



**SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")**

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: January 12, 2024
TIME: 8:30 a.m.
LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue
Building 65, Suite A
Watkins, CO 80137

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

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

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

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDM1NWNjYzUtNmUyNi00ZmEyLWI3ZWItYjhjZGI4NjE1MTI2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

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

Phone Conference ID: **140 482 820#**



<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Mark Harding	President (representing MD 1)	May, 2027
Joe Knopinski	Vice President (representing MD 5)	May, 2025
Marc Specialy	Treasurer (representing MD 5)	May, 2027
Dirk Lashnits	Assistant Secretary (representing MD 5)	May, 2025
Scott E. Lehman	Secretary (representing MD 3)	May, 2027

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Confirm quorum, location of the meeting and posting of meeting notices, and designate 24-hour posting location. Approve Agenda.

II. CONSENT AGENDA

- A. Approve Minutes from the December 8, 2023 Regular Meeting (enclosure).

III. PUBLIC COMMENT

- A. Public Comment.

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

IV. SKY RANCH CITIZENS ADVISORY COMMITTEE (“CAC”) MATTERS

- A. CAC presentation to the CAB Board regarding CAC recommendations, if any.

V. FINANCIAL MATTERS

- A. Review and accept the schedule of cash position updated as of January 8, 2024, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).
- B. Consider approval and/or ratification of payables through January 5, 2024 in the amount of \$2,346,092.63 (enclosure).

VI. CONSTRUCTION MATTERS

- A. Project Manager’s Report (enclosure).



- B. Engineer's Report (enclosure).
- C. Review and consider acceptance of Cost Certification Report No. 10 by Independent District Engineering Services, LLC ("IDES") certifying costs in the amount of \$821,184.88 (enclosure).
- C. 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 None.
- D. Phase II (Filing No. 4) Construction Matters:
1. **Grading/Earthwork:** None.
 2. **Drainage and Utilities:** None.
 3. **Erosion Control:** None.
 4. **Roadway Improvements:**
 - Paving/Asphalt Review and consider approval of Change Order No. 15 to the Paving Contract with Martin Marietta Materials, Inc. for additional costs associated with milling and patch-backing Monaghan Rd between 10th Dr. and 8th Pl. in an amount not to exceed \$26,483.49.
 - Review and consider approval of Pay Application No. 17 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of \$39,338.74.



Concrete/Striping/Signage

Consider approval of Change Order No. 25 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. (“PEI”) for additional costs associated with removing and replacing the curb and gutter along the northeast corner of the intersection of E. 10th Dr. and Monaghan Rd in amount not to exceed \$16,714.59.

Consider approval of Change Order No. 26 to the Construction Contract with PEI for costs associated with adding a white edger along Monaghan Road between E. 10th Dr. and I-70 Frontage Road in amount not to exceed \$6,069.70.

Consider approval of Pay Application No. 22 to the Construction Contract with PEI in the amount of \$22,784.29.

5. Landscape: None

6. Fencing Consider approval of Pay Application No. 9 to the Fencing Contract with Pure Cycle Corporation in the amount of \$28,883.36.

E. Phase II (Filing No. 5) Construction Matters:

1. Grading/Earthwork: None.

2. Drainage and Utilities: Consider approval of Pay Application No. 7 to the Construction Contract with American West Construction, LLC in the amount of \$202,101.58.

3. Erosion Control: None.

4. Roadway Improvements:

Paving/Asphalt

Consider approval of Change Order No. 1 to the Paving Contract with Martin Marietta Materials, Inc. for additional costs not captured in the Contractors bid related to bottom lift thickness in an amount not to



exceed \$38,777.85.

Concrete/Striping/Signage

Consider approval of Change Order No. 1 to the Construction Contract with PEI for additional costs associated with moving on-site soil to backfill over four waterlines to obtain required depth for the waterlines in an amount not to exceed \$20,867.18.

Consider approval of Pay Application No. 1 to the Construction Contract with PEI in the amount of \$380,804.93.

5. **Landscape:** None.

VII. LEGAL MATTERS

A. Executive Session (if necessary).

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

B. Discuss Alley Lot Trash Service.

C. Accounts Receivable Report (enclosure).

IX. OTHER BUSINESS

A. Confirm quorum for February 9, 2024 Board meeting.

X. ADJOURNMENT

Informational Enclosure:

Monthly summary of website usage (Oct and Nov).

***The Next Regular Board Meeting is Scheduled for
February 9, 2024***



RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD DECEMBER 8, 2023

A regular meeting of the Board of Directors (referred to hereafter as the “**Board**”) of the CAB convened on December 8, 2023, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors in Attendance Were:

Mark Harding, President
 Joe Knopinski, Vice President
 Marc Spezialy, Treasurer
 Scott Lehman, Secretary
 Dirk Lashnits, Assistant Secretary

Also in Attendance Were:

Celeste Terrell, Alexander Clem, and Thuy Dam (for a portion of the meeting);
 CliftonLarsonAllen LLP (“**CLA**”)
 Suzanne Meintzer, Esq.; McGeady Becher P.C.
 Stan Fowler; Independent District Engineering Services, LLC (“**IDES**”)
 Cyrena Finnegan and Deb Saya; Pure Cycle Corporation

Members of the Public in Attendance:

Katherine Funk

**ADMINISTRATIVE
MATTERS**

The meeting was called to order.

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

Quorum, Location of Meeting, Posting of Meeting Notice and Agenda: The Board confirmed the presence of a quorum.

The Board reviewed a proposed agenda for the CAB’s regular meeting. Following



RECORD OF PROCEEDINGS

discussion, upon a motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the agenda.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB’s Board meeting. The Board determined that certain Board members and consultants of the CAB would attend this meeting in person at the above-referenced location. However, certain other Board members and consultants of the CAB would attend this meeting via video conference or teleconference. The Board further noted that the notice of the time, date, location, and video conference/teleconference information for the meeting was duly posted.

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

- Minutes from the November 10, 2023 Regular Meeting.
- Minutes from the November 10, 2023 Joint Annual Meeting.

Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Consent Agenda.

PUBLIC COMMENT There were no public comments.

CITIZENS
ADVISORY
COMMITTEE
("CAC") MATTERS

CAC Presentation on Recommendations: None.

FINANCIAL
MATTERS

Schedule of Cash Position as of September 30, 2023, Updated as of November 30, 2023, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Ms. Dam presented the Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule to the Board. Following review, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of September 30, 2023, updated as of November 30, 2023, the Accounts Receivable Summaries, Tax Schedules and Developer Advance Schedule.

Payables through November 30, 2023 in the amount of \$933,643.93: Ms. Dam reviewed the payables through November 30, 2023 with the Board. Following review, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board ratified approval the payables through November 30, 2023, in the amount of \$933,643.93.



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CONSTRUCTION MATTERS

Project Manager's Report: Director Lashnits presented the Project Manager's Report to the Board. No action was taken.

Engineer's Report: Mr. Fowler presented the Engineer's Report to the Board. Mr. Fowler noted that one bid was received from Pure Cycle Corporation for Filing No. 6 GESC work, and the Board assigned Director Knopinski to work with IDES to ensure reasonable line-item pricing. Following review, upon a motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the Engineer's Report.

Task Order No. 6 to Master Service Agreement with Independent District Engineering Services, LLC ("IDES") for District Oversight Services in an amount not to exceed \$75,000.00: Mr. Fowler reviewed the Task Order with the Board. Following review, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Task Order No. 6 to the Master Service Agreement with Independent District Engineering Services, LLC for District Oversight Services in an amount not to exceed \$75,000.00.

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: None.

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities: None.

Erosion Control: None.



RECORD OF PROCEEDINGS

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage:

Change Order No. 24 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for Costs Associated with Additional Scope of Saw Cutting and Asphalt Removal Along the Northwest Intersection of N. Monaghan Road and E. 10th Drive in amount not to exceed \$7,154.40: Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 24 to the Construction Contract with PEI for costs associated with additional scope of saw cutting and asphalt removal along the northwest intersection of N. Monaghan Road and E. 10th Drive in amount not to exceed \$7,154.40.

Pay Application No. 21 to the Construction Contract with PEI in amount of \$9,437.71: Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 21 to the Construction Contract with PEI in the amount of \$9,437.71.

Landscape:

Change Order No. 9 to the Landscape Contract with Consolidated Divisions, Inc. ("CDI") for Median Landscape Deduction for N. Bentley Street, E. 8th Place and Monaghan Road in a reduction amount of (\$27,146.68): Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 9 to the Landscape Contract with CDI for median landscape deduction for N. Bentley Street, E. 8th Place and Monaghan Road in a reduction amount of (\$27,146.68).

Pay Application No. 11 to the Landscape Contract with CDI in the amount of \$66,935.79: Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 11 to the Landscape Contract with CDI in the amount of \$66,935.79.

Fencing: None.



RECORD OF PROCEEDINGS

PHASE II (FILING NO. 5) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities:

Pay Application No. 6 to the Construction Contract with American West Construction in an amount \$587,459.96: Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved pay application No. 6 to the construction contract with American West Construction in the amount of \$587,459.96.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage: None.

Landscape: None.

LEGAL MATTERS

Resolution No. 2023-12-01, Resolution of the Board of Directors of Sky Ranch Community Authority Board Adopting the Amended Policies and Procedures Governing the Enforcement of the Covenants, Conditions and Restrictions for Sky Ranch: Attorney Meintzer reviewed the amended covenant enforcement policy and discussed the resolution adopting the same with the Board. Following review, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the updated covenant enforcement policy and adopted Resolution No. 2023-12-01 Adopting the Amended Policies and Procedures Governing the Enforcement of the Covenants, Conditions and Restrictions for Sky Ranch, increasing the amount of the fine when accounts get referred to the Board for potential collections to \$300.00.

