.92	Site percentage applied
J000185	5/1/21	Yes	N/A	N/A	Filing 1	GESC BMP Installation and Maintenance	$15,812.48	$8,222.49	$7,589.99	Site percentage applied
Subtotal Pure Cycle							**$438,656.03**	**$228,100.88**	**$210,555.15**	
Studio DH Architecture										
20053-3	5/1/21	Yes	9/14/21	001210	Filing 1	Design Development	$460.00	$0.00	$460.00	
Subtotal Studio DH Architecture							**$460.00**	**$0.00**	**$460.00**	
Western Landscape & GeoTextile Supply										
57666	6/1/21	Yes	9/3/21	001479	Filing 1	Erosion Control	$900.95	$828.00	$72.95	Taxes not eligible
58209	8/6/21	Yes	10/4/21	001522	Filing 1	Erosion Control	$790.62	$726.60	$64.02	Taxes not eligible
58426	9/3/21	Yes	10/4/21	001522	Filing 1	Erosion Control	$1,202.57	$1,105.20	$97.37	Taxes not eligible
58550	9/24/21	Yes	10/25/21	001560	Filing 1	Erosion Control	$146.23	$134.40	$11.83	Taxes not eligible
58604	10/1/21	Yes	10/25/21	001560	Filing 1	Erosion Control	$447.21	$411.00	$36.21	Taxes not eligible
Subtotal Western Landscape & GeoTextile Supply							**$3,487.58**	**$3,205.20**	**$282.38**	
Subtotal invoices paid by the Developer - Filing 1							**$476,532.08**	**$246,767.66**	**$229,764.42**	
Total invoices paid - Board and Developer - Filing 1							**$736,433.86**	**$452,336.20**	**$284,097.66**	

Total land area is 52% District
Of District areas, Open Space Tracts are 62% of the area, Streets are 38% of the area

Attachment D
Project Photos

Sky Ranch CAB Filings 1-3 Site Photos

Aerial facing Southwest

Aerial facing Northwest

Tract F Improvements

Tract I Improvements

Tract A Improvements

Detention Pond Improvements

Sky Ranch
Community Authority Board
Cost Certification Report

Filing #4 - Report #2
March 2022

INDEPENDENT
District Engineering
SERVICES

1626 Cole Blvd, Suite 125
Lakewood, CO 80401

Sky Ranch Community Authority Board
Cost Certification Report

Table of Contents

Cost Certification Report #2

Introduction 1
Governing Documents 1
Activities Conducted 1
Assumptions 2
Discussion 2
Summary Of Expenditures By Category And Service Plan Division 3
Field Investigation Results 3
Recommendation 3

Attachments

Attachment A - Site Map 4
Attachment B - Vendor Participation 6
Attachment C - Expenditure Data 9
Attachment D – Project Photos 14

March 11, 2022

Sky Ranch Community Authority Board
c/o Suzanne Meintzer
McGeady Becher, P.C.
450 E 17th Avenue, Suite 400
Denver, CO 80203-1254

SKY RANCH COMMUNITY AUTHORITY BOARD – FILING 4 COST CERTIFICATION REPORT #2

INTRODUCTION

Independent CAB Engineering Services, LLC (Engineer) was hired by the Sky Ranch Community Authority Board (CAB) to provide review of expenditures paid by Pure Cycle Corporation (Developer) and inclusion of CAB expenditures. This is to summarize and report the expenditures for the Sky Ranch development located in the County of Arapahoe, Colorado (Project). This Cost Certification report summarizes the Engineer's approach and findings for the Project.

The Construction Related Expenses (Construction Related Expenses) for public improvements discussed in this report were paid for by the Developer and are being certified as Verified Costs (Verified Costs) in the amount of **$366,125.57.** The Construction Related Expenses paid for directly by the CAB were also reviewed as part of this report and are certified as Verified Costs in the amount of **$5,807,197.73** for a total Verified Cost amount of **$6,173,323.30**.

This report generally covers the areas shown on Attachment A. The Verified Costs certified in this report mostly cover water, sanitary, storm, parks & recreation, street, regional storm, and regional street improvements and associated soft costs in Filing 4.

GOVERNING DOCUMENTS

The following governing documents were used in determining recommendations for Verified Costs:

- Amended and Restated Service Plan for Sky Ranch Metropolitan District No. 3, by McGeady Becher P.C., dated December 8, 2020.
- Phase 2 Facilities Funding and Acquisition Agreement, by and between Sky Ranch Community Authority Board and Pure Cycle Corporation, dated December 17th, 2020.
- Subdivision Improvement Agreement and Restriction on Conveyance, between PCY Holdings, LLC and Board of County Commissioners of Arapahoe County, dated July 13th, 2018.
- Sky Ranch Subdivision Filing No. 4 Final Plat, by CVL Consultants of Colorado, Inc., recorded August 18, 2021.
- Second Amended and Restated Sky Ranch Community Authority Board Establishment Agreement ("CABEA"), by and among Sky Ranch Metropolitan District Nos. 1, 3 and 5

The Engineer used the above governing documents only as a general guideline for eligibility in certification of costs.

ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the CAB and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.
- A site visit was conducted. Project improvements were photographed.

- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other projects constructed in the Denver Metropolitan Area.

ASSUMPTIONS

Due to the specific scope authorized for this report, the following assumptions were made.

- It is assumed that geotechnical pavement designs have been performed and followed. It is assumed materials testing was performed during construction.
- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Acquisition Agreement. The CAB shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the CAB.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is our recommendation these lien waivers be provided to the CAB.
- Verified Costs presented do not represent the entire contract value, but rather a portion of the costs that are attributable to public improvements as defined in the Service Plan. Construction Related Expenses that pertain to both CAB land and private lots are based on land percentage area for the project area. See Attachment C for the percentages. These percentages were used for work such as earthwork, SWMP activities, and planning.
- Construction Related Expenses that did not have enough information to be verified with this report may be verified in a future report.
- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the CAB. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- This report was prepared with a specific scope and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the public expenditures for the invoices provided. A more detailed analysis or submission of additional expenditures may result in adjustments to our cost certification.

