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: August 13, 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. Acknowledge Appointment of Members to the CAB Board of Directors from Sky Ranch Metropolitan District No. 1, Sky Ranch Metropolitan District No. 3, and Sky Ranch Metropolitan District No. 5.

D. Administer Oaths for appointee(s) to the CAB Board of Directors.

E. Consider appointment of officers.

F. 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 July 9, 2021 Special Meeting (enclosure).

B. Ratify approval of Sky Ranch National Night Out 2021 sponsor request for reimbursement of funds (enclosure).

III. FINANCIAL MATTERS

A. Review and accept the schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through June 30, 2021 (enclosure).

B. Consider approval of payables through August 13, 2021 in the amount of $672,945.82 (enclosure).

IV. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Consider approval of Task Order No. 6 to the Master Services Agreement ("MSA") with LSC for Phase II Traffic Engineering in the amount of $5,000.

C. Consider approval of Task Order No. 11 to the MSA with Westwood Professional Services, Inc. d/b/a CVL Consultants of Colorado, a Westwood team, for school site engineering in the amount of $44,200.

D. Engineer's Report (enclosure).

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

1. **Drainage and Utilities:** Consider approval of Change Order No. 1 to the Construction Contract with Premier Earthworks & Infrastructure ("PEI") to fix concrete settlement due to neighborhood irrigation infiltration in the amount of $21,576.89.

2. **Roadway Improvements:** None.

3. **Grading/Earthwork:** None.

4. **Landscape Improvements:**

   Phase 1 None.

   Phase 2 None.

   Phase 3 None.

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

1. **Grading/Earthwork:** None.

2. **Drainage and Utilities:** Consider approval of Pay Application No. 2

to the Construction Contract with Bemas Construction in the amount of $761,870.55.

3. Erosion Control

Consider approval of Change Order No. 1 to the Erosion Control Contract with Pure Cycle for an annual erosion control maintenance budget through the months of March 2021 to February 2022 in the amount of $58,000.

Consider approval of Pay Application No. 2 to the Erosion Control Contract with Pure Cycle in the amount of $30,257.50.

V. LEGAL MATTERS

A. Acknowledge the Second Amended Community Authority Board Establishment Agreement ("CABEA") by and between Sky Ranch Metropolitan District No 1, Sky Ranch Metropolitan District No. 3, and Sky Ranch Metropolitan District No. 5 (to be distributed).

B. Discuss status of potential 2021 Bond issuance.

C. Discuss and consider acknowledgement of the Declaration of Payment In Lieu of Taxes (the "PILOT Covenant") by PCY Holdings, LLC, as Declarant, recorded against certain property within Sky Ranch Metropolitan District No. 3, for the benefit of the Sky Ranch Community Authority Board.

D. Discuss potential fee structure for alleyway products within the boundaries of Sky Ranch Metropolitan District No. 3.

E. Discuss status of organization of Sky Ranch Metropolitan District No. 6, Sky Ranch Metropolitan District No. 7, and Sky Ranch Metropolitan District No. 8.

F. Executive Session (if necessary).

G. Other.

VI. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

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

1. Present to the CAB Board nominations for Members to the CAC.
2. CAB Board approval of Members of the CAC.

3. Present CAC recommendations to the CAB Board.

4. Discuss and consider recommendations from the CAC.

VII. OTHER BUSINESS

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

VIII. ADJOURNMENT

THE NEXT MEETING IS SCHEDULED FOR SEPTEMBER 13, 2021.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD JULY 9, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB was convened on Friday, the 9th day of July, 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
Kevin McNeill, Treasurer
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary

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

Members of the Public:
Katherine Hardy, Jennifer Kennedy, Barb Patton, Ashley Clement, Ryan Funk, Ginger Nichols, Carla McMillan, Lupita Warren, Porsha Black, Paul Diaz, Spencer Mahaffey, Dominic Warren, Christine Lurblad, Tabatha Morgan, Dan Moore, Imna Rodriguez, Benita Rodriguez, Kelyn, Kenneth, Chassity, Danielle, Carlos Largaespada, Rebekah Baker-White, Tanya, Sergio Esparza, and Jennifer Mahaffey.

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. 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. Terrell 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.

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 Knopinski, 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

Mr. Diaz made several inquiries to the Board, including about homeowner participation on the Architectural Control Committee and current committee make up of same. Another question from members of the public concerned dead trees in the public landscaping and parks. Director McNeill advised that several of the dead trees are covered under warranty and that they will be replaced prior to turning over ownership to the CAB. The public in attendance also had concerns regarding members of the Citizens Advisory Committee ("CAC") blocking homeowners from the private Facebook page created by a CAC member. The Board and Attorney Meintzer advised the public that the CAB has no official social media account and per the CAC Bylaws, the CAC is not permitted to speak nor act on behalf of the CAB.

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

- **Approve Minutes from the June 11, 2021 Special Meeting**

SKY RANCH
COMMUNITY AUTHORITY BOARD

RECORD OF PROCEEDINGS

- **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**

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

FINANCIAL MATTERS

Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule through March 31, 2021 Updated as of June 23, 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 23, 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 23, 2021.

Payment of Claims: Ms. Terrell reviewed the updated payment of claims in the amount of $538,054.28 for approval. Following discussion, upon a motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board ratified approval of the payment of claims in the amount of $538,054.28.

CONSTRUCTION MATTERS

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

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

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

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

Drainage and Utilities: None.

SKY RANCH
COMMUNITY AUTHORITY BOARD

RECORD OF PROCEEDINGS

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: **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):** Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 15 to the Landscape Improvements Contract with 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).

Pay Application No. 13 to the Landscape Improvements Contract with EDI in the Amount of $28,562.57: Following review and discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 13 to the Landscape Improvements Contract with EDI in the amount of $28,562.57.

PHASE 2 (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork:

Pay Application No. 4 to the Bemas Construction, Inc. ("Bemas") Construction Contract in the Amount of $343,798.67: Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Pay Application No. 4 to the Construction Contract with Bemas, in the amount of $343,798.67.

SKY RANCH
COMMUNITY AUTHORITY BOARD

RECORD OF PROCEEDINGS

Drainage and Utilities:

Pay Application No. 1 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the Amount of $548,178.50: Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 1 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of $548,178.50.

Erosion Control: None.

LEGAL MATTERS

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

COMMUNITY MANAGEMENT / COVENANT CONTROL/ OPERATIONS

Community Manager's Report: Ms. Terrell reviewed the Community Manager's Report with the Board.

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

Appointment of New Members to the CAC: Ms. Terrell provided a list of new CAC members to the Board. The Board acknowledged the list of new members.

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

OTHER BUSINESS

Confirm Quorum for August 13, 2021 Board Meeting: The Board confirmed a quorum for the August 13, 2021 Board meeting. Director Knopinski noted that he may have a conflict for this meeting but would follow up.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 9:28 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

Jenkins, Cindy

Subject: FW: [External] FW: CAC Request for funds - Sky Ranch National Night Out
Attachments: Sky Ranch National Night Out 2021 Sponsor Request.xlsx

---

From: Deborah Saya <dsaya@purecyclewater.com>
Sent: Tuesday, July 20, 2021 4:51 PM
To: Johnson, Lisa <Lisa.Johnson@claconnect.com>
Cc: Terrell, Celeste <Celeste.Terrell@claconnect.com>
Subject: [External] FW: CAC Request for funds - Sky Ranch National Night Out

Think Security – This email originated from an external source. Be cautious with any links or attachments.

Lisa,

Mark asked that this be added to the next CAB agenda for ratification. Please let me know if you need additional information or have any questions.