Updated Policy Regarding Collection of Delinquent Operation and Maintenance Fees Accounts and Resolutions Related to the Same: Attorney Meintzer reviewed the updated delinquent fee collection policy and various related resolutions with the Board. Following review, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the updated policy regarding the collection of delinquent operation and maintenance fees accounts,



RECORD OF PROCEEDINGS

including increasing the amount of the fine when accounts get referred to the Board for potential collections to \$300.00. The Board also discussed various minor revisions, and adopted the following Resolutions related to same, subject to the revisions as discussed:

- **Resolution No. 2023-12-02, Resolution of the Board of Directors of Sky Ranch Community Authority Board Amending and Restating the Imposition of Operations and Maintenance Fees for the Property within Sky Ranch Metropolitan District No. 1;**
- **Resolution No. 2023-12-03, Resolution of the Board of Directors of Sky Ranch Community Authority Board Amending and Restating the Imposition of Operations and Maintenance Fees for the Property within Sky Ranch Metropolitan District No. 3;**
- **Resolution No. 2023-12-04, Resolution of the Board of Directors of Sky Ranch Community Authority Board Amending and Restating the Imposition of Alleyway Operations and Maintenance Fees.**

Discussion of Senate Bill 23-178 and adoption of Resolution No. 2023-12-05, Resolution of the Board of Directors of Sky Ranch Community Authority Board Adopting Second Amended Design and Landscape Guidelines for Sky Ranch:

Attorney Meintzer discussed the impact of Senate Bill 23-178 and reviewed the resolution with the Board. The Board discussed various minor revisions. Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board adopted Resolution 2023-12-05, Resolution of the Board of Directors of Sky Ranch Community Authority Board Adopting Second Amended Design and Landscape Guidelines for Sky Ranch, subject to the revisions as discussed.

Executive Session (if necessary): The Board determined an executive session was not necessary.

**COMMUNITY
MANAGEMENT /
COVENANT
CONTROL /
OPERATIONS**

Community Manager's Update: Ms. Terrell presented the Community Manager's report to the Board. No action was taken.

OTHER BUSINESS

Director Harding noted that the call protection for the CAB's 2019 Bonds ends in 2024, and that, depending on interest rates, it may make sense to consider refinancing the 2019



RECORD OF PROCEEDINGS

Bonds in 2024. Director Harding also noted he was working with the County and CDOT on regional improvements discussions.

Quorum for January 12, 2024 Board Meeting: The Board confirmed a quorum for the January 12, 2024 Board meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Lehman, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adjourned the meeting at 9:25 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD
 Schedule of Cash Position
 November 30, 2023
 Updated as of January 8, 2024

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<u>In Bank - Checking Account</u>								
Balance as of 11/30/23	\$ 333,736.89	\$ 58,957.26	\$ 8,667.00	\$ 0.21	\$ 0.05	\$ 99,221.69	\$ 81,359.97	\$ 581,943.07
Subsequent activities:								
12/01/23 - Transfer to Money Market	-	-	-	-	-	(344,000.00)	(80,000.00)	(424,000.00)
12/01/23 - Collateral Release	-	-	-	-	-	(135,998.40)	-	(135,998.40)
12/07/23 - Tax Distributions (SRMD Nos. 1,3,5)	1,838.06	-	-	6,133.56	-	-	506.65	8,478.27
12/11/23 - Transfer from Money Market	-	-	-	-	-	40,661.84	-	40,661.84
12/11/23 - Developer Advance/Reimb for Dev. Costs	-	-	-	-	-	2,260,409.22	-	2,260,409.22
12/21/23 - Developer Advance/Reimb for Dev. Costs	-	-	-	-	-	380,804.93	-	380,804.93
December Checks (1571-1581)	(31,777.00)	-	-	(6,133.55)	-	(2,093,488.77)	-	(2,131,399.32)
December ACH Payments	(32,888.18)	(18,976.63)	-	-	-	(159,820.45)	-	(211,685.26)
December Deposits	-	7,068.73	270.00	-	-	-	-	7,338.73
<i>Anticipated balance</i>	<u>270,909.77</u>	<u>47,049.36</u>	<u>8,937.00</u>	<u>0.22</u>	<u>0.05</u>	<u>47,790.06</u>	<u>1,866.62</u>	<u>376,553.08</u>
<u>In Bank - Money Market Account</u>								
Balance as of 11/30/23	-	-	-	-	-	-	-	-
Subsequent activities:								
12/01/23 - Transfer from Checking	-	-	-	-	-	344,000.00	80,000.00	424,000.00
12/11/23 - Transfer to Checking	-	-	-	-	-	(40,661.84)	-	(40,661.84)
12/31/23 - Interest income	-	-	-	-	-	1,390.63	-	1,390.63
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>304,728.79</u>	<u>80,000.00</u>	<u>384,728.79</u>
<u>UMB - 2019A Revenue Fund</u>								
Balance as of 12/31/23	-	-	-	7,246.71	-	-	-	7,246.71
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,246.71</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,246.71</u>
<u>UMB - 2019A Bond Fund</u>								
Balance as of 12/31/23	-	-	-	0.20	-	-	-	0.20
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.20</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.20</u>
<u>UMB - 2019A Reserve Fund</u>								
Balance as of 12/31/23	-	-	-	918,018.47	-	-	-	918,018.47
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>918,018.47</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>918,018.47</u>
<u>UMB - 2019A Surplus Fund</u>								
Balance as of 12/31/23	-	-	-	451,469.35	-	-	-	451,469.35
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>451,469.35</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>451,469.35</u>
<u>UMB - 2019A Project Fund</u>								
Balance as of 12/31/23	-	-	-	-	-	4,921.48	-	4,921.48
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,921.48</u>	<u>-</u>	<u>4,921.48</u>
<u>UMB - 2019A Bond Principal Fund</u>								
Balance as of 12/31/23	-	-	-	0.04	-	-	-	0.04
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.04</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.04</u>
<u>UMB - 2019B Revenue Fund</u>								
Balance as of 12/31/23	-	-	-	2.79	-	-	-	2.79
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2.79</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2.79</u>
<u>UMB - 2019B Bond Fund</u>								
Balance as of 12/31/23	-	-	-	0.16	-	-	-	0.16
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.16</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.16</u>
<u>UMB - 2019B Project Fund</u>								
Balance as of 12/31/23	-	-	-	-	-	796.76	-	796.76
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>796.76</u>	<u>-</u>	<u>796.76</u>
<u>UMB - 2022A Interest Fund</u>								
Balance as of 12/31/23	-	-	-	-	1,587,860.02	-	-	1,587,860.02
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,587,860.02</u>	<u>-</u>	<u>-</u>	<u>1,587,860.02</u>
<u>UMB - 2022A Reserve Fund</u>								
Balance as of 12/31/23	-	-	-	-	1,996,633.48	-	-	1,996,633.48
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,996,633.48</u>	<u>-</u>	<u>-</u>	<u>1,996,633.48</u>
<u>UMB - 2022A Project Fund</u>								
Balance as of 12/31/23	-	-	-	-	-	1,762.57	-	1,762.57
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,762.57</u>	<u>-</u>	<u>1,762.57</u>
<u>UMB - 2022A Surplus Fund</u>								
Balance as of 12/31/23	-	-	-	-	335,652.69	-	-	335,652.69
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>335,652.69</u>	<u>-</u>	<u>-</u>	<u>335,652.69</u>
<i>Anticipated balance</i>	<u>\$ 270,909.77</u>	<u>\$ 47,049.36</u>	<u>\$ 8,937.00</u>	<u>\$ 1,376,737.94</u>	<u>\$ 3,920,146.24</u>	<u>\$ 359,999.66</u>	<u>\$ 81,866.62</u>	<u>\$ 6,065,646.59</u>

Current Yield (as of 12/31/23)
 UMB invested in ColoTrust Prime - 5.19%
 UMB invested in ColoTrust Plus - 5.50%

**Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2023**

	Current Year									Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 6,238.01	\$ -	\$ 4,849.82	\$ -	\$ (93.57)	\$ -	10,994.26	0.65%	0.65%	\$ 14,722.13	1.21%	1.21%
February	437,760.97	-	4,911.71	-	(6,566.41)	-	436,106.27	45.51%	46.15%	345,269.73	39.85%	41.06%
March	20,764.53	-	6,164.95	11.26	(311.64)	-	26,629.10	2.16%	48.31%	30,361.75	2.97%	44.03%
April	42,643.99	-	4,952.04	0.22	(639.67)	-	46,956.58	4.43%	52.75%	50,600.68	5.42%	49.46%
May	48,983.00	-	5,575.26	6.70	(734.85)	-	53,830.11	5.09%	57.84%	108,785.20	12.26%	61.71%
June	398,480.40	-	5,119.01	29.84	(5,977.65)	-	397,651.60	41.42%	99.26%	340,291.75	39.32%	101.04%
July	-	-	5,184.12	-	-	-	5,184.12	0.00%	99.26%	6,114.32	0.21%	101.24%
August	995.66	-	6,091.73	29.87	(15.38)	-	7,101.88	0.10%	99.36%	5,658.32	0.00%	101.24%
September	-	(2,772.43)	5,047.66	(154.69)	43.91	-	2,164.45	-0.29%	99.07%	4,758.73	0.00%	101.24%
October	2,136.68	-	5,556.72	128.20	(33.97)	-	7,787.63	0.22%	99.30%	-	-1.14%	100.10%
November	1,765.19	-	5,499.84	123.57	(28.33)	-	7,360.27	0.18%	99.48%	-	0.00%	100.10%
December	-	-	-	-	-	-	-	0.00%	99.48%	3,264.37	0.00%	100.10%
Total	\$ 959,768.43	\$ (2,772.43)	\$ 58,952.86	\$ 174.97	\$ (14,357.56)	\$ -	\$ 1,001,766.27	99.48%	99.48%	\$ 909,826.98	100.10%	100.10%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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Property Tax

General Fund	\$ 160,333.00	16.67%	\$ 159,499.50	99.48%
Debt Service Fund	801,664.00	83.33%	797,496.50	99.48%
Total	\$ 961,997.00	100.00%	\$ 956,996.00	99.48%