DISCUSSION

This report consists of expenditures provided between June of 2017 and December of 2021. The improvements reviewed are generally represented in Attachments A and C.

Vendor Participation

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their participation on the Project and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Review of Invoices and Summary of Expenditures

To provide a cost certification of CAB improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as Verified Costs or non-verified costs and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly, and that proof of payment was provided.

For invoices provided by the CAB, the CAB accountant provided a detailed listing. These were reviewed only to confirm they are eligible to be considered as Verified Costs to be used for bonding purposes.

SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION
The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

CAB Improvements	Cost	Percent of Total Cost
Local Improvements		
Street	$1,561,838.54	25.30%
Parks and Rec	$497,226.26	8.05%
Water	$459,859.60	7.45%
Sanitation/Storm	$2,568,592.13	41.61%
Safety Protection	$0.00	0.00%
Regional Improvements		
Regional Street	$56,482.41	0.91%
Regional Stormwater	$1,029,324.35	16.67%
TOTAL	**$6,173,323.30**	**100%**

FIELD INVESTIGATION RESULTS
A field investigation was conducted in November 2021. Photos were taken of the Project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

RECOMMENDATION
In our professional opinion the Construction Related Expenses were reviewed and found to be reasonable. The Construction Related Expenses are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as Verified Costs as shown in Attachment C and subject to the level of review presented in this report. These expenditures are certified as Verified Costs in the amount of **$6,173,323.30.**

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent CAB Engineering Services, LLC

Barrett Marrocco, P.E.

Attachments

Attachment A
Site Map

SOFT COSTS

District Improvements	Cost	Percent of Total Cost
Local Improvements		
Street	$775,844.68	55.78%
Parks and Rec	$220,948.31	15.89%
Water	$108,836.01	7.82%
Sanitation/Storm	$263,061.36	18.91%
Safety Protection	$0.00	0.00%
Regional Improvements		
Regional Street	$6,773.73	0.49%
Regional Stormwater	$15,453.39	1.11%
TOTAL	**$1,390,917.48**	**100%**

HARD COSTS

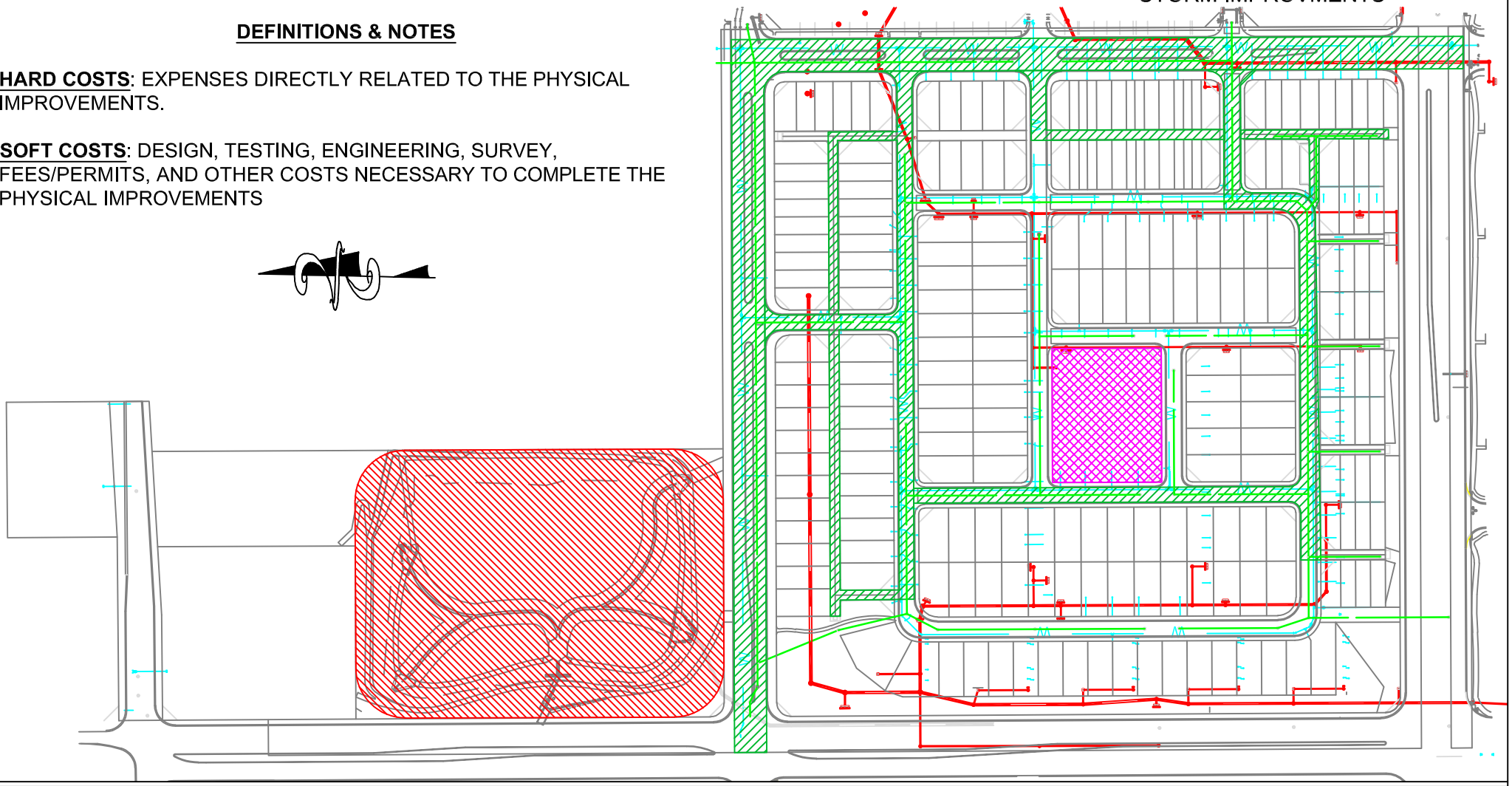
District Improvements	Cost	Percent of Total Cost
Local Improvements		
Street	$784,813.11	16.39%
Parks and Rec	$275,941.69	5.76%
Water	$350,857.95	7.33%
Sanitation/Storm	$2,312,755.25	48.30%
Safety Protection	$0.00	0.00%
Regional Improvements		
Regional Street	$49,698.37	1.04%
Regional Storm	$1,013,847.44	21.18%
TOTAL	**$4,787,913.82**	**100%**