The CAC is planning a community event for National Night Out. There will be representation from the fire and police departments along with other fun community building activities. Jenny has reached out on the CAC's behalf requesting funds to purchase items for the hospitality table. Her list of requested items and costs are attached for your review. Please let me know if you have any additional questions.

Thank you,

Deb Saya
H.R. Manager
720.216.2214
PURE CYCLE

From: Jenny Mahaffey <jmahaffey@gmail.com>
Sent: Tuesday, July 20, 2021 1:11 PM
To: Deborah Saya <dsaya@purecyclewater.com>
Cc: alisha.boyce@baywoodhotels.com
Subject: Re: Sky Ranch National Night Out

Hi Deb,

Here is a list of things we would love for the hospitality table. Another idea we had was for Pure Cycle to have a table or booth handing out these items to the community. Please let me know if I can provide more information or resources to make this happen! Thanks Again! Jenny

Item	Qty	Description/Unit Per Case	Unit Price	Total	
Bottled Water	5	Case of 45 bottles + tax	3.59	17.95	
Generic Sparkling Water	4	Case of 24 + tax	7.5	30	
Assorted Soda	4	Case of 35 + tax	12.47	49.88	
Bubbles	2	100 mini bubbles	39.49	78.98	
Sidewalk Chalk	2	200 pieces	20.99	41.98	
Temporary Tattoo Assortments	4	72 piece assorted	5.99	23.96	
				242.75	Total

SKY RANCH COMMUNITY AUTHORITY BOARD

FINANCIAL STATEMENTS

JUNE 30, 2021

SKY RANCH COMMUNITY AUTHORITY BOARD
BALANCE SHEET - GOVERNMENTAL FUNDS
JUNE 30, 2021

	General	Operations and Maintenance Fee	Debt Service	Capital Projects	Regional Improvements	Total
ASSETS						
Cash - Central Bank & Trust	$ 195,044	$ 200,492	$ -	$ 71,470	$ 29,012	$ 496,018
UMB - 2019A Project Fund	-	-	-	4,624	-	4,624
UMB - 2019A Reserve Fund	-	-	915,134	-	-	915,134
UMB - 2019A Bond Fund	-	-	584,968	-	-	584,968
UMB - 2019B Project Fund	-	-	-	749	-	749
UMB - 2019A Revenue Fund	-	-	240,991	-	-	240,991
UMB - 2019A Surplus Fund	-	-	217,582	-	-	217,582
Due from other districts	50,350	-	85,856	-	28,013	164,219
Accounts receivable	14,378	50,489	-	-	-	64,867
Deposits (SEMSWA)	-	-	-	137,838	-	137,838
TOTAL ASSETS	$ 259,772	$ 250,981	$ 2,044,531	$ 214,681	$ 57,025	$ 2,826,990
LIABILITIES AND FUND BALANCES						
CURRENT LIABILITIES						
Accounts payable	$ 60,059	$ 38,627	$ -	$ 393,752	$ -	$ 492,438
Retainage payable	-	-	-	112,593	-	112,593
Total Liabilities	60,059	38,627	-	506,345	-	605,031
FUND BALANCES						
Total Fund Balances	199,713	212,354	2,044,531	(291,664)	57,025	2,221,959
TOTAL LIABILITIES AND FUND BALANCES	$ 259,772	$ 250,981	$ 2,044,531	$ 214,681	$ 57,025	$ 2,826,990

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE SIX MONTHS ENDED JUNE 30, 2021

GENERAL FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Public improvement fees	$ 104,046	$ 113,925	$ 9,879
Transfer from Sky Ranch MD No. 1	67,379	64,917	(2,462)
Transfer from Sky Ranch MD No. 5	72,587	70,125	(2,462)
TOTAL REVENUES	244,012	248,967	4,955
EXPENDITURES			
Audit	7,000	5,150	1,850
Dues	1,500	1,930	(430)
Insurance	20,000	28,059	(8,059)
Legal	78,000	73,151	4,849
Office supplies	200	-	200
Accounting	52,500	29,839	22,661
CAB management	40,000	38,005	1,995
Contingency	20,800	12,775	8,025
TOTAL EXPENDITURES	220,000	188,909	31,091
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	24,012	60,058	36,046
OTHER FINANCING SOURCES (USES)			
Transfers to other fund	(60,000)	(400,000)	(340,000)
TOTAL OTHER FINANCING SOURCES (USES)	(60,000)	(400,000)	(340,000)
NET CHANGE IN FUND BALANCES	(35,988)	(339,942)	(303,954)
FUND BALANCES - BEGINNING	512,591	539,654	27,063
FUND BALANCES - ENDING	$ 476,603	$ 199,712	$ (276,891)

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE SIX MONTHS ENDED JUNE 30, 2021

OPERATIONS AND MAINTENANCE FEE FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Design review fees	$ 1,000	$ -	$ (1,000)
O&M fees	302,600	152,531	(150,069)
Administrative fee	25,000	10,200	(14,800)
Other revenue	-	630	630
TOTAL REVENUES	328,600	163,361	(165,239)
EXPENDITURES			
Legal	-	475	(475)
Community management	14,800	4,003	10,797
Fee billing and collection	16,800	8,820	7,980
Landscaping	105,500	37,379	68,121
Covenant control	55,300	8,965	46,335
Detention ponds	3,000	-	3,000
Fencing	6,000	-	6,000
Parks and trails	34,150	-	34,150
Monuments	3,000	-	3,000
Mailboxes	6,000	-	6,000
Operations and maintenance reserve	36,268	-	36,268
Status letter processing	15,000	4,987	10,013
Utilities	117,000	8,640	108,360
Contingency	15,130	-	15,130
TOTAL EXPENDITURES	427,948	73,269	354,679
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(99,348)	90,092	189,440
OTHER FINANCING SOURCES (USES)			
Transfers from other funds	60,000	-	(60,000)
TOTAL OTHER FINANCING SOURCES (USES)	60,000	-	(60,000)
NET CHANGE IN FUND BALANCES	(39,348)	90,092	129,440
FUND BALANCES - BEGINNING	46,456	122,262	75,806
FUND BALANCES - ENDING	$ 7,108	$ 212,354	$ 205,246

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SUPPLEMENTARY INFORMATION

SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE SIX MONTHS ENDED JUNE 30, 2021

DEBT SERVICE FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Interest income	$ 9,500	$ 97	$ (9,403)
Transfer from Sky Ranch MD No. 1	336,918	324,610	(12,308)
TOTAL REVENUES	346,418	324,707	(21,711)
EXPENDITURES			
Paying agent fees	5,000	-	5,000
Bond interest	520,293	285,875	234,418
Contingency	5,250	-	5,250
TOTAL EXPENDITURES	530,543	285,875	244,668
NET CHANGE IN FUND BALANCES	(184,125)	38,832	222,957
FUND BALANCES - BEGINNING	2,008,868	2,005,699	(3,169)
FUND BALANCES - ENDING	$ 1,824,743	$ 2,044,531	$ 219,788

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE SIX MONTHS ENDED JUNE 30, 2021

