SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")

370 Interlocken Boulevard, Suite 500
Broomfield, Colorado 80021
Tel: 303-466-8822
Fax: 303-466-9797

NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors:	Office:	District Rep:	Term Expiration:
Mark Harding	President	5	May 2023
Joe Knopinski	Vice President	5	May 2022
Kevin McNeill	Treasurer	5	May 2023/2022
Scott Lehman	Secretary	1	May 2023
Dirk Lashnits	Assistant Secretary	5	May 2022

DATE: March 12, 2021
TIME: 8:30 a.m.
PLACE: Pure Cycle Corporation
34501 E. Quincy Ave., Bldg. 34, Box 10
Watkins, CO 80137

CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, DUE TO THE ON-GOING CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING INPERSON CONTACT, 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.

IF YOU WISH TO ATTEND THIS MEETING BY WEB-ENABLED VIDEO CONFERENCE, USE THE LINK BELOW:
Join Microsoft Teams Meeting
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjJhMDdlMGUtNDQ5OC00MDRmLTlhOTMtNDU4MDNmMjA2YTA2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2216b1c71c-d483-4feb-8929-2d72ea1cdf59%22%7d
OR
CONFERENCE BRIDGE **1 720-547-5281**, AND PASSCODE **321 517 589#**

1. ADMINISTRATIVE MATTERS

   A. Present Disclosures of Potential Conflicts of Interest.

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

C. Other.

2. PUBLIC COMMMENT

A. 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.

3. CONSENT AGENDA

A. Consider approval of the Minutes from the February 12, 2021 Special Meeting (enclosure).

4. FINANCIAL MATTERS

A. Review and accept the schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through December 31, 2020 updated as of March 1, 2021 (enclosure).

B. Consider approval of payables through March 12, 2021 in the amount of $290,742.10 (enclosure).

C. Discuss and consider approval of proposals for underwriting or investment banking services (to be distributed).

D. Discuss requirement of the Amended and Restated Service Plans for Sky Ranch Metropolitan District Nos. 3, 4 and 5, and the Service Plans for Sky Ranch Metropolitan District Nos. 6, 7 and 8 (collectively, the "Service Plans") to obtain a certificate from an external financial advisor for debt issuances and consider directing consultants regarding engagement of an external financial advisor.

E. Other

5. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Review and consider approval of Task Order No. 8 to the Master Service Agreement ("MSA") with K2JL, Inc. d/b/a CVL, Inc. for Phase II - Master survey control in the amount of $1,200.

C. Review and consider approval of Task Order No. 9 to the MSA with K2JL, Inc. d/b/a CVL, Inc. for Phase II - 1st Creek Crossing at Monaghan engineering in the amount of $26,525.

D. Review and consider approval of a Service Agreement with David Evans and Associates, Inc. for I-70 interim traffic analysis in the amount of $6,500.

E. **Drainage and Utilities**

1. Discuss update on status of publication of Invitation to Bid for the utilities construction contract for Phase 2.

F. **Roadway Improvements**

1. None

G. **Grading/Earthwork**

1. Review and consider approval of Change Order No. 1 to the Grading/Utilities, Roadway Warranty Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for fine grading in Phase 3 Lots and Tracts in the amount of $4,553.00.

2. Review and consider approval of Change Order No. 2 to the Grading/Utilities, Roadway Warranty Contract with PEI for additional sanitary sewer service lines in the amount of $7,632.60.

3. Review and consider approval of a Construction Contract with Pure Cycle Corporation for erosion control in Filling 4 in the amount of $467,001.00.

H. **Landscape Improvements**

Phase 2

1. Review and consider approval of Pay Application No 17 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") in the amount of $783.61.

Phase 3

1. Review and consider approval of Pay Application No 10 to the Landscape Improvements Contract with EDI in the amount of $52,295.60.

I. Engineer's Report (enclosure).

J. Consider approval of Independent District Engineering Services ("IDES") 2021 Charge Rate Schedule (enclosed).

6. LEGAL MATTERS

A. Other.

7. COMMUNITY MANAGEMENT/COVENANT CONTROL/OPERATIONS

   A. Community Manager's Update (enclosure).

   B. Discuss next steps following community participation and questions during the February 12, 2021 Special Meeting and consider creating certain resident committees.

   C. Other.

8. OTHER BUSINESS

   A. Confirm Quorum for April 9, 2021 Board Meeting.

9. ADJOURNMENT

THE NEXT MEETING IS SCHEDULED FOR APRIL 9, 2021.

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

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD FEBRUARY 12, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB was convened on Friday, the 12th day of February, 2021, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137. Due to the concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, 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
Joe Knopinski
Kevin McNeill
Scott Lehman
Dirk Lashnits

Also In Attendance Were:
Lisa Johnson, Celeste Terrell, Thuy Dam and Cathee Sutton; CliftonLarsonAllen LLP ("CLA")
MaryAnn McGeady, Esq., and Suzanne Meintzer, Esq.; McGeady Becher P.C.
Barrett Marrocco; Independent District Engineering Services, LLC ("IDES")
Rick Dinkel and Deborah Saya; Pure Cycle Corporation

Members of the Public: Ariel Curran, Michelle Lewis, Spencer Mahaffey, Jenny Mahaffey, Zach Curran, Ed Garner, Porsha Black, Kevin Scott, Jessica Gardner, Carla MacMillan, Mariam Ortega, Megan Ross, Ryan Silkworth, Katherine Hardy, Barbara Kester, Jeremy Chavez, Tanya Craig. Kalie Randolph, CJay Williams, Daniel Vaughn, Brian Clement, Mitchell Family, Ryan Bristol, and Julie Lane

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. Attorney Meintzer 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. Attorney Meintzer noted that all Directors' Disclosure Statements were filed. No additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice and Agenda: Attorney Meintzer confirmed the presence of a quorum. The Board reviewed a proposed Agenda for the CAB's special meeting.

RECORD OF PROCEEDINGS

Following discussion, upon a motion made by Director McNeill, seconded by Director Knopinski and, upon vote, unanimously carried the Board approved the Agenda as amended to include an Executive Session at the end of the meeting.

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

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board determined that due to the ongoing concerns regarding the spread of COVID-19 and the benefits to the control of the spread of the virus by limiting in-person contact, 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.

PUBLIC COMMENT

The Board and Consultants introduced themselves to the members of the public in attendance. Resident Jenny Mahaffey provided a list of questions from the residents to Ms. Johnson prior to the meeting. The questions primarily concerned property taxes, operation and maintenance fees, status of ongoing development projects, elections, and various other community issues.

The Board and Consultants addressed each question and members of the public in attendance asked additional questions during the discussion.

At the end of the discussion, the Board and Ms. Johnson thanked the members of the public for attending the meeting and invited them to stay for the remainder of the meeting, if interested. The Public Comment section of the agenda lasted for just under two hours.

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

- Revised Minutes from the December 17, 2020 Special Meeting and Minutes of January 8, 2021 Special Meeting:

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Consent Agenda.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Financial Statements and Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule through December 31, 2020 updated as of January 27, 2021: Ms. Sutton presented the Financial Statements and schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through December 31, 2020 updated as of January 27, 2021.

Following review and discussion, upon motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board accepted the Financial Statements and schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through December 31, 2020 updated as of January 27, 2021.

Payables through February 12, 2021: The Board reviewed the claims. There were two additional claims related to insurance and the insurance broker fee for Sky Ranch Metropolitan District No. 3, which increased the amount of the claims to $268,936.29. One claim was deducted, which decreased the amount of the claims to $261,586.29.

Following review and discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the payables through February 12, 2021 in the revised amount of $261,586.29.

CONSTRUCTION MATTERS

Project Manager's Report: Director Lashnits presented the Project Manager's Report to the Board.

Construction Contract for Grading Services between the CAB and Premier Earthworks & Infrastructure, Inc. ("PEI"), in an amount not to exceed $50,000: Following review and discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Construction Contract for Grading Services between the CAB and Premier Earthworks & Infrastructure, Inc. ("PEI"), in an amount not to exceed $50,000.

Master Services Agreement ("MSA") and Task Order No. 1 to MSA with CMS Environmental Solutions, LLC for Phase II GESC Compliance in the amount of $20,250: Following review and discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Master Services Agreement ("MSA") and Task Order No. 1 to MSA with CMS Environmental Solutions, LLC for Phase II GESC Compliance in the amount of $20,250.