LEGEND

- STREET IMPROVEMENTS
- PARKS & REC IMPROVEMENTS
- REGIONAL STORM IMPROVMENTS
- WATER IMPROVEMENTS
- SANITARY IMPROVEMENTS
- STORM IMPROVMENTS

DEFINITIONS & NOTES

- **HARD COSTS**: EXPENSES DIRECTLY RELATED TO THE PHYSICAL IMPROVEMENTS.
- **SOFT COSTS**: DESIGN, TESTING, ENGINEERING, SURVEY, FEES/PERMITS, AND OTHER COSTS NECESSARY TO COMPLETE THE PHYSICAL IMPROVEMENTS



INDEPENDENT
DISTRICT ENGINEERING SERVICES, LLC
1626 COLE BOULEVARD #125, LAKEWOOD, CO 80401

SKY RANCH CAB FILING 4
COST CERTIFICATION #2
ATTACHMENT A – PUBLIC IMPROVEMENTS

SHEET 1 of 1
SCALE: NONE
DATE: 3/4/22

Attachment B
Vendor Participation

Attachment B
Vendor Participation

Following is a Summary of the Contractors, Consultants and Vendor Participation in work and services for the Cost Certification and Bonding Report. Notes include any invoice discrepancies, basis of payment, and basis for reimbursement.

Arapahoe County Engineering team provided review of Construction Plans for Sky Ranch Filing 4. These Construction Related Expenses are eligible for CAB financing. The Developer also paid administrative fees as well as final plat filing fees. These fees were considered eligible for public financing at the public site percentage.

Art and Business One Provided sales and marketing services. These Construction Related Expenses are not considered eligible for CAB financing.

Bemas Construction, Inc. Grading contractor for Sky Ranch Filing 4. Construction Related Expenses related to lots are not considered eligible for CAB financing. All grading costs associated with public ROW and public tracts are eligible for public financing.

CMS Environmental Solutions, LLC Stormwater inspector for the Development. These Construction Related Expenses are eligible for CAB financing.

Copeland Precast, Inc Supplier of the precast water meter pit for Filing 4 for the CAB.

CTL Thompson Provided geotechnical and testing services in Filing 4 including grading and utilities compaction testing. Compaction testing for lots are not considered eligible for CAB financing.

CVL a Westwood Team Provided design engineering services for Filing 4 which included surveying, performing drainage calculations, providing construction support, and drafting a site development plan, preliminary plat, final plat, and preliminary development plan.

Ecological Resource Consultant Provided stormwater calculations for the Development. These Construction Related Expenses are considered eligible for CAB financing.

Engineering Underground Dry utility coordinator for the project. These costs are not eligible for public financing.

ERO Resources Group Provided a wetland and channel delineation of First Creek in Filing 4. These costs are considered eligible for public financing.

Ferguson Waterworks Supplied C900 water pipe for the CAB. The taxes were not considered eligible for public financing.

Fox Rothchild Legal counsel representing the Developer in the transactions with various builders. Expenditures related to Fox Rothschild are not eligible for public financing.

Independent CAB Engineering Services Provided CAB Engineering services including project bid, contract documents, general project administration, and cost certification for Filing 4.

Land Title Guarantee Company Entity responsible for purchasing transaction between the Developer and various builders. Expenditures related to the purchases were not eligible for public financing.

LSC Transportation Provided traffic studies and trip generation calculations for Filing 4. These Construction Related Expenses are considered eligible for CAB financing.

Martin Marietta Paving contractor for Filing 4. Contractor is also supplying the CAB with road base, which must be placed prior to the concrete operations on site.

McGeady Becher General counsel representative for the CAB. Only costs related to the capital improvement projects were considered eligible for public financing in this report. Other fees will need to be reviewed for the CAB's accountant for public financing.

MPi Designs Irrigation design consultant for the CAB. MPi works closely with PCS group to provide the irrigation design for the development. Construction Related Expenses associated with MPi Designs were considered eligible for public financing.

Nelson Pipeline Utility contractor for Sky Ranch Filing 4. Water and sanitary sewer service lines are not eligible for CAB financing.

PCS Group Provided design services for the completion of the Pre-Development Plan including lot layout, landscape requirements, lighting, and monument design in Filing 4.

Premier Earthwork & Infrastructure Concrete contractor for the CAB. The contractor was responsible for all concrete alleys, curb & gutter, and sidewalk on the site.

Studio Lighting Provided the photometric plan for the development. These Construction Related Expenses were considered eligible for public financing.

XCEL Energy Collected fees for the construction of the electric distribution system for the subdivision. Invoices related to the street lighting electric were considered eligible for public financing.

