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: April 9, 2021
TIME: 10:30 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 IN-PERSON 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, IF YOU WISH TO ATTEND VIA TELECONFERENCE, USE THE FOLLOWING DIAL-IN INFORMATION:

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 March 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 30, 2021 (enclosure).

   B. Consider approval of payables through April 15, 2021 in the amount of $108,405.69 (enclosure).

5. CONSTRUCTION MATTERS

   A. Project Manager's Report (enclosure).

   B. **Drainage and Utilities**

      1. None

   C. **Roadway Improvements**

      1. None

   D. **Grading/Earthwork**

      1. Review and consider approval of Change Order No. 1 to the Grading Contract with Bemas Construction for dividing the Sky Ranch Neighborhood A & D Grading contract into two phases in the amount of $0.

      2. Review and consider approval of Change Order No. 2 to the Grading Contract with Bemas Construction for deducting items covered by Pure Cycle and increasing the price of earthwork due to increase in oil prices in the amount of $-120314.15.

      3. Review and consider approval of Change Order No. 3 to the Grading Contract with Bemas Construction changes earthwork quantities for a difference in the design engineer's quantities and exiting site conditions in the amount of $159,686.16.

4. Review and consider approval of Change Order No. 4 to the Grading Contract with Bemas Construction for adding days to the contract schedule due to unsuitable weather conditions in the amount of $0.

5. Ratify approval of Pay Application No. 1 to the Grading Contract with Bemas Construction in the amount of $36,878.05.

E. **Landscape Improvements**

Phase 2

1. Review and consider approval of Pay Application No. 8 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") in the amount of $1,170.29.

Phase 3

1. Review and consider approval of Pay Application No. 11 to the Landscape Improvements Contract with EDI in the amount of $11,748.49.

F. Engineer's Report (enclosure).

6. LEGAL MATTERS

A. Executive Session (if necessary).

B. Other.

7. COMMUNITY MANAGEMENT/COVENANT CONTROL/OPERATIONS

A. Community Manager's Update (enclosure).

B. Status of formation of Citizen's Advisory Committee.

C. Status of 2021 Landscape Maintenance Request for Proposals.

8. OTHER BUSINESS

A. Confirm Quorum for May 14, 2021 Board Meeting.

9. ADJOURNMENT

THE NEXT MEETING IS SCHEDULED FOR MAY 14, 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 MARCH 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 March, 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, and Cathee Sutton; CliftonLarsonAllen LLP ("CLA")
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Barrett Marrocco and Andrew Gaittens; Independent District Engineering Services, LLC ("IDES")
Rick Dinkel and Deborah Saya; Pure Cycle Corporation

Members of the Public: Ed Garner, David Murphy, Jenny Mahaffey, Spencer Mahaffey, Walter Peterson, Katherine Hardy, Barb Gatten, Michelle Lewis and Ash Halefom

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: Ms. Johnson confirmed the presence of a quorum. The Board reviewed a proposed Agenda for the CAB's special meeting.

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried the Board approved the Agenda as amended.

RECORD OF PROCEEDINGS

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

Members of the public submitted the following questions to the Board:

- Results of amenities survey;
- Builder/Developer Meeting;
- Gas and Electric loss issues;
- Resident participation on the Board;
- Project status of Little Dipper Park; and
- Project status of barriers in the storm sewers at Big Dipper Park.

The Board responded to the questions at issue, as follows:

- The amenities survey results are posted on the CAB website. The results will be forwarded along to the Developer for use in future amenities planning.
- The next Developer meeting is anticipated to be scheduled in May in hopes of having the meeting in person.
- Gas and electric loss issues should be directed to the utility company Xcel Energy.
- The Board welcomes participation from the community and is considering the formation of a Citizen's Advisory Committee (the "CAC"), which will work closely with the Board on various issues. A solicitation of requests of interest to serve on the CAC and related questionnaire will be prepared and posted on the CAB website. Interested residents are encouraged to respond. The Board will review the responses and appoint the committee at a future meeting.
- The improvements at the Little Dipper Park have been completed.
- The stormwater best management practices (BMP's) across from the Big Dipper Park are the responsibility of Richmond American Homes. Director Lashnits will contact Richmond about the request to have them removed, if able.

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.