Specific Ownership Tax

General Fund	\$ 9,620.00	16.67%	\$ 9,825.48	102.14%
Debt Service Fund	48,100.00	83.33%	49,127.38	102.14%
Total	\$ 57,720.00	100.00%	\$ 58,952.86	102.14%

Treasurer's Fees

General Fund	\$ 2,405.00	16.67%	\$ 2,392.93	99.50%
Debt Service Fund	12,025.00	83.33%	11,964.63	99.50%
Total	\$ 14,430.00	100.00%	\$ 14,357.56	99.50%

Sky Ranch Metropolitan District No. 3
Property Taxes Reconciliation
2023

	Current Year									Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	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	\$ 13,151.61	\$ -	\$ 3,570.31	\$ -	\$ (197.27)	\$ -	\$ 16,524.65	1.86%	1.86%	\$ 6.52	0.00%	0.00%
February	11,684.61	-	3,615.87	-	(175.27)	-	15,125.21	1.65%	3.51%	470.61	35.65%	35.65%
March	288,011.66	-	4,538.48	11.53	(4,320.35)	-	288,241.32	40.67%	44.18%	279.77	20.96%	56.61%
April	229,182.59	-	3,645.57	23.07	(3,438.08)	-	229,413.15	32.36%	76.54%	231.74	17.34%	73.95%
May	150,095.91	-	4,104.36	29.22	(2,251.88)	-	151,977.61	21.19%	97.73%	71.60	5.04%	78.99%
June	7,304.79	-	3,768.48	58.44	(110.45)	-	11,021.26	1.03%	98.76%	197.35	14.68%	93.67%
July	1,460.95	-	3,816.42	73.05	(23.01)	-	5,327.41	0.21%	98.97%	8.01	0.11%	93.79%
August	-	-	4,484.58	-	-	-	4,484.58	0.00%	98.97%	19.10	0.80%	94.59%
September	-	(89,584.08)	3,715.96	(6,292.36)	1,438.15	90,722.33	-	-12.65%	86.32%	7.13	0.00%	94.59%
October	-	-	4,090.71	-	-	(4,090.71)	-	0.00%	86.32%	80.24	5.33%	99.92%
November	7,304.78	-	4,048.84	496.74	(117.02)	(11,733.34)	-	1.03%	87.35%	7.60	0.00%	99.92%
December	-	-	-	-	-	-	-	0.00%	87.35%	6.14	0.00%	99.92%
\$	708,196.90	(89,584.08)	43,399.58	(5,600.31)	(9,195.18)	74,898.28	722,115.19	87.35%	87.35%	\$ 1,385.81	99.92%	99.92%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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Property Tax

General Fund	\$ 64,506.00	9.11%	\$ 56,346.24	87.35%
Debt Service Fund	322,567.00	45.55%	281,763.52	87.35%
Regional Improvements	321,124.00	45.34%	280,503.06	87.35%
\$	708,197.00	100.00%	\$ 618,612.82	87.35%

Specific Ownership Tax

General Fund	\$ 3,870.00	9.11%	\$ 3,953.04	102.15%
Debt Service Fund	19,354.00	45.55%	19,767.48	102.14%
Regional Improvements	19,267.00	45.34%	19,679.05	102.14%
\$	42,491.00	100.00%	\$ 43,399.58	102.14%

Treasurer's Fees

General Fund	\$ 968.00	9.11%	\$ 837.54	86.52%
Debt Service Fund	4,839.00	45.55%	4,188.19	86.55%
Regional Improvements	4,817.00	45.34%	4,169.45	86.56%
\$	10,624.00	100.00%	\$ 9,195.18	86.55%

**Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2023**

	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	\$ -	\$ -	\$ 985.87	\$ -	\$ -	\$ 985.87	0.00%	0.00%	\$ 405.77	0.00%	0.00%
February	-	-	998.45	-	-	998.45	0.00%	0.00%	1,691.23	1.51%	1.51%
March	-	-	1,253.22	-	-	1,253.22	0.00%	0.00%	41,896.64	51.27%	52.78%
April	195,554.79	-	1,006.65	-	(2,933.32)	193,628.12	100.00%	100.00%	401.96	0.00%	52.79%
May	-	-	1,133.34	-	-	1,133.34	0.00%	100.00%	381.98	0.00%	52.79%
June	-	-	1,040.59	-	-	1,040.59	0.00%	100.00%	38,550.54	47.19%	99.98%
July	-	-	1,053.83	-	-	1,053.83	0.00%	100.00%	421.14	0.02%	100.00%
August	-	-	1,238.33	-	-	1,238.33	0.00%	100.00%	527.87	0.00%	100.00%
September	-	-	1,026.09	-	-	1,026.09	0.00%	100.00%	443.94	0.00%	100.00%
October	-	-	1,129.57	-	-	1,129.57	0.00%	100.00%	424.20	0.00%	100.00%
November	-	-	1,118.00	-	-	1,118.00	0.00%	100.00%	473.20	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	100.00%	382.55	0.00%	100.00%
Total	\$ 195,554.79	\$ -	\$ 11,983.94	\$ -	\$ (2,933.32)	\$ 204,605.41	100.00%	100.00%	\$ 86,001.02	100.00%	100.00%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
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Property Tax

General Fund	\$ 106,934.00	54.68%	\$ 106,933.89	100.00%
Regional Improvements	88,621.00	45.32%	88,620.90	100.00%
Total	\$ 195,555.00	100.00%	\$ 195,554.79	100.00%

Specific Ownership Tax

General Fund	\$ 6,416.00	54.68%	\$ 6,553.10	102.14%
Regional Improvements	5,317.00	45.32%	5,430.84	102.14%
Total	\$ 11,733.00	100.00%	\$ 11,983.94	102.14%

Treasurer's Fees

General Fund	\$ 1,604.00	54.68%	\$ 1,604.01	100.00%
Regional Improvements	1,329.00	45.32%	1,329.31	100.02%
Total	\$ 2,933.00	100.00%	\$ 2,933.32	100.01%

Sky Ranch Community Authority Board
 Accounts Receivables Summary
 December 31, 2023

	<u>Fees Billed YTD</u>	<u>Outstanding AR</u>
<u>O&M Fees</u>		
KB Homes	14,774.39	1,442.47
Richmond	7,062.56	-
Melody Homes	30,803.35	30,803.35
Pure Cycle	8,400.00	2,100.00
Challenger	21,597.03	3,338.80
Lennar	19,389.03	551.91
Homeowners	364,481.53	6,465.35
Total O&M	<u>466,507.89</u>	<u>44,701.88</u>
<u>Alleyway Fees</u>		
KB Homes	2,079.00	189.00
Melody Homes	648.00	648.00
Pure Cycle	1,080.00	270.00
Challenger	2,943.00	459.00
Lennar	1,593.00	-
Homeowners	2,700.00	1,755.00
Total O&M	<u>11,043.00</u>	<u>3,321.00</u>
<u>PIF</u>		
KB Homes	50,597.74	7,970.77
Richmond	1,012.36	(3.00)
Taylor Morrison	-	(8,191.21)
Lennar	29,094.27	29,094.27
Valiant Homes	41,738.88	-
DR Horton	174,905.58	23,640.42
Challenger	113,107.42	-
Total PIF	<u>410,456.25</u>	<u>52,511.25</u>

Sky Ranch Community Authority Board
 Accounts Receivables - O&M Fees
 December 31, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders													
KB Homes	-	-	6,002.34	-	-	4,869.64	-	-	2,459.94	-	-	1,442.47	14,774.39
Richmond	-	-	-	-	-	537.37	-	-	6,525.19	-	-	-	7,062.56
Melody Homes	-	-	-	-	-	-	-	-	26,292.37	-	405.00	4,105.98	30,803.35
Pure Cycle	-	-	2,100.00	-	-	2,100.00	-	-	2,100.00	-	-	2,100.00	8,400.00
Challenger	-	660.00	6,689.23	-	-	7,529.70	-	-	3,379.30	-	-	3,338.80	21,597.03
Lennar	-	-	7,800.00	-	-	6,977.13	-	-	4,059.99	-	-	551.91	19,389.03
Amount Due	-	660.00	22,591.57	-	-	22,013.84	-	-	44,816.79	-	405.00	11,539.16	102,026.36
Payment Received													
KB Homes	(17,303.33)	-	-	-	(6,002.34)	-	-	(4,869.64)	-	(2,459.94)	-	-	(30,635.25)
Richmond	(4,736.42)	-	-	-	(2,885.00)	-	2,347.63	-	(6,525.19)	-	-	-	(11,798.98)
Melody Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	(2,100.00)	-	-	(2,100.00)	-	-	(2,100.00)	-	-	(2,100.00)	-	-	(8,400.00)
Challenger	-	-	-	-	-	-	-	-	(35,416.97)	-	(3,769.30)	-	(39,186.27)
Lennar	-	(17,400.00)	-	(8,345.00)	-	-	-	(6,432.13)	-	(4,059.99)	-	-	(36,237.12)
Total Amount Received	(24,139.75)	(17,400.00)	-	(10,445.00)	(8,887.34)	-	247.63	(11,301.77)	(41,942.16)	(8,619.93)	(3,769.30)	-	(126,257.62)
Balance as of 12/31/2022													
O&M Fees AR - Homebuilders													
KB Homes	17,303.33	(17,303.33)	-	6,002.34	-	(6,002.34)	4,869.64	-	(4,869.64)	2,459.94	(2,459.94)	-	1,442.47
Richmond	4,736.42	(4,736.42)	-	-	-	(2,885.00)	537.37	2,347.63	-	-	-	-	-
Melody Homes	-	-	-	-	-	-	-	-	26,292.37	-	405.00	4,105.98	30,803.35
Pure Cycle	2,100.00	(2,100.00)	-	2,100.00	(2,100.00)	-	2,100.00	(2,100.00)	-	2,100.00	(2,100.00)	-	2,100.00
Challenger	20,928.04	-	660.00	6,689.23	-	-	7,529.70	-	(32,037.67)	-	(3,769.30)	3,338.80	3,338.80
Lennar	17,400.00	-	(17,400.00)	7,800.00	(8,345.00)	-	6,977.13	-	(6,432.13)	4,059.99	(4,059.99)	-	551.91
Total O&M Fees AR	62,467.79	(24,139.75)	22,591.57	(10,445.00)	(8,887.34)	22,013.84	247.63	(11,301.77)	2,874.63	(8,619.93)	(3,364.30)	11,539.16	38,236.53
O&M Fees - Homeowners													
O&M Fees	73,812.00	1,014.44	305.00	79,800.00	4,397.00	-	84,750.00	1,858.85	611.67	100,564.68	2,151.89	-	349,265.53
Transfer Fees	900.00	700.00	1,800.00	(234.00)	800.00	2,900.00	1,800.00	2,400.00	1,700.00	-	1,400.00	1,050.00	15,216.00
Late Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	74,712.00	1,714.44	2,105.00	79,566.00	5,197.00	2,900.00	86,550.00	4,258.85	2,311.67	100,564.68	3,551.89	1,050.00	364,481.53
Payment Received													
	(14,119.03)	(62,634.21)	(9,406.41)	(15,575.66)	(59,721.67)	(26,518.09)	(26,566.70)	(64,150.44)	(6,113.85)	(21,534.49)	(61,409.85)	(7,068.73)	(374,819.13)
Total O&M Fees AR - Homeowne	16,802.95	60,592.97	(60,919.77)	(7,301.41)	63,990.34	(54,524.67)	(23,618.09)	59,983.30	(59,891.59)	(3,802.18)	79,030.19	(57,857.96)	(6,018.73)
Total O&M Fees Billed	74,712.00	2,374.44	24,696.57	79,566.00	5,197.00	24,913.84	86,550.00	4,258.85	47,128.46	100,564.68	3,956.89	12,589.16	466,507.89
Total Payments Received	(38,258.78)	(80,034.21)	(9,406.41)	(26,020.66)	(68,609.01)	(26,518.09)	(26,319.07)	(75,452.21)	(48,056.01)	(30,154.42)	(65,179.15)	(7,068.73)	(501,076.75)
Total Outstanding	36,453.22	(77,659.77)	15,290.16	53,545.34	(63,412.01)	(1,604.25)	60,230.93	(71,193.36)	(927.55)	70,410.26	(61,222.26)	5,520.43	(34,568.86)
													Beginning AR Balance
													79,270.74
													Total AR Balance
													44,701.88