Attachment C
Expenditure Data

Attachment C
Sky Ranch Authority Board

Engineer's Summary for Filing 4 Cost Certification #2 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
Invoices paid by the Board - Filing 4										
Arapahoe County										
PI21-0008	9/29/21	Yes	10/11/21	000003	CAB	Engineering Review	$69,310.90	$69,310.90	$0.00	
Subtotal Arapahoe County							**$69,310.90**	**$69,310.90**	**$0.00**	
CMS Environmental Solutions, LLC										
113890	1/6/21	Yes	2/16/21	1098	CAB	Stormwater Inspection (State NOI)	$195.00	$195.00	$0.00	Site %
115128	2/2/21	Yes	3/16/21	1122	CAB	Air Polution Emmisions Notice & SWMP	$1,807.50	$90.48	$1,717.02	Consultation at Site Percent
115435	3/1/21	Yes	5/17/21	1153	CAB	Stormwater Inspection	$376.25	$376.25	$0.00	Site %
119185	5/1/21	Yes	6/15/21	1167	CAB	Stormwater Inspection	$375.00	$375.00	$0.00	Site %
121880	7/1/21	Yes	9/3/21	1472	CAB	Stormwater Inspection	$375.00	$375.00	$0.00	Site %
123125	8/1/21	Yes	9/3/21	1472	CAB	Stormwater Inspection	$375.00	$375.00	$0.00	Site %
124286	9/1/21	Yes	10/11/21	1218	CAB	Stormwater Inspection	$375.00	$375.00	$0.00	Site %
125499	10/1/21	Yes	11/15/21	1231	CAB	Stormwater Inspection	$375.00	$375.00	$0.00	Site %
125564	10/1/21	Yes	11/15/21	1231	CAB	Stormwater Inspection	$375.00	$375.00	$0.00	Site %
126851	11/1/21	Yes	12/13/21	1247	CAB	Stormwater Inspection	$375.00	$375.00	$0.00	Site %
128040	12/1/21	Yes	1/18/22	1261	CAB	Stormwater Inspection	$375.00	$375.00	$0.00	Site %
Subtotal CMS Environmental Solutions, LLC							**$5,378.75**	**$3,661.73**	**$1,717.02**	
CTL Thompson, Inc.										
585675	6/30/21	Yes	10/11/21	6	CAB	Geotechnical Engineering	$340.00	$340.00	$0.00	
590505	7/31/21	Yes	10/11/21	6	CAB	Geotechnical Engineering	$14,892.16	$14,717.80	$174.36	
593357	8/31/21	Yes	10/11/21 & 9/27/21	6 & 101100621	CAB	Geotechnical Engineering	$13,465.75	$13,465.75	$0.00	
601305	10/31/21	Yes	11/15/21	01CBT D0003F	CAB	Geotechnical Engineering	$3,500.00	$3,500.00	$0.00	
601724	10/31/21	Yes	12/13/21	01CBT D0004W	CAB	Geotechnical Engineering	$18,573.00	$14,728.50	$3,844.50	Lot Grading not Eligible
604716	11/30/21	Yes	12/13/21	01CBT D0004W	CAB	Geotechnical Engineering	$19,830.00	$18,081.00	$1,749.00	Lot Grading not Eligible
604901	11/30/21	Yes	12/13/21	01CBT D0004W	CAB	Geotechnical Engineering	$12,100.00	$12,100.00	$0.00	
Subtotal CTL Thompson, Inc.							**$82,700.91**	**$76,933.05**	**$5,767.86**	
CVL Consultants of Colorado (Westwood)										
028080	6/26/20	Yes	8/14/20	1004	CAB	Planning and Engineering	$10,078.40	$9,496.07	$582.33	Plat Items at Site %
028082	6/26/20	Yes	8/14/20	1004	CAB	Planning and Engineering	$45,432.50	$39,655.79	$5,776.71	Plat & Grading Items at Site %, Dry Utilities not Eligible
028211	7/23/20	Yes	9/14/20	1016	CAB	Planning and Engineering	$99,620.00	$47,399.80	$52,220.20	Dry Utility Items not Eligible, Grading Items at Site %
028213	7/23/20	Yes	9/14/20	1016	CAB	Planning and Engineering	$507.20	$492.50	$14.70	
028265	8/25/20	Yes	10/12/20	1033	CAB	Planning and Engineering	$35,625.00	$27,541.54	$8,083.46	Grading Items at Site %
1200900551	9/14/20	Yes	11/16/20	1045	CAB	Planning and Engineering	$33,285.00	$30,278.11	$3,006.89	Grading Items at Site %
1201000689	10/20/20	Yes	12/15/20	1063	CAB	Planning and Engineering	$91,736.25	$77,173.69	$14,562.56	Site %
1201000686	10/20/20	Yes	12/15/20	1063	CAB	Planning and Engineering	$100.85	$100.85	$0.00	
1201100703	11/16/20	Yes	1/8/21	1078	CAB	Planning and Engineering	$52,780.00	$49,612.44	$3,167.56	Grading items at Site %
1201100700	11/16/20	Yes	1/8/21	1078	CAB	Planning and Engineering	$4,200.00	$2,666.90	$1,533.10	Plat Items at Site %
1201200634	12/14/20	Yes	1/8/21	1078	CAB	Planning and Engineering	$55,212.50	$49,797.26	$5,415.24	Grading items at Site %
1210100524	1/18/21	Yes	2/16/21	1093	CAB	Planning and Engineering	$81,951.25	$63,623.80	$18,327.45	Grading items at Site %
1210200690	2/16/21	Yes	3/16/21	1119	CAB	Planning and Engineering	$36,317.50	$32,000.18	$4,317.32	Grading items at Site %
1210400640	4/20/21	Yes	6/15/21	1163	CAB	Planning and Engineering	$58,720.50	$35,823.97	$22,896.53	Builder Items not Eligible
1210500820	5/18/21	Yes	6/15/21	1163	CAB	Planning and Engineering	$22,812.78	$12,324.21	$10,488.57	Builder items not eligible
1210500827	5/18/21	Yes	6/15/21	1163	CAB	Planning and Engineering	$3,548.63	$3,548.63	$0.00	
1210500760	5/18/21	Yes	6/15/21	1163	CAB	Planning and Engineering	$3,500.00	$2,222.42	$1,277.58	Legal Descriptions at Site %
1210600596	6/14/21	Yes	10/11/21	5	CAB	Planning and Engineering	$15,027.75	$11,240.81	$3,786.94	Site %
1210600606	6/14/21	Yes	10/11/21	5	CAB	Planning and Engineering	$257.81	$257.81	$0.00	
1210800677	8/17/21	Yes	12/13/21	01CBT D0004V	CAB	Planning and Engineering	$7,300.00	$476.23	$6,823.77	Dry Utilities not Eligible
1210901421	9/23/21	Yes	12/13/21	01CBT D0004V	CAB	Planning and Engineering	$8,597.50	$5,371.90	$3,225.60	Plat Items at Site %
1211000723	10/19/21	Yes	11/15/21	01CBT D0003E	CAB	Planning and Engineering	$38,952.00	$8,779.06	$30,172.94	School Items not Eligible
1211000779	10/19/21	Yes	11/15/21	01CBT D0003E	CAB	Planning and Engineering	$500.00	$317.49	$182.51	Legal Descriptions at Site %
1211100844	11/17/21	Yes	12/13/21	01CBT D0004V	CAB	Planning and Engineering	$50,446.10	$46,281.75	$4,164.35	Grading items at Site %
1211200273	12/9/21	Yes	1/14/22	01CBT D0006Y	CAB	Planning and Engineering	$6,393.25	$5,680.72	$712.53	Grading/Plat items at Site %
1211200742	12/15/21	Yes	1/14/22	01CBT D0006Y	CAB	Planning and Engineering	$2,400.00	$1,523.94	$876.06	Legal Descriptions at Site %
Subtotal CVL Consultants of Colorado (Westwood)							**$765,302.77**	**$563,687.87**	**$201,614.90**	