CAPITAL PROJECTS FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Interest income	$ -	$ 1	$ 1
TOTAL REVENUES	-	1	1
EXPENDITURES			
Legal	200,000	9,103	190,897
Engineering and management	-	286,827	(286,827)
Streets - grading/erosion control	-	876,659	(876,659)
Promotional activities	105,000	-	105,000
Fees, permits and administration	-	43,694	(43,694)
Survey	-	13,575	(13,575)
Geotech	-	8,060	(8,060)
Warranty and turnover	750,000	-	750,000
Project management fee	549,180	-	549,180
Streets	5,122,899	-	5,122,899
Storm sewer	1,958,900	195	1,958,705
Sanitary sewer	1,000,000	-	1,000,000
Landscaping	2,130,000	199,768	1,930,232
Water	771,800	-	771,800
Contingency	340,000	-	340,000
TOTAL EXPENDITURES	12,927,779	1,437,881	11,489,898
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(12,927,779)	(1,437,880)	11,489,899
OTHER FINANCING SOURCES (USES)			
Developer advance	12,378,599	1,751,356	(10,627,243)
Developer advance -Project Management	549,180	-	(549,180)
Transfers from other funds	-	400,000	400,000
Repay Developer advance	-	(400,000)	(400,000)
TOTAL OTHER FINANCING SOURCES (USES)	12,927,779	1,751,356	(11,176,423)
NET CHANGE IN FUND BALANCES	-	313,476	313,476
FUND BALANCES - BEGINNING	-	(605,138)	(605,138)
FUND BALANCES - ENDING	$ -	$ (291,662)	$ (291,662)

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE SIX MONTHS ENDED JUNE 30, 2021

REGIONAL IMPROVEMENTS FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Transfer from Sky Ranch MD No. 5	$ 61,282	$ 59,203	$ (2,079)
TOTAL REVENUES	61,282	59,203	(2,079)
EXPENDITURES			
Legal	-	2,178	(2,178)
Contingency	61,282	-	61,282
TOTAL EXPENDITURES	61,282	2,178	59,104
NET CHANGE IN FUND BALANCES	-	57,025	57,025
FUND BALANCES - BEGINNING	-	-	-
FUND BALANCES - ENDING	$ -	$ 57,025	$ 57,025

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
June 30, 2021
Updated as of July 28, 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 06/30/21	195,043.91	200,491.62	-	71,470.16	29,012.19	496,017.88
Subsequent activities:						
07/09/21 - Tax Distribution - Sky Ranch MD #1	17,170.25	-	85,855.14	-	-	103,025.39
07/09/21 - Tax Distribution - Sky Ranch MD #5	33,180.47	-	-	-	28,012.64	61,193.11
07/09/21 - Checks 1177-1187	(2,700.00)	(23,791.38)	(85,855.14)	(367,377.34)	-	(479,723.86)
07/13/21 - CTL Payment	-	-	-	(994.00)	-	(994.00)
07/13/21 - CLA Payment	(11,752.22)	(5,392.45)	-	-	-	(17,144.67)
07/13/21 - McGeady Becher Payment	(9,800.50)	-	-	(1,820.00)	-	(11,620.50)
07/13/21 - BrightView Payment	-	(7,276.00)	-	-	-	(7,276.00)
07/13/21 - AFS Payment	-	-	-	(7,570.25)	-	(7,570.25)
07/20/21 - Fees for Online Payment	-	(25.88)	-	-	-	(25.88)
07/21/21 - Developer Advance	-	-	-	391,336.59	-	391,336.59
July PIF Deposits	6,986.35	-	-	-	-	6,986.35
July O&M Fee Deposits	-	20,813.73	-	-	-	20,813.73
Anticipated balance	228,128.26	184,819.64	-	85,045.16	57,024.83	555,017.89
UMB - 2019A Revenue Fund						
Balance as of 06/30/21	-	-	240,991.29	-	-	240,991.29
Subsequent activities:						
07/16/21 - Transfer from CBT Checking	-	-	85,855.14	-		85,855.14
Anticipated balance	-	-	326,846.43	-	-	326,846.43
UMB - 2019A Bond Fund						
Balance as of 06/30/21	-	-	584,968.31	-	-	584,968.31
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	584,968.31	-	-	584,968.31
UMB - 2019A Reserve Fund						
Balance as of 06/30/21	-	-	915,133.90	-	-	915,133.90
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	915,133.90	-	-	915,133.90
UMB - 2019A Surplus Fund						
Balance as of 06/30/21	-	-	217,581.76	-	-	217,581.76
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	217,581.76	-	-	217,581.76
UMB - 2019A Project Fund						
Balance as of 06/30/21	-	-	-	4,624.42	-	4,624.42
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	4,624.42	-	4,624.42
UMB - 2019B Project Fund						
Balance as of 06/30/21	-	-	-	749.34	-	749.34
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	749.34	-	749.34
Anticipated balance	$ 228,128.26	$ 184,819.64	$ 2,044,530.40	$ 90,418.92	$ 57,024.83	$ 2,604,922.05

Current Yield (as of 06/30/21)
UMB invested in ColoTrust Prime - 0.01%

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

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

	Fees Billed YTD	Outstanding AR
O&M Fees		
KB Homes	12,110.91	4,584.05
Richmond	28,143.15	12,023.15
Taylor Morrison	22,577.62	34,893.36
Homeowners	100,528.82	(1,011.39)
Total O&M	163,360.50	50,489.17
PIF		
KB Homes	21,979.02	10,806.20
Richmond	45,348.17	3,191.92
Taylor Morrison	46,597.43	379.68
Total PIF	113,924.62	14,377.80

PIF information on this page provided by the Developer.

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

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	-	-	4,584.05	-	-	-	-	-	-	12,110.91
Richmond		-	-	16,120.00	(1,650.00)	-	13,673.15	-	-	-	-	-	-	28,143.15
Taylor Morrison		-	-	12,496.66	-	-	10,080.96	-	-	-	-	-	-	22,577.62
Amount Due		66.85	-	36,076.67	(1,650.00)	-	28,338.16	-	-	-	-	-	-	62,831.68
Payment Received														
KB Homes		-	(13,679.74)	-	-	-	(7,158.60)	-	-	-	-	-	-	(20,838.34)
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)	-	(7,158.60)	-	-	-	-	-	-	(54,927.40)
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	-	-	(2,574.55)	-	-	-	-	-	-	4,584.05
Richmond	18,748.35	(18,748.35)	-	16,026.67	(17,676.67)	-	13,673.15	-	-	-	-	-	-	12,023.15
Taylor Morrison	11,536.45	12,315.74	(11,536.45)	12,496.66	-	-	10,080.96	-	-	-	-	-	-	34,893.36
Total O&M Fees AR	43,596.28	(6,365.76)	(25,216.19)	35,983.34	(17,676.67)	-	21,179.56	-	-	-	-	-	-	51,500.56
O&M Fees - Homeowners														
O&M Fees		41,079.97	-	-	48,373.33	-	245.52	-	-	-	-	-	-	89,698.82
Transfer Fees		1,700.00	1,800.00	2,600.00	1,300.00	500.00	2,300.00	-	-	-	-	-	-	10,200.00
Late Fee		-	675.00	(45.00)	-	-	-	-	-	-	-	-	-	630.00
Amount Due		42,779.97	2,475.00	2,555.00	49,673.33	500.00	2,545.52	-	-	-	-	-	-	100,528.82
Payment Received		(17,287.90)	(25,959.96)	(6,988.64)	(21,819.98)	(21,142.23)	(5,963.90)	-	-	-	-	-	-	(99,162.61)
Total O&M Fees AR - Homeowners	(2,377.60)	25,492.07	(23,484.96)	(4,433.64)	27,853.35	(20,642.23)	(3,418.38)	-	-	-	-	-	-	(1,011.39)
Total O&M Fees Billed		42,846.82	2,475.00	38,631.67	48,023.33	500.00	30,883.68	-	-	-	-	-	-	163,360.50
Total Payments Received		(23,720.51)	(51,176.15)	(7,081.97)	(37,846.65)	(21,142.23)	(13,122.50)	-	-	-	-	-	-	(154,090.01)
Total Outstanding		19,126.31	(48,701.15)	31,549.70	10,176.68	(20,642.23)	17,761.18	-	-	-	-	-	-	**9,270.49**
													Beginning AR Balance	41,218.68
													Total AR Balance	**50,489.17**

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

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)	(13,352.75)	-	-	-	-	-	-	(74,827.28)
Total Amount Received		(49,592.84)	(1,087.23)	(5,184.58)	(38,579.26)	(45,452.01)	(30,583.38)	-	-	-	-	-	-	(170,479.30)
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)	(8,191.21)	-	-	-	-	-	-	379.68
Total PIF AR	70,932.48	(34,090.92)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	(17,648.99)	-	-	-	-	-	-	14,377.80
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)	(30,583.38)	-	-	-	-	-	-	(170,479.30)
Total Outstanding		(34,090.92)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	(17,648.99)	-	-	-	-	-	-	**(56,554.68)**
													Beginning AR Balance	70,932.48
													Total AR Balance	**14,377.80**

PIF information on this page is provided by the Developer.