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase I

1. *Pay Application No. 22 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") in the amount of $36,797.68:*

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 22 to the Landscape Improvements Contract with EDI in the amount of $36,797.68.

Phase III

1. *Change Order No. 10 to the Landscape Improvements Contract with EDI for adding trees to the south of the Wastewater Treatment Plant, trenching in irrigation piping, and reseed the irrigation trenches in the amount of $3,758.45:*

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 10 to the Landscape Improvements Contract with EDI for adding trees to the south of the Wastewater Treatment Plant, trenching in irrigation piping, and reseed the irrigation trenches in the amount of $3,758.45.

2. *Change Order No. 11 to the Landscape Improvements Contract with EDI for exchanging the matrix web playground equipment with the Calvin Caterpillar playground piece in Pocket Park South in the amount of $4,677.71:*

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 11 to the Landscape Improvements Contract with EDI for exchanging the matrix web playground equipment with the Calvin Caterpillar playground piece in Pocket Park South in the amount of $4,677.71.

3. *Pay Application No. 9 to the Landscape Improvements Contract with EDI in the amount of $76,994.50:*

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 9 to the Landscape Improvements Contract with EDI in the amount of $76,994.50.

RECORD OF PROCEEDINGS

Engineers Report: Mr. Marrocco presented the Engineer's Report to the Board.

LEGAL MATTERS

Proposed Amendment to Amended and Restated Community Authority Board Establishment Agreement by and between Sky Ranch Metropolitan District No. 1 and Sky Ranch Metropolitan District No. 5: Attorney Meintzer discussed engaging bond counsel to discuss a potential amendment to the Community Authority Board Establishment Agreement.

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote unanimously carried, the Board directed General Counsel to coordinate with Bond Counsel to discuss a potential amendment to the Amended and Restated Community Authority Board Establishment Agreement.

Resolution No. 2021-02-01, Second Amended and Restated Resolution of the Board of Directors of the CAB Regarding the Imposition of Operations and Maintenance Fees: Attorney Meintzer presented the Second Amended and Restated Resolution, which subjects three additional lots to the imposition of the Operation and Maintenance Fees. Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Resolution No. 2021-02-01, Second Amended and Restated Resolution of the Board of Directors of the CAB Regarding the Imposition of Operations and Maintenance Fees.

McGeady Becher P.C. Document Retention Policy: Attorney Meintzer presented the document retention policy. Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the McGeady Becher P.C. Document Retention Policy.

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS MATTERS

Community Manager's Report: The Board reviewed the Community Manager's Report. The Board discussed ideas regarding how to ensure disclosure information about the CAB and the Sky Ranch Metropolitan Districts is being provided to prospective buyers within the community.

EXECUTIVE SESSION

Executive Session Pursuant to Section 24-6-402(4)(b), C.R.S.: Executive Session pursuant to Section 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on issues regarding negotiations related to the Amended and Restated Community Authority Board Establishment Agreement and engagement of consultants for underwriting services or investment banking services.

At 11:10 a.m. Director Knopinski moved and Director Harding seconded a motion to enter into executive session. The motion was unanimously approved.

RECORD OF PROCEEDINGS

At 11:36 a.m. Director McNeill moved and Director Knopinski seconded a motion to end the executive session and reconvene to the Special Meeting. The motion was unanimously approved.

The Board directed General Counsel to coordinate with Bond Counsel to discuss a potential amendment to the Amended and Restated Community Authority Board Establishment Agreement.

The Board also directed General Counsel to prepare requests for proposals related to underwriting services or investment banking services related to a potential debt issuance in the third quarter of 2021, and to present the responses received to the Board during the March Board meeting.

QUORUM FOR NEXT MEETING

Confirm Quorum for March 12, 2021 Board Meeting: The Board confirmed a quorum for the March 12, 2021 Board Meeting.

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting

ATTORNEY STATEMENT
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing the Sky Ranch Community Authority Board (the "CAB"), I attended the executive session meeting of the CAB Board convened at 11:10 a.m. on February 12, 2021, for the sole purpose of giving legal advice on issues regarding negotiations related to the Amended and Restated Community Authority Board Establishment Agreement and engagement of consultants for underwriting services or investment banking services. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S., and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S.

Signed _____
MaryAnn McGeady

Dated: _____

McGeady Becher P.C.
Document Retention Policy

Types of Documents

In representing you we will or may take possession of, create, and/or keep various types of documents. These consist of documents you provide to us, documents which constitute the District's official public record, and internal documents we create to assist us in providing services to you.

Documents You Provide to Us

It is our policy to copy and return original documents you provide to us as soon as practicable. Exceptions to this policy are original documents which should be kept as part of the District's official public record, instances where we must have an original document to represent you, or cases where we have affirmatively agreed retain a document for safekeeping.

The District's Record

As a part our engagement, we will maintain the District's official public Record (the "**Record**"). The Record is a highly useful and detailed compilation of documents reflecting the official actions of the District and serves multiple functions. First, it collects those documents which the public is entitled to inspect and copy under various state and federal public records and freedom of information statutes. Second, it organizes the records of the District – such as its contracts, land and title records, and easements - in a manner which is useful in conducting the ongoing business of the District. Third, the Record helps expedite the District's annual audit process. Fourth, in the event you should change legal counsel or employ in-house counsel, the Record will enable that counsel to understand the status and assume representation of the District with maximum efficiency.

The Record includes the District's organizational documents, fully-executed agreements which are still in effect, rules, regulations, resolutions adopted by the District, official minutes books, meeting notices, agendas, insurance policies, District maps, election records, bond documents, audit documents, and many more. A comprehensive list of documents comprising the Record is available from us at any time upon request.

Creating and maintaining the Record is an important and complex task, and you agree to pay our actual costs and hourly fees associated with doing this.

Supplemental Documents

All other documents created in course of representing you are referred to as Supplemental Documents. These include our notes, drafts, memoranda, worksheets, electronic communications, and other electronic documents stored in various media or file servers.

Documents We Retain

Except as provided in this Document Retention Policy or an amendment thereto, we will keep the Record and any original documents accepted by us for safekeeping so long as we represent you.

Delivery of the Record

Once a matter is concluded or our has representation terminated, we deliver the original, printed Record, together with any original documents we have accepted for safekeeping, to you or the District's designee, provided our fees and costs have been paid in full. If you do not designate someone to receive these records, we will deliver them to a then-current officer or director of the District. If we are unable to deliver these documents because of your failure to designate a recipient, we may retain, destroy, or otherwise dispose of them in manner which assures their continued confidentiality within thirty (30) days following the conclusion of a matter or the termination of our representation.

We will also confidentially destroy the Record of any District in our possession if a final order of dissolution of the District is entered.

All other documents, including all Supplemental Documents, are routinely, periodically, confidentially, and permanently purged by us once they are no longer useful to us in providing services to you.

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
December 31, 2020
Updated as of March 1, 2021