Attachment C
Sky Ranch Authority Board

Engineer's Summary for Filing 4 Cost Certification #2 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
Engineering Enderground, LLC										
SkyRanch-02	9/19/21	Yes	10/11/21	1224	CAB	Dry Utility Coordination	$8,000.00	$0.00	$8,000.00	Dry Utilities not Eligible
Subtotal Engineering Enderground, LLC							**$8,000.00**	**$0.00**	**$8,000.00**	
ERO Resources Corporation										
96078	12/10/20	Yes	1/8/21	1086	CAB	Wetlands Analysis	$2,281.70	$2,281.70	$0.00	
96678	3/10/21	Yes	4/9/21	1133	CAB	Wetlands Analysis	$2,536.40	$2,536.40	$0.00	
Subtotal ERO Resources Corporation							**$4,818.10**	**$4,818.10**	**$0.00**	
Independent District Engineering, LLC										
09837	10/31/20	Yes	12/15/20	1062	CAB	District Engineering	$5,690.00	$5,690.00	$0.00	
09840	11/30/20	Yes	1/8/21	1077	CAB	District Engineering	$3,072.50	$3,072.50	$0.00	
09842	12/31/20	Yes	2/16/21	1092	CAB	District Engineering	$1,732.50	$1,732.50	$0.00	
09844	1/31/21	Yes	3/16/21	1118	CAB	District Engineering	$1,297.50	$1,297.50	$0.00	
9849	4/30/21	Yes	6/15/21	1162	CAB	District Engineering	$5,677.00	$5,677.00	$0.00	
009851	5/31/21	Yes	7/9/21	1179	CAB	District Engineering	$4,552.00	$4,552.00	$0.00	
009853	6/30/21	Yes	8/12/21	1192	CAB	District Engineering	$2,586.90	$2,586.90	$0.00	
37901	9/30/21	Yes	11/15/21	01CBT D0003D	CAB	District Engineering	$8,645.50	$8,645.50	$0.00	
009858	8/31/21	Yes	11/15/21	01CBT D0003D	CAB	District Engineering	$6,915.50	$6,915.50	$0.00	
037902	10/31/21	Yes	12/13/21	01CBT D0004U	CAB	District Engineering	$2,831.00	$2,831.00	$0.00	
037903	11/30/21	Yes	1/14/22	01CBT D0006X	CAB	District Engineering	$7,292.00	$7,292.00	$0.00	
Subtotal Independent District Engineering, LLC							**$50,292.40**	**$50,292.40**	**$0.00**	
KT Engineering, LLC										
2327	6/2/17	Yes	7/9/21	1178	CAB	Survey	$13,575.00	$11,715.20	$1,859.80	
2357	9/8/21	Yes	12/13/21	01CBT D0004T	CAB	Survey	$72,340.00	$66,089.26	$6,250.74	
2358	10/6/21	Yes	11/15/21	01CBT D0003C	CAB	Survey	$24,845.00	$22,977.69	$1,867.31	
2384	12/7/21	Yes	1/14/22	01CBT D0006W	CAB	Survey	$51,975.00	$44,134.22	$7,840.78	
Subtotal KT Engineering, LLC							**$162,735.00**	**$144,916.37**	**$17,818.63**	
LSC Transportation Consultants										
58543	6/15/20	Yes	9/14/20	1020	CAB	Traffic Study	$2,246.40	$2,246.40	$0.00	
58544	6/15/20	Yes	9/14/20	1020	CAB	Traffic Study	$185.30	$185.30	$0.00	
58667	7/7/20	Yes	9/14/20	1020	CAB	Traffic Study	$393.15	$393.15	$0.00	
58926	9/11/20	Yes	12/15/20	1066	CAB	Traffic Study	$238.10	$238.10	$0.00	
59305	12/7/20	Yes	1/8/21	1081	CAB	Traffic Study	$2,330.15	$2,330.15	$0.00	
59472	1/11/21	Yes	2/16/21	1097	CAB	Traffic Study	$921.70	$921.70	$0.00	
59573	2/9/21	Yes	3/16/21	1121	CAB	Traffic Study	$617.75	$617.75	$0.00	
59692	3/8/21	Yes	5/17/21	1152	CAB	Traffic Study	$1,822.25	$1,822.25	$0.00	
59854	4/6/21	Yes	5/17/21	1152	CAB	Traffic Study	$1,710.20	$1,710.20	$0.00	
59976	5/12/21	Yes	6/11/21	1424	CAB	Traffic Study	$1,120.80	$1,120.80	$0.00	
60768	10/5/21	Yes	11/15/21	01CBT D0003I	CAB	Traffic Study	$5,943.34	$5,943.34	$0.00	
60949	11/10/21	Yes	12/13/21	01CBT D004Z	CAB	Traffic Study	$2,623.95	$2,623.95	$0.00	
61078	12/6/21	Yes	1/14/21	01CBT D00071	CAB	Traffic Study	$1,172.90	$1,172.90	$0.00	
Subtotal LSC Transportation Consultants							**$21,325.99**	**$21,325.99**	**$0.00**	
McGeady Becher, P.C.										
68070	8/31/21	Yes	N/A	N/A	CAB	General Counsel - Infrastructure Matters	$8,415.00	$0.00	$8,415.00	Organizational Matters - Accountat Should Review
71022	9/30/21	Yes	11/15/21	01CBT D0003	CAB	General Counsel - Infrastructure Matters	$945.00	$945.00	$0.00	
74319	10/31/21	Yes	12/13/21	01CBT D0004R	CAB	General Counsel - Infrastructure Matters	$614.60	$210.00	$404.60	Check for $210
Subtotal McGeady Becher, P.C.							**$9,974.60**	**$1,155.00**	**$8,819.60**	
MPi Designs										
1499	12/21/20	Yes	2/16/21	1090	CAB	Irrigation Design	$570.00	$570.00	$0.00	
1536	3/22/21	Yes	5/17/21	1148	CAB	Irrigation Design	$4,370.00	$4,370.00	$0.00	
1589	6/23/21	Yes	7/9/21	1177	CAB	Irrigation Design	$6,555.00	$6,555.00	$0.00	
1628	9/17/21	Yes	12/13/21	1240	CAB	Irrigation Design	$2,090.00	$2,090.00	$0.00	
Subtotal Mpi Designs							**$13,585.00**	**$13,585.00**	**$0.00**	