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

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	102,294.81	-	2,229.52	36.02	(1,534.96)	103,025.39	26.69%	99.71%	50,682.26	19.27%	100.00%
July	-	-	-	-	-	-	0.00%	99.71%	1,984.41	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	99.71%	1,515.46	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	99.71%	1,772.18	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	99.71%	1,876.83	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	99.71%	1,418.39	0.00%	100.00%
December	-	-	-	-		-	0.00%	99.71%	1,263.22	0.00%	100.00%
	$ 382,096.55	$ -	$ 13,111.03	$ 51.74	$ (5,732.23)	$ 389,527.09	99.71%	99.71%	$ 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%	$ 63,678.94	99.71%
Debt Service Fund	319,353.00	83.33%	318,417.61	99.71%
	$ 383,219.00	100.00%	$ 382,096.55	99.71%
Specific Ownership Tax				
General Fund	$ 4,471.00	16.67%	$ 2,185.03	48.87%
Debt Service Fund	22,355.00	83.33%	10,926.00	48.87%
	$ 26,826.00	100.00%	$ 13,111.03	48.87%
Treasurer's Fees				
General Fund	$ 958.00	16.67%	$ 955.31	99.72%
Debt Service Fund	4,790.00	83.33%	4,776.92	99.73%
	$ 5,748.00	100.00%	$ 5,732.23	99.73%

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

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	61,375.52	-	738.22	-	(920.63)	61,193.11	48.37%	100.00%	1,071.30	0.00%	100.00%
July	-	-	-	-	-	-	0.00%	100.00%	1,266.79	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	100.00%	967.42	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	100.00%	1,131.31	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	100.00%	1,198.12	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	100.00%	905.46	0.00%	100.00%
December	-	-	-	-		-	0.00%	100.00%	806.40	0.00%	100.00%
	$ 126,889.58	$ -	$ 4,341.24	$ -	$ (1,903.35)	$ 129,327.47	100.00%	100.00%	$ 174,036.53	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 68,803.00	54.22%	$ 68,802.77	100.00%
Regional Improvements	58,087.00	45.78%	58,086.81	100.00%
	$ 126,890.00	100.00%	$ 126,889.58	100.00%
Specific Ownership Tax				
General Fund	$ 4,816.00	54.22%	$ 2,353.93	48.88%
Regional Improvements	4,066.00	45.78%	1,987.31	48.88%
	$ 8,882.00	100.00%	$ 4,341.24	48.88%
Treasurer's Fees				
General Fund	$ 1,032.00	54.22%	$ 1,032.05	100.00%
Regional Improvements	871.00	45.78%	871.31	100.04%
	$ 1,903.00	100.00%	$ 1,903.35	100.02%

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

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	20,067,998.36	1,202,116.12	21,270,114.48
Total Advances Due	$ 22,036,622.84	$ 1,477,370.69	$ 23,513,993.53

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

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 12/31/20	**$ 1,369,322.38**	**$ 136,087.11**	**$ -**	**$ -**	**$ 1,505,409.49**
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

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

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 12/31/20	**$ 599,302.10**	**$ 80,108.73**	**$ -**	**$ -**	**$ 679,410.83**
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

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

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 12/31/20	**$18,316,642.86**	**$ 1,035,029.44**	**$ -**	**$ -**	**$ 19,351,672.30**
01/12/2021	452,473.47	-	-	-	19,804,145.77
01/25/2021	-	-	-	(400,000.00)	19,404,145.77
02/17/2021	233,313.55	-	-	-	19,637,459.32
03/16/2021	183,568.60	-	-	-	19,821,027.92
04/28/2021	69,446.58	-	-	-	19,890,474.50
05/13/2021	250.00	-	-	-	19,890,724.50
05/28/2021	316,035.89	-	-	-	20,206,760.39
06/22/2021	483,881.16	-	-	-	20,690,641.55
06/29/2021	12,386.25	-	-	-	20,703,027.80
Accrued Interest	-	567,086.68	-	-	21,270,114.48
Total 2021 Advances (Repayments)	1,751,355.50	567,086.68	-	(400,000.00)	
Outstanding Balance as of 06/30/21 (Net of Repayments)	$20,067,998.36	$ 1,202,116.12			$ 21,270,114.48

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Sky Ranch Community Authority Board (the "CAB") is a political subdivision and public corporation of the State of Colorado, formed pursuant to that certain Amended and Restated Sky Ranch Community Authority Board Establishment Agreement, dated September 18, 2018, effective November 13, 2017 (as restated and amended, the CABEA), as may be further amended from time to time, between Sky Ranch Metropolitan District No. 1 (District No. 1) and Sky Ranch Metropolitan District No. 5 (District No. 5, and together with District No. 1, the CAB Districts), under authority granted by Sections 18(2)(a) and (b) of Article XIV of the Colorado Constitution and Sections 29-1-203 and 29-1-203.5 of the Colorado Revised Statutes, as amended.

The CAB Districts and Sky Ranch Metropolitan District No. 3 (District No. 3) and Sky Ranch Metropolitan District No. 4 (District No. 4, and together with District No. 3, the Inactive Districts) exist for the purpose of financing, constructing, installing, acquiring and operating and maintaining certain public improvements as described in the their respective Service Plans (collectively, the Public Improvements) to serve and benefit a planned, mixed-use development consisting of residential, commercial, and retail properties within the boundaries of the project area known as Sky Ranch (the Development or the Service Area). The CAB Districts and Inactive Districts are collectively referred to as the Districts.

The Districts' respective Service Plans contemplated that the Districts, with the approval of their electors, would enter into one or more intergovernmental agreements to coordinate the financing, installation, construction and operations and maintenance of Public Improvements that benefit the users of, and residents within, the Service Area, and the CAB Districts entered into the CABEA and formed the CAB for those purposes. The Inactive Districts are currently in inactive status, but the boards of the Inactive Districts may decide to become parties to the CABEA in the future, at which time the Inactive Districts would also become CAB Districts.

Under the CABEA, each CAB District shall transfer certain revenues received by it to fund the operation and maintenance costs and capital costs of the Public Improvements. Each CAB District has agreed, and the CABEA provides, that the CAB will own, operate maintain, finance and construct Public Improvements benefiting the CAB Districts, and that the CAB Districts will contribute to the costs of construction, operation and maintenance of such Public Improvements. It is the intent of the CAB Districts that either the CAB or any of the Districts may, from time to time, issue its own debt and use proceeds to finance the Public Improvements and that the CAB will enter into contracts to construct the Public Improvements.

The CAB prepares its budget on the modified accrual basis of accounting in accordance with the requirements of C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues

Transfers from Metro Districts Nos. 1 and 5

Pursuant to a Capital Pledge Agreement, dated November 1, 2019, District No. 1 agrees to impose ad valorem property taxes upon all taxable property of District No. 1, and to transfer the revenues generated from such mill levy imposition, along with revenues generated from the imposition of specific ownership taxes, to the CAB for payment of principal and interest on bonds the CAB has issued or will issue, including without limitation, the CAB's Series 2019 Bonds (see Debt and Leases), as well as future bond issuances by the CAB.