RECORD OF PROCEEDINGS

CONSENT AGENDA The Board considered the following items under the Consent Agenda:

Minutes from the February 12, 2021 Special Meeting: Following discussion, upon motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved the Consent Agenda.

FINANCIAL MATTERS

Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule through December 31, 2020 Updated as of March 1, 2021: Ms. Sutton presented the schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through December 31, 2020, updated as of March 1, 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 schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through December 31, 2020, updated as of March 1, 2021.

Payment of Claims: Ms. Johnson reviewed the updated payment of claims in the amount of $327,620.15 for approval. Following discussion, upon motion duly made by Director Knopinski, seconded by Director Harding, and upon vote the Board ratified the payment of claims in the amount of $327,620.15.

Proposals for Underwriting and Investment Banking Services: This item was moved to the end of the agenda and will be discussed in executive session.

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 Engagement of an External Financial Advisor: Attorney Meintzer advised the Board that pursuant to the Amended and Restated Service Plans of Sky Ranch Metropolitan District Nos. 3, 4 and 5, and the Service Plans of Sky Ranch Metropolitan District Nos. 6, 7 and 8 a financial advisor will need to be engaged to provide a certificate for any future debt issuance. This agenda item will also be discussed in more detail in executive session at the end of the meeting.

CONSTRUCTION MATTERS

Project Manager's Report: Director Lashnits presented the Project Manager's Report to the Board. Director Harding provided an update on the I-70 Interchange project and the approval of the charter school in Sky Ranch.

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: Following review and discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved 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.

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: Following review and discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved 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.

Service Agreement with David Evans and Associates, Inc. for I-70 Interim Traffic Analysis in the amount of $6,500: Following review and discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the Service Agreement with David Evans and Associates, Inc. for I-70 interim traffic analysis in the amount of $6,500.

Drainage and Utilities:

Update on Status of Publication of Invitation to Bid for the Utilities Construction Contract for Phase 2:
Mr. Marrocco provided an update on the Invitation to Bid, noting that the Invitation to Bid had been published; that bid/contract documents were anticipated to be available to bidders on approximately March 17, 2021; and that the bid review process could take 2 to 3 weeks.

Roadway Improvements: None.

Grading/Earthwork:

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:
Following review and discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved 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.

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:
Following review and discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved 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.

RECORD OF PROCEEDINGS

Service Agreement with Pure Cycle Corporation for Erosion Control in Filling 4 in the amount of $467,001.00:
Mr. Marrocco provided a summary on the one bid he received from Pure Cycle Corporation for erosion control services in Filing 4, noting that the proposed pricing was comparable to other public works projects, and therefore, in his opinion, was reasonable. Following review and discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the Service Agreement with Pure Cycle Corporation for erosion control in Filling 4 in the amount of $467,001.00.

Landscape Improvements:

Phase II

Pay Application No 17 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") in the amount of $783.61:
Following discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Pay Application No 17 to the Landscape Improvements Contract with EDI in the amount of $783.61.

Pay Application No. 10 to the Landscape Improvements Contract with EDI in the amount of $52,295.60:
Following discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Pay Application No. 10 to the Landscape Improvements Contract with EDI in the amount of $52,295.60.

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

Independent District Engineering Services ("IDES") 2021 Charge Rate Schedule:
Following discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the IDES 2021 Charge Rate Schedule.

LEGAL MATTERS None.

COMMUNITY MANAGEMENT / COVENANT CONTROL /

Community Manager's Report: Ms. Terrell reviewed the Community Manager's Report with the Board, noting that she received a request from a homeowner for a variance on the amount of live plant material required on their lot.

The homeowner has requested to install artificial turf along with plants, shrubs and trees. The Board discussed the request in detail. Following discussion, upon motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the request for variance for 829 Vandriver Way.

RECORD OF PROCEEDINGS

OPERATIONS MATTERS

Follow Up Regarding Questions from the February 12, 2021 Special Meeting and Certain Resident Committees:
Ms. Johnson reported that she, along with Ms. Terrell and members of the Pure Cycle Corporation staff, have explored ideas for providing items such as a reusable grocery bags, picnic blankets, and water bottles along with a general disclosure document to prospective buyers, new buyers, and existing homeowners. Staff will be working with the builders to require they provide this information while they are working with interested buyers. Ms. Johnson will finalize the options and present to the Board at the April Board meeting.