Attachment C
Sky Ranch Authority Board

Engineer's Summary for Filing 4 Cost Certification #2 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
PCS Group, Inc.										
11224	6/30/20	Yes	9/14/20	1018	CAB	Landscape Architect	$7,574.05	$7,574.05	$0.00	Amenity Center
11226	7/30/20	Yes	9/14/20	1018	CAB	Landscape Architect	$9,758.50	$8,836.00	$922.50	KB Architecture Services not Eligible
11314	7/31/20	Yes	9/14/20	1018	CAB	Landscape Architect	$3,991.25	$3,991.25	$0.00	Amenity Center
11316	7/31/20	Yes	9/14/20	1018	CAB	Landscape Architect	$11,795.00	$11,558.75	$236.25	Lot related Landscape not Eligible
11496	9/30/20	Yes	11/16/20	1048	CAB	Landscape Architect	$540.00	$540.00	$0.00	Amenity Center
11498	9/30/20	Yes	11/16/20	1048	CAB	Landscape Architect	$13,257.50	$11,156.25	$2,101.25	Lot related Landscape not Eligible
11604	11/2/20	Yes	12/15/20	1065	CAB	Landscape Architect	$3,207.60	$3,207.60	$0.00	Amenity Center
11606	11/2/20	Yes	12/15/20	1065	CAB	Landscape Architect	$11,293.75	$8,826.25	$2,467.50	Lot and School related Landscape not Eligible
11694	12/1/20	Yes	3/16/21	1120	CAB	Landscape Architect	$506.25	$506.25	$0.00	Amenity Center
11696	12/1/20	Yes	3/16/21	1120	CAB	Landscape Architect	$8,428.06	$6,979.75	$1,448.31	Lot and School related Landscape not Eligible
11774	1/4/21	Yes	2/16/21	1095	CAB	Landscape Architect	$12,343.75	$6,953.75	$5,390.00	Lot and School related Landscape not Eligible
11859	1/31/21	Yes	3/16/21	1120	CAB	Landscape Architect	$236.25	$236.25	$0.00	Amenity Center
11861	1/31/21	No	3/16/21	1120	CAB	Landscape Architect	$4,005.00	$3,073.75	$931.25	Lot and School related Landscape not Eligible
12053	3/31/21	Yes	8/12/21	1197	CAB	Landscape Architect	$135.00	$135.00	$0.00	Amenity Center
12054	4/30/21	Yes	5/17/21	1150	CAB	Landscape Architect	$18,390.80	$8,667.05	$9,723.75	Lot and School related Landscape not Eligible
12155	4/30/21	Yes	6/15/21	1165	CAB	Landscape Architect	$2,331.25	$2,331.25	$0.00	Amenity Center
12254	5/31/21	Yes	7/9/21	1181	CAB	Landscape Architect	$475.00	$475.00	$0.00	Amenity Center
12255	5/31/21	Yes	7/9/21	1181	CAB	Landscape Architect	$9,596.67	$5,327.92	$4,268.75	Lot and School related Landscape not Eligible
12356	7/30/21	Yes	8/12/21	1197	CAB	Landscape Architect	$6,133.71	$5,289.96	$843.75	Lot and Fire Department services not Eligible
12570	8/31/21	Yes	10/11/21	9	CAB	Landscape Architect	$4,601.25	$2,576.25	$2,025.00	Lot and Fire Department services not Eligible
12670	9/30/21	Yes	11/15/21	01CBT D0003H	CAB	Landscape Architect	$8,080.02	$6,567.52	$1,512.50	Lot and Fire Department services not Eligible
12771	10/31/21	Yes	12/13/21	01CBT D0004Y	CAB	Landscape Architect	$8,571.25	$7,166.25	$1,405.00	Lot and Fire Department services not Eligible
Subtotal PCS Group, Inc.							**$145,251.91**	**$111,976.10**	**$33,275.81**	
Studio Lighting										
204	12/21/20	Yes	2/16/21	1103	CAB	Photometric Plan	$3,400.00	$3,400.00	$0.00	
Subtotal Studio Lighting							**$3,400.00**	**$3,400.00**	**$0.00**	
Subtotal Invoices paid by the Board - Filing 4							**$1,342,076.33**	**$1,065,062.51**	**$277,013.82**	
Invoices paid by the Developer - Filing 4										
Art and Bussines One LLC										
3650	10/25/21	Yes	11/17/21	01CBT D00038	Pure Cycle	Community Marketing	$15,000.00	$0.00	$15,000.00	Non-Eligible
Subtotal Art and Bussines One LLC							**$15,000.00**	**$0.00**	**$15,000.00**	
Arapahoe County										
PF21-008	11/9/21	Yes	12/7/21	1599	Pure Cycle	Final Plat Fees	$22,000.00	$13,969.47	$8,030.53	Site %
ASP21-013	11/15/21	Yes	11/15/21	1583	Pure Cycle	Administrative Site Plan Fees	$22,500.00	$14,286.96	$8,213.04	Site %
Subtotal Arapahoe County							**$44,500.00**	**$28,256.43**	**$16,243.57**	
Fox Rothschild										
2839580	10/12/21	Yes	11/3/21	01CBT D00031	Pure Cycle	Legal	$297.50	$0.00	$297.50	Non-Eligible
2839581	10/12/21	Yes	11/3/21	01CBT D00031	Pure Cycle	Legal	$2,290.00	$0.00	$2,290.00	Non-Eligible
2839584	10/12/21	Yes	11/3/21	01CBT D00031	Pure Cycle	Legal	$42.50	$0.00	$42.50	Non-Eligible
2839585	10/12/21	Yes	11/3/21	01CBT D00031	Pure Cycle	Legal	$50.00	$0.00	$50.00	Non-Eligible
2839587	10/12/21	Yes	11/3/21	01CBT D00031	Pure Cycle	Legal	$4,495.50	$0.00	$4,495.50	Non-Eligible
2839589	10/12/21	Yes	11/3/21	01CBT D00031	Pure Cycle	Legal	$6,426.00	$0.00	$6,426.00	Non-Eligible
2873511	12/6/21	Yes	12/15/21	01CBT D0005Q	Pure Cycle	Legal	$2,634.00	$0.00	$2,634.00	Non-Eligible
2873513	12/6/21	Yes	12/15/21	01CBT D0005Q	Pure Cycle	Legal	$1,212.00	$0.00	$1,212.00	Non-Eligible
2873515	12/6/21	Yes	12/15/21	01CBT D0005Q	Pure Cycle	Legal	$1,500.00	$0.00	$1,500.00	Non-Eligible
2857160	11/12/21	Yes	12/22/21	01CBT D00060	Pure Cycle	Legal	$2,245.00	$0.00	$2,245.00	Non-Eligible
Subtotal Fox Rothschild							**$21,192.50**	**$0.00**	**$21,192.50**	
Land Title Guarantee Company										
Challenger	8/30/21	Yes	N/A	N/A	Pure Cycle	Legal Title	$4,324.83	$0.00	$4,324.83	Non-Eligible
KB Homes	8/30/21	Yes	N/A	N/A	Pure Cycle	Legal Title	$4,820.10	$0.00	$4,820.10	Non-Eligible
Lennar	8/30/21	Yes	N/A	N/A	Pure Cycle	Legal Title	$8,497.24	$0.00	$8,497.24	Non-Eligible