Pursuant to the CABEA, District Nos. 1 and 5 will impose an operations mill levy and will transfer tax revenues, net of collection fees, to the CAB to fund the operations and maintenance costs.

District No. 5 is also authorized to impose a mill levy to generate revenue for the planning, design, acquisition, construction, installation, relocation and/or redevelopment, and the administration, overhead and operations and maintenance costs incurred with respect to the Regional Improvements. District No. 5 will transfer property taxes, net of fees, derived from the Regional Improvements Mill Levy, together with specific ownership taxes, to the CAB to contribute to the funding of the Regional Improvements.

O&M Fees and Administrative Fees

On March 8, 2019, the CAB's Board of Directors adopted Resolution No. 2019-03-01, Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees (the Original O&M Fee Resolution), which imposed certain operations and maintenance fees on real property within the boundaries of District No. 1, effective April 1, 2019. On November 8, 2019, the CAB's Board of Directors adopted Resolution No. 2019-11-03, Amended and Restated Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees (the O&M Fee Resolution), which amended and restated the Original O&M Fee Resolution in its entirety.

Pursuant to the O&M Fee Resolution, the CAB imposes certain operations and maintenance fees (O&M Fees) on real property within the boundaries of District No. 1 as follows: (1) for unplatted lots, there are no O&M Fees imposed on homebuilders; (2) upon transfer of a finished lot to a homebuilder, (i) for the time period between April 1, 2019 and December 31, 2019, the CAB imposed O&M Fees upon homebuilders at the rate of $25 per month, or $75 per quarter, billed quarterly, and (ii) commencing January 1, 2020, the CAB imposes O&M Fees upon homebuilders at the rate of $50 per month, or $150 per quarter, billed quarterly; (3) upon transfer of a residential unit from a homebuilder to an owner, or from one owner to another owner, the CAB imposes O&M Fees upon the owners at the rate of $50 per month, or $150 per quarter, billed quarterly. Under the O&M Fee Resolution, the CAB also imposes an Administrative Fee of $100 per conveyance or refinance.

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues (continued)

Public Improvement Fees

Pursuant to the PIF Covenant, the CAB imposes a Retail Public Improvement Fee (Retail PIF) and a one-time Material Sales and Use Public Improvement Fee (Material Sales and Use PIF). The Retail PIF is applied to the sale of goods at a rate of 2.75%, in addition to all sales and use taxes that may be imposed and is collected by the retailers in the Districts and remitted to the Districts within 20 days after month end. The Material Sales and Use PIF is imposed on construction activities for the materials incorporated into the construction of any newly constructed building, dwelling or structure within property. The Material Sales and Use PIF is payable by homebuilders and is equal to 2.75% of an amount equal to 50% of the Construction Valuation Amount.

Interest Income

Interest earned on the CAB's available funds has been estimated based on an average interest rate of approximately 0.50%.

Developer Advances

The CAB is in the development stage. As such, the CAB's capital projects will be funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the CAB is financially able to reimburse the Developer from bond proceeds (if applicable) and other legally available revenues.

Developer Advances – Project Management

In 2017, the CAB and Developer entered into two service agreements for project management services, under which the Developer provides project management services for the CAB's construction of on and offsite CAB eligible improvements. The cost of the project management services are five percent (5%) of the actual construction costs of public improvements that are eligible for reimbursement by the CAB. In the event the CAB does not have sufficient revenue to pay invoices when due, the amounts owed by the CAB to the Developer under the project management services agreements accrue as developer advances.

Expenditures

General, Administrative, Operations and Maintenance

The CAB's 2021 budget includes fees for outsourced services (legal, accounting, management, others), insurance, dues, and other administrative expenditures. The Operations and Maintenance Fees Fund budget also include budgeted expenditures for the operations and maintenance of the grounds within the Districts (e.g. utilities, covenant control, landscaping, etc.).

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2019A Bonds. Debt service schedule is not provided for the Series 2019B Bonds because its repayment schedule is based on available cash flow.

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Expenditures (continued)

Capital Outlay

The CAB anticipates infrastructure improvements during 2021 as displayed on Capital Projects Fund page of the budget.

Regional Improvements

The CAB anticipates no activity related to Regional Improvements in 2021.

Debt and Leases

Series 2019 Bonds

On November 19, 2019, the CAB issued $11,435,000 in Limited Tax Supported District No. 1 Senior Bonds, Series 2019A (Senior Bonds) and $1,760,000 in Limited Tax Supported District No. 1 Subordinate Bonds, Series 2019B (Subordinate Bonds) (collectively, Series 2019 Bonds), for the purposes of (i) finance public improvements related to the Development, (ii) pay capitalized interest on the 2019A Senior Bonds, (iii) fund a deposit to the Senior Bonds Reserve Fund, and (iv) pay other costs in connection with the issuance of the 2019 Bonds.

The Senior Bonds are term bonds which bear interest at 4.55%, payable semi-annually on June 1 and December 1, beginning on June 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The Senior Bonds mature on December 1, 2049 and are subject to optional redemption as described in the Senior Indenture.

The Senior Bonds are secured by and payable solely from Senior Pledged Revenues, which includes property taxes generated by the imposition of the District No. 1 Senior Required Mill Levy (in accordance with the Pledge Agreement) net of the cost of collection, all other Required Mill Levy Revenue (pursuant to the Pledge Agreement), Specific Ownership Taxes attributable to the District No. 1 Senior Required Mill Levy, and any other legally available amounts that the CAB may designate by resolution of the Board to be deposited with the Trustee for deposit into the Senior Revenue Fund. The Senior Bonds are also secured by amounts held in the Senior Reserve Fund, in the amount of the Required Reserve equal to $915,000, and amounts accumulated in the Surplus Fund, if any.

The Subordinate Bonds bear interest at 7.625% per annum and are payable annually from available Subordinate Pledged Revenue on December 15, beginning on December 15, 2020. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The Subordinate Bonds are subject to optional and mandatory redemption prior to maturity as described in the Subordinate Indenture.

The Subordinate Bonds are secured by and payable from Subordinate Pledged Revenues derived by the CAB from the following sources, net of any cost of collection: a) the District No. 1 Subordinate Required Mill Levy Revenues; b) Specific Ownership Tax Revenues, attributable to the Subordinate Required Mill Levy; and c) any other legally available moneys which the CAB determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue. The Subordinate Bonds are structured as cash flow bonds, meaning that no regularly scheduled principal payments are due prior to maturity date and interest payments not paid when due will accrue and compound until Subordinate Pledged Revenues are available.

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
2021 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases (continued)

The following is an analysis of anticipated changes in the CAB's long-term obligations, subordinate to the Senior Bonds, for the years ending December 31, 2020 and 2021.