OTHER BUSINESS

Confirm Quorum for April 9, 2021 Board Meeting: The Board confirmed a quorum for the April 9, 2021 Board Meeting.

EXECUTIVE SESSION

Executive Session Pursuant to Section 24-6-402(4)(b) and (e), C.R.S.: Executive Session pursuant to Section 24-6-402(4)(b) and (e), 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 9:38 a.m., Director Knopinski moved and Director Lashnits seconded a motion to enter into executive session. The motion was unanimously approved.

At 10:01 a.m., Director McNeill moved and Director Harding seconded a motion to end the executive session and reconvene to the Special Meeting. The motion was unanimously approved.

The Board reported that they reviewed the five proposals they received for underwriter and investment banking services.

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board noted to engage Hilltop Securities Inc. for underwriter and investment banking services at the fixed fee proposed and directed legal counsel to prepare a request for proposals for municipal financial advisor services with a tiered service structure.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Harding, seconded by Director McNeill 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 _____
Suzanne Meintzer

Dated: _____

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
December 31, 2020
Updated as of March 30, 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
02/16/21 - Checks 1110-1112	(1,768.43)	(3,248.53)	-	(2,610.63)	-	(7,627.59)
03/02/21 - O&M Fees	-	396.67	-	-	-	396.67
03/03/21 - O&M Fees	-	480.00	-	-	-	480.00
03/04/21 - O&M Fees	-	330.00	-	-	-	330.00
03/08/21 - O&M Fees	-	1,848.12	-	-	-	1,848.12
03/10/21 - Tax Distribution - Sky Ranch MD #1	17,380.82	-	86,910.34	-	-	104,291.16
03/10/21 - Tax Distribution - Sky Ranch MD #5	2,227.57	-	-	-	1,880.64	4,108.21
03/10/21 - O&M Fees	-	660.50	-	-	-	660.50
03/11/21 - O&M Fees	-	330.07	-	-	-	330.07
03/16/21 - O&M Fees	-	1,030.44	-	-	-	1,030.44
03/16/21 - Developer Advance	-	-	-	183,568.60	-	183,568.60
03/16/21 - Checks 1113-1127	(36,677.64)	(12,835.63)	(86,910.39)	(183,568.60)	-	(319,992.26)
03/19/21 - O&M Fees	-	826.69	-	-	-	826.69
03/22/21 - O&M Fees	-	480.35	-	-	-	480.35
03/23/21 - O&M Fees	-	165.64	-	-	-	165.64
03/24/21 - O&M Fees	-	203.27	-	-	-	203.27
03/26/21 - O&M Fees	-	330.22	-	-	-	330.22
Anticipated Transfer from GF to DSF	*(0.05)*	-	*0.05*	-		-
Anticipated balance	77,585.53	170,634.11	-	102,571.76	2,247.14	353,038.54
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)
02/23/21 - Transfer from CBT Checking	-	-	2,017.97	-		2,017.97
Anticipated Deposit (Transfer from CBT Checking)	-	-	*86,910.39*	-	-	*86,910.39*
Anticipated balance	-	-	91,164.75	-	-	91,164.75
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
02/28/21 - Interest Income	-	-	17.39	-		17.39
Anticipated balance	-	-	870,846.64	-	-	870,846.64

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
December 31, 2020
Updated as of March 30, 2021

		General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
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
02/28/21 - Interest Income		-	-	18.27	-		18.27
	Anticipated balance	-	-	915,135.85	-	-	915,135.85
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
02/28/21 - Interest Income		-	-	4.37	-		4.37
	Anticipated balance	-	-	217,582.14	-	-	217,582.14
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
02/28/21 - Interest Income		-	-	-	0.11		0.11
	Anticipated balance	-	-	-	4,624.42	-	4,624.42
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	$ 77,585.53	$ 170,634.11	$ 2,094,729.38	$ 107,945.52	$ 2,247.14	$ 2,453,141.68