Attachment C
Sky Ranch Authority Board

Engineer's Summary for Filing 4 Cost Certification #2 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
Subtotal Land Title Guarantee Company							**$17,642.17**	**$0.00**	**$17,642.17**	
Xcel Energy										
753752539	10/26/21	Yes	11/15/21	1570	Pure Cycle	Electric Distribution	$321,449.74	$0.00	$321,449.74	Dry Utility Distribution Not Eligible
760252264	12/15/21	Yes	1/10/22	1623	Pure Cycle	Street Lighting Electrical	$292,090.54	$292,090.54	$0.00	
Subtotal Xcel Energy							**$613,540.28**	**$292,090.54**	**$321,449.74**	
Subtotal invoices paid by the Developer - Filing 4							**$711,874.95**	**$320,346.97**	**$391,527.98**	
Total invoices paid - Board and Developer - Filing 4							**$2,053,951.28**	**$1,385,409.48**	**$668,541.80**	

"District Eligible Expenses" is the amount being recommended for reimbursement from the District
"Non Eligible Expenses" is the difference between the Invoiced Amount and the District Portion
These amounts do not include interest

Attachment C

Sky Ranch Authority Board

Engineer's Summary for Filing 4 Cost Certification #2 - Hard Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Description	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses	Notes
Invoices paid by the Board - Filing 4										
Bemas Construction, Inc.										
Pay Application #5	10/27/21	Yes	11/15/21	1233	CAB	Grading Contractor	$446,930.71	$407,289.92	$39,640.79	
Pay Application #6	11/28/21	Yes	12/13/21	1249	CAB	Grading Contractor	$350,596.90	$154,853.90	$195,743.00	
Subtotal Bemas Construction, Inc.							**$797,527.61**	**$562,143.82**	**$235,383.79**	
Martin Marietta Materials, Inc.										
Pay Application #1	11/25/21	Yes	1/14/22	01CBT D00075	CAB	Paving Contractor	$102,694.18	$102,694.18	$0.00	
Subtotal Martin Marietta Materials, Inc.							**$102,694.18**	**$102,694.18**	**$0.00**	
Nelson Pipeline										
Pay Application #4	9/25/21	Yes	11/15/21	01CBT D0003L	CAB	Utility Contractor	$1,388,544.44	$1,131,664.44	$256,880.00	
Pay Application #5	10/21/21	Yes	12/13/21	01CBT D00052	CAB	Utility Contractor	$1,344,489.40	$1,242,364.40	$102,125.00	
Pay Application #6	11/25/21	Yes	1/14/22	01CBT D00074	CAB	Utility Contractor	$1,126,726.60	$1,126,726.60	$0.00	
Subtotal Nelson Pipeline							**$3,859,760.44**	**$3,500,755.44**	**$359,005.00**	
Premier Earthworks & Infrastructure										
Pay Application #1	11/25/21	Yes	1/18/22	1255	CAB	Concrete Contractor	$119,233.46	$119,233.46	$0.00	
Pay Application #2	12/25/21	Yes	1/28/22	1265	CAB	Concrete Contractor	$457,308.32	$457,308.32	$0.00	
Subtotal Premier Earthworks & Infrastructure							**$576,541.78**	**$576,541.78**	**$0.00**	
Subtotal invoices paid by the Board - Filing 4							**$5,336,524.01**	**$4,742,135.22**	**$594,388.79**	
Invoices paid by the Developer - Filing 4										
Copeland Precast, Inc.										
189069	9/7/21	Yes	11/15/21	1573	Pure Cycle	Precast Water Meter Pit	$5,940.00	$5,940.00	$0.00	
189190	9/17/21	Yes	10/4/21	1517	Pure Cycle	Precast Water Meter Pit	$5,940.00	$5,940.00	$0.00	
189316	9/21/21	Yes	10/4/21	1517	Pure Cycle	Precast Water Meter Pit	$5,940.00	$5,940.00	$0.00	
189455	9/28/21	Yes	10/4/21	1517	Pure Cycle	Precast Water Meter Pit	$5,691.00	$5,691.00	$0.00	
189631	10/7/21	Yes	10/25/21	1555	Pure Cycle	Precast Water Meter Pit	$4,723.50	$4,723.50	$0.00	
189719	10/12/21	Yes	11/15/21	1573	Pure Cycle	Precast Water Meter Pit	$5,940.00	$5,940.00	$0.00	
189994	10/26/21	Yes	11/15/21	1573	Pure Cycle	Precast Water Meter Pit	$5,981.50	$5,981.50	$0.00	
190157	11/2/21	Yes	11/22/21	1592	Pure Cycle	Precast Water Meter Pit	$4,605.00	$4,605.00	$0.00	
190386	11/21/21	Yes	11/22/21	1592	Pure Cycle	Precast Water Meter Pit	$581.00	$581.00	$0.00	
Subtotal Copeland Precast, Inc.							**$45,342.00**	**$45,342.00**	**$0.00**	
Ferguson Waterworks										
1244971	7/19/21	Yes	11/17/21	01CBT D00037	Pure Cycle	Water Pipe Supplier	$473.71	$436.60	$37.11	Taxes Not Eligible
Subtotal Ferguson Waterworks							**$473.71**	**$436.60**	**$37.11**	
Subtotal invoices paid by the Developer - Filing 4							**$45,815.71**	**$45,778.60**	**$37.11**	
Total - Hard Costs - Filing 4							**$5,382,339.72**	**$4,787,913.82**	**$594,425.90**	