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
Central Bank & Trust - Checking Account						
Balance as of 12/31/20	508,915.49	98,957.40	-	107,416.35	-	715,289.24
Subsequent activities:						
01/04/21 - PIF	24,380.54	-	-	-	-	24,380.54
01/06/21 - O&M Fees	-	120.00	-	-	-	120.00
01/08/21 - O&M Fees	-	4,513.90	-	-	-	4,513.90
01/08/21 - Checks 1074-1086	(26,745.58)	(119.22)	-	(453,410.77)	-	(480,275.57)
01/08/21 - Tax Distribution - Sky Ranch MD #1	210.53	-	1,052.69	-	-	1,263.22
01/08/21 - Tax Distribution - Sky Ranch MD #5	806.40	-	-	-	-	806.40
01/12/21 - Developer Advance	-	-	-	452,473.47	-	452,473.47
01/13/21 - O&M Fees	-	640.26	-	-	-	640.26
01/14/21 - O&M Fees	-	250.00	-	-	-	250.00
01/15/21 - O&M Fees	-	18,748.35	-	-	-	18,748.35
01/19/21 - O&M Fees	-	140.65	-	-	-	140.65
01/20/21 - O&M Fees	-	150.00	-	-	-	150.00
01/21/21 - O&M Fees	-	1,142.97	-	-	-	1,142.97
01/21/21 - PIF	12,896.56	-	-	-	-	12,896.56
01/21/21 - Check 1087	-	-	(1,052.69)	-	-	(1,052.69)
01/22/21 - O&M Fees	-	3,458.71	-	-	-	3,458.71
01/25/21 - O&M Fees	-	303.33	-	-	-	303.33
01/25/21 - Transfer from GF to CPF	(400,000.00)	-	-	400,000.00	-	-
01/25/21 - Developer Advance Repayment	-	-	-	(400,000.00)	-	(400,000.00)
01/26/21 - O&M Fees	-	150.00	-	-	-	150.00
01/27/21 - O&M Fees	-	1,015.81	-	-	-	1,015.81
01/28/21 - O&M Fees	-	456.67	-	-	-	456.67
01/29/21 - O&M Fees	-	4,945.60	-	-	-	4,945.60
02/01/21 - O&M Fees	-	308.27	-	-	-	308.27
02/02/21 - O&M Fees	-	180.00	-	-	-	180.00
02/03/21 - O&M Fees	-	2,734.35	-	-	-	2,734.35
02/04/21 - O&M Fees	-	1,195.00	-	-	-	1,195.00
02/04/21 - PIF	1,087.23	-	-	-	-	1,087.23
02/05/21 - O&M Fees	-	300.48	-	-	-	300.48
02/08/21 - O&M Fees	-	450.00	-	-	-	450.00
02/09/21 - O&M Fees	-	1,062.69	-	-	-	1,062.69
02/09/21 - Insurance Payment for Sky Ranch MD #3	(1,833.00)	-	-	-	-	(1,833.00)
02/10/21 - O&M Fees	-	1,670.27	-	-	-	1,670.27
02/10/21 - Tax Distribution - Sky Ranch MD #1	402.96	-	2,014.97	-	-	2,417.93
02/10/21 - Tax Distribution - Sky Ranch MD #5	434.11	-	-	-	366.50	800.61
02/11/21 - O&M Fees	-	4,479.91	-	-	-	4,479.91
02/12/21 - O&M Fees	-	151.11	-	-	-	151.11
02/16/21 - O&M Fees	-	17,360.69	-	-	-	17,360.69
02/16/21 - Checks 1088-1106	(24,131.98)	(6,414.28)	(2,014.97)	(234,610.21)	-	(267,171.44)
02/17/21 - Developer Advance	-	-	-	233,313.55	-	233,313.55
02/18/21 - O&M Fees	-	300.00	-	-	-	300.00
02/19/21 - O&M Fees	-	150.00	-	-	-	150.00
02/22/21 - O&M Fees	-	16,152.76	-	-	-	16,152.76
02/24/21 - O&M Fees	-	734.26	-	-	-	734.26
02/25/21 - O&M Fees	-	1,606.41	-	-	-	1,606.41
02/26/21 - O&M Fees	-	2,339.95	-	-	-	2,339.95
Anticipated balance	96,423.26	179,636.30	-	105,182.39	366.50	381,608.45
UMB - 2019A Revenue Fund						
Balance as of 12/31/20	-	-	1,184.00	-	-	1,184.00
Subsequent activities:						
01/26/21 - Transfer from CBT Checking	-	-	1,052.69	-		1,052.69
01/31/21 - Interest Income	-	-	(0.30)	-		(0.30)
Anticipated Deposit (Transfer from CBT Checking)	-	-	*2,014.97*	-	-	*2,014.97*
Anticipated balance	-	-	4,251.36	-	-	4,251.36
UMB - 2019A Bond Fund						
Balance as of 12/31/20	-	-	870,802.22	-	-	870,802.22
Subsequent activities:						
01/31/21 - Interest Income	-	-	27.03	-		27.03
Anticipated balance	-	-	870,829.25	-	-	870,829.25
UMB - 2019A Reserve Fund						
Balance as of 12/31/20	-	-	915,089.17	-	-	915,089.17
Subsequent activities:						
01/31/21 - Interest Income	-	-	28.41	-		28.41
Anticipated balance	-	-	915,117.58	-	-	915,117.58
UMB - 2019A Surplus Fund						
Balance as of 12/31/20	-	-	217,570.59	-	-	217,570.59
Subsequent activities:						
01/31/21 - Interest Income	-	-	7.18	-		7.18
Anticipated balance	-	-	217,577.77	-	-	217,577.77
UMB - 2019A Project Fund						
Balance as of 12/31/20	-	-	-	4,624.09	-	4,624.09
Subsequent activities:						
01/31/21 - Interest Income	-	-	-	0.22		0.22
Anticipated balance	-	-	-	4,624.31	-	4,624.31

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
December 31, 2020
Updated as of March 1, 2021

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
UMB - 2019B Project Fund						
Balance as of 12/31/20	-	-	-	749.34	-	749.34
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	749.34	-	749.34
Anticipated balance	$ 96,423.26	$ 179,636.30	$ 2,007,775.96	$ 110,556.04	$ 366.50	$ 2,394,758.06

Current Yield (as of 01/31/21)
UMB invested in ColoTrust Prime - 0.03%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2021

	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	$ -	$ -	$ 2,417.93	$ -	$ -	$ 2,417.93	0.00%	0.00%	$ 3,547.07	0.79%	0.79%
February	-	-	-	-	-	-	0.00%	0.00%	22,464.43	8.20%	8.99%
March	-	-	-	-	-	-	0.00%	0.00%	8,704.21	2.87%	11.86%
April	-	-	-	-	-	-	0.00%	0.00%	131,124.10	51.19%	63.05%
May	-	-	-	-	-	-	0.00%	0.00%	46,273.06	17.69%	80.73%
June	-	-	-	-	-	-	0.00%	0.00%	50,682.26	19.27%	100.00%
July	-	-	-	-	-	-	0.00%	0.00%	1,984.41	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	0.00%	1,515.46	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	0.00%	1,772.18	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	0.00%	1,876.83	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	0.00%	1,418.39	0.00%	100.00%
December	-	-	-	-		-	0.00%	0.00%	1,263.22	0.00%	100.00%
	$ -	$ -	$ 2,417.93	$ -	$ -	$ 2,417.93	0.00%	0.00%	$ 272,625.62	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 63,866.00	16.67%	$ -	0.00%
Debt Service Fund	319,353.00	83.33%	-	0.00%
	$ 383,219.00	100.00%	$ -	0.00%
Specific Ownership Tax				
General Fund	$ 4,471.00	16.67%	$ 402.96	9.01%
Debt Service Fund	22,355.00	83.33%	2,014.97	9.01%
	$ 26,826.00	100.00%	$ 2,417.93	9.01%
Treasurer's Fees				
General Fund	$ 958.00	16.67%	$ -	0.00%
Debt Service Fund	4,790.00	83.33%	-	0.00%
	$ 5,748.00	100.00%	$ -	0.00%

Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2021

	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	$ -	$ -	$ 800.61	$ -	$ -	$ 800.61	0.00%	0.00%	$ 980.95	0.00%	0.00%
February	-	-	-	-	-	-	0.00%	0.00%	1,025.40	0.00%	0.00%
March	-	-	-	-	-	-	0.00%	0.00%	160,334.95	98.20%	98.20%
April	-	-	-	-	-	-	0.00%	0.00%	3,525.05	1.80%	100.00%
May	-	-	-	-	-	-	0.00%	0.00%	823.38	0.00%	100.00%
June	-	-	-	-	-	-	0.00%	0.00%	1,071.30	0.00%	100.00%
July	-	-	-	-	-	-	0.00%	0.00%	1,266.79	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	0.00%	967.42	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	0.00%	1,131.31	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	0.00%	1,198.12	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	0.00%	905.46	0.00%	100.00%
December	-	-	-	-		-	0.00%	0.00%	806.40	0.00%	100.00%
	$ -	$ -	$ 800.61	$ -	$ -	$ 800.61	0.00%	0.00%	$ 174,036.53	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 68,803.00	54.22%	$ -	0.00%
Regional Improvements	58,087.00	45.78%	-	0.00%
	$ 126,890.00	100.00%	$ -	0.00%
Specific Ownership Tax				
General Fund	$ 4,816.00	54.22%	$ 434.11	9.01%
Regional Improvements	4,066.00	45.78%	366.50	9.01%
	$ 8,882.00	100.00%	$ 800.61	9.01%
Treasurer's Fees				
General Fund	$ 1,032.00	54.22%	$ -	0.00%
Regional Improvements	871.00	45.78%	-	0.00%
	$ 1,903.00	100.00%	$ -	0.00%