Current Yield (as of 02/28/21)
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	104,054.40	-	1,797.58	-	(1,560.82)	104,291.16	27.15%	27.15%	22,464.43	8.20%	8.99%
March	-	-	-	-	-	-	0.00%	27.15%	8,704.21	2.87%	11.86%
April	-	-	-	-	-	-	0.00%	27.15%	131,124.10	51.19%	63.05%
May	-	-	-	-	-	-	0.00%	27.15%	46,273.06	17.69%	80.73%
June	-	-	-	-	-	-	0.00%	27.15%	50,682.26	19.27%	100.00%
July	-	-	-	-	-	-	0.00%	27.15%	1,984.41	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	27.15%	1,515.46	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	27.15%	1,772.18	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	27.15%	1,876.83	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	27.15%	1,418.39	0.00%	100.00%
December	-	-	-	-		-	0.00%	27.15%	1,263.22	0.00%	100.00%
	$ 104,054.40	$ -	$ 4,215.51	$ -	$ (1,560.82)	$ 106,709.09	27.15%	27.15%	$ 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%	$ 17,341.36	27.15%
Debt Service Fund	319,353.00	83.33%	86,713.04	27.15%
	$ 383,219.00	100.00%	$ 104,054.40	27.15%
Specific Ownership Tax				
General Fund	$ 4,471.00	16.67%	$ 702.54	15.71%
Debt Service Fund	22,355.00	83.33%	3,512.97	15.71%
	$ 26,826.00	100.00%	$ 4,215.51	15.71%
Treasurer's Fees				
General Fund	$ 958.00	16.67%	$ 260.12	27.15%
Debt Service Fund	4,790.00	83.33%	1,300.70	27.15%
	$ 5,748.00	100.00%	$ 1,560.82	27.15%

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	3,566.51	-	595.20	-	(53.50)	4,108.21	2.81%	2.81%	1,025.40	0.00%	0.00%
March	-	-	-	-	-	-	0.00%	2.81%	160,334.95	98.20%	98.20%
April	-	-	-	-	-	-	0.00%	2.81%	3,525.05	1.80%	100.00%
May	-	-	-	-	-	-	0.00%	2.81%	823.38	0.00%	100.00%
June	-	-	-	-	-	-	0.00%	2.81%	1,071.30	0.00%	100.00%
July	-	-	-	-	-	-	0.00%	2.81%	1,266.79	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	2.81%	967.42	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	2.81%	1,131.31	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	2.81%	1,198.12	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	2.81%	905.46	0.00%	100.00%
December	-	-	-	-		-	0.00%	2.81%	806.40	0.00%	100.00%
	$ 3,566.51	$ -	$ 1,395.81	$ -	$ (53.50)	$ 4,908.82	2.81%	2.81%	$ 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%	$ 1,933.85	2.81%
Regional Improvements	58,087.00	45.78%	1,632.66	2.81%
	$ 126,890.00	100.00%	$ 3,566.51	2.81%
Specific Ownership Tax				
General Fund	$ 4,816.00	54.22%	$ 756.84	15.72%
Regional Improvements	4,066.00	45.78%	638.97	15.71%
	$ 8,882.00	100.00%	$ 1,395.81	15.72%
Treasurer's Fees				
General Fund	$ 1,032.00	54.22%	$ 29.01	2.81%
Regional Improvements	871.00	45.78%	24.49	2.81%
	$ 1,903.00	100.00%	$ 53.50	2.81%

Sky Ranch Community Authority Board
Developer Advance Summary
March 31, 2021

Typle of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	$ 1,176,277.65	$ 148,513.71	$ 1,324,791.36
BMPs & Erosion Control/Inspection Services	599,302.10	89,098.26	688,400.36
Advances to CAB for Capital Projects	19,188,998.48	913,887.82	20,102,886.30
Total Advances Due	$ 20,964,578.23	$ 1,151,499.79	$ 22,116,078.02

Sky Ranch Community Authority Board
Developer Advance - Project Management
March 31, 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	-	17,644.16	-	-	1,324,791.36
Total 2021 Advances (Repayments)	-	17,644.16	-	-	
Outstanding Balance as of 02/28/21 (Net of Repayments)	$ 1,176,277.65	$ 148,513.71			$ 1,324,791.36

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
March 31, 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	-	8,989.53	-	-	688,400.36
Total 2021 Advances (Repayments)	-	8,989.53	-	-	
Outstanding Balance as of 02/28/21 (Net of Repayments)	$ 599,302.10	$ 89,098.26			$ 688,400.36

