SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")

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

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: July 9, 2021

TIME: 8:30 a.m.

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

CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, 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.

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

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

   https://teams.microsoft.com/l/meetup-join/19%3ameeting_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

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

   Phone Conference ID: **321 517 589#**

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

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

C. Public Comment.

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

II. CONSENT AGENDA

A. Approve Minutes from the June 11, 2021 Special Meeting (enclosure).

B. Ratify approval of Change Order No. 14 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") for weed control in Phase 3 to start the final seeding process in the amount of $882.88.

III. FINANCIAL MATTERS

A. Review and accept the schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through March 31, 2021 updated as of June 23, 2021 (enclosure).

B. Consider approval of payables through July 9, 2021 in the amount of $452,049.14 (enclosure).

IV. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

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B. Engineer's Report (enclosure).

C. Review and consider approval of Task Order No. 4 to the Master Services Agreement with CTL Thompson, Inc. for Filing 4 Utility and Roadway Observation and Testing in the amount of $146,416.00.

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

1. Drainage and Utilities: None.

2. Roadway Improvements: None.

3. Grading/Earthwork: None.

4. Landscape Improvements:

Phase 1 None.

Phase 2 None.

Phase 3 Review and consider approval of Change Order No. 15 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") for regrading and seeding areas disturbed by fence contractors and builders in the amount of $14,248.78 ($11,115.12 eligible for certification).

Review and consider approval of Pay Application No. 13 to the Landscape Improvements Contract with EDI in the amount of $28,562.57.

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

1. Grading/Earthwork: Review and approve Pay Application No. 4 to the Construction Contract with Bemas Construction in the amount of $343,798.67.

2. Drainage and Utilities: Review and Consider Approval of Pay Application No. 1 to the Construction

Contract with Nelson Pipeline in the amount of $548,178.50.

3. Erosion Control None.

V. LEGAL MATTERS

A. Executive Session (if necessary).

B. Other.

VI. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

B. Sky Ranch Citizens Advisory Committee Matters:

1. Consider appointment of new members to the CAC.

2. Discuss and consider recommendations from the Sky Ranch Citizens Advisory Committee.

VII. OTHER BUSINESS

A. Confirm Quorum for August 13, 2021 Board Meeting.

VIII. ADJOURNMENT

THE NEXT MEETING IS SCHEDULED FOR AUGUST 13, 2021.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD JUNE 11, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB was convened on Friday, the 11th day of June, 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, President
Joe Knopinski, Vice President
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary
Kevin McNeill, Treasurer

Also in Attendance Were:
Lisa Johnson, Celeste Terrell and Cathee Sutton; CliftonLarsonAllen LLP ("CLA")
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Andrew Gaittens and Wes Back; Independent District Engineering Services, LLC ("IDES")
Deb Saya and Rick Dinkel; Pure Cycle Corporation

Members of the Public: Alma Amador, Ash Haleform, Ashley Clement, David Murphy, Ed Garner, Jeff Nelson, Jorge Cardenas, Matthew Watkins, Paul Diaz, Rebeka Baker-White, Spencer Mahaffey, Jennifer Mahaffey, Lupita Warren, Ginger Nichols, Jeff Nelson, Jennifer Kennedy, and Dan Moore.

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.

RECORD OF PROCEEDINGS

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 Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the Agenda as amended.

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

Upon a motion duly made by Director Harding, seconded by Director McNeill 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

Ms. Johnson discussed with the members of the public present a new process for addressing community questions provided prior to the Board meetings. In an effort to reach more residents, responses to the questions provided to her prior to the Board meeting were emailed out to the Community Advisory Committee ("CAC") as well as all residents currently on the email distribution list. The information will also be uploaded to the Authority's website to provide community wide access.

Mr. Diaz asked if the process to amend the Covenants, Conditions and Restrictions could be shared with residents. Board authorized Ms. Johnson to contact Altitude Community Law to solicit a summary of this process.

CONSENT AGENDA

The Board considered the following item(s) under the Consent Agenda:

- **Minutes from the May 14, 2021 Special Meeting;**
- **Ratify Approval of Service Agreement with Tele LLC d/b/a/ Front Range Aquatech Inc. for Recreation Center and Pool Design in the Amount of $15,600.00;**

RECORD OF PROCEEDINGS

- **Ratify Approval of Service Agreement with Cole Garner Geotechnical, Inc. for Subex Materials Testing (Geotech) for Alleys in KB Homes Area in the Amount of $836.50; and**
- **Ratify Approval of Task Order No. 10 to the Master Services Agreement with Westwood Professional Services, Inc. for Subex Staking for Alleys in KB Homes Area in the Amount of $1,100**

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

FINANCIAL MATTERS

2020 Audit and Authorize Execution of Representations Letter: Ms. Sutton presented the 2020 Audit to the Board.

Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the 2020 Audit and authorized the execution of the Representations Letter, subject to final review by Legal Counsel, and a clean opinion letter from the auditor.

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

Following review and discussion, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, accounts receivable summaries, tax schedules, and developer advance schedule through March 31, 2021, updated as of June 1, 2021.

Payment of Claims: Ms. Johnson reviewed the payment of claims in the amount of $654,783.78 for approval. Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Harding and, upon vote, unanimously carried, the Board ratified approval of the payment of claims in the amount of $654,783.78.