	Balance at December 31, 2019	Additions	Reductions	Anticipated Balance at December 31, 2020
Limited Tax Supported Revenue Bonds -				
Subordinate - Series 2019B	$ 1,760,000	$ -	$ -	$ 1,760,000
Accrued Interest on				
Subordinate - Series 2019B	16,029	134,315	-	150,344
Developer Advances	13,896,125	5,522,097	-	19,418,222
Accrued Interest on				
Developer Advances	127,240	992,086	-	1,119,326
Developer Advances - Project Management	1,176,278	160,000	-	1,336,278
Accrued Interest on				
Developer Advances - Project Management	60,293	75,478	-	135,771
Total	$ 17,035,965	$ 6,883,976	$ -	$ 23,919,941

	Anticipated Balance at December 31, 2020	Additions	Reductions	Anticipated Balance at December 31, 2021
Limited Tax Supported Revenue Bonds -				
Subordinate - Series 2019B	$ 1,760,000	$ -	$ -	$ 1,760,000
Accrued Interest on				
Subordinate - Series 2019B	150,344	145,664	-	296,008
Developer Advances	19,418,222	12,378,599	-	31,796,821
Accrued Interest on				
Developer Advances	1,119,326	1,626,774	-	2,746,100
Developer Advances - Project Management	1,336,278	549,180	-	1,885,458
Accrued Interest on				
Developer Advances - Project Management	135,771	106,498	-	242,269
Total	$ 23,919,941	$ 14,806,715	$ -	$ 38,726,656

The CAB currently has no operating or capital leases.

Reserve Funds

Emergency Reserve

The CAB has provided for an emergency reserve in 2021 equal to at least 3% of fiscal year spending, excluding advances and debt issuances, as defined under TABOR.

Debt Service Reserve Fund

The CAB is required to maintain a debt service reserve in accordance with the 2019 bonds issuance. This reserve has been established.

SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Bonds and Interest Maturing in the Year Ending December 31,	$11,435,000 Limited Tax Supported District No. 1 Senior Bonds Dated November 19, 2019 Series 2019A Interest Rate of 4.55% Payable June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total
2021	$ -	$ 520,293	$ 520,293
2022	-	520,293	520,293
2023	55,000	520,293	575,293
2024	150,000	517,790	667,790
2025	160,000	510,965	670,965
2026	180,000	503,685	683,685
2027	190,000	495,495	685,495
2028	215,000	486,850	701,850
2029	225,000	477,068	702,068
2030	250,000	466,830	716,830
2031	265,000	455,455	720,455
2032	290,000	443,398	733,398
2033	305,000	430,203	735,203
2034	335,000	416,325	751,325
2035	355,000	401,083	756,083
2036	390,000	384,930	774,930
2037	405,000	367,185	772,185
2038	445,000	348,758	793,758
2039	465,000	328,510	793,510
2040	505,000	307,353	812,353
2041	530,000	284,375	814,375
2042	575,000	260,260	835,260
2043	605,000	234,098	839,098
2044	650,000	206,570	856,570
2045	685,000	176,995	861,995
2046	735,000	145,828	880,828
2047	770,000	112,385	882,385
2048	830,000	77,350	907,350
2049	870,000	39,585	909,585
	$ 11,435,000	$ 10,440,203	$ 21,875,203

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended June 30, 2021, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Manual Cash Requirements List for Aug13/21 - 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											
1040 - SE Metro Stormwater Authority											
	00003325	Feb19/21	Jun30	0002	Mar21	301001	2,282.50	0.00	0.00	0.00	2,282.50
						Totals	2,282.50	0.00	0.00	0.00	2,282.50
1060 - McGeady Becher P.C.											
	063021	Jun30/21	Jun30	0002	Jul30	301001	15,167.50	0.00	0.00	0.00	15,167.50
						Totals	15,167.50	0.00	0.00	0.00	15,167.50
1120 - IDES, LLC											
	009852	Jun30/21	Jun30	0002	Jul30	301001	2,620.00	0.00	0.00	0.00	2,620.00
	009853	Jun30/21	Jun30	0002	Jul30	302001	2,586.90	0.00	0.00	0.00	2,586.90
						Totals	5,206.90	0.00	0.00	0.00	5,206.90
1125 - Westwood Professional Services											
	1210700751	Jul20/21	Jul31	0003	Aug19	302001	2,025.00	0.00	0.00	0.00	2,025.00
	1210701056	Jul21/21	Jul31	0003	Aug20	302001	9,966.60	0.00	0.00	0.00	9,966.60
						Totals	11,991.60	0.00	0.00	0.00	11,991.60
1145 - CTL Thompson Incorporated											
	579835	Apr30/21	Jun30	0001	May30	302001	2,250.19	0.00	0.00	0.00	2,250.19
	587168	Jun30/21	Jun30	0001	Jun30	302001	7,755.79	0.00	0.00	0.00	7,755.79
	589982	Jul31/21	Jul31	0005	Aug30	302001	477.66	0.00	0.00	0.00	477.66
						Totals	10,483.64	0.00	0.00	0.00	10,483.64
1150 - Xcel Energy											
	741017942	Jul22/21	Jul31	0003	Aug21		116.83	0.00	0.00	0.00	116.83
						Totals	116.83	0.00	0.00	0.00	116.83
1168 - Environmental Designs											
	141562	Jun29/21	Jun30	0001	Jul29	301001	30,065.86	0.00	1,503.29	0.00	28,562.57
						Totals	30,065.86	0.00	1,503.29	0.00	28,562.57
1170 - PCS Group, Inc.											
	012053	Mar31/21	Jun30	0001	Apr30	302001	135.00	0.00	0.00	0.00	135.00
	012156	Apr30/21	Jun30	0004	May30	302001	12,011.25	0.00	0.00	0.00	12,011.25
	012356	Jun30/21	Jun30	0001	Jul30	302001	6,133.71	0.00	0.00	0.00	6,133.71
						Totals	18,279.96	0.00	0.00	0.00	18,279.96

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

Manual Cash Requirements List for Aug13/21 - 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											
1171 - Altitude Community Law											
	837894	May21/21	Jun30	0001	Jun20		124.00	0.00	0.00	0.00	124.00
	839572	Jun23/21	Jun30	0001	Jul23		627.00	0.00	0.00	0.00	627.00
						Totals	751.00	0.00	0.00	0.00	751.00
1240 - UMB Bank											
	070121	Jul01/21	Jul1	0008	Jul31		2,192.97	0.00	0.00	0.00	2,192.97
						Totals	2,192.97	0.00	0.00	0.00	2,192.97
1242 - CliftonLarsonAllen LLP											
	2884261	May26/21	Jun30	0002	Jun25		8,449.61	0.00	0.00	0.00	8,449.61
	2941084	Jul08/21	Jul31	0003	Aug7		618.98	0.00	0.00	0.00	618.98
	2941085	Jul08/21	Jul31	0006	Aug7		42.53	0.00	0.00	0.00	42.53
	2941086	Jul08/21	Jul31	0003	Aug7		141.75	0.00	0.00	0.00	141.75
	2941590	Jul09/21	Jul31	0003	Aug8		7,350.21	0.00	0.00	0.00	7,350.21
	2943947	Jul14/21	Jul31	0003	Aug13		5,718.04	0.00	0.00	0.00	5,718.04
	2968251	Aug05/21	Aug1	0007	Sep4		207.90	0.00	0.00	0.00	207.90
	2968254	Aug05/21	Aug1	0007	Sep4		335.48	0.00	0.00	0.00	335.48
	2968255	Aug05/21	Aug1	0007	Sep4		368.55	0.00	0.00	0.00	368.55
						Totals	23,233.05	0.00	0.00	0.00	23,233.05
1247 - Haynie & Company											
	D60187	Jun30/21	Jun30	0001	Jul30		1,450.00	0.00	0.00	0.00	1,450.00
						Totals	1,450.00	0.00	0.00	0.00	1,450.00
1273 - Albert Frei & Sons Inc											
	422212	May19/21	Jun30	0004	Jun18	301001	3,342.91	0.00	0.00	0.00	3,342.91
	422425	May20/21	Jun30	0004	Jun19	301001	1,705.89	0.00	0.00	0.00	1,705.89
						Totals	5,048.80	0.00	0.00	0.00	5,048.80
1283 - Nelson Pipeline											
	APP1	May03/21	Jun30	0001	Jun2	302001	577,030.00	0.00	28,851.50	0.00	548,178.50
						Totals	577,030.00	0.00	28,851.50	0.00	548,178.50
						Totals	703,300.61	0.00	30,354.79	0.00	672,945.82