Sky Ranch Community Authority Board
Developer Advance Summary
February 28, 2021

Typle of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	$ 1,176,277.65	$ 142,632.33	$ 1,318,909.98
BMPs & Erosion Control/Inspection Services	599,302.10	86,101.75	685,403.85
Advances to CAB for Capital Projects	19,002,429.88	816,593.49	19,819,023.37
Total Advances Due	$ 20,778,009.63	$ 1,045,327.57	$ 21,823,337.20

Sky Ranch Community Authority Board
Developer Advance - Project Management
February 28, 2021

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/19	**$ 1,176,277.65**	**$ 60,292.89**	**$ -**	**$ -**	**$ 1,236,570.54**
Accrued Interest	-	70,576.66	-	-	1,307,147.20
Total 2020 Advances (Repayments)	-	70,576.66	-	-	
Accrued Interest	-	11,762.78	-	-	1,318,909.98
Total 2021 Advances (Repayments)	-	11,762.78	-	-	
Outstanding Balance as of 02/28/21 (Net of Repayments)	$ 1,176,277.65	$ 142,632.33			$ 1,318,909.98

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
February 28, 2021

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/19	**$ 599,302.10**	**$ 44,150.60**	**$ -**	**$ -**	**$ 643,452.70**
Accrued Interest	-	35,958.13	-	-	679,410.83
Total 2020 Advances (Repayments)	-	35,958.13	-	-	
Accrued Interest	-	5,993.02	-	-	685,403.85
Total 2021 Advances (Repayments)	-	5,993.02	-	-	
Outstanding Balance as of 02/28/21 (Net of Repayments)	$ 599,302.10	$ 86,101.75			$ 685,403.85

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
February 28, 2021

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/19	**$13,296,822.82**	**$ 83,089.35**	**$ -**	**$ -**	**$ 13,379,912.17**
01/14/2020	673,452.78	-	-	-	14,053,364.95
02/21/2020	854,874.78	-	-	-	14,908,239.73
04/14/2020	558,410.60	-	-	-	15,466,650.33
05/12/2020	22,189.04	-	-	-	15,488,839.37
06/18/2020	272,414.83	-	-	-	15,761,254.20
07/14/2020	373,801.01	-	-	-	16,135,055.21
08/18/2020	563,315.86	-	-	-	16,698,371.07
09/16/2020	524,996.95	-	-	-	17,223,368.02
10/20/2020	593,340.56	-	-	-	17,816,708.58
11/20/2020	262,297.90	-	-	-	18,079,006.48
12/18/2020	320,725.73	-	-	-	18,399,732.21
Accrued Interest	-	951,940.09	-	-	19,351,672.30
Total 2020 Advances (Repayments)	5,019,820.04	951,940.09	-	-	
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
Accrued Interest	-	181,564.05	-	-	19,819,023.37
Total 2021 Advances (Repayments)	685,787.02	181,564.05	-	(400,000.00)	
Outstanding Balance as of 02/28/21 (Net of Repayments)	$19,002,429.88	$ 816,593.49			$ 19,819,023.37

Sky Ranch Community Authority Board

Accounts Receivables Summry

February 28, 2021

	Fees Billed YTD	Outstanding AR
O&M Fees		
KB Homes	66.85	(301.41)
Richmond	-	-
Taylor Morrison	-	-
Homeowners	45,254.97	(370.49)
Total O&M	45,321.82	(671.90)
PIF		
KB Homes	4,018.79	9,064.64
Richmond	1,087.23	-
Taylor Morrison	10,395.90	39,005.43
Total PIF	15,501.92	48,070.07

PIF information on this page provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
February 28, 2021

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders														
KB Homes		66.85	-	-	-	-	-	-	-	-	-	-	-	66.85
Richmond		-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison		-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due		66.85	-	-	-	-	-	-	-	-	-	-	-	66.85
Payment Received														
KB Homes		-	(13,679.74)	-	-	-	-	-	-	-	-	-	-	(13,679.74)
Richmond		(18,748.35)	-	-	-	-	-	-	-	-	-	-	-	(18,748.35)
Taylor Morrison		-	(11,536.45)	-	-	-	-	-	-	-	-	-	-	(11,536.45)
Total Amount Received		(18,748.35)	(25,216.19)	-	-	-	-	-	-	-	-	-	-	(43,964.54)
O&M Fees AR - Homebuilders (1)	**Balance as of 12/31/2020**													
KB Homes	13,311.48	66.85	(13,679.74)	-	-	-	-	-	-	-	-	-	-	(301.41)
Richmond	18,748.35	(18,748.35)	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	11,536.45	-	(11,536.45)	-	-	-	-	-	-	-	-	-	-	-
Total O&M Fees AR	43,596.28	(18,681.50)	(25,216.19)	-	-	-	-	-	-	-	-	-	-	(301.41)
O&M Fees - Homeowners														
O&M Fees		41,079.97	-	-	-	-	-	-	-	-	-	-	-	41,079.97
Transfer Fees		1,700.00	1,800.00	-	-	-	-	-	-	-	-	-	-	3,500.00
Late Fee		-	675.00	-	-	-	-	-	-	-	-	-	-	675.00
Amount Due		42,779.97	2,475.00	-	-	-	-	-	-	-	-	-	-	45,254.97
Payment Received		(17,287.90)	(25,959.96)	-	-	-	-	-	-	-	-	-	-	(43,247.86)
Total O&M Fees AR - Homeowners	(2,377.60)	25,492.07	(23,484.96)	-	-	-	-	-	-	-	-	-	-	(370.49)
Total O&M Fees Billed		42,846.82	2,475.00	-	-	-	-	-	-	-	-	-	-	45,321.82
Total Payments Received		(36,036.25)	(51,176.15)	-	-	-	-	-	-	-	-	-	-	(87,212.40)
Total Outstanding		6,810.57	(48,701.15)	-	-	-	-	-	-	-	-	-	-	**(41,890.58)**
													Beginning AR Balance	41,218.68
													Total AR Balance	**(671.90)**

Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
February 28, 2021

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF														
KB Homes		4,018.79	-	-	-	-	-	-	-	-	-	-	-	4,018.79
Richmond		1,087.23	-	-	-	-	-	-	-	-	-	-	-	1,087.23
Taylor Morrison		10,395.90	-	-	-	-	-	-	-	-	-	-	-	10,395.90
Amount Due		15,501.92	-	-	-	-	-	-	-	-	-	-	-	15,501.92
Payment Received														
KB Homes		(12,896.56)	-	-	-	-	-	-	-	-	-	-	-	(12,896.56)
Richmond		(24,380.54)	(1,087.23)	-	-	-	-	-	-	-	-	-	-	(25,467.77)
Taylor Morrison		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received		(37,277.10)	(1,087.23)	-	-	-	-	-	-	-	-	-	-	(38,364.33)
PIF AR	**Balance as of 12/31/2020**													
KB Homes	17,942.41	(8,877.77)	-	-	-	-	-	-	-	-	-	-	-	9,064.64
Richmond	24,380.54	(23,293.31)	(1,087.23)	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	28,609.53	10,395.90	-	-	-	-	-	-	-	-	-	-	-	39,005.43
Total PIF AR	70,932.48	(21,775.18)	(1,087.23)	-	-	-	-	-	-	-	-	-	-	48,070.07
Total PIF Billed		15,501.92	-	-	-	-	-	-	-	-	-	-	-	15,501.92
Total Payments Received		(37,277.10)	(1,087.23)	-	-	-	-	-	-	-	-	-	-	(38,364.33)
Total Outstanding		(21,775.18)	(1,087.23)	-	-	-	-	-	-	-	-	-	-	**(22,862.41)**
													Beginning AR Balance	70,932.48
													Total AR Balance	**48,070.07**

PIF information on this page is provided by the Developer.