Sky Ranch Community Authority Board
 Accounts Receivables - Alleyway Fees
 December 31, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total	
Alleyway Fees - Homebuilders														
KB Homes	-	-	-	999.00	-	594.00	-	-	-	297.00	-	189.00	2,079.00	
Melody Homes	-	-	-	-	-	-	-	-	-	351.00	-	297.00	648.00	
Pure Cycle	-	-	-	270.00	-	270.00	-	-	-	270.00	-	270.00	1,080.00	
Challenger	-	-	-	1,026.00	-	810.00	-	-	-	648.00	-	459.00	2,943.00	
Lennar	-	-	-	756.00	-	675.00	-	-	-	162.00	-	-	1,593.00	
Amount Due	-	-	-	3,051.00	-	2,349.00	-	-	-	1,728.00	-	1,215.00	8,343.00	
Payment Received														
KB Homes	(2,835.00)	-	-	-	(999.00)	-	-	(594.00)	-	(297.00)	-	-	(4,725.00)	
Pure Cycle	(270.00)	-	-	(270.00)	-	-	(270.00)	-	-	(270.00)	-	-	(1,080.00)	
Challenger	-	-	-	-	-	-	-	(1,815.00)	(3,369.00)	-	(648.00)	-	(5,832.00)	
Lennar	-	(1,107.00)	-	(756.00)	-	-	-	(675.00)	-	(162.00)	-	-	(2,700.00)	
Total Amount Received	(3,105.00)	(1,107.00)	-	(1,026.00)	(999.00)	-	(270.00)	(3,084.00)	(3,369.00)	(729.00)	(648.00)	-	(14,337.00)	
Balance as of 12/31/2022														
Alleyway Fees - Homebuilders	2,835.00	(2,835.00)	-	999.00	(999.00)	594.00	-	(594.00)	-	-	-	189.00	189.00	
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-	
Melody Homes	-	-	-	-	-	-	-	-	-	351.00	-	297.00	648.00	
Pure Cycle	270.00	(270.00)	-	-	-	270.00	(270.00)	-	-	-	-	270.00	270.00	
Challenger	3,348.00	-	-	1,026.00	-	810.00	-	(1,815.00)	(3,369.00)	648.00	(648.00)	459.00	459.00	
Lennar	1,107.00	-	(1,107.00)	-	-	675.00	-	(675.00)	-	-	-	-	-	
Total O&M Fees AR	7,560.00	(3,105.00)	(1,107.00)	2,025.00	(999.00)	2,349.00	(270.00)	(3,084.00)	(3,369.00)	999.00	(648.00)	1,215.00	1,566.00	
Alleyway Fees - Homeowners														
Alleyway Fees	-	-	-	513.00	-	-	-	-	-	2,187.00	-	-	2,700.00	
Amount Due	-	-	-	513.00	-	-	-	-	-	2,187.00	-	-	2,700.00	
Payment Received														
	-	-	-	(27.00)	-	-	(108.00)	(216.00)	-	-	(324.00)	(270.00)	(945.00)	
Total O&M Fees AR - Homeowne	-	-	-	486.00	-	-	(108.00)	(216.00)	-	2,187.00	(324.00)	(270.00)	1,755.00	
Total Alleyway Fees Billed	-	-	-	3,564.00	-	2,349.00	-	-	-	3,915.00	-	1,215.00	11,043.00	
Total Payments Received	(3,105.00)	(1,107.00)	-	(1,053.00)	(999.00)	-	(378.00)	(3,300.00)	(3,369.00)	(729.00)	(972.00)	(270.00)	(15,282.00)	
Total Outstanding	(3,105.00)	(1,107.00)	-	2,511.00	(999.00)	2,349.00	(378.00)	(3,300.00)	(3,369.00)	3,186.00	(972.00)	945.00	(4,239.00)	
													Beginning AR Balance	7,560.00
													Total AR Balance	3,321.00

Sky Ranch Community Authority Board
 Accounts Receivables - Public Improvement Fees
 December 31, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF													
KB Homes	-	-	-	-	50,597.74	-	-	-	-	-	-	-	50,597.74
Richmond	-	-	1,012.36	-	-	-	-	-	-	-	-	-	1,012.36
Lennar	-	-	-	-	29,094.27	-	-	-	-	-	-	-	29,094.27
Valiant Homes	-	-	-	-	41,738.88	-	-	-	-	-	-	-	41,738.88
DR Horton	-	-	-	-	57,631.51	-	-	93,633.65	-	23,640.42	-	-	174,905.58
Challenger	-	-	-	-	79,002.91	-	-	21,459.67	-	12,644.84	-	-	113,107.42
Amount Due	-	-	1,012.36	-	258,065.31	-	-	115,093.32	-	36,285.26	-	-	410,456.25
Payment Received													
KB Homes	-	-	(102,906.30)	-	(53,433.17)	-	-	-	-	-	-	-	(156,339.47)
Richmond	-	-	-	-	(1,012.36)	-	-	-	-	-	-	-	(1,012.36)
Lennar	(192,166.65)	-	-	-	-	-	-	-	-	-	-	-	(192,166.65)
Valiant Homes	-	-	-	-	-	-	(41,738.88)	-	-	-	-	-	(41,738.88)
DR Horton	-	-	-	-	(57,631.51)	-	-	-	(93,633.65)	-	-	-	(151,265.16)
Challenger	-	-	-	(75,575.67)	-	-	-	-	(21,459.67)	(91,647.75)	-	-	(188,683.09)
Total Amount Received	(192,166.65)	-	(102,906.30)	(75,575.67)	(112,077.04)	-	(41,738.88)	-	(115,093.32)	(91,647.75)	-	-	(731,205.61)
Balance as of 12/31/2022													
PIF AR	113,712.50	-	-	-	-	-	-	-	-	-	-	-	7,970.77
KB Homes	113,712.50	-	(102,906.30)	-	(2,835.43)	-	-	-	-	-	-	-	7,970.77
Richmond	(3.00)	-	1,012.36	-	(1,012.36)	-	-	-	-	-	-	-	(3.00)
Taylor Morrison	(8,191.21)	-	-	-	-	-	-	-	-	-	-	-	(8,191.21)
Lennar	192,166.65	(192,166.65)	-	-	29,094.27	-	-	-	-	-	-	-	29,094.27
Valiant Homes	-	-	-	-	41,738.88	-	(41,738.88)	-	-	-	-	-	-
DR Horton	-	-	-	-	-	-	-	93,633.65	(93,633.65)	23,640.42	-	-	23,640.42
Challenger	75,575.67	-	-	(75,575.67)	79,002.91	-	-	21,459.67	(21,459.67)	(79,002.91)	-	-	-
Total PIF AR	373,260.61	(192,166.65)	-	(101,893.94)	145,988.27	-	(41,738.88)	115,093.32	(115,093.32)	(55,362.49)	-	-	52,511.25
Total PIF Billed	-	-	1,012.36	-	258,065.31	-	-	115,093.32	-	36,285.26	-	-	410,456.25
Total Payments Received	(192,166.65)	-	(102,906.30)	(75,575.67)	(112,077.04)	-	(41,738.88)	-	(115,093.32)	(91,647.75)	-	-	(731,205.61)
Total Outstanding	(192,166.65)	-	(101,893.94)	(75,575.67)	145,988.27	-	(41,738.88)	115,093.32	(115,093.32)	(55,362.49)	-	-	(320,749.36)
											Beginning AR Balance		373,260.61
											Total AR Balance		<u><u>52,511.25</u></u>

Sky Ranch Community Authority Board
 Developer Advance Summary
 December 31, 2023