CONSTRUCTION MATTERS

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

Task Order No. 3 to the Master Services Agreement with CTL Thompson, Inc. for Filing 4 Pavement Designs in the Amount of $30,250.00: Following review and

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RECORD OF PROCEEDINGS

discussion, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Task Order No. 3 to the Master Services Agreement with CTL Thompson, Inc. for Filing 4 Pavement Designs in the amount of $30,250.00.

Task Order No. 3 to the Master Services Agreement with KT Engineering, LLC for Filing 4 Utility and Roadway Staking in the Amount of $183,520.00: Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Task Order No. 3 to the Master Services Agreement with KT Engineering, LLC for Filing 4 Utility and Roadway Staking in the amount of $183,520.00.

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

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

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: **Change Order No. 12 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") for Irrigation Repairs Along Orion Park, N. Vandriver Way, and 6th Drive in the Amount of $1,913.84:** Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Change Order No. 12 to the Landscape Improvements Contract with EDI for Irrigation Repairs along Orion Park, N. Vandriver Way, and 6th Drive in the amount of $1,913.84.

Change Order No. 13 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") for Structural Engineering Observations and Reports Regarding Pocket Park North and Pocket

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Park South in the Amount of $3,572.50: Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Change Order No. 13 to the Landscape Improvements Contract with EDI for Structural Engineering Observations and Reports regarding Pocket Park North and Pocket Park South in the Amount of $3,572.50.

Change Order No. 14 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") for Weed Control in Phase 3 to Start the Final Seeding Process in the Amount of $882.88: Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Change Order No. 14 to the Landscape Improvements Contract with EDI for Weed Control in Phase 3 to Start the Final Seeding Process in the amount of $882.88.

Pay Application No. 12 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") in the Amount of $1,755.92: Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Pay Application No. 12 to the Landscape Improvements Contract with EDI in the amount of $1,755.92.

PHASE 2 (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork:

Pay Application No. 3 to the Bemas Construction, Inc. ("Bemas") Grading Contract in the Amount of $189,325.08: Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Pay Application No. 3 to the Bemas Grading Contract in the amount of $189,325.08.

Drainage and Utilities: None.

Erosion Control: None.

LEGAL MATTERS **First Amendment to Resolution No. 2017-03-06 Regarding Colorado Open Records Act Requests:** Attorney Meintzer presented the First Amendment to Resolution No. 2017-03-06 to the Board. Following review and discussion, upon a motion duly made

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by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adopted a First Amendment to Resolution No. 2017-03-06 Regarding Colorado Open Record Act Requests, as presented.

Resolution No. 2021-06-01, Resolution Adopting the Bylaws for the Sky Ranch Citizens Advisory Committee: Attorney Meintzer presented Resolution No. 2021-06-01 to the Board. Following review and discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-06-01, Resolution Adopting the Bylaws for the Sky Ranch Citizens Advisory Committee, as presented.

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

COMMUNITY MANAGEMENT / COVENANT CONTROL/ OPERATIONS

Community Manager's Report: The Board reviewed the Community Manager's Report.

Sky Ranch Citizens Advisory Committee Matters ("CAC"):

Recommendations from the CAC: There were no recommendations presented at this time.