03 - Sky Ranch Community Authority Board
AP - Accounts Payable
Automatic Cash Requirements List for Mar15/21
All Invoices - based on INVOICE DATE

Supplier	Invoice	Invoice Date	Date of Rec	PJ No.	Due Date	Our Reference	Gross Amount	Discount Amount	Retention Amount	FST Amount	Amount to Pay
PAYABLE INVOICES											
1010 - CO Special Dist. Prop. & Liab.											
	POL0006258	Mar03/21	Mar3	0143	Mar3		13,491.00	0.00	0.00	0.00	13,491.00
						Totals	13,491.00	0.00	0.00	0.00	13,491.00
1050 - Special District Association of CO											
	022621	Feb26/21	Mar1	0139	Feb26		595.90	0.00	0.00	0.00	595.90
	0262021	Feb26/21	Mar1	0139	Feb26		803.71	0.00	0.00	0.00	803.71
	SDA 022621	Feb26/21	Mar1	0139	Feb26		380.41	0.00	0.00	0.00	380.41
						Totals	1,780.02	0.00	0.00	0.00	1,780.02
1060 - McGeady Becher P.C.											
	01312021	Feb01/21	Feb1	0141	Feb1	F1-DEV	13,477.50	0.00	0.00	0.00	13,477.50
						Totals	13,477.50	0.00	0.00	0.00	13,477.50
1080 - Premier Earthworks & Infrastructure											
	182010	Feb19/21	Feb19	0132	Feb19	F1-DEV	4,553.00	0.00	0.00	0.00	4,553.00
						Totals	4,553.00	0.00	0.00	0.00	4,553.00
1090 - MPi Designs											
	001520	Feb18/21	Feb18	0129	Feb18	F1-DEV	935.00	0.00	0.00	0.00	935.00
						Totals	935.00	0.00	0.00	0.00	935.00
1120 - IDES LLC											
	009843	Jan31/21	Feb1	0126	Jan31	F1-DEV	5,239.62	0.00	0.00	0.00	5,239.62
	009844	Feb01/21	Feb1	0126	Feb1	F2-DEV	1,297.50	0.00	0.00	0.00	1,297.50
						Totals	6,537.12	0.00	0.00	0.00	6,537.12
1125 - Westwood Professional Services Inc											
	1210200690	Feb16/21	Feb16	0137	Feb16	F2-DEV	36,317.50	0.00	0.00	0.00	36,317.50
	1210200705	Feb16/21	Feb16	0125	Feb16	F2-DEV	1,670.00	0.00	0.00	0.00	1,670.00
						Totals	37,987.50	0.00	0.00	0.00	37,987.50

NOTE : * indicates partial payment
+ indicates separate cks/inv

03 - Sky Ranch Community Authority Board
AP - Accounts Payable
Automatic Cash Requirements List for Mar15/21
All Invoices - based on INVOICE DATE

Supplier	Invoice	Invoice Date	Date of Rec	PJ No.	Due Date	Our Reference	Gross Amount	Discount Amount	Retention Amount	FST Amount	Amount to Pay
PAYABLE INVOICES											
1170 - PCS Group Inc.											
	011694	Dec01/20	Dec1	0089	Dec31	F2-DEV	506.25	0.00	0.00	0.00	506.25
	011696	Dec01/20	Dec1	0089	Dec31	F2-DEV	8,428.06	0.00	0.00	0.00	8,428.06
	011859	Jan31/21	Jan31	0116	Jan31	F2-DEV	236.25	0.00	0.00	0.00	236.25
	011861	Jan31/21	Jan31	0116	Jan31	F2-DEV	4,005.00	0.00	0.00	0.00	4,005.00
						Totals	13,175.56	0.00	0.00	0.00	13,175.56
1195 - LSC Transportation											
	059573	Feb09/21	Feb9	0128	Feb9	F2-DEV	617.75	0.00	0.00	0.00	617.75
						Totals	617.75	0.00	0.00	0.00	617.75
1225 - CMS Environmental Solutions LLC											
	115128	Feb02/21	Feb2	0127	Feb2	F2-DEV	1,807.50	0.00	0.00	0.00	1,807.50
	116286	Mar01/21	Mar1	0140	Mar1	F1-DEV	375.00	0.00	0.00	0.00	375.00
						Totals	2,182.50	0.00	0.00	0.00	2,182.50
1230 - Enviromental Designs											
	138004	Mar01/21	Mar1	0142	Mar31	824.85	824.85	0.00	41.24	0.00	783.61
	PT 9	Jan25/21	Jan25	0115	Jan25	F1-DEV	81,046.85	0.00	4,052.34	0.00	76,994.51
						Totals	81,871.70	0.00	4,093.58	0.00	77,778.12
1240 - UMB Bank											
	022822021	Feb28/21	Feb28	0145	Feb28		86,910.39	0.00	0.00	0.00	86,910.39
						Totals	86,910.39	0.00	0.00	0.00	86,910.39
1242 - CliftonLarsonAllen LLP											
	2739138	Feb01/21	Feb1	0131	Feb1		5,039.23	0.00	0.00	0.00	5,039.23
	2739139	Feb01/21	Feb1	0131	Feb1		1,906.13	0.00	0.00	0.00	1,906.13
	2739140	Feb01/21	Feb1	0131	Feb1		576.19	0.00	0.00	0.00	576.19
	2739141	Feb08/21	Feb1	0131	Feb8		1,088.06	0.00	0.00	0.00	1,088.06
	2743522	Feb18/21	Feb1	0131	Feb18		5,436.64	0.00	0.00	0.00	5,436.64
						Totals	14,046.25	0.00	0.00	0.00	14,046.25

NOTE : * indicates partial payment
+ indicates separate cks/inv

03 - Sky Ranch Community Authority Board
AP - Accounts Payable
Automatic Cash Requirements List for Mar15/21
All Invoices - based on INVOICE DATE

Supplier	Invoice	Invoice Date	Date of Rec	PJ No.	Due Date	Our Reference	Gross Amount	Discount Amount	Retention Amount	FST Amount	Amount to Pay
PAYABLE INVOICES											
1249 - Pure Cycle Water Cycle											
	J000125	Feb01/21	Feb1	0144	Feb1		1,412.80	0.00	0.00	0.00	1,412.80
	J000126	Jan01/21	Feb1	0123	Jan1		8,230.00	0.00	0.00	0.00	8,230.00
						Totals	9,642.80	0.00	0.00	0.00	9,642.80
						Totals	287,208.09	0.00	4,093.58	0.00	283,114.51

SUPPLIERS NOT PAYABLE THIS RUN

No Non-Payables Found

INVOICES ON HOLD

Total Amount on Hold 0.00

NOTE : * indicates partial payment
+ indicates separate cks/inv

NUMBER OF CHECKS TO PRINT : 14

===== End of Report =====

03 - Sky Ranch Community Autho
AP - Accounts Payable
Month End Disbursement Report for Mar01/21 to Mar01/21 (Based on Check Date)
General Ledger Distribution Report
Shows all invoices by Check# Order

Check No.	Check Date	DateOf Rec	Audit#	P.O.#	Our Reference	Paid Amount	Invoice Date	Invoice#	Allocation	Discount	G/L Amount
1150 Xcel Energy											
001110	Mar01/21	Feb19	PJ0134	N/A		47.38	Feb19/21	720885250	03-64000-OM		47.38
									03-20000-000		-47.38
Check Total						47.38				-	-
1242 CliftonLarsonAllen LLP											
001111	Mar01/21	Feb01	PJ0136	N/A		2,094.15	Feb01/21	2692214	03-70000-OM		2,094.15
									03-20000-000		-2,094.15
						4,211.97	Feb01/21	2692215	03-70000-OM		4,211.97
									03-20000-000		-4,211.97
						1,246.09	Feb01/21	2692216	03-70000-OM		1,246.09
									03-20000-000		-1,246.09
Check Total						7,552.21				-	-
1010 CO Special Dist. Prop. & Liab.											
001112	Mar01/21	Feb19	PJ0130	N/A		14.00	Feb19/21	009450	03-69500-OM		14.00
									03-20000-000		-14.00
						14.00	Feb19/21	009451	03-69500-OM		14.00
									03-20000-000		-14.00
Check Total						28.00				-	-
Total Report						7,627.59				0.00	0.00

G/L Summary

Account	Description	Amount
03-20000	Accounts Payable	-7,627.59
03-64000	Utilities Expense	47.38
03-69500	Insurance Expense	28.00
03-70000	SDMS Fees	7,552.21
	G/L Total	0.00

===== End of Report =====

Supplier	Invoice	Invoice Date	Date of Rec	PJ No.	Due Date	Our Reference	Gross Amount	Discount Amount	Retention Amount	FST Amount	Amount to Pay
PAYABLE INVOICES											
1010 - CO Special Dist. Prop. & Liab.											
	009450	Feb19/21	Feb19	0130	Feb19		14.00	0.00	0.00	0.00	14.00
	009451	Feb19/21	Feb19	0130	Feb19		14.00	0.00	0.00	0.00	14.00
						Totals	28.00	0.00	0.00	0.00	28.00
						Totals	28.00	0.00	0.00	0.00	28.00