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 2,279,705.75	\$ 496,045.02	\$ 2,775,750.77
Fencing	546,020.52	132,829.41	678,849.93
Advances to CAB for Capital Projects	24,716,963.56	674,934.49	25,391,898.05
Total Advances Due	\$ 27,542,689.83	\$ 1,303,808.92	\$ 28,846,498.75

Sky Ranch Community Authority Board
 Developer Advance - Project Management
 December 31, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$ 2,279,705.75	\$ 359,262.66	\$ -	\$ -	\$ 2,638,968.41
Accrued Interest	-	136,782.36	-	-	2,775,750.77
Total 2023 Advances (Repayments)	-	136,782.36	-	-	
Outstanding Balance as of 12/31/23 (Net of Repayments)	\$ 2,279,705.75	\$ 496,045.02			\$ 2,775,750.77

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
December 31, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$15,994,148.41	\$ 369,590.19	\$ -	\$ -	\$ 16,363,738.60
01/18/2023	1,267,060.48	-	-	-	17,630,799.08
02/10/2023	805,744.02	-	-	-	18,436,543.10
03/13/2023	4,587.80	-	-	-	18,441,130.90
03/20/2023	4,485.00	-	-	-	18,445,615.90
03/29/2023	-	-	344,319.36	621,781.37	17,479,515.17
03/31/2023	238,535.06	-	-	-	17,718,050.23
04/14/2023	219,030.67	-	-	-	17,937,080.90
04/14/2023	-	-	439,973.39	47,185.77	17,449,921.74
05/15/2023	619,998.11	-	-	-	18,069,919.85
06/13/2023	41,209.21	-	-	-	18,111,129.06
06/13/2023	-	-	242,964.39	178,017.19	17,690,147.48
07/21/2023	181,386.25	-	-	-	17,871,533.73
08/14/2023	1,074,013.81	-	-	-	18,945,547.54
09/08/2023	978,120.41	-	-	-	19,923,667.95
10/16/2023	1,082,970.53	-	-	-	21,006,638.48
11/02/2023	280,808.11	-	-	-	21,287,446.59
11/03/2023	10,000.00	-	-	-	21,297,446.59
11/10/2023	300,908.68	-	-	-	21,598,355.27
12/11/2023	2,260,409.22	-	-	-	23,858,764.49
12/21/2023	380,804.93	-	-	-	24,239,569.42
Accrued Interest	-	1,152,328.63	-	-	25,391,898.05
Total 2023 Advances (Repayments)	9,750,072.29	1,152,328.63	1,027,257.14	846,984.33	
Outstanding Balance as of 12/31/23 (Net of Repayments)	\$24,716,963.56	\$ 674,934.49			\$ 25,391,898.05

Sky Ranch Community Authority Board
 Developer Advance - Fencing
 December 31, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$ 546,020.52	\$ 100,068.20	\$ -	\$ -	\$ 646,088.72
Accrued Interest	-	32,761.21	-	-	678,849.93
Total 2023 Advances (Repayments)	-	32,761.21	-	-	
Outstanding Balance as of 12/31/23 (Net of Repayments)	\$ 546,020.52	\$ 132,829.41			\$ 678,849.93

Row Labels	Count of Invoice Number	Sum of Net A/P	Sum of Est. Reimb.	
CAB	35	108,059.75	-	
Altitude Community Law	1	708.00	-	
Bandar Sibai	1	150.00	-	
CliftonLarsonAllen LLP	5	22,281.37	-	
CO Special Districts	4	29,992.00	-	<i>Payment previously made to be ratified</i>
Consolidated Divisions Inc	2	12,292.03	-	
Keesen Landscape Management Inc	1	9,125.68	-	
Landwise LLC	1	392.50	-	
McGeady Becher PC	1	17,405.69	-	
Pet Scoop Inc	2	810.00	-	
Rangeview Metro Dist (FUND TRSFR)	13	12,951.74	-	
TCW Risk	3	1,785.00	-	<i>Payment previously made to be ratified</i>
Xcel Energy AUTOPAY	1	165.74	-	
Debt Service	1	6,133.55	-	
UMB	1	6,133.55	-	<i>Payment previously made to be ratified</i>
FFAA	23	2,231,899.33	811,641.63	
American West Construction LLC	2	725,213.37	202,101.57	<i>1 Payment previously made to be ratified</i>
Arapahoe County Public Works & Dev	2	909,657.39	45,020.42	<i>1 Payment previously made to be ratified</i>
CMS Environmental Solutions LLC	4	1,580.00	1,299.22	
CTL Thompson Incorporated	2	22,473.00	18,479.55	
IDES LLC	2	12,850.50	12,850.50	
Martin Marietta Materials Inc	1	39,338.74	39,338.74	
PCS Group Inc	2	2,823.75	2,321.97	
Premier Earthworks & Infrastructure	2	403,589.22	423,631.58	<i>1 Payment previously made to be ratified</i>
Pure Cycle Corporation	1	28,883.36		
Rangeview Metropolitan District	2	4,500.00		
SE Metro Stormwater Authority	1	2,242.50	1,844.01	
Westwood Professional Services	2	78,747.50	64,754.07	
Grand Total	59	2,346,092.63	811,641.63	

03 - Sky Ranch Community Autho
AP - Accounts Payable
Detailed Aged Payables List
As of Jan05/24
Aged by Invoiced Date

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Est. Reimb.	Funding Source
1171	Altitude Community Law	901332	11/21/2023	708.00		n/a CAB
13	Bandar Sibai	650224	12/14/2023	150.00		n/a CAB
1242	CliftonLarsonAllen LLP	3983739	11/29/2023	427.88		n/a CAB
1242	CliftonLarsonAllen LLP	3986794	11/29/2023	5,633.18		n/a CAB
1242	CliftonLarsonAllen LLP	3986795	11/29/2023	6,046.50		n/a CAB
1242	CliftonLarsonAllen LLP	3987319	11/29/2023	4,977.36		n/a CAB
1242	CliftonLarsonAllen LLP	3987320	11/29/2023	5,196.45		n/a CAB
1010	CO Special Districts	24PL-60960-1313	9/5/2023	2,115.00		n/a CAB <i>Payment already made</i>
1010	CO Special Districts	24PL-60961-1384	9/5/2023	2,115.00		n/a CAB <i>Payment already made</i>
1010	CO Special Districts	24PL-60963-1222	9/5/2023	2,115.00		n/a CAB <i>Payment already made</i>
1010	CO Special Districts	24PL-61801-3194	12/14/2023	23,647.00		n/a CAB <i>Payment already made</i>
1117	Consolidated Divisions Inc	2011944	12/1/2023	5,853.08		n/a CAB
1117	Consolidated Divisions Inc	2012296	1/1/2024	6,438.95		n/a CAB
1332	Keesen Landscape Management Inc	COM236273	12/9/2023	9,125.68		n/a CAB
1018	Landwise LLC	005486	12/28/2023	392.50		n/a CAB
1060	McGeady Becher PC	116108817	11/30/2023	17,405.69		n/a CAB
1011	Pet Scoop Inc	512859	11/30/2023	450.00		n/a CAB
1011	Pet Scoop Inc	522874	12/31/2023	360.00		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	1-11	11/30/2023	32.74		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	10-11	11/30/2023	111.79		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	12-11	11/30/2023	9,494.17		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	13-11	11/30/2023	579.85		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	14-11	11/30/2023	615.23		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	2-11	11/30/2023	42.37		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	3-11	11/30/2023	584.64		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	4-11	11/30/2023	370.33		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	5-11	11/30/2023	357.57		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	6-11	11/30/2023	506.65		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	7-11	11/30/2023	33.53		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	8-11	11/30/2023	94.78		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	9-11	11/30/2023	128.09		n/a CAB
1100	TCW Risk	12793	8/31/2023	595.00		n/a CAB <i>Payment already made</i>
1100	TCW Risk	12795	8/31/2023	595.00		n/a CAB <i>Payment already made</i>
1100	TCW Risk	12797	8/31/2023	595.00		n/a CAB <i>Payment already made</i>
1150	Xcel Energy AUTOPAY	858766010	12/27/2023	165.74		n/a CAB
1240	UMB	2019A-1123	11/30/2023	6,133.55		n/a Debt Service <i>Payment already made</i>
CAB1014	American West Construction LLC	F5WUPAY5	10/25/2023	523,111.80	492,794.00	FFAA <i>Payment already made</i>
CAB1014	American West Construction LLC	F5WUPAY7	12/25/2023	202,101.57	202,101.57	FFAA
CAB1112	Arapahoe County Public Works & Dev	1	10/26/2023	854,908.00	854,908.00	FFAA <i>Payment already made</i>
CAB1112	Arapahoe County Public Works & Dev	PI23-0009	12/1/2023	54,749.39	45,020.42	FFAA
CAB1225	CMS Environmental Solutions LLC	161245	11/30/2023	395.00	324.80	FFAA
CAB1225	CMS Environmental Solutions LLC	161300	11/30/2023	395.00	324.81	FFAA
CAB1225	CMS Environmental Solutions LLC	162519	12/31/2023	395.00	324.80	FFAA
CAB1225	CMS Environmental Solutions LLC	162639	12/31/2023	395.00	324.81	FFAA
CAB1145	CTL Thompson Incorporated	690062	12/31/2023	7,558.00	6,214.95	FFAA
CAB1145	CTL Thompson Incorporated	690064	12/31/2023	14,915.00	12,264.60	FFAA
CAB1120	IDES LLC	009881	12/1/2023	1,000.00	1,000.00	FFAA
CAB1120	IDES LLC	037927	12/1/2023	11,850.50	11,850.50	FFAA
CAB1324	Martin Marietta Materials Inc	F4PAVPAY17	11/25/2023	39,338.74	39,338.74	FFAA
CAB1170	PCS Group Inc	016127	11/30/2023	2,433.75	2,001.27	FFAA
CAB1170	PCS Group Inc	016128	11/20/2023	390.00	320.70	FFAA
CAB1080	Premier Earthworks & Infrastructure	F5SSSPAY1	12/25/2023	380,804.93	380,804.93	FFAA <i>Payment already made</i>
CAB1080	Premier Earthworks & Infrastructure	F4CSSPAY22	12/25/2023	22,784.29	22,784.29	FFAA
CAB1249	Pure Cycle Corporation	F4FENPAY9	12/25/2023	28,883.36	28,883.36	FFAA
CAB1250	Rangeview Metropolitan District	J501101	10/31/2023	2,100.00	2,100.00	FFAA
CAB1250	Rangeview Metropolitan District	J501102	11/30/2023	2,400.00	2,400.00	FFAA
CAB1040	SE Metro Stormwater Authority	005004	12/7/2023	2,242.50	1,844.01	FFAA
CAB1125	Westwood Professional Services	1231200360	12/8/2023	3,192.50	2,625.19	FFAA
CAB1125	Westwood Professional Services	1231200363	12/8/2023	75,555.00	62,128.88	FFAA
				2,346,092.63	1,679,890.63	
					108,059.75	CAB
					6,133.55	Debt Service
					2,231,899.33	FFAA
					2,346,092.63	