OTHER BUSINESS

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

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the meeting was adjourned at 9:30 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
March 31, 2021
Updated as of June 23, 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 03/31/21	95,115.85	158,318.07	-	78,009.76	279.14	331,722.82
Subsequent activities:						
04/01/21 - O&M Fees	-	4,801.92	-	-	-	4,801.92
04/05/21 - O&M Fees	-	330.15	-	-	-	330.15
04/06/21 - O&M Fees	-	200.00	-	-	-	200.00
04/06/21 - PIF	1,066.44	-	-	-	-	1,066.44
04/07/21 - O&M Fees	-	838.04	-	-	-	838.04
04/08/21 - O&M Fees	-	149.74	-	-	-	149.74
04/08/21 - Tax Distribution - Sky Ranch MD #1	4,419.11	-	22,097.14	-	-	26,516.25
04/08/21 - Tax Distribution - Sky Ranch MD #5	31,334.68	-	-	-	26,454.35	57,789.03
04/09/21 - O&M Fees	-	150.00	-	-	-	150.00
04/09/21 - Pure Cycle Payment	-	(8,945.35)	-	-	-	(8,945.35)
04/09/21 - Checks 1130-1142	(27,778.84)	(6,799.08)	(22,097.18)	(67,507.08)	(150.00)	(124,332.18)
04/12/21 - O&M Fees	-	16,395.01	-	-	-	16,395.01
04/14/21 - O&M Fees	-	1,306.62	-	-	-	1,306.62
04/15/21 - O&M Fees	-	599.74	-	-	-	599.74
04/19/21 - O&M Fees	-	449.88	-	-	-	449.88
04/20/21 - O&M Fees	-	299.82	-	-	-	299.82
04/20/21 - CTL Payment	-	-	-	(1,841.50)	-	(1,841.50)
04/21/21 - O&M Fees	-	450.00	-	-	-	450.00
04/22/21 - O&M Fees	-	541.36	-	-	-	541.36
04/23/21 - Fees for Online Payment	-	(80.37)	-	-	-	(80.37)
04/23/21 - O&M Fees	-	779.52	-	-	-	779.52
04/26/21 - PIF	24,160.07	-	-	-	-	24,160.07
04/26/21 - O&M Fees	-	6,655.98	-	-	-	6,655.98
04/27/21 - O&M Fees	-	150.00	-	-	-	150.00
04/28/21 - O&M Fees	-	450.01	-	-	-	450.01
04/28/21 - PIF	13,352.75	-	-	-	-	13,352.75
04/28/21 - Developer Advance	-	-	-	69,446.58	-	69,446.58
04/29/21 - O&M Fees	-	597.15	-	-	-	597.15
04/30/21 - O&M Fees	-	2,701.71	-	-	-	2,701.71
05/03/21 - Return of Xcel Payment	-	46.02	-	-	-	46.02
05/03/21 - O&M Fees	-	449.74	-	-	-	449.74
05/03/21 - Check 1143	-	-	-	(250.00)	-	(250.00)
05/04/21 - PIF	10,506.13	-	-	-	-	10,506.13
05/04/21 - O&M Fees	-	375.30	-	-	-	375.30
05/05/21 - O&M Fees	-	1,352.78	-	-	-	1,352.78
05/06/21 - O&M Fees	-	599.71	-	-	-	599.71
05/07/21 - Tax Distribution - Sky Ranch MD #1	2,357.62	-	11,788.93	-	-	14,146.55
05/07/21 - Tax Distribution - Sky Ranch MD #5	2,597.21	-	-	-	2,192.70	4,789.91
05/07/21 - O&M Fees	-	200.00	-	-	-	200.00
05/10/21 - Check 1144	-	(134.65)	-	-	-	(134.65)
05/10/21 - O&M Fees	-	9,894.29	-	-	-	9,894.29
05/11/21 - O&M Fees	-	150.00	-	-	-	150.00
05/12/21 - O&M Fees	-	600.47	-	-	-	600.47
05/13/21 - O&M Fees	-	666.02	-	-	-	666.02
05/14/21 - O&M Fees	-	300.00	-	-	-	300.00
05/17/21 - PIF	2,529.62	-	-	-	-	2,529.62
05/17/21 - Checks 1145-1159	(20,405.23)	(8,366.45)	(11,788.94)	(316,095.89)	(60.00)	(356,716.51)
05/17/21 - O&M Fees Returned	-	(150.00)	-	-	-	(150.00)
05/18/21 - O&M Fees	-	465.00	-	-	-	465.00
05/19/21 - O&M Fees	-	451.66	-	-	-	451.66
05/20/21 - O&M Fees	-	300.00	-	-	-	300.00
05/20/21 - Fees for Online Payment	-	(204.93)	-	-	-	(204.93)
05/24/21 - O&M Fees	-	4,457.26	-	-	-	4,457.26
05/25/21 - O&M Fees	-	150.00	-	-	-	150.00
05/26/21 - O&M Fees	-	880.00	-	-	-	880.00
05/27/21 - PIF	23,299.91	-	-	-	-	23,299.91
05/28/21 - PIF	9,116.35	-	-	-	-	9,116.35
05/28/21 - O&M Fees	-	150.00	-	-	-	150.00
05/28/21 - Developer Advance	-	-	-	316,035.89	-	316,035.89
06/01/21 - PIF	12,584.53	-	-	-	-	12,584.53
06/02/21 - PIF	4,646.10	-	-	-	-	4,646.10
06/04/21 - O&M Fees	-	50.00	-	-	-	50.00
06/04/21 - Check 1160	-	-	-	(6,637.60)	-	(6,637.60)
06/07/21 - O&M Fees	-	300.00	-	-	-	300.00
06/09/21 - Tax Distribution - Sky Ranch MD #1	23,186.91	-	115,942.90	-	-	139,129.81
06/09/21 - Tax Distribution - Sky Ranch MD #5	350.60	-	-	-	296.00	646.60
06/14/21 - O&M Fees	-	351.51	-	-	-	351.51
06/15/21 - O&M Fees	-	150.00	-	-	-	150.00
06/15/21 - Checks 1161-1173	(17,718.65)	(8,021.93)	(115,943.19)	(490,607.46)	-	(632,291.23)
06/16/21 - CTL Payment	-	-	-	(5,224.95)	-	(5,224.95)
06/16/21 - Zonda Advisory	(10,000.00)	-	-	-	-	(10,000.00)
06/17/21 - O&M Fees	-	150.00	-	-	-	150.00
06/18/21 - O&M Fees	-	150.00	-	-	-	150.00
06/21/21 - O&M Fees	-	424.18	-	-	-	424.18
06/22/21 - Developer Advance	-	-	-	483,881.16	-	483,881.16
06/23/21 - O&M Fees	-	150.00	-	-	-	150.00
Anticipated Transfer from GF to DSF	*(0.34)*	-	*0.34*	-	-	-
Anticipated balance	184,720.82	186,675.90	-	59,208.91	29,012.19	459,617.82

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
March 31, 2021
Updated as of June 23, 2021