SUPPLIERS NOT PAYABLE THIS RUN

No Non-Payables Found

INVOICES ON HOLD

* manual *

Total Amount on Hold 0.00

NOTE : * indicates partial payment
+ indicates separate cks/inv

NUMBER OF CHECKS TO PRINT : 1

===== End of Report =====

Supplier	Invoice	Invoice Date	Date of Rec	PJ No.	Due Date	Our Reference	Gross Amount	Discount Amount	Retention Amount	FST Amount	Amount to Pay
PAYABLE INVOICES											
1050 - Special District Association of CO											
	022621	Feb26/21	Feb26	0135	Feb26		595.90	0.00	0.00	0.00	595.90
	0262021	Feb26/21	Feb26	0135	Feb26		803.71	0.00	0.00	0.00	803.71
	SDA 022621	Feb26/21	Feb26	0133	Feb26		380.41	0.00	0.00	0.00	380.41
						Totals	1,780.02	0.00	0.00	0.00	1,780.02
1150 - Xcel Energy											
	720885250	Feb19/21	Feb19	0134	Feb19		47.38	0.00	0.00	0.00	47.38
						Totals	47.38	0.00	0.00	0.00	47.38
1242 - CliftonLarsonAllen LLP											
	2692214	Feb01/21	Feb1	0136	Feb1		2,094.15	0.00	0.00	0.00	2,094.15
	2692215	Feb01/21	Feb1	0138	Feb1		4,211.97	0.00	0.00	0.00	4,211.97
	2692216	Feb01/21	Feb1	0138	Feb1		1,246.09	0.00	0.00	0.00	1,246.09
						Totals	7,552.21	0.00	0.00	0.00	7,552.21
						Totals	9,379.61	0.00	0.00	0.00	9,379.61

SUPPLIERS NOT PAYABLE THIS RUN

No Non-Payables Found

INVOICES ON HOLD

* manual *

Total Amount on Hold 0.00

NOTE : * indicates partial payment
+ indicates separate cks/inv

NUMBER OF CHECKS TO PRINT : 3

===== End of Report =====

Sky Ranch CAB – Project Manager Board Report
Date: 03/12/21

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

- Grading, Utility and Streets – complete and under acceptance; performing minor repairs and maintenance; contract close-out administration
- Landscaping –Phase 1 construction complete; Phase 2 and 3 install ongoing
- Insurance – finalizing schedule of items for coverage
- Maintaining SEMSWA and Urban Drainage compliance – performing channel and pond maintenance

Phase II

- GDP and SDP – complete
- ASP/Plat/CDs – responding to 1st round comments
- Grading – underway
- I70 Interchange – meeting 3/2 – need to discuss interim and final funding mechanism
- School status
- District #3 boundary revision – CVL revising maps for 3&5
- Sub-association and alley maintenance
- Regional improvement cost allocation

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

- PEI WO#1 (COR 42) $4,553.00 – Grading revisions around KB Lots and WWTP
- PEI WO#2 (COR 2021C0-002) $7,632.60 – Replace deep SS service block 13, lot 1

Phase II

- CVL TO#8 $1,200 – master survey control
- CVL TO#9 $26,525 – 1st Creek Crossing at Monaghan engineering
- David Evans $6,500 – I70 interim traffic analysis

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	9,911.25	0.00	8,150.15	50%	10,088.75	495.56
Geotech	CTL Thompson	442,976.50	442,976.50	0.00	364,265.18	100%	0.00	22,148.83
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,535,065.10	3,450,704.04	166,231.92	3,450,704.04	98%	84,361.06	172,535.20
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	201,628.93	201,628.93	0.00	165,802.02	100%	0.00	0.00
Survey	KT Engineering	551,870.00	533,975.00	0.00	439,094.40	97%	17,895.00	26,698.75
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	2,490,301.90	(3,868.07)	2,490,301.90	100%	7,632.60	83,609.91
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	175,606.56
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	5,138,417.65	5,138,417.65	64,196.28	5,138,417.65	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	24,192.50	24,192.50	0.00	19,893.80	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	2,368,589.22	2,368,589.22	0.00	597,189.14	100%	0.00	118,429.46
	Total	**28,232,032.95**	**28,098,254.54**	**166,231.93**	**25,074,952.57**		**133,778.41**	**765,293.36**

Sky Ranch Filing 2 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Fees, Permits and Administration	Arapahoe County	112,250.00	112,250.00	-	92,304.60	100%	-
Grading	Bemas	2,393,330.00	-	-	-	0%	2,393,330.00
Fees, Permits and Administration	CDPHE	286.63	286.63	-	235.70	100%	-
Erosion Control	CMS	20,250.00	2,002.50	-	1,646.68	10%	18,247.50
Fees, Permits and Administration	Colorado Geological Survey	270.76	270.76	-	222.65	100%	-
Geotech	CTL Thompson	117,821.00	31,227.50	-	25,678.77	27%	86,593.50
Engineering	CVL Consultants	1,139,760.00	848,715.98	-	697,909.89	74%	291,044.02
Engineering	David Evans	6,500.00	-	-	-	0%	6,500.00
Engineering	ERO	6,000.00	4,708.52	-	3,871.88	78%	1,291.48
District	IDES	50,000.00	13,820.00	-	11,364.36	28%	36,180.00
Survey	KT Engineering	97,400.00	800.00	-	657.85	1%	96,600.00
Engineering	LSC	45,400.00	29,981.55	-	24,654.21	66%	15,418.45
Planning	MPI Designs	14,535.00	570.00	-	468.72	4%	13,965.00
Planning	PCS Group	441,000.00	295,220.86	-	242,763.85	67%	145,779.14
Erosion Control	Pure Cycle GESC	-	10,400.28	-	8,552.28	0%	(10,400.28)
Fees, Permits and Administration	SEMSWA	13,465.60	13,465.60	-	11,072.93	100%	-
District	Sentinel	126.10	126.10	-	126.10	100%	-
Planning	Studio DH	5,000.00	5,000.00	-	5,000.00	100%	-
Planning	Studio Lightning	3,400.00	3,400.00	-	2,795.86	100%	-
Fees, Permits and Administration	Tri-County Health	330.00	330.00	-	271.36	100%	-
Engineering	Underground Consulting	1,000.00	1,000.00	-	822.31	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	4,468,125.09	1,373,576.28	-	1,130,420.00	13	3,094,548.81

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
March 12, 2021

Construction Contract Documents

Landscape Contract Phase 1 – Environmental Designs, Inc.

Change Orders

Recommend Approval:

- None

Pay Applications

- None

Landscape Contract Phase 2 – Environmental Designs, Inc.

Change Orders

Recommend Approval:

- None

Pay Applications

- Pay Application #7 is recommended for payment: $783.61 ($824.85 District; $0.00 Non-District; $41.24 Retained).
    - $168,372.07 Billed to Date. $8,418.60 Retained. $159,953.47 Paid to Date.

Landscape Contract Phase 3 – Environmental Designs, Inc.

Change Orders

Recommend Approval:

- None

Pay Applications

- Pay Application #10 is recommended for payment: $52,295.60 ($55,048.00 District; $0.00 Non-District; $2,752.40 Retained).
    - $1,197,452.95 Billed to Date. $59,872.65 Retained. $1,137,580.30 Paid to Date.

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

Change Orders

Recommend Ratification:

- Change Order 1: $4,553.00 for fine grading in Phase 3 Lots and Tracts.

Recommend Approval:

- Change Order 2: $7,632.60 for additional sanitary sewer service lines.