Sky Ranch CAB – Project Manager Board Report

Date: 01/12/24

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I (Filings 1-3)

- Grading, Utilities and Streets – final acceptance granted for all phases
- Maintaining SEMSWA and Urban Drainage compliance – field work complete – working on turnover/acceptance long-term expectations

Phase II (Filings 4-7)

- ASP/Plat/CDs – Filing 5 Complete; Filing 6 re-plat amendment; Filing 7 re-lotting
- Grading/GESC – programming Filing 6 start
- Utilities – Filing 4 complete; Filing 5 sanitary sewer complete, water 80% complete, storm 70% complete
- Streets – Filing 4 90% complete – working on intersection tie-ins on Monaghan at 6th and 10th; Filing 5 bids – award to MMM for paving and PEI for concrete
- I70 Interchange – improvements complete
- School status – school open; minor punch list items; pre-programming high school

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase II

- Martin Marietta, CO15, \$26,483.49 – 10th and Monaghan paving
- Martin Marietta Filing 5, CO1, \$38,777.85 – bid discrepancy for pavement thickness on Del Rey
- PEI – Filing 4, CO #25, \$16,714.59
 - \$9,566.02 – 10th and Monaghan curb and gutter R&R for tie-in
 - \$7,148.57 – 10th and Monaghan traffic control for top lift
- PEI – Filing 4, CO 26, CO26, \$6,069.70 – 10th and Monaghan traffic control for striping
- PEI – Filing 5, CO#1, \$20,867.18 – regrade over water mains in duplex lots per final design

Sky Ranch Phase 2 Quad 2a (Filing 4) - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	-	-	-	-	0%	-
Fees, Permits and Administration	Arapahoe County	122,156.37	122,156.37	-	100,449.18	100%	-
Grading	Bemas	1,004,412.34	1,004,412.35	-	522,294.42	100%	(0.01)
Landscaping	CDI	1,845,827.98	1,129,529.08	56,476.45	1,129,529.08	61%	716,298.90
Fees, Permits and Administration	CDPHE	660.59	660.59	-	543.20	100%	-
Erosion Control	CMS	5,467.50	4,415.38	-	3,630.82	81%	1,052.12
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	123.02	123.02	-	101.16	100%	-
Water	Copeland	3,457.18	3,457.18	-	-	100%	-
Planning and Engineering	CTL Thompson	2,975.00	1,105.00	-	908.64	37%	1,870.00
Geotech	CTL Thompson	296,893.95	296,690.91	-	243,972.69	100%	203.04
Planning and Engineering	CVL Consultants	533,243.01	531,090.25	-	436,715.51	100%	2,152.76
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERC	2,129.48	2,129.48	-	1,751.08	100%	(0.00)
Planning and Engineering	ERO	1,956.13	1,956.13	-	1,608.52	100%	0.00
Water	Ferguson	5,769.96	5,769.96	-	5,769.96	100%	-
District	IDES	101,250.00	84,167.60	-	-	83%	17,082.41
Survey	KT Engineering	319,081.50	276,184.55	-	228,784.48	87%	42,896.95
Planning and Engineering	LSC	17,793.00	16,943.45	-	13,932.60	95%	849.55
Asphalt	Martin Marietta	4,075,918.59	4,030,720.15	201,536.01	4,030,720.15	99%	45,198.44
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	17,361.25	15,584.75	-	12,815.34	90%	1,776.50
Sanitary Sewer	Nelson	1,669,433.27	1,669,433.28	(12,632.51)	1,669,433.28	100%	(0.01)
Water	Nelson	1,802,743.87	1,802,743.87	(3,458.13)	1,802,743.87	100%	-
Storm Sewer	Nelson	3,854,551.61	3,854,551.98	(25,774.11)	3,854,551.98	100%	(0.37)
Asphalt	Nelson	707,856.20	707,856.20	35,392.81	707,856.20	100%	-
Planning and Engineering	PCS Group	148,284.19	143,432.44	-	117,944.49	97%	4,851.75
Concrete	PEI	2,266,034.35	2,244,517.36	59,607.73	2,244,517.36	99%	21,516.99
Warranty and Turnover	PEI	-	-	-	-	0%	-
Landscaping	Pure Cycle Fencing	344,344.88	223,162.21	11,158.11	223,162.21	65%	121,182.67
Erosion Control	Pure Cycle GESC	443,116.85	370,448.09	18,522.40	304,624.15	84%	72,668.76
Fees, Permits and Administration	Rangeview	490,091.98	490,091.98	-	403,002.64	100%	-
Fees, Permits and Administration	SEMSWA	24,842.53	24,842.53	-	20,428.02	100%	-
District	Sentinel	350.53	350.53	-	350.53	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	2,890.00	2,890.00	-	2,376.45	100%	-
Fees, Permits and Administration	Tri-County Health	240.30	240.30	-	197.60	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-	-	-	-	-	-	0%	-
-	-	-	-	-	-	0%	-
-	-	-	-	-	-	0%	-
Total		20,115,530.90	19,063,338.95	340,828.77	18,086,287.63	32	1,052,191.95

Sky Ranch Phase 2 Quad 2b (Filing 5) - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Sanitary Sewer	American West	1,461,078.50	1,461,078.50	73,053.93	1,461,078.50	100%	-
Water	American West	1,208,706.00	847,310.50	42,365.53	847,310.50	70%	361,395.50
Storm Sewer	American West	1,210,976.00	634,095.00	31,704.75	634,095.00	52%	576,881.00
Planning and Engineering	Aquatech	3,900.00	-	-	-	0%	3,900.00
Fees, Permits and Administration	Arapahoe County	116,865.44	116,865.44	-	96,098.45	100%	-
Grading	Bemas	1,004,412.34	1,004,412.35	-	522,294.42	100%	(0.01)
Landscaping	CDI	108,578.13	66,442.89	3,322.14	66,442.89	61%	42,135.24
Fees, Permits and Administration	CDPHE	611.66	611.66	-	502.97	100%	-
Erosion Control	CMS	12,172.50	6,458.31	-	5,310.75	53%	5,714.19
Geotech	Cole Garner	41.83	-	-	-	0%	41.83
Fees, Permits and Administration	Colorado Geological Survey	113.90	112.05	-	92.14	98%	1.85
Water	Copeland	203.36	203.36	-	-	100%	-
Planning and Engineering	CTL Thompson	175.00	65.00	-	53.45	37%	110.00
Geotech	CTL Thompson	247,949.35	92,378.26	-	75,963.81	37%	155,571.09
Planning and Engineering	CVL Consultants	500,107.59	489,981.37	-	402,911.68	98%	10,126.22
Planning and Engineering	David Evans	1,625.00	-	-	-	0%	1,625.00
Planning and Engineering	ERC	3,971.50	1,971.75	-	1,621.37	50%	1,999.76
Planning and Engineering	ERO	1,811.23	1,811.23	-	1,489.37	100%	-
Water	Ferguson	339.41	339.41	-	339.41	100%	-
District	IDES	93,750.00	77,932.99	-	-	83%	15,817.01
Survey	KT Engineering	172,219.50	76,656.15	-	63,035.32	45%	95,563.35
Planning and Engineering	LSC	16,475.00	15,688.39	-	12,900.56	95%	786.61
Asphalt	Martin Marietta	3,354,639.43	237,101.19	11,855.06	237,101.19	7%	3,117,538.24
Legal Title	McGeady Becher	57.40	57.40	-	-	100%	-
Planning and Engineering	MPI Designs	9,381.25	7,471.75	-	6,144.02	80%	1,909.50
Sanitary Sewer	Nelson	98,201.95	98,201.95	(743.09)	98,201.95	100%	-
Water	Nelson	223,468.24	223,468.24	(203.42)	223,468.24	100%	-
Storm Sewer	Nelson	226,738.34	226,738.35	(1,516.12)	226,738.35	100%	(0.01)
Asphalt	Nelson	41,638.60	41,638.60	2,081.93	41,638.60	100%	-
Planning and Engineering	PCS Group	138,040.90	132,807.79	-	109,207.84	96%	5,233.11
Concrete	PEI	2,183,842.60	132,030.43	3,506.34	132,030.43	6%	2,051,812.17
Landscaping	Pure Cycle Fencing	20,255.58	13,127.19	656.36	13,127.19	65%	7,128.39
Erosion Control	Pure Cycle GESC	270,014.55	57,791.06	2,889.55	47,522.32	21%	212,223.49
Fees, Permits and Administration	Rangeview	46,328.94	46,328.94	-	38,096.29	100%	-
Fees, Permits and Administration	SEMSWA	16,947.58	16,947.58	-	13,936.00	100%	-
District	Sentinel	357.12	357.12	-	357.12	100%	-
Planning and Engineering	Studio DH	1,250.00	1,250.00	-	1,250.00	100%	-
Planning and Engineering	Studio Lightning	365.00	170.00	-	139.79	47%	195.00
Fees, Permits and Administration	Tri-County Health	222.50	226.70	-	186.42	102%	(4.20)
Planning and Engineering	Underground Consulting	250.00	250.00	-	205.58	100%	-
-	-	-	-	-	-	0%	-
Total		8,913,422.72	3,187,894.89	21,848.75	2,438,407.91	27	5,725,527.83

SKY RANCH COMMUNITY AUTHORITY BOARD

Board Meeting Project Status

January 12th, 2024



Filing 4
(View: Northwest)

Cost Certification Reports

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Cost Certification Report #10 Certifies \$821,184.88 in Verified Costs.