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
UMB - 2019A Revenue Fund						
Balance as of 03/31/21	-	-	91,161.86	-	-	91,161.86
Subsequent activities:						
04/20/21 - Transfer from CBT Checking	-	-	22,097.18	-		22,097.18
04/30/21 - Interest Income	-	-	0.52	-		0.52
05/24/21 - Transfer from CBT Checking	-	-	11,788.94	-		11,788.94
05/31/21 - Interest Income	-	-	(0.22)	-		(0.22)
Anticipated Deposit (Transfer from CBT Checking)	-	-	*155,942.90*	-	-	*155,942.90*
Anticipated balance	-	-	280,991.18	-	-	280,991.18
UMB - 2019A Bond Fund						
Balance as of 03/31/21	-	-	870,853.02	-	-	870,853.02
Subsequent activities:						
04/30/21 - Interest Income	-	-	(1.45)	-		(1.45)
05/31/21 - Interest Income	-	-	(3.85)	-		(3.85)
06/01/21 - Debt Service Payment - 2019A	-	-	(285,875.00)	-		(285,875.00)
Anticipated balance	-	-	584,972.72	-	-	584,972.72
UMB - 2019A Reserve Fund						
Balance as of 03/31/21	-	-	915,142.61	-	-	915,142.61
Subsequent activities:						
04/30/21 - Interest Income	-	-	(1.48)	-		(1.48)
05/31/21 - Interest Income	-	-	(3.94)	-		(3.94)
Anticipated balance	-	-	915,137.19	-	-	915,137.19
UMB - 2019A Surplus Fund						
Balance as of 03/31/21	-	-	217,583.76	-	-	217,583.76
Subsequent activities:						
04/30/21 - Interest Income	-	-	(0.31)	-		(0.31)
05/31/21 - Interest Income	-	-	(0.92)	-		(0.92)
Anticipated balance	-	-	217,582.53	-	-	217,582.53
UMB - 2019A Project Fund						
Balance as of 03/31/21	-	-	-	4,624.42	-	4,624.42
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	4,624.42	-	4,624.42
UMB - 2019B Project Fund						
Balance as of 03/31/21	-	-	-	749.34	-	749.34
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	749.34	-	749.34
Anticipated balance	$ 184,720.82	$ 186,675.90	$ 1,998,683.62	$ 64,582.67	$ 29,012.19	$ 2,463,675.20

Current Yield (as of 05/31/21)
UMB invested in ColoTrust Prime - 0.01%

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	24,322.64	-	2,558.45	-	(364.84)	26,516.25	6.35%	33.50%	8,704.21	2.87%	11.86%
April	12,174.43	-	2,154.74	-	(182.62)	14,146.55	3.18%	36.68%	131,124.10	51.19%	63.05%
May	139,250.27	-	1,952.81	15.72	(2,088.99)	139,129.81	36.34%	73.01%	46,273.06	17.69%	80.73%
June	-	-	-	-	-	-	0.00%	73.01%	50,682.26	19.27%	100.00%
July	-	-	-	-	-	-	0.00%	73.01%	1,984.41	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	73.01%	1,515.46	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	73.01%	1,772.18	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	73.01%	1,876.83	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	73.01%	1,418.39	0.00%	100.00%
December	-	-	-	-		-	0.00%	73.01%	1,263.22	0.00%	100.00%
	$ 279,801.74	$ -	$ 10,881.51	$ 15.72	$ (4,197.27)	$ 286,501.70	73.01%	73.01%	$ 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%	$ 46,630.83	73.01%
Debt Service Fund	319,353.00	83.33%	233,170.91	73.01%
	$ 383,219.00	100.00%	$ 279,801.74	73.01%
Specific Ownership Tax				
General Fund	$ 4,471.00	16.67%	$ 1,813.47	40.56%
Debt Service Fund	22,355.00	83.33%	9,068.04	40.56%
	$ 26,826.00	100.00%	$ 10,881.51	40.56%
Treasurer's Fees				
General Fund	$ 958.00	16.67%	$ 699.50	73.02%
Debt Service Fund	4,790.00	83.33%	3,497.77	73.02%
	$ 5,748.00	100.00%	$ 4,197.27	73.02%

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	57,809.03	-	847.14	-	(867.14)	57,789.03	45.56%	48.37%	160,334.95	98.20%	98.20%
April	4,138.52	-	713.47	-	(62.08)	4,789.91	3.26%	51.63%	3,525.05	1.80%	100.00%
May	-	-	646.60	-	-	646.60	0.00%	51.63%	823.38	0.00%	100.00%
June	-	-	-	-	-	-	0.00%	51.63%	1,071.30	0.00%	100.00%
July	-	-	-	-	-	-	0.00%	51.63%	1,266.79	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	51.63%	967.42	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	51.63%	1,131.31	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	51.63%	1,198.12	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	51.63%	905.46	0.00%	100.00%
December	-	-	-	-		-	0.00%	51.63%	806.40	0.00%	100.00%
	$ 65,514.06	$ -	$ 3,603.02	$ -	$ (982.72)	$ 68,134.36	51.63%	51.63%	$ 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%	$ 35,523.40	51.63%
Regional Improvements	58,087.00	45.78%	29,990.66	51.63%
	$ 126,890.00	100.00%	$ 65,514.06	51.63%
Specific Ownership Tax				
General Fund	$ 4,816.00	54.22%	$ 1,953.65	40.57%
Regional Improvements	4,066.00	45.78%	1,649.37	40.56%
	$ 8,882.00	100.00%	$ 3,603.02	40.57%
Treasurer's Fees				
General Fund	$ 1,032.00	54.22%	$ 532.86	51.63%
Regional Improvements	871.00	45.78%	449.86	51.65%
	$ 1,903.00	100.00%	$ 982.72	51.64%