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
March 31, 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
03/16/2021	186,568.60				19,824,027.92
Accrued Interest	-	278,858.38	-	-	20,102,886.30
Total 2021 Advances (Repayments)	872,355.62	278,858.38	-	(400,000.00)	
Outstanding Balance as of 02/28/21 (Net of Repayments)	$19,188,998.48	$ 913,887.82			$ 20,102,886.30

Sky Ranch Community Authority Board
Accounts Receivables Summry
March 30, 2021

	Fees Billed YTD	Outstanding AR
O&M Fees		
KB Homes	66.85	(301.41)
Richmond	-	-
Taylor Morrison	-	-
Homeowners	45,254.97	(7,452.46)
Total O&M	45,321.82	(7,753.87)
PIF		
KB Homes	11,572.57	16,618.42
Richmond	19,983.43	18,896.20
Taylor Morrison	28,525.11	57,134.64
Total PIF	60,081.11	92,649.26

PIF information on this page provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
March 30, 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)	(7,081.97)	-	-	-	-	-	-	-	-	-	(50,329.83)
Total O&M Fees AR - Homeowners	(2,377.60)	25,492.07	(23,484.96)	(7,081.97)	-	-	-	-	-	-	-	-	-	(7,452.46)
Total O&M Fees Billed		42,846.82	2,475.00	-	-	-	-	-	-	-	-	-	-	45,321.82
Total Payments Received		(36,036.25)	(51,176.15)	(7,081.97)	-	-	-	-	-	-	-	-	-	(94,294.37)
Total Outstanding		6,810.57	(48,701.15)	(7,081.97)	-	-	-	-	-	-	-	-	-	**(48,972.55)**
													Beginning AR Balance	41,218.68
													Total AR Balance	**(7,753.87)**

Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
March 30, 2021

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF														
KB Homes		4,018.79	1,066.44	6,487.34	-	-	-	-	-	-	-	-	-	11,572.57
Richmond		1,087.23	5,184.58	13,711.62	-	-	-	-	-	-	-	-	-	19,983.43
Taylor Morrison		10,395.90	13,352.75	4,776.46	-	-	-	-	-	-	-	-	-	28,525.11
Amount Due		15,501.92	19,603.77	24,975.42	-	-	-	-	-	-	-	-	-	60,081.11
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)	1,066.44	6,487.34	-	-	-	-	-	-	-	-	-	16,618.42
Richmond	24,380.54	(23,293.31)	4,097.35	13,711.62	-	-	-	-	-	-	-	-	-	18,896.20
Taylor Morrison	28,609.53	10,395.90	13,352.75	4,776.46	-	-	-	-	-	-	-	-	-	57,134.64
Total PIF AR	70,932.48	(21,775.18)	18,516.54	24,975.42	-	-	-	-	-	-	-	-	-	92,649.26
Total PIF Billed		15,501.92	19,603.77	24,975.42	-	-	-	-	-	-	-	-	-	60,081.11
Total Payments Received		(37,277.10)	(1,087.23)	-	-	-	-	-	-	-	-	-	-	(38,364.33)
Total Outstanding		(21,775.18)	18,516.54	24,975.42	-	-	-	-	-	-	-	-	-	**21,716.78**
													Beginning AR Balance	70,932.48
													Total AR Balance	**92,649.26**

PIF information on this page is provided by the Developer.