Construction Contract Documents

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Filing 4 Paving – Martin Marietta Materials

Recommended for Approval:

Pay Applications

- Pay Application #17 is recommended for payment of \$39,338.74 (\$41,409.20 District; \$0.00 Non-District; \$2,070.46 Retained)
 - \$4,783,432.90 Billed to Date. \$239,171.64 Retained. \$4,544,261.26 Paid to Date.

Change Orders

- Change Order #15: \$26,483.49 for additional costs associated with Milling and Patch-backing Monaghan Rd between 10th Dr and 8th Pl.

Filing 4 Concrete – Premier Earthworks & Infrastructure

Recommended for Approval:

Change Orders

- Change Order #25: \$16,714.59 for additional costs associated with removing and replacing the curb and gutter along the northeast corner of the intersection of E 10th Dr and Monaghan Rd.
- Change Order #26: \$6,069.70 for costs associated with adding a white edger along Monaghan between E 10th Dr and I-70 Frontage Rd.

Pay Applications

- Pay Application #22 is recommended for payment of \$22,784.29 (\$22,784.29 District; \$0.00 Non-District; \$0.00 Retained)
 - \$2,808,070.68 Billed to Date. \$61,903.68 Retained. \$2,746,167.00 Paid to Date.

Filing 4 Fence – Pure Cycle**Recommended for Approval:***Pay Applications*

- Pay Application #9 is recommended for payment of \$28,883.36 (\$30,403.54 District; \$0.00 Non-District; \$1,520.18 Retained)
 - \$292,947.33 Billed to Date. \$14,647.37 Retained. \$278,299.96 Paid to Date.

Filing 5 Wet Utilities – American West Construction**Recommended for Approval:***Pay Applications*

- Pay Application #7 is recommended for payment of \$202,101.58 (\$212,738.50 District; \$0.00 Non-District; \$10,636.92 Retained)
 - \$3,569,739.00 Billed to Date. \$178,486.95 Retained. \$3,391,252.05 Paid to Date.

Filing 5 Paving – Martin Marietta Materials**Recommended for Approval:***Change Orders*

- Change Order #1: \$38,777.85 for additional costs not captured in the Contractors bid related to bottom lift thickness.

Filing 5 Concrete – Premier Earthworks & Infrastructure**Recommended for Approval:***Change Orders*

- Change Order #1: \$20,867.18 for additional costs associated with moving on-site soil to backfill over four waterlines to obtain required depth for the waterlines.

Pay Applications

- Pay Application #1 is recommended for payment of \$380,804.93 (\$400,847.29 District; \$0.00 Non-District; \$20,042.36 Retained)
 - \$400,847.29 Billed to Date. \$20,042.36 Retained. \$380,804.93 Paid to Date.

Contractor / Vendor Agreements**Phase I (Filing Nos. 1 – 3)**

None

Phase II (Filing Nos. 4 – 7)**Filing 6 Grading, Erosion, and Sediment Control**

- IDES will provide a Bid Analysis and Recommendation for this scope at the February Board meeting.

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	4	\$50,000.00	\$50,000.00	\$0.00
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	18	\$1,296,483.38	\$1,296,483.38	\$0.00
BEMAS - Grading A&D P1	12	\$2,045,669.13	\$2,045,669.13	\$0.00
BEMAS - Grading A&D P2	0	\$819,045.20	\$0.00	\$819,045.20
Pure Cycle - EC F4	7	\$853,158.98	\$417,188.96	\$435,970.02
Pure Cycle - Fence F4	3	\$405,111.63	\$278,299.96	\$126,811.67
Nelson - F4 Wet Utilities	22	\$9,989,706.66	\$9,989,706.66	\$0.00
Martin Marietta - F4 Paving	14	\$4,783,432.90	\$4,544,261.25	\$239,171.65
PEI - F4 Concrete & SS	24	\$2,785,286.40	\$2,746,167.00	\$39,119.40
CDI - F4 Landscape	9	\$2,171,562.33	\$1,198,825.83	\$972,736.50
Pure Cycle - F5 GESC	1	\$228,939.50	\$34,200.00	\$194,739.50
AWC - F5 Wet Utilities	2	\$4,374,439.00	\$2,601,690.52	\$1,772,748.48
PEI - F5 Concrete & SS	0	\$2,029,679.26	\$0.00	\$2,029,679.26
Martin Marietta - F5 Paving	0	\$3,076,101.65	\$0.00	\$3,076,101.65
Total		\$57,797,820.50	\$48,091,697.17	\$9,706,123.33

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 & Utilities	\$8,971,057.30	0	\$1,288,613.16	113.5	\$10,259,670.46	113.5
3	PEI - Roadways	\$8,368,649.67	0	\$434,762.29	59	\$8,803,411.96	59
4	PEI - G, U, R	\$0.00	0	\$50,000.00	0	\$50,000.00	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	\$3,087.90	73	\$1,296,483.38	283
8	Bemas - Grading A&D P1	\$1,574,333.75	44	\$471,335.38	12	\$2,045,669.13	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	\$386,157.98	0	\$853,158.98	0
11	Pure Cycle - Fence F4	\$262,543.79	0	\$142,567.84	30	\$405,111.63	30
12	Nelson - F4 Wet Utilities	\$7,376,353.00	165	\$2,613,353.66	448.8	\$9,989,706.66	613.8
13	Martin Marietta - F4 Paving	\$4,700,851.60	129	\$82,581.30	0	\$4,783,432.90	129
14	PEI - F4 Concrete & SS	\$2,267,308.82	129	\$517,977.58	401	\$2,785,286.40	530
15	CDI - F4 Landscape	\$2,154,077.51	132	\$17,484.82	0	\$2,171,562.33	132
16	Pure Cycle - F5 GESC	\$248,939.50	0	-\$20,000.00	0	\$228,939.50	0
17	AWC - F5 Wet Utilities	\$3,863,585.50	167	\$510,853.50	46	\$4,374,439.00	213
18	PEI - F4 Concrete & SS	\$2,029,679.26	90	\$0.00	0	\$2,029,679.26	90
19	Martin Marietta - F5 Paving	\$3,076,101.65	120	\$0.00	0	\$3,076,101.65	120
	Total	\$50,680,491.86		\$7,117,328.64		\$57,797,820.50	

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 & Utilities	\$10,259,670.46	113.5	\$0.00	0	\$10,259,670.46	113.5
3	PEI - Roadways	\$8,803,411.96	59	\$0.00	0	\$8,803,411.96	59
4	PEI - G, U, R	\$50,000.00	0	\$0.00	0	\$50,000.00	0
5	EDI - Landscape P1	\$2,076,304.28	270	\$0.00	0	\$2,076,304.28	270.0
6	EDI - Landscape P2	\$169,603.96	213	\$0.00	0	\$169,603.96	213
7	EDI - Landscape P3	\$1,296,483.38	283	\$0.00	0	\$1,296,483.38	283
8	Bemas - Grading A&D P1	\$2,045,669.13	56	\$0.00	0	\$2,045,669.13	56
9	Bemas - Grading A&D P2	\$819,045.20	26	\$0.00	0	\$819,045.20	26
10	Pure Cycle - EC F4	\$853,158.98	0	\$0.00	0	\$853,158.98	0
11	Pure Cycle - Fence F4	\$405,111.63	30	\$0.00	0	\$405,111.63	30
12	Nelson - F4 Wet Utilities	\$9,989,706.66	613.8	\$0.00	0	\$9,989,706.66	613.8
13	Martin Marietta - F4 Paving	\$4,783,432.90	129	\$26,483.49	0	\$4,809,916.39	129
14	PEI - F4 Concrete & SS	\$2,785,286.40	129	\$22,784.29	0	\$2,808,070.69	129
15	CDI - F4 Landscape	\$2,171,562.33	132	\$0.00	0	\$2,171,562.33	132
16	Pure Cycle - F5 GESC	\$228,939.50	0	\$0.00	0	\$228,939.50	0
17	AWC - F5 Wet Utilities	\$4,374,439.00	46	\$0.00	0	\$4,374,439.00	46
18	PEI - F4 Concrete & SS	\$2,029,679.26	90	\$20,867.18	0	\$2,050,546.44	90
19	Martin Marietta - F5 Paving	\$3,076,101.65	120	\$38,777.85	0	\$3,114,879.50	120
	Total	\$57,797,820.50		\$108,912.81		\$57,906,733.31	
				Potential Total of All Change Orders		\$108,912.81	

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	\$0.00		\$0.00	\$0.00
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	Pure Cycle - Fence F4	\$0.00		\$0.00	\$0.00
12	Nelson - F4 Wet Utilities	\$0.00		\$0.00	\$0.00
13	Martin Marietta - F4 Paving	\$0.00		\$0.00	\$0.00
14	PEI - F4 Concrete & SS	\$0.00		\$0.00	\$0.00
15	CDI - F4 Landscape	\$0.00		\$0.00	\$0.00
16	Pure Cycle - F5 GESC	\$0.00		\$0.00	\$0.00
17	AWC - F5 Wet Utilities	\$0.00		\$0.00	\$0.00
18	PEI - F4 Concrete & SS	\$0.00		\$0.00	\$0.00
19	Martin Marietta - F5 Paving	\$0.00		\$0.00	\$0.00
	Total			\$0.00	\$0.00

Sky Ranch Community Authority Board Cost Certification



**Report #10
January 2024**



Independent District Engineering Services, LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
www.idesllc.com

Sky Ranch Community Authority Board Cost Certification Report #10

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DRAFT

January 12, 2024

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

SKY RANCH COMMUNITY AUTHORITY BOARD – FILINGS 4-7 COST CERTIFICATION REPORT #10

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Sky Ranch Community Authority Board (CAB) to review the materials presented by Pure Cycle Corporation (Developer) and the CAB; and substantiate the costs related to the financing, construction, and installation of the public improvements. The Construction Related Expenses (Construction Related Expenses) reviewed are for the Sky Ranch development located in the County of Arapahoe, Colorado (Project). This cost certification report summarizes the Engineer's approach and declares the total amount of Verified Costs (Verified Costs) for the Construction Related Expenses associated with public improvements.