Sky Ranch Community Authority Board
Developer Advance Summary
June 30, 2021

Typle of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	$ 1,369,322.38	$ 177,166.78	$ 1,546,489.16
BMPs & Erosion Control/Inspection Services	599,302.10	98,087.79	697,389.89
Advances to CAB for Capital Projects	20,055,362.11	1,203,430.97	21,258,793.08
Total Advances Due	$ 22,023,986.59	$ 1,478,685.54	$ 23,502,672.13

Sky Ranch Community Authority Board
Developer Advance - Project Management
June 30, 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**
01/31/2020	20,905.17	-	-	-	1,257,475.71
02/29/2020	5,797.17	-	-	-	1,263,272.88
03/31/2020	17,553.31	-	-	-	1,280,826.19
04/30/2020	13,408.78	-	-	-	1,294,234.97
05/31/2020	13,155.73	-	-	-	1,307,390.70
06/30/2020	26,639.13	-	-	-	1,334,029.83
07/31/2020	14,229.71	-	-	-	1,348,259.54
08/31/2020	27,094.72	-	-	-	1,375,354.26
09/30/2020	11,891.95	-	-	-	1,387,246.21
10/31/2020	7,906.17	-	-	-	1,395,152.38
11/30/2020	7,391.73	-	-	-	1,402,544.11
12/31/2020	27,071.16	-	-	-	1,429,615.27
Accrued Interest	-	75,794.22	-	-	1,505,409.49
Total 2020 Advances (Repayments)	193,044.73	75,794.22	-	-	
Accrued Interest	-	41,079.67	-	-	1,546,489.16
Total 2021 Advances (Repayments)	-	41,079.67	-	-	
Outstanding Balance as of 06/30/21 (Net of Repayments)	$ 1,369,322.38	$ 177,166.78			$ 1,546,489.16

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
June 30, 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	-	17,979.06	-	-	697,389.89
Total 2021 Advances (Repayments)	-	17,979.06	-	-	
Outstanding Balance as of 06/30/21 (Net of Repayments)	$ 599,302.10	$ 98,087.79			$ 697,389.89

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
June 30, 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	183,568.60				19,821,027.92
04/28/2021	69,446.58				19,890,474.50
05/28/2021	316,035.89				20,206,510.39
06/22/2021	483,881.16				20,690,391.55
Accrued Interest	-	568,401.53	-	-	21,258,793.08
Total 2021 Advances (Repayments)	1,738,719.25	568,401.53	-	(400,000.00)	
Outstanding Balance as of 05/31/21 (Net of Repayments)	$20,055,362.11	$ 1,203,430.97			$ 21,258,793.08

Sky Ranch Community Authority Board
Accounts Receivables Summary
June 30, 2021

	Fees Billed YTD	Outstanding AR
O&M Fees		
KB Homes	7,526.86	7,158.60
Richmond	14,470.00	(1,650.00)
Taylor Morrison	12,496.66	24,812.40
Homeowners	97,983.30	2,406.99
Total O&M	132,476.82	32,727.99
PIF		
KB Homes	21,979.02	10,806.20
Richmond	45,348.17	3,191.92
Taylor Morrison	46,597.43	13,732.43
Total PIF	113,924.62	27,730.55

PIF information on this page provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
June 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	-	7,460.01	-	-	-	-	-	-	-	-	-	7,526.86
Richmond		-	-	16,120.00	(1,650.00)	-	-	-	-	-	-	-	-	14,470.00
Taylor Morrison		-	-	12,496.66	-	-	-	-	-	-	-	-	-	12,496.66
Amount Due		66.85	-	36,076.67	(1,650.00)	-	-	-	-	-	-	-	-	34,493.52
Payment Received														
KB Homes		-	(13,679.74)	-	-	-	-	-	-	-	-	-	-	(13,679.74)
Richmond		(18,748.35)	-	(93.33)	(16,026.67)	-	-	-	-	-	-	-	-	(34,868.35)
Taylor Morrison		12,315.74	(11,536.45)	-	-	-	-	-	-	-	-	-	-	779.29
Total Amount Received		(6,432.61)	(25,216.19)	(93.33)	(16,026.67)	-	-	-	-	-	-	-	-	(47,768.80)
O&M Fees AR - Homebuilders (1)	**Balance as of 12/31/2020**													
KB Homes	13,311.48	66.85	(13,679.74)	7,460.01	-	-	-	-	-	-	-	-	-	7,158.60
Richmond	18,748.35	(18,748.35)	-	16,026.67	(17,676.67)	-	-	-	-	-	-	-	-	(1,650.00)
Taylor Morrison	11,536.45	12,315.74	(11,536.45)	12,496.66	-	-	-	-	-	-	-	-	-	24,812.40
Total O&M Fees AR	43,596.28	(6,365.76)	(25,216.19)	35,983.34	(17,676.67)	-	-	-	-	-	-	-	-	30,321.00
O&M Fees - Homeowners														
O&M Fees		41,079.97	-	-	48,373.33	-	-	-	-	-	-	-	-	89,453.30
Transfer Fees		1,700.00	1,800.00	2,600.00	1,300.00	500.00	-	-	-	-	-	-	-	7,900.00
Late Fee		-	675.00	(45.00)	-	-	-	-	-	-	-	-	-	630.00
Amount Due		42,779.97	2,475.00	2,555.00	49,673.33	500.00	-	-	-	-	-	-	-	97,983.30
Payment Received		(17,287.90)	(25,959.96)	(6,988.64)	(21,819.98)	(21,142.23)	-	-	-	-	-	-	-	(93,198.71)
Total O&M Fees AR - Homeowners	(2,377.60)	25,492.07	(23,484.96)	(4,433.64)	27,853.35	(20,642.23)	-	-	-	-	-	-	-	2,406.99
Total O&M Fees Billed		42,846.82	2,475.00	38,631.67	48,023.33	500.00	-	-	-	-	-	-	-	132,476.82
Total Payments Received		(23,720.51)	(51,176.15)	(7,081.97)	(37,846.65)	(21,142.23)	-	-	-	-	-	-	-	(140,967.51)
Total Outstanding		19,126.31	(48,701.15)	31,549.70	10,176.68	(20,642.23)	-	-	-	-	-	-	-	**(8,490.69)**
													Beginning AR Balance	41,218.68
													Total AR Balance	**32,727.99**

Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
June 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	4,646.10	1,179.42	4,580.93	-	-	-	-	-	-	21,979.02
Richmond		1,087.23	5,184.58	13,711.62	9,588.29	12,584.53	3,191.92	-	-	-	-	-	-	45,348.17
Taylor Morrison		10,395.90	13,352.75	4,776.46	9,116.35	3,794.43	5,161.54	-	-	-	-	-	-	46,597.43
Amount Due		15,501.92	19,603.77	24,975.42	23,350.74	17,558.38	12,934.39	-	-	-	-	-	-	113,924.62
Payment Received														
KB Homes		(12,896.56)	-	-	(1,066.44)	(10,506.13)	(4,646.10)	-	-	-	-	-	-	(29,115.23)
Richmond		(24,380.54)	(1,087.23)	(5,184.58)	-	(23,299.91)	(12,584.53)	-	-	-	-	-	-	(66,536.79)
Taylor Morrison		(12,315.74)	-	-	(37,512.82)	(11,645.97)	-	-	-	-	-	-	-	(61,474.53)
Total Amount Received		(49,592.84)	(1,087.23)	(5,184.58)	(38,579.26)	(45,452.01)	(17,230.63)	-	-	-	-	-	-	(157,126.55)
PIF AR	**Balance as of 12/31/2020**													
KB Homes	17,942.41	(8,877.77)	1,066.44	6,487.34	3,579.66	(9,326.71)	(65.17)	-	-	-	-	-	-	10,806.20
Richmond	24,380.54	(23,293.31)	4,097.35	8,527.04	9,588.29	(10,715.38)	(9,392.61)	-	-	-	-	-	-	3,191.92
Taylor Morrison	28,609.53	(1,919.84)	13,352.75	4,776.46	(28,396.47)	(7,851.54)	5,161.54	-	-	-	-	-	-	13,732.43
Total PIF AR	70,932.48	(34,090.92)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	(4,296.24)	-	-	-	-	-	-	27,730.55
Total PIF Billed		15,501.92	19,603.77	24,975.42	23,350.74	17,558.38	12,934.39	-	-	-	-	-	-	113,924.62
Total Payments Received		(49,592.84)	(1,087.23)	(5,184.58)	(38,579.26)	(45,452.01)	(17,230.63)	-	-	-	-	-	-	(157,126.55)
Total Outstanding		(34,090.92)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	(4,296.24)	-	-	-	-	-	-	**(43,201.93)**
													Beginning AR Balance	70,932.48
													Total AR Balance	**27,730.55**

PIF information on this page is provided by the Developer.

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											
1090 - MPi Designs											
	001589	Jun23/21	Jun28	0182	Jun23	F2-DEV	6,555.00	0.00	0.00	0.00	6,555.00
						Totals	6,555.00	0.00	0.00	0.00	6,555.00
1115 - KT Engineering LLC											
	002327	Jun02/21	Jun18	0185	Jun2	F2-DEV	13,575.00	0.00	0.00	0.00	13,575.00
						Totals	13,575.00	0.00	0.00	0.00	13,575.00
1120 - IDES LLC											
	009850	May31/21	Jun18	0185	May31	F1-DEV	2,025.00	0.00	0.00	0.00	2,025.00
	009851	May31/21	Jun18	0185	May31	F2-DEV	4,552.00	0.00	0.00	0.00	4,552.00
						Totals	6,577.00	0.00	0.00	0.00	6,577.00
1150 - Xcel Energy											
	734748407	Jun04/21	Jun21	0183	Jun4		2.74	0.00	0.00	0.00	2.74
	737183450	Jun28/21	Jun28	0182	Jun28		142.72	0.00	0.00	0.00	142.72
						Totals	145.46	0.00	0.00	0.00	145.46
1170 - PCS Group Inc.											
	012254	May31/21	Jun18	0185	May31	F2-DEV	475.00	0.00	0.00	0.00	475.00
	012255	May31/21	Jun18	0185	May31	F2-DEV	9,596.67	0.00	0.00	0.00	9,596.67
						Totals	10,071.67	0.00	0.00	0.00	10,071.67
1225 - CMS Environmental Solutions LLC											
	120480	Jun01/21	Jun18	0185	Jun1	F1-DEV	375.00	0.00	0.00	0.00	375.00
						Totals	375.00	0.00	0.00	0.00	375.00
1247 - Haynie & Company											
	D59922	May31/21	Jun18	0185	May31		2,700.00	0.00	0.00	0.00	2,700.00
						Totals	2,700.00	0.00	0.00	0.00	2,700.00
1249 - Pure Cycle Water Cycle											
	J000151	Apr01/21	Jun23	0184	Apr1		19,744.80	0.00	0.00	0.00	19,744.80
						Totals	19,744.80	0.00	0.00	0.00	19,744.80