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
==========

* manual *

==========

Total Amount on Hold 0.00

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

NUMBER OF CHECKS TO PRINT : 14

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

Sky Ranch CAB – Project Manager Board Report
Date: 08/13/21

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 approved; processing final approvals
- Grading –Quad 1 complete; scheduling Quad 2
- Utilities – Nelson underway
- Streets – out to bid
- 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

- PEI WO#3 (TM21001) $21,576.89 – street repair near Pond E
- SEMSWA D17-00072 $3,802.50 – permit renewal fee
- SEMSWA G18-00003 $2,242,50 – permit renewal fee
- SEMSWA D18-00021 $2,282.50 – permit renewal fee

Phase II

- LSC TO#6 $5,000.00 – Phase II traffic engineering
- Westwood Professional Services, Inc. TO#11 $44,200.00 – school site engineering
- Pure Cycle Corporation CO1 $58,000 – 12 month GESC maintenance

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	14,526.25	0.00	11,945.12	73%	5,473.75	726.31
Geotech	CTL Thompson	445,846.50	445,846.50	0.00	366,625.22	100%	0.00	22,292.33
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,555,683.10	3,496,216.95	70,995.64	3,496,216.95	98%	59,466.15	174,810.85
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	219,452.98	218,452.98	0.00	179,636.65	100%	1,000.00	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	78,825.68
Water	PEI	2,413,879.89	2,413,879.89	(897.74)	2,415,195.49	100%	0.00	76,042.07
Storm Sewer	PEI	5,159,331.74	5,159,331.74	5,289.30	5,159,331.74	100%	0.00	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	5,159,994.54	5,138,417.65	64,196.28	5,138,417.65	100%	21,576.89	0.00
District	SDMS	57,885.08	57,885.08	0.00	47,599.64	100%	(0.00)	0.00
Fees, Permits and Administration	SEMSWA	32,520.00	32,520.00	0.00	26,741.61	100%	0.00	0.00
District	Sentinel	0.00	0.00	0.00	0.00	0%	0.00	0.00
District	Sentinel	556.57	556.57	0.00	457.67	100%	0.00	0.00
Legal and Title	Spencer Fane	228.00	228.00	0.00	0.00	100%	0.00	0.00
Dry Utilities	Xcel Energy	2,370,226.52	2,370,226.52	0.00	597,189.14	100%	0.00	118,511.33
	Total	**28,304,886.69**	**28,178,041.30**	**70,995.64**	**25,147,302.93**		**126,845.39**	**763,240.90**

Sky Ranch Filing 2 Quad 1 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	4,212.00	-	-	-	0%	4,212.00
Fees, Permits and Administration	Arapahoe County	30,510.00	30,510.00	-	25,088.37	100%	-
Grading	Bemas	1,613,705.76	862,020.86	43,101.04	448,250.85	53%	751,684.90
Fees, Permits and Administration	CDPHE	150.29	150.29	-	123.58	100%	-
Erosion Control	CMS	5,467.50	1,148.38	-	944.33	21%	4,319.12
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	73.11	73.11	-	60.11	100%	-
Geotech	CTL Thompson	117,821.00	66,262.79	-	54,488.73	56%	51,558.21
Planning and Engineering	CVL Consultants	319,966.20	271,258.46	-	223,055.83	85%	48,707.74
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERO	1,620.00	1,956.13	-	1,608.52	121%	(336.13)
District	IDES	13,500.00	9,977.01	-	-	74%	3,522.99
Survey	KT Engineering	97,400.00	14,375.00	-	11,820.74	15%	83,025.00
Planning and Engineering	LSC	13,608.00	9,351.40	-	7,689.65	69%	4,256.60
Planning and Engineering	MPI Designs	14,535.00	11,495.00	-	9,452.34	79%	3,040.00
Sanitary Sewer	Nelson	1,637,030.00	542,028.00	27,101.40	542,028.00	33%	1,095,002.00
Water	Nelson	1,662,714.00	35,002.00	1,750.10	35,002.00	2%	1,627,712.00
Storm Sewer	Nelson	4,076,609.00	-	-	-	0%	4,076,609.00
Planning and Engineering	PCS Group	119,070.00	92,959.52	-	76,440.62	78%	26,110.48
Erosion Control	Pure Cycle GESC	525,001.00	76,354.00	3,817.70	62,786.86	15%	448,647.00
Fees, Permits and Administration	SEMSWA	14,985.11	14,985.11	-	12,322.26	100%	-
District	Sentinel	117.94	117.94	-	117.94	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	3,400.00	3,400.00	-	2,795.82	100%	-
Fees, Permits and Administration	Tri-County Health	89.10	89.10	-	73.27	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	10,275,796.51	2,045,134.09	75,770.24	1,515,721.85	16	8,230,662.41

Sky Ranch Filing 2 Quad 2 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	3,900.00	-	-	-	0%	3,900.00
Fees, Permits and Administration	Arapahoe County	28,250.00	28,250.00	-	23,229.98	100%	-
Grading	Bemas	-	-	-	-	0%	-
Fees, Permits and Administration	CDPHE	139.16	139.16	-	114.43	100%	-
Erosion Control	CMS	5,062.50	1,063.31	-	874.38	21%	3,999.19
Geotech	Cole Garner	-	-	-	-	0%	-
Fees, Permits and Administration	Colorado Geological Survey	67.69	67.69	-	55.66	100%	-
Geotech	CTL Thompson	-	-	-	-	0%	-
Planning and Engineering	CVL Consultants	296,265.00	251,165.25	-	206,533.18	85%	45,099.76
Planning and Engineering	David Evans	1,625.00	-	-	-	0%	1,625.00
Planning and Engineering	ERO	1,500.00	1,811.23	-	1,489.37	121%	(311.23)
District	IDES	12,500.00	9,237.98	-	-	74%	3,262.02
Survey	KT Engineering	-	-	-	-	0%	-
Planning and Engineering	LSC	12,600.00	8,658.70	-	7,120.05	69%	3,941.30
Planning and Engineering	MPI Designs	-	-	-	-	0%	-
Sanitary Sewer	Nelson	-	-	-	-	0%	-
Water	Nelson	-	-	-	-	0%	-
Storm Sewer	Nelson	-	-	-	-	0%	-
Planning and Engineering	PCS Group	110,250.00	86,073.64	-	70,778.35	78%	24,176.36
Erosion Control	Pure Cycle GESC	-	-	-	-	0%	-
Fees, Permits and Administration	SEMSWA	7,319.55	7,319.55	-	6,018.87	100%	-
District	Sentinel	109.20	109.20	-	109.20	100%	-
Planning and Engineering	Studio DH	1,250.00	1,250.00	-	1,250.00	100%	-
Planning and Engineering	Studio Lightning	-	-	-	-	0%	-
Fees, Permits and Administration	Tri-County Health	82.50	82.50	-	67.84	100%	-
Planning and Engineering	Underground Consulting	250.00	250.00	-	205.58	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	477,270.60	395,478.20	-	317,846.88	12	81,792.40