The Construction Related Expenses for public improvements discussed in this report were paid for by the Developer and are being certified as Verified Costs in the amount of **\$193,311.11**. The Construction Related Expenses paid for directly by the CAB were also reviewed as part of this report and are certified as Verified Costs in the amount of **\$629,873.77** for a total Verified Cost amount of **\$821,184.88**.

This report generally covers the areas shown on Attachment A. The Verified Costs certified in this report mostly cover street improvements, wet utility improvements, earthwork, survey, geotechnical engineering, construction staking, erosion control, traffic studies, landscape design, project management and local jurisdictions' fees.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- Amended and Restated Service Plan for Sky Ranch Metropolitan District No. 5, by McGeady Becher P.C., dated December 8, 2020.
- Phase 2 Facilities Funding and Acquisition Agreement, by and between Sky Ranch Community Authority Board and Pure Cycle Corporation, dated December 17th, 2020.
- Subdivision Improvement Agreement and Restriction on Conveyance, between PCY Holdings, LLC and Board of County Commissioners of Arapahoe County, dated July 13th, 2018.
- Second Amended and Restated Sky Ranch Community Authority Board Establishment Agreement ("CABEA"), by and among Sky Ranch Metropolitan District Nos. 1, 3 and 5
- 1601 Funding Agreement, by and between Arapahoe County, Sky Ranch Community Authority Board, and Pure Cycle Corporation, dated June 23rd, 2020.

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

ASSUMPTIONS

The following assumptions were made for this report.

- No other entity will reimburse the developer for the Verified Costs included in this report.
- The Developer completed all storm water management practice inspections and requirements.

- Invoices presented do not represent the entire Project value, but rather the portion of the Project value provided for the Engineer's review. Other expenditures for the project exist.
- Expenditures that did not have enough information to be certified with this report may be certified in a future report.
- It is assumed that geotechnical pavement designs have been performed and followed. It is assumed materials testing was performed during construction.
- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Acquisition Agreement. The CAB shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the CAB.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is our recommendation these lien waivers be provided to the CAB.
- The appropriate land deeds will be granted before the CAB provides reimbursement.
- Public improvements included in this report are to be conveyed to another governmental entity or the CAB. All public improvement conveyances are the responsibility of the Developer.
- Public improvements included in this report without final, preliminary, or conditional acceptance are included as part of the developer agreement (or equivalent) with the applicable government entity requiring completion and final acceptance of such public improvements and the means by which such completion and final acceptance are secured.
- Developer provided invoices included in this report may not be all inclusive of all expenditures incurred for the project during the stated time period. The Developer may submit additional costs incurred during such time period and those costs may be reviewed in a future report.

DISCUSSION

Activities Conducted

For this report, the following activities were performed:

- The reference documents provided by the CAB and the Developer were reviewed.
- The invoices and other materials presented by the Developer were reviewed.
- County assessor's maps were reviewed to confirm the public improvements were constructed on public property or easements.
- A site visit was conducted. Project improvements were photographed when possible.
- Contact was made with Developer to verify knowledge of the work and services performed.
- Select invoiced unit costs were compared to other projects constructed in the Colorado. Not all unit costs were compared, only a representative sample to ensure that the expenditures were reasonable overall.
- Select billed quantities were compared to construction document quantities to confirm amounts were reasonable.

This report was prepared with a specific scope and an elaborate analysis was not performed. Daily construction observation was not performed. This is a realistic and reasonable analysis to verify the public expenditures for the invoices and information provided by the Developer. Additional expenditures and information may result in adjustments to our cost certification.

Improvements

The reviewed improvement locations are generally represented in Attachments A and shown on the following documents:

- Sky Ranch Neighborhoods A, C, D, E, F Preliminary Plat, by CVL Consultants of Colorado, Inc., dated June 3, 2020.
- Sky Ranch Neighborhoods A, C, D, E, F General Development Plan, by CVL Consultants of Colorado, Inc., dated June 29, 2020.
- Sky Ranch – Neighborhoods A & D Mass Grading, Erosion and Sediment Control Plan, by CVL Consultants of Colorado, Inc., dated January 2021.
- Specific Development Plan, by CVL Consultants of Colorado, Inc., dated January 21, 2021.
- Sky Ranch – Filing 4 Roadway & Drainage Construction Plans, by CVL Consultants of Colorado, Inc., dated June 2021.
- Sky Ranch Subdivision Filing No. 4 Final Plat, by CVL Consultants of Colorado, Inc., recorded August 18, 2021.
- Sky Ranch – Filing 4 Landscape Construction Documents, by PCS Group, Inc., dated October 28, 2021.
- Sky Ranch Subdivision Filing No. 5 Final Plat, by Westwood Professional Services, Inc., dated November 8, 2021.
- Sky Ranch – Filing 5, Neighborhood A Utility and Roadway Infrastructure Grading, Erosion and Sediment Control Plan, by Westwood Professional Services, Inc., dated January 2023.
- Sky Ranch – Filing 5 Water and Sanitary Sewer Plans, by Westwood Professional Services, Inc., dated July 13, 2022.
- Sky Ranch Subdivision Filing No. 6 Plat, by Westwood Professional Services, Inc., dated June 22, 2023.
- Sky Ranch – Filing 5 CDOT Improvements Roadway & Drainage Construction Plans, by Westwood Professional Services, Inc., dated 05/24/2023.

Review of Expenditures

Expenditures reviewed were invoiced to the Developer between April 2021 and November 2023. Invoices provided by the Developer were considered Verified Costs (eligible for CAB reimbursement) or Non-Verified Expenses (not eligible for CAB reimbursement). These were reviewed only to confirm they are eligible to be considered as Verified Costs to be used for bonding purposes. Non-Verified Costs were private expenditures that do not directly contribute to the construction of the Public Infrastructure. Costs that pertain to both public improvements and private improvements were considered Verified Costs as a Filing Site Percent based on the land area ratio. These Filing Site Percents were 63.50% (Filing 4 Site Percent), 44.62% (Filing 5 Site Percent), 63.31% (Filing 6 Site Percent), 46.27% (Filing 7 Site Percent), 56.58% (Filing 4 & 5 Site Percent), 59.25% (Filing 4, 5, 6 Site Percent), 56.92% (Filing 4, 5, 6, 7 Site Percent), 57.25% (Filing 6 & 7 Site Percent). Attachment C contains a summary of the Construction Related Expenses for the invoices provided.

Developer provided check copies that were reviewed and used to confirm payment. The Engineer confirmed the invoiced amounts matched the amounts paid and that the payments were from the Developers account or the CAB. The Engineer did not collect lien waivers or contact vendors to verify payments for soft costs.

Vendors

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

Site Visit

A site visit was conducted in December 2023. When possible, photos were taken of the project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION

The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

CAB Improvements	Cost	Percent of Total Cost
<i>Local Improvements</i>		
Street	\$ 246,855.32	30.06%
Parks and Rec	\$ 468,133.72	57.01%
Water	\$ 14,937.41	1.82%
Sanitation	\$ 19,326.38	2.35%
Storm	\$ 93.72	0.01%
Safety Protection	\$ 4,403.59	0.54%
<i>Regional Improvements</i>		
Regional Street	\$ 68,199.36	8.30%
Regional Parks & Rec	\$ 0.00	0.00%
Regional Stormwater	\$ (764.62)	-0.09%
TOTAL	\$ 821,184.88	100%

The table below provides a summation of all expenditures submitted and the associated verified amount for all cost certifications including this report.

Cost Certification	Amount of Expenditures Submitted	Amount Verified
Report #1	\$ 4,374,137.63	\$ 3,158,329.59
Report #2	\$ 7,436,291.00	\$ 6,173,323.30
Report #3	\$ 2,666,499.34	\$ 2,279,543.70
Report #4	\$ 4,704,715.57	\$ 4,258,426.14
Report #5	\$ 188,158.50	\$ 92,851.61
Report #6	\$ 1,201,149.77	\$ 1,050,089.75
Report #7	\$ 2,749,412.74	\$ 2,422,765.65
Report #8	\$ 4,399,033.19	\$ 2,657,237.13
Report #9	\$ 2,286,679.14	\$ 1,997,210.30
Report #10	\$ 1,027,791.53	\$ 821,184.88
TOTAL	\$ 31,033,977.98	\$ 24,910,962.05

RECOMMENDATION

In our professional opinion the Construction Related Expenses included in this report were found to be reasonable and appropriate for the type of improvements constructed. Based on the information provided and level of analysis completed, the Engineer certifies the expenditures provided by the Developer as Verified Costs in the amount of **\$821,184.88**.

This report is not an acceptance of improvements, but a certification of the costs associated with the public improvements proposed for reimbursement. The cost certification is only one of the requirements from Phase 2 Facilities Funding and Acquisition Agreement for the CAB to reimburse the Developer.

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

Respectfully Submitted,

Stan Fowler, PE
Independent District Engineering Services, LLC

Attachment A

Site Map

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SOFT COSTS

District Improvements	Cost	Percent of Total Cost
<i>Local Improvements</i>		
Street	\$44,369.93	31.41%
Parks and Rec	\$4,529.28	3.21%
Water	\$14,765.59	10.45%
Sanitation	\$