Pay Applications

- None

Other Matters

- RFP in Aurora Sentinel for Filing 4 Utilities Contract
    - Bids due April 1st, pending no delays
- Recommend Approval of Filing 4 GESC Contract with Pure Cycle

Sky Ranch Community Authority Board

Contractors Change Order Log Paid-To-Date Summary

Contractor	Change Orders	Total Contract Amount	Amount Billed	Remaining
PEI - Grading	10	$1,580,213.82	$1,580,213.82	$0.00
PEI - Drainage & Utilities	28	$10,259,670.46	$10,259,670.46	$0.00
PEI - Roadways	20	$8,803,411.96	$8,803,411.96	$0.00
PEI - G, U, R	0	$0.00	$0.00	$0.00
EDI - Landscape P1	30	$2,076,304.28	$1,978,792.34	$97,511.94
EDI - Landscape P2	4	$169,603.96	$159,169.86	$10,434.10
EDI - Landscape P3	9	$1,221,251.94	$1,085,284.70	$135,967.24
Total		$24,110,456.42	$23,866,543.14	$243,913.28

Sky Ranch Community Authority Board
Summary of Contract Changes

Change Order Log

#	Contractor	Original Contract Amount	Days	Executed CO's		New Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	$1,418,885.53	0	$161,328.29	39	$1,580,213.82	39
2	PEI - Drainage & Utilties	$8,971,057.30	0	$1,288,613.16	113.5	$10,259,670.46	113.5
3	PEI - Roadways	$8,368,649.67	0	$434,762.29	59	$8,803,411.96	59
4	PEI - G, U, R	$0.00	0	$0.00	0	$0.00	0
5	EDI - Landscape Ph 1	$1,633,252.04	96	$443,052.24	174	$2,076,304.28	174
6	EDI - Landscape Ph 2	$155,431.26	210	$14,172.70	3	$169,603.96	3
7	EDI - Landscape Ph 3	$1,293,395.48	210	-$72,143.54	55	$1,221,251.94	55
8							
	Total	**$21,840,671.28**		**$2,269,785.14**		**$24,110,456.42**	

Potential Change Order Log

#	Contractor	Current Contract	Days	Potential Change Orders		Potential Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	$1,580,213.82	39	$0.00	0	$1,580,213.82	39
2	PEI - Drainage & Utilties	$10,259,670.46	114	$0.00	0	$10,259,670.46	114
3	PEI - Roadways	$8,803,411.96	59	$61,898.30	5	$8,865,310.26	64
4	PEI - G, U, R	$0.00	0	$12,185.60	0	$12,185.60	0
5	EDI - Landscape P1	$2,076,304.28	270	$291,581.11	123.5	$2,367,885.39	394
6	EDI - Landscape P2	$169,603.96	213	$8,197.43	4	$177,801.39	217
7	EDI - Landscape P3	$1,221,251.94	265	$61,305.89	20	$1,282,557.83	285
8							
	Total	**$24,110,456.42**		**$435,168.33**		**$24,545,624.75**	
					Potential Total of All Change Orders	$435,168.33	

Force Account Log

#	Contractor	Original Amount		Change	New Balance
1	PEI - Grading	$0.00		$0.00	$0.00
2	PEI - Drainage & Utilities	$0.00		$0.00	$0.00
3	PEI - Roadways	$0.00		$0.00	$0.00
4	PEI - G, U, R	$0.00		$0.00	$0.00
5	EDI - Landscape P1	$85.00		$0.00	$85.00
6	EDI - Landscape P2	$0.00		$0.00	$0.00
7	EDI - Landscape P3	$0.00		$0.00	$0.00
8					
	Total			**$0.00**	**$0.00**

355 Union Boulevard, Suite 302
Lakewood, CO 80228

RE: 2021 CHARGE RATE SCHEDULE NOTICE

Independent District Engineering Services (IDES) hereby provides notification of the attached 2021 Charge Rate Schedule. These rates are effective as of January 1, 2021 and shall remain in effect until December 31, 2021.

Respectfully Submitted,

Independent District Engineering Services, LLC
Greg Toler
Member Manager

The 2021 Charge Rate Schedule is hereby authorized this ____ day of _____ 2021.

District: _____

By: _____

Title: _____

INDEPENDENT
District Engineering
SERVICES

355 Union Boulevard, Suite 302
Lakewood, CO 80228

2021 CHARGE RATE SCHEDULE

Services will be provided on a Labor Time and Expenses basis as provided below. The following Charge Rate Schedule shall remain in effect until December 31, 2021.

Billing Rates:
The following Billing Rates shall apply for the Task Order:

Office Administrator	$ 90.00 per hour
Project Administrator	$ 115.00 per hour
Technical Specialist	$ 138.00 per hour
Project Engineer	$ 138.00 per hour
Professional Engineer	$ 146.00 per hour
District Engineer	$ 150.00 per hour

Reimbursable Expenses

Mileage	IRS Rate + 10%
Plan Copies, outside copies, other items	at cost + 10%

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 12, 2021

ACC Requests

Eleven architectural requests have been received since the last meeting. The requests were for solar panels, fencing, lighting, a covered patio, and backyard landscaping. All requests have been approved except for the backyard landscaping request from 829 Vandriver Way. The initial landscaping plan provided for approval consisted of primarily rock and artificial turf (guidelines states the backyard must be 70% live material- see below). The homeowner has resubmitted his request with additional live plant material (mostly bushes), however the artificial turf would still cover approximately 50% of the backyard. The resubmittal is pending approval and is on the agenda to be discussed at the Board meeting.

Design Guidelines for Back Yard Landscaping-

- Back yard landscaping required to have at least 1 tree (deciduous 2.5" caliper or evergreen 6' height minimum) and a combination of sodded turf, planting beds and areas of wood or rock mulch.

- Back yards (exclusive of decks and patios) must be a minimum of 70% live coverage. Backyards will not be approved as hardscape or rock mulch only. Artificial turf allowed on a limited basis and with approval from the ARC.

Violation Report

Inspection of the Community was completed on Tuesday, February 23rd resulting in 8 violation notices being sent to owners. Violations include visible trash cans, holiday lights, and improper storage of a commercial vehicle.

All requests and violations have been entered into Workforce for tracking.

Please let us know if there are any questions.

Celeste Terrell, CMCA, AMS
Community Manager

SKY RANCH COMMUNITY AUTHORITY – ARCHITECTURAL REQUEST FORM

8390 E Crescent Pkwy, Suite 300 • Greenwood Village, CO 80111 • 303-779-5710

Please contact DesignReview@CLAConnect.com to submit your request or with questions.

Homeowner Name Donald Griffith Phone Number 314-349-4637

Address 829 N. Vandriver Way Aurora, Co 80018

Email Address Powwow2@yahoo.com

My request involves the following type of improvement, please describe:

Attached are my plans for my backyard install. I would like to start this project as soon as the weather starts to break. The project includes drip-line irrigation for all vegetation. The turf is artificial turf and I have included a photo. It is high quality with a 2" pile to look very natural. My drawing is not to scale but I included our Improvement Location certificate. Thank you for your review and consideration.

Planned Completion Date June 2021 @ latest.

I understand that I must receive approval in order to proceed. I understand that approval does not constitute approval of the local building department and that I may be required to obtain a building permit. I agree to complete improvements promptly and within the Design Guideline standards after receiving approval.