Sky Ranch Filing 2 Quad 3 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	3,744.00	-	-	-	0%	3,744.00
Fees, Permits and Administration	Arapahoe County	27,120.00	27,120.00	-	22,300.78	100%	-
Grading	Bemas	-	-	-	-	0%	-
Fees, Permits and Administration	CDPHE	133.59	133.59	-	109.85	100%	-
Erosion Control	CMS	4,860.00	1,020.78	-	839.40	21%	3,839.22
Geotech	Cole Garner	-	-	-	-	0%	-
Fees, Permits and Administration	Colorado Geological Survey	64.98	64.98	-	53.44	100%	-
Geotech	CTL Thompson	-	-	-	-	0%	-
Planning and Engineering	CVL Consultants	284,414.40	241,118.63	-	198,271.85	85%	43,295.77
Planning and Engineering	David Evans	1,560.00	-	-	-	0%	1,560.00
Planning and Engineering	ERO	1,440.00	1,738.78	-	1,429.80	121%	(298.78)
District	IDES	12,000.00	8,868.46	-	-	74%	3,131.54
Survey	KT Engineering	-	-	-	-	0%	-
Planning and Engineering	LSC	12,096.00	8,312.35	-	6,835.25	69%	3,783.65
Planning and Engineering	MPI Designs	-	-	-	-	0%	-
Sanitary Sewer	Nelson	-	-	-	-	0%	-
Water	Nelson	-	-	-	-	0%	-
Storm Sewer	Nelson	-	-	-	-	0%	-
Planning and Engineering	PCS Group	105,840.00	82,630.69	-	67,947.22	78%	23,209.31
Erosion Control	Pure Cycle GESC	-	-	-	-	0%	-
Fees, Permits and Administration	SEMSWA	7,026.77	7,026.77	-	5,778.11	100%	-
District	Sentinel	104.84	104.84	-	104.84	100%	-
Planning and Engineering	Studio DH	1,200.00	1,200.00	-	1,200.00	100%	-
Planning and Engineering	Studio Lightning	-	-	-	-	0%	-
Fees, Permits and Administration	Tri-County Health	79.20	79.20	-	65.13	100%	-
Planning and Engineering	Underground Consulting	240.00	240.00	-	197.35	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	458,179.78	379,659.07	-	305,133.00	12	78,520.71

Sky Ranch Filing 2 Quad 4 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	3,744.00	-	-	-	0%	3,744.00
Fees, Permits and Administration	Arapahoe County	27,120.00	27,120.00	-	22,300.78	100%	-
Grading	Bemas	-	-	-	-	0%	-
Fees, Permits and Administration	CDPHE	133.59	133.59	-	109.85	100%	-
Erosion Control	CMS	4,860.00	1,020.78	-	839.40	21%	3,839.22
Geotech	Cole Garner	-	-	-	-	0%	-
Fees, Permits and Administration	Colorado Geological Survey	64.98	64.98	-	53.44	100%	-
Geotech	CTL Thompson	-	-	-	-	0%	-
Planning and Engineering	CVL Consultants	284,414.40	241,118.63	-	198,271.85	85%	43,295.77
Planning and Engineering	David Evans	1,560.00	-	-	-	0%	1,560.00
Planning and Engineering	ERO	1,440.00	1,738.78	-	1,429.80	121%	(298.78)
District	IDES	12,000.00	8,868.46	-	-	74%	3,131.54
Survey	KT Engineering	-	-	-	-	0%	-
Planning and Engineering	LSC	12,096.00	8,312.35	-	6,835.25	69%	3,783.65
Planning and Engineering	MPI Designs	-	-	-	-	0%	-
Sanitary Sewer	Nelson	-	-	-	-	0%	-
Water	Nelson	-	-	-	-	0%	-
Storm Sewer	Nelson	-	-	-	-	0%	-
Planning and Engineering	PCS Group	105,840.00	82,630.69	-	67,947.22	78%	23,209.31
Erosion Control	Pure Cycle GESC	-	-	-	-	0%	-
Fees, Permits and Administration	SEMSWA	7,026.77	7,026.77	-	5,778.11	100%	-
District	Sentinel	104.84	104.84	-	104.84	100%	-
Planning and Engineering	Studio DH	1,200.00	1,200.00	-	1,200.00	100%	-
Planning and Engineering	Studio Lightning	-	-	-	-	0%	-
Fees, Permits and Administration	Tri-County Health	79.20	79.20	-	65.13	100%	-
Planning and Engineering	Underground Consulting	240.00	240.00	-	197.35	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	458,179.78	379,659.07	-	305,133.00	12	78,520.71

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
August 13, 2021

Construction Contract Documents

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

Pay Applications
- None

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

Pay Applications
- None

Filing 4 Erosion Control – Pure Cycle
Recommend Approval:
Change Orders
- Change Order 1: $58,000.00 for an annual erosion control maintenance budget through the months of March 2021 to February 2022.
    - Billing #1 against this CO is for $9,900 for the months of March 2021 through June 2021

Pay Applications
- Pay Application #2 is recommended for payment $30,257.50 ($18,072.00 District; $13,778.00 Non-District; $1,592.50 Retained).
    - $76,354.00 Billed to Date. $3,817.70 Retained. $72,536.30 Paid to Date.

Filing 4 Wet Utilities
Recommend Approval:
Change Orders
- None

Pay Applications
- Pay Application #2 is recommended for payment $761,870.55 ($552,369.00 District; $249,060.00 Non-District; $40,098.45 Retained).
    - $1,378,999.00 Billed to Date. $68,949.95 Retained. $1,310,049.05 Paid to Date.

F1 Grading, Utilities, and Roadways Warranty Contract – Premier Earthworks & Infrastructure
Recommend Approval:
Change Orders
- Change Order 3: $21,576.89 to fix concrete settlement due to neighborhood irrigation infiltration.

Pay Applications
- None

Other Matters
- Filing 4 Roadway Project is out for bid
- Filing 1 Landscape Walkthrough to be held mid-August

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	15	$1,241,869.94	$1,179,759.05	$62,110.89
BEMAS - Grading A&D P1	4	$1,613,705.76	$818,919.82	$794,785.94
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
Nelson - F4 Wet Utilities	0	$7,376,353.00	$548,178.50	$6,828,174.50
Total		$34,457,179.38	$25,490,526.25	$8,966,653.13

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	-$51,525.54	67	$1,241,869.94	277
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	Nelson - F4 Wet Utilities	$7,376,353.00	165	$0.00	0	$7,376,353.00	165
12							
	Total	**$32,077,404.23**		**$2,341,960.75**		**$34,419,364.98**	

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	$21,576.89	0	$33,762.49	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	$1,241,869.94	277	$61,305.89	20	$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	$58,000.00	0	$525,001.00	0
11	Nelson - F4 Wet Utilities	$7,376,353.00	165	$0.00	0	$7,376,353.00	165
12							
	Total	**$34,419,364.98**		**$502,559.62**		**$34,921,924.60**	
					Potential Total of All Change Orders	$502,559.62	

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	Nelson - F4 Wet Utilities	$0.00		$0.00	$0.00
12					
	Total			**$0.00**	**$85.00**

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, August 13, 2021

ACC Requests

33 architectural requests have been received since the last meeting. The majority of the requests continue to be for landscaping, solar panels, and concrete walkways/patios. Other requests include a trampoline request, pergola request, and request to install a greenhouse. All requests were approved except for three that were denied due to lack of information provided.

Violation Report

Inspection of the Community was completed on July 7th and July 23rd resulting in 11 violation notices being sent to owners. Most of the violations were for lawn maintenance and visible trash cans. Owners have been communicating updates on replacement of dead warranty trees. These violations have been placed on hold while the owners work with the builders on replacement.

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

CAC National Night Out Expenses Reimbursement Request- The CAC planned a community event for National Night Out, held on Tuesday, August 3rd. Submitted to the Board for reimbursement were receipts from Sam's Club and Oriental Trading Company totaling $242.75 for items purchased by CAC member Jenny Mahaffey for the event.

Please let us know if there are any questions.

Celeste Terrell, CMCA, AMS
Community Manager