"District Eligible Expenses" is the amount being recommended for reimbursement from the District
"Non Eligible Expenses" is the difference between the Invoiced Amount and the District Portion
These amounts do not include interest

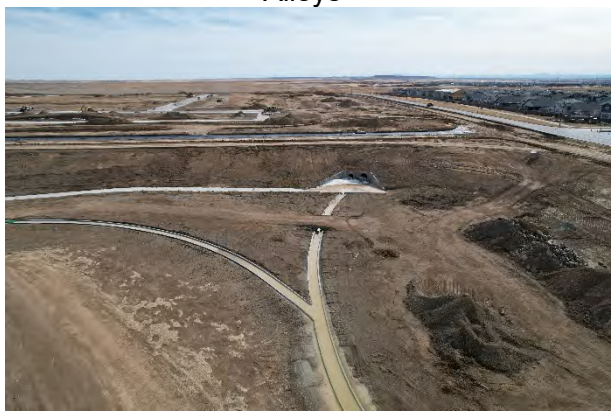
Attachment D
Project Photos

Sky Ranch CAB Filing 4 Site Photos

Concrete Work

Alleys

Detention Pond



Trickle Channel

Pedestrian Box Culvert

F4 Improvements

CliftonLarsonAllen

Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, District Community Manager, CliftonLarsonAllen LLC

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, March 11, 2022

ACC Requests
5 architectural requests have been received since the last meeting. The requests included two patio requests, one solar request, one fence request and one request for lighting. All were approved.

Violation Report
Inspection of the Community was completed on Thursday March 3rd resulting in 13 violations. Violations were for holiday lighting, visible trash cans and trailer parking.

All requests have been entered into Workforce for tracking.

Please let us know if there are any questions.

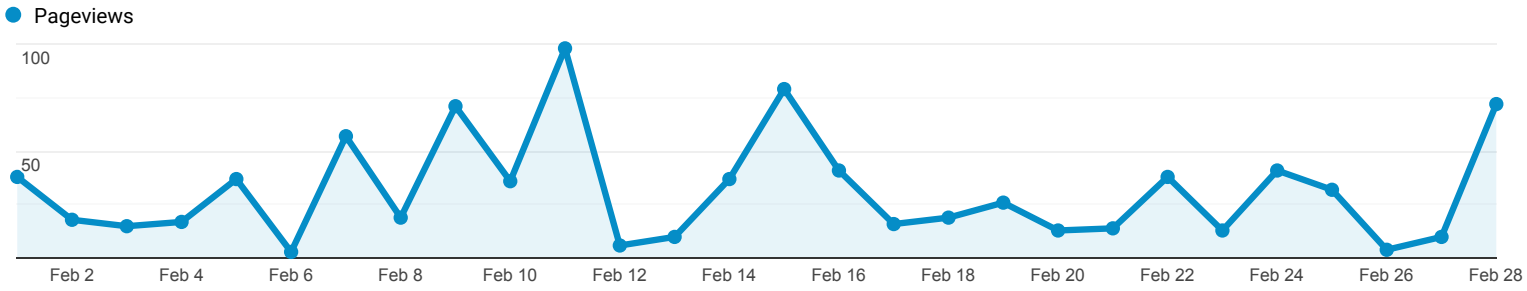
Celeste Terrell, CMCA, AMS
Community Manager

Content Drilldown

All Users
100.00% Pageviews

Feb 1, 2022 - Feb 28, 2022

Explorer



	Page path level 1	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit
		880 % of Total: 100.00% (880)	**640** % of Total: 100.00% (640)	**00:01:16** Avg for View: 00:01:16 (0.00%)	**41.45%** Avg for View: 41.45% (0.00%)	**34.43%** Avg for View: 34.43% (0.00%)
1.	/	**310** (35.23%)	209 (32.66%)	00:01:26	27.80%	41.61%
2.	/resource-center/	**182** (20.68%)	139 (21.72%)	00:01:57	63.64%	35.16%
3.	/your-community/	**70** (7.95%)	57 (8.91%)	00:01:26	50.00%	25.71%
4.	/contact-us	**48** (5.45%)	44 (6.88%)	00:02:02	100.00%	62.50%
5.	/resource-center	**36** (4.09%)	24 (3.75%)	00:00:07	0.00%	11.11%
6.	/meetings	**34** (3.86%)	21 (3.28%)	00:00:13	100.00%	11.76%
7.	/services	**31** (3.52%)	24 (3.75%)	00:00:17	0.00%	6.45%
8.	/blog-post/	**28** (3.18%)	25 (3.91%)	00:00:44	100.00%	42.86%
9.	/search	**24** (2.73%)	10 (1.56%)	00:00:09	0.00%	4.17%
10.	/your-community	**18** (2.05%)	12 (1.88%)	00:00:41	0.00%	0.00%

Rows 1 - 10 of 44

© 2022 Google