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

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											
1250 - Rangeview Metropolitan District											
	J000144	Jun29/21	Jun29	0186	Jun29		3,901.12	0.00	0.00	0.00	3,901.12
						Totals	3,901.12	0.00	0.00	0.00	3,901.12
1271 - Bemas Construction Inc											
	PYT 4	Jun25/21	Jun28	0182	Jun25	F2-DEV	361,893.34	0.00	18,094.67	0.00	343,798.67
						Totals	361,893.34	0.00	18,094.67	0.00	343,798.67
						Totals	425,538.39	0.00	18,094.67	0.00	407,443.72

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 : 10

===== 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											
1060 - McGeady Becher P.C.											
	053121	May31/21	Jun29	0187	May31	F1-DEV	11,620.50	0.00	0.00	0.00	11,620.50
						Totals	11,620.50	0.00	0.00	0.00	11,620.50
1145 - CTL Thompson Incorporated											
	575030	Mar31/21	Jun29	0186	Mar31	F1-DEV	340.00	0.00	0.00	0.00	340.00
	585678	Jun30/21	Jun28	0182	Jun30	F1-DEV	654.00	0.00	0.00	0.00	654.00
						Totals	994.00	0.00	0.00	0.00	994.00
1242 - CliftonLarsonAllen LLP											
	2909646	Jun08/21	Jun18	0185	Jun8		2,855.45	0.00	0.00	0.00	2,855.45
	2909649	Jun08/21	Jun18	0185	Jun8		661.50	0.00	0.00	0.00	661.50
	2909650	Jun08/21	Jun18	0185	Jun8		628.43	0.00	0.00	0.00	628.43
	2909652	Jun08/21	Jun18	0185	Jun8		288.23	0.00	0.00	0.00	288.23
	2909972	Jun08/21	Jun18	0185	Jun8		8,514.07	0.00	0.00	0.00	8,514.07
	2914897	Jun21/21	Jun23	0184	Jun21		4,196.99	0.00	0.00	0.00	4,196.99
						Totals	17,144.67	0.00	0.00	0.00	17,144.67
1273 - Albert Frei & Sons Inc.											
	426542	Jun01/21	Jun21	0183	Jun1	F1-DEV	957.21	0.00	0.00	0.00	957.21
	426543	Jun01/21	Jun21	0183	Jun1	F1-DEV	1,223.47	0.00	0.00	0.00	1,223.47
	426544	Jun01/21	Jun21	0183	Jun1	F1-DEV	1,651.02	0.00	0.00	0.00	1,651.02
	426545	Jun01/21	Jun21	0183	Jun1	F1-DEV	3,235.40	0.00	0.00	0.00	3,235.40
	426546	Jun01/21	Jun21	0183	Jun1	F1-DEV	503.15	0.00	0.00	0.00	503.15
						Totals	7,570.25	0.00	0.00	0.00	7,570.25
1275 - BrightView Landscape Services											
	22372323	Jun01/21	Jun18	0185	Jun1	F1-DEV	7,276.00	0.00	0.00	0.00	7,276.00
						Totals	7,276.00	0.00	0.00	0.00	7,276.00
						Totals	44,605.42	0.00	0.00	0.00	44,605.42

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

Supplier	Invoice	Invoice Date	Date of Rec	PJ No.	Due Date	Our Reference	Gross Amount	Discount Amount	Retention Amount	FST Amount	Amount to Pay

SUPPLIERS NOT PAYABLE THIS RUN
==========

No Non-Payables Found

INVOICES ON HOLD
==========

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Total Amount on Hold 0.00

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

NUMBER OF CHECKS TO PRINT : 5

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

Sky Ranch CAB – Project Manager Board Report
Date: 07/09/21

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

- Asset Transfer
- Grading, Utilities and Streets – complete and under acceptance; performing minor repairs and maintenance
- Landscaping – install complete; working on punch list and turnover
- Maintaining SEMSWA and Urban Drainage compliance – performing channel and pond maintenance

Phase II

- GDP and SDP – complete
- ASP/Plat/CDs – staff approved – BOCC date 7/6/21
- Grading – underway; near completion of Quad 1
- Utilities – Nelson start 7/1/21
- I70 Interchange – 1601 process ongoing; discussing funding options
- School status
- Sub-association and alley maintenance

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

- EDI CO? $14,248.78 – misc touch ups and repairs

Phase II

- CTL Thompson TO#4 $146,416.00 – Filing 4 Utility and Roadway Observation and Testing

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	13,401.25	0.00	11,020.02	67%	6,598.75	670.06
Geotech	CTL Thompson	444,852.50	444,852.50	0.00	365,807.84	100%	0.00	22,242.63
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,541,434.32	3,466,151.09	69,492.35	3,466,151.09	98%	75,283.23	173,307.55
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	213,807.98	213,807.98	0.00	175,817.01	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	2,370,226.52	2,370,226.52	0.00	597,189.14	100%	0.00	118,511.33
	Total	**28,254,094.52**	**28,132,883.94**	**69,492.35**	**25,104,827.14**		**121,210.58**	**766,415.88**