Owner Signature Donald A Griffith

829 N Vandriver Way – Back Yard Landscape Plan

Rear of home faces West

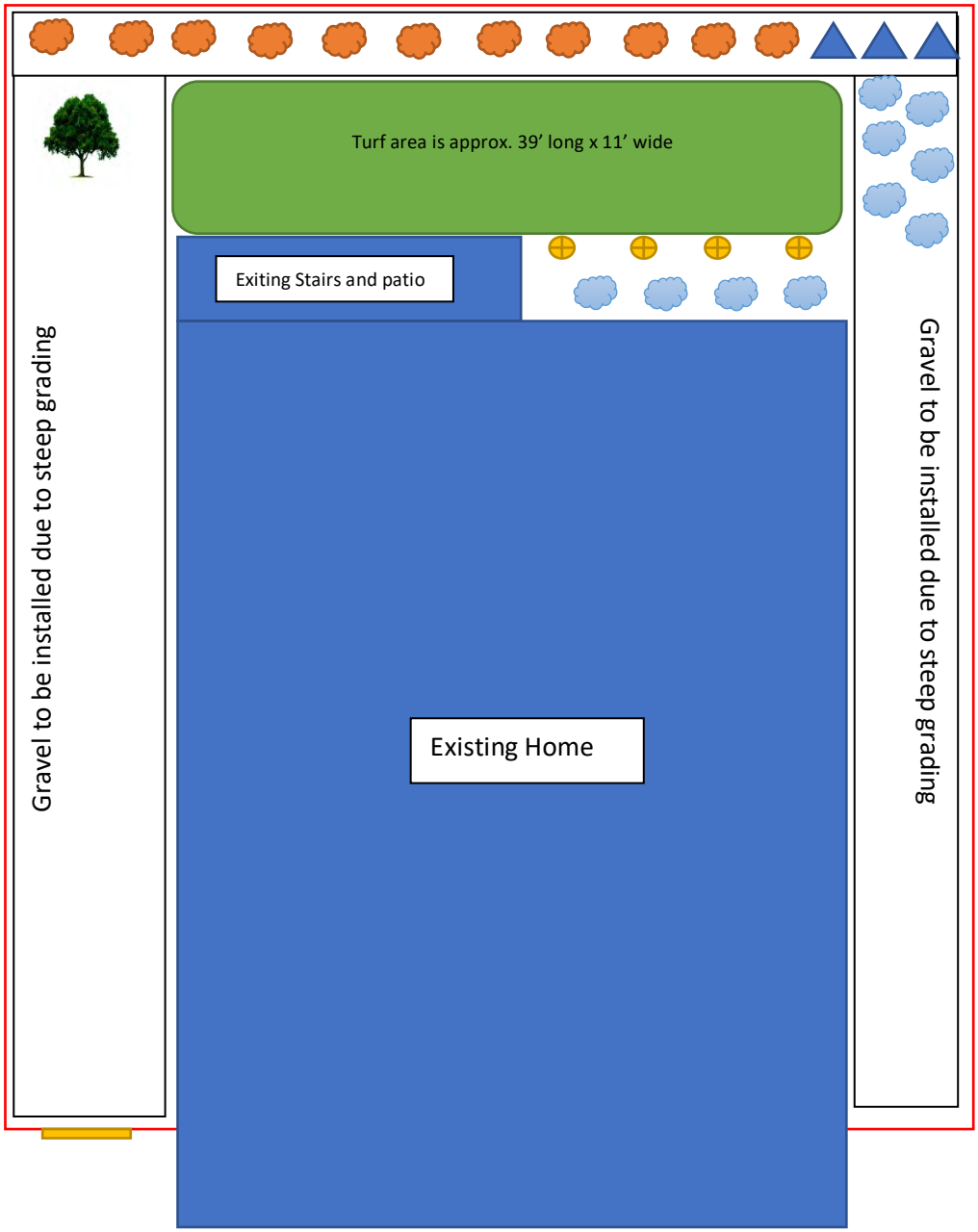
This drawing is not to scale- illustrative only but improvement map is attached

Notes:

1. There is only 14 ft from the concrete patio to the rear fence, 11 feet will be turf and then 3 foot wide bed along fence with shrubs

Additionally Drip line irrigation will be added to service all trees and shrubs

South



Existing Utilities

Existing Fence

Existing Gate

Turf to be installed

Tree to be added – deciduous 2.5" caliper or 6' Evergreen

15 bushes of the same variety will be planted along the back fence line about 2.5 feet apart to allow for growth

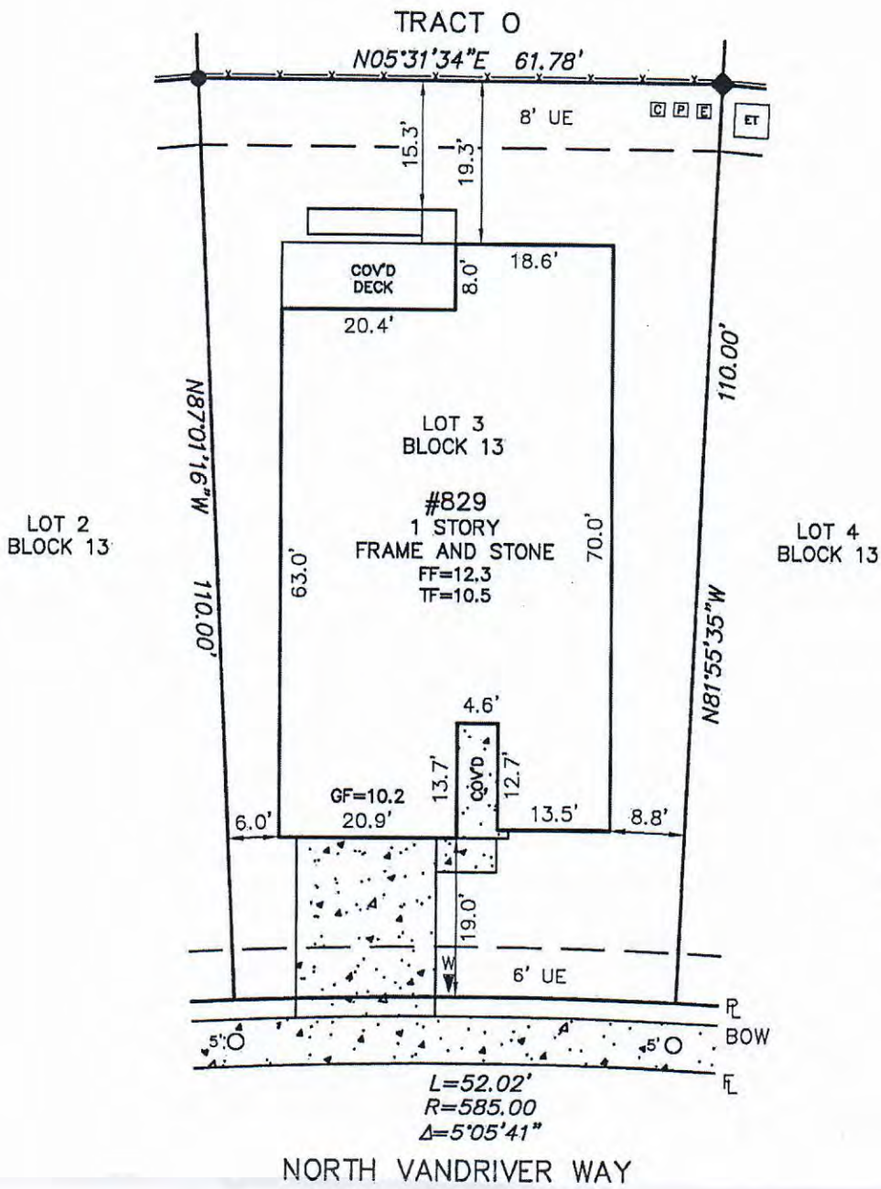
6 random variety bushes will be planted on the north end of the turf to help soften and hide the 3 utility boxes in the north west corner, Additionally, 4 bushes will be planted at rear of home 1 foot off foundation along with 4 native grasses =

East – Front of home already landscaped by builder

Lange Land Surveys
5511 WEST 56TH AVENUE, SUITE 240
ARVADA, CO 80002
P:(720) 242-9732 F:(720) 242-9654

IMPROVEMENT LOCATION CERTIFICATE

LEGEND
PL=PROPERTY LINE
BOW=BACK OF WALK
FL=FLOW LINE
TF=TOP OF FOUNDATION
UE=UTILITY EASEMENT
TBM=TEMPORARY BENCHMARK
=CONCRETE
=FOUND NAIL & DISK PLS NO. ILLEGIBLE OFFSET VALUE SHOWN FROM MONUMENT TO PROPERTY LINE
=FOUND #5 REBAR WITH RPC CAP PLS NO. 36567
=FOUND #5 REBAR
ET =ELECTRIC TRANSFORMER
C =CABLE TV PEDESTAL
E =ELECTRIC PEDESTAL
P =TELEPHONE PEDESTAL
=WOOD FENCE
W =WATER SERVICE



INITIAL HERE

INITIAL HERE

LEGAL DESCRIPTION
LOT 3, BLOCK 13,
SKY RANCH SUBDIVISION
FILING NO. 1,
COUNTY OF ARAPAHOE,
STATE OF COLORADO.

NOTES
1. I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR KB HOME, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS CERTIFICATE IS VALID FOR USE ONLY BY KB HOME AND DESCRIBES THE PARCEL'S APPEARANCE ON JULY 27, 2020.
2. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JULY 27, 2020, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THIS PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

N
0 10 20
SCALE: 1"=20'

JONATHAN R. LANGE
COLORADO REGISTERED
PLS # 37908, FOR AND
ON BEHALF OF LANGE
LAND SURVEYS, LLC

COLORADO REGISTERED
JONATHAN R. LANGE
37908
PROFESSIONAL LAND SURVEYOR
9/18/20

JOB NUMBER: 904-1470	DRAWN BY:	DATE:
	DRAWN BY: IST	DATE: 09/18/20
	DRAWN BY: IST	DATE: 06/24/20

2" Pile
Artificial Turf
from Pro green

Sky Ranch Pageviews/Timing Metrics

All Users
0.00% Pageviews

Feb 1, 2021 - Feb 28, 2021

Sky Ranch Community Authority Board

Pageview Metrics