03 - Sky Ranch Community Authority Board
AP - Accounts Payable
Automatic Cash Requirements List for Apr15/21
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										
1060 - McGeady Becher P.C.										
034302	Feb28/21	5-Mar	0149	28-Feb	F2-DEV	18,718.95	0	0	0	18,718.95
					Totals	18,718.95	0	0	0	18,718.95
1100 - T. Charles Wilson										
009135	Oct12/20	10-Mar	0151	1-Jan		495	0	0	0	495
009136	Oct12/20	10-Mar	0151	1-Jan		495	0	0	0	495
					Totals	990	0	0	0	990
1120 - IDES LLC										
009844	Feb 28/21	10-Mar	0151	30-Mar	F1-DEV	4,746.00	0	0	0	4,746.00
009845	Feb 28/21	10-Mar	0151	30-Mar	F2-DEV	1,593.00	0	0	0	1,593.00
					Totals	6,339.00	0	0	0	6,339.00
1125 - Westwood Professional Services Inc										
1210300705	Mar16/21	10-Mar	0151	16-Mar	F2-DEV	39,157.50	0	0	0	39,157.50
1210300713	Mar16/21	10-Mar	0151	16-Mar	F2-DEV	928.43	0	0	0	928.43
					Totals	40,085.93	0	0	0	40,085.93
1150 - Xcel Energy										
724997560	Mar23/21	5-Mar	0149	12-Apr		46.02	0	0	0	46.02
					Totals	46.02	0	0	0	46.02
1160 - ERO Resources Corporation										
096678	Mar10/21	5-Mar	0149	10-Mar	F2-DEV	2,536.40	0	0	0	2,536.40
					Totals	2,536.40	0	0	0	2,536.40
1170 - PCS Group Inc.										
11960	Feb28/21	31-Mar	0149	30-Mar	F2-DEV	540.00	0	0	0	540.00
11961	Feb28/21	31-Mar	0149	30-Mar	F2-DEV	15,103.75	0	0	0	15,103.75
					Totals	15,643.75	0	0	0	15,643.75
1185 - Aurora Media Group										
100245	Mar19/21	19-Mar	0149	19-Mar	F1-DEV	52.00	0	0	0	52.00
					Totals	52.00	0	0	0	52.00
1225 - CMS Environmental Solutions LLC										
117712	Apr01/21	5-Mar	0149	1-May	F1-DEV	375.00	0	0	0	375.00
117780	Apr01/21	5-Mar	0149	1-May	F2-DEV	375.00	0	0	0	375.00
					Totals	750.00	0	0	0	750.00
1242 - CliftonLarsonAllen LLP										
2768681	Mar05/21	5-Mar	0149	5-Mar		111.83	0	0	0	111.83
2768682	Mar05/21	10-Mar	0151	5-Mar		23.63	0	0	0	23.63
2768683	Mar05/21	5-Mar	0149	5-Mar		870.19	0	0	0	870.19
2771576	Mar10/21	10-Mar	0151	10-Mar		2,451.40	0	0	0	2,451.40
2771584	Mar10/21	10-Mar	0151	10-Mar		7,066.86	0	0	0	7,066.86
2778657	Mar23/21	23-Mar	0151	23-Mar		3,504.38	0	0	0	3,504.38
					Totals	14,028.29	0	0	0	14,028.29
1249 - Pure Cycle Water Cycle										
J000141	Mar01/21	5-Mar	0149	31-Mar		8,945.35	0	0	0	8,945.35
					Totals	8,945.35	0	0	0	8,945.35
1266 - CDPHE										
WC21119975	Mar12/21	5-Mar	0149	12-Mar	F2-DEV	270.00	0	0	0	270.00
					Totals	270.00	0	0	0	270.00
					Totals	108,405.69	0	0	0	108,405.69

SUPPLIERS NOT PAYABLE THIS RUN

No Non-Payables Found

INVOICES ON HOLD

Total Amount on Hold 0

NOTE : * indicates partial payment
+ indicates separate cks/inv
NUMBER OF CHECKS TO PRINT : 11

Sky Ranch CAB – Project Manager Board Report
Date: 04/09/21

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

- Grading, Utilities and Streets – complete and under acceptance; performing minor repairs and maintenance; street settlements
- 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 – second submittal in for review – comments due late April
- Grading – underway
- I70 Interchange – 1601 process ongoing; discussing funding options
- 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 II

- Bemas CO? $39,372.01
    - COR1 $0.00 – divide contract into Phase 1 and Phase 2
    - COR2 $(120,314.15) – credit for BMPs and added fuel charge
    - COR3 $159,686.16 – scope changes, undocumented fill, existing condition reconciliation

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	1,613,705.76	-	-	-	0%	1,613,705.76
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	467,001.00	10,400.28	-	8,552.28	2%	456,600.72
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	4,155,501.85	1,373,576.28	-	1,130,420.00	13	2,781,925.57

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
April 09, 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 #8 is recommended for payment: $1,170.29 ($1,231.88 District; $0.00 Non-District; $61.59 Retained).
    - $169,603.96 Billed to Date. $8,480.20 Retained. $161,123.76 Paid to Date.

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

Pay Applications
- Pay Application #11 is recommended for payment: $11,748.49 ($12,366.83 District; $0.00 Non-District; $618.34 Retained).
    - $1,209,819.78 Billed to Date. $60,490.99 Retained. $1,149,328.79 Paid to Date.

Grading Neighborhood A & D Phase 1 – Bemas Construction
Change Orders
Recommend Approval:
- Change Order 1: $0.00 for dividing the Sky Ranch Neighborhood A & D Grading contract into two phases.
- Change Order 2: -$120,314.15 for deducting items covered by Pure Cycle and increasing the price of earthwork due to the increase in oil prices.
- Change Order 3: $159,686.16 for changes earthwork quantities for a difference in the design engineer's quantities and the existing site conditions.
- Change Order 4: $0.00 for adding days to the contract schedule due to unsuitable weather conditions.

Pay Applications
- Pay Application #1 is recommended for payment: $36,878.05 ($34,691.96 District; $4,127.04 Non-District; $1,940.95 Retained).
    - $36,819.00 Billed to Date. $1,940.95 Retained. $36,878.05 Paid to Date.

Grading, Utilities, and Roadways Warranty Contract – Premier Earthworks & Infrastructure
Change Orders
Recommend Ratification:
- None

Recommend Approval:

- None

Pay Applications

- None

Other Matters

- Bids for Sky Ranch F4 Utilities due April 20th, 2021

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	2	$50,000.00	$12,185.60	$37,814.40
EDI - Landscape P1	30	$2,076,304.28	$1,978,792.34	$97,511.94
EDI - Landscape P2	4	$169,603.96	$159,953.47	$9,650.49
EDI - Landscape P3	11	$1,221,251.94	$1,137,580.30	$83,671.64
BEMAS - Grading A&D P1	0	$1,574,333.75	$36,878.05	$1,537,455.70
BEMAS - Grading A&D P2	0	$819,045.20	$0.00	$819,045.20
Pure Cycle - EC F4	0	$467,001.00	$0.00	$467,001.00
Total		$27,020,836.37	$23,968,686.00	$3,052,150.37

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	114
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	$12,185.60	0	$12,185.60	0
5	EDI - Landscape Ph 1	$1,633,252.04	96	$443,052.24	174	$2,076,304.28	270
6	EDI - Landscape Ph 2	$155,431.26	210	$14,172.70	3	$169,603.96	213
7	EDI - Landscape Ph 3	$1,293,395.48	210	-$72,143.54	55	$1,221,251.94	265
8	Bemas - Grading A&D P1	$1,574,333.75	44	$0.00	0	$1,574,333.75	44
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$467,001.00	0	$0.00	0	$467,001.00	0
11							
	Total	**$24,701,051.23**		**$2,281,970.74**		**$26,983,021.97**	

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	$12,185.60	0	$0.00	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	Bemas - Grading A&D P1	$1,574,333.75	44	$39,372.01	12.5	$1,613,705.76	57
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$467,001.00	0	$0.00	0	$467,001.00	0
11							
	Total	**$26,983,021.97**		**$462,354.74**		**$27,445,376.71**	
	Potential Total of All Change Orders					$462,354.74	

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	Bemas - Grading A&D P1	$0.00		$0.00	$0.00
9	Bemas - Grading A&D P2	$0.00		$0.00	$0.00
10	Pure Cycle - EC F4	$0.00		$0.00	$0.00
11					
Total				**$0.00**	**$0.00**

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, April 9, 2021

ACC Requests

Six architectural requests have been received since the last meeting. The requests were for fence installation, backyard landscaping, flag request, and pergola installation. All requests have been approved

Violation Report

Inspection of the Community was completed on Monday, March 29th resulting in 9 violation notices being sent to owners. Violations include visible trash cans, holiday lights, and vehicular parking/trailer storage.

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

Delinquent Accounts/Collection Recommendation for Quarterly Assessments

The Sky Ranch CAB does not currently have a set threshold amount in place before turning owners over to the attorney for collections. Management has discussed the threshold options with Altitude, and being that the assessments are collected quarterly, we would recommend that the CAB set its collection threshold at 120 days- owners who are 120 days delinquent (two quarters) would then be turned over to Altitude to begin the collection process.

Please let us know if there are any questions.

Celeste Terrell, CMCA, AMS
Community Manager

Sky Ranch Pageviews/Timing Metrics

All Users
0.00% Pageviews

Mar 1, 2021 - Mar 31, 2021

Sky Ranch Community Authority Board

Pageview Metrics