Sky Ranch Filing 2 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning	Aquatech	15,600.00	-	-	-	0%	15,600.00
Fees, Permits and Administration	Arapahoe County	113,000.00	113,000.00	-	92,921.33	100%	-
Grading	Bemas	1,613,705.76	500,127.52	25,006.38	260,066.31	31%	1,113,578.24
Fees, Permits and Administration	CDPHE	556.63	556.63	-	457.72	100%	-
Erosion Control	CMS	20,250.00	3,503.75	-	2,881.18	17%	16,746.25
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	270.76	270.76	-	222.65	100%	-
Geotech	CTL Thompson	294,487.00	35,435.45	-	29,139.02	12%	259,051.55
Engineering	CVL Consultants	1,140,860.00	977,383.82	-	803,715.08	86%	163,476.18
Engineering	David Evans	6,500.00	-	-	-	0%	6,500.00
Engineering	ERO	6,000.00	7,244.92	-	5,957.59	121%	(1,244.92)
District	IDES	50,000.00	29,813.00	-	24,515.61	60%	20,187.00
Survey	KT Engineering	97,400.00	14,375.00	-	11,820.74	15%	83,025.00
Engineering	LSC	45,400.00	34,634.80	-	28,480.63	76%	10,765.20
Planning	MPI Designs	14,535.00	4,940.00	-	4,062.22	34%	9,595.00
Sanitary Sewer	Nelson	1,637,030.00	-	-	-	0%	1,637,030.00
Water	Nelson	1,662,714.00	-	-	-	0%	1,662,714.00
Storm Sewer	Nelson	4,076,609.00	-	-	-	0%	4,076,609.00
Planning	PCS Group	441,000.00	338,160.83	-	278,073.93	77%	102,839.17
Erosion Control	Pure Cycle GESC	467,001.00	44,504.00	2,225.20	36,596.20	10%	422,497.00
Fees, Permits and Administration	SEMSWA	29,278.20	29,278.20	-	24,075.83	100%	-
District	Sentinel	330.40	330.40	-	330.40	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%	-
-		-	-	-	-	0%	-
	Total	11,743,094.25	2,143,289.08	27,231.58	1,612,206.00	14	9,584,205.17

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
July 09, 2021

Construction Contract Documents

Landscape Contract Phase 3 – Environmental Designs, Inc.
Recommend Approval:
Change Orders
- Change Order 15: $14,248.78 for regrading and seeding areas disturbed by fence contractors and builders ($11,115.12 eligible for certification).

Pay Applications
- Pay Application #13 is recommended for payment: $28,562.57 ($25,574.19 District; $4,491.67 Non-District; $1,503.29 Retained).
    - $1,241,851.63 Billed to Date. $62,092.58 Retained. $1,179,759.05 Paid to Date.

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

Pay Applications
- Pay Application #4 is recommended for payment: $343,798.67 ($185,760.14 District; $176,133.20 Non-District; $18,094.67 Retained).
    - $862,020.86 Billed to Date. $43,101.04 Retained. $818,919.82 Paid to Date.

Filing 4 Erosion Control – Pure Cycle
Recommend Approval:
Change Orders
- None

Pay Applications
- None

Filing 4 Wet Utilities
Recommend Approval:
Change Orders
- None

Pay Applications
- Pay Application #1 is recommended for payment $548,178.50 ($577,030.00 District; $0.00 Non-District; $28,851.50 Retained).
    - $577,030.00 Billed to Date. $28,851.50 Retained. $548,178.50 Paid to Date.

F1 Grading, Utilities, and Roadways Warranty Contract – Premier Earthworks & Infrastructure
Change Orders
- None

Pay Applications
- None

Other Matters
- Starting the bidding process for the Sky Ranch Filing 4 Roadways Project soon

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	$2,076,304.28	$0.00
EDI - Landscape P2	4	$169,603.96	$169,603.96	$0.00
EDI - Landscape P3	14	$1,227,621.16	$1,151,196.48	$76,424.68
BEMAS - Grading A&D P1	4	$1,613,705.76	$475,121.14	$1,138,584.62
BEMAS - Grading A&D P2	0	$819,045.20	$0.00	$819,045.20
Pure Cycle - EC F4	0	$467,001.00	$42,278.80	$424,722.20
Total		$27,066,577.60	$24,569,986.50	$2,496,591.10

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	-$65,774.32	59	$1,227,621.16	269
8	Bemas - Grading A&D P1	$1,574,333.75	44	$39,372.01	12	$1,613,705.76	56
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**		**$2,288,339.96**		**$27,028,763.20**	

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	$1,227,621.16	269	$75,554.67	28	$1,303,175.83	297
8	Bemas - Grading A&D P1	$1,613,705.76	56	$0.00	0	$1,613,705.76	56
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	**$27,028,763.20**		**$437,231.51**		**$27,465,994.71**	
					Potential Total of All Change Orders	$437,231.51	

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 LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, July 9, 2021

ACC Requests

22 architectural requests have been received since the last meeting. Most of the requests were for backyard landscaping, patios, exterior lighting, and solar panels. All requests were approved except for one landscaping request that was denied due to lack of information provided.

Violation Report

Inspection of the Community was completed on June 3rd and June 18th resulting in 47 violation notices being sent to owners. Most of the violations were for dead trees and lawn maintenance (dead grass and/or weed control). Other violations included improper trailer and boat storage and visible trash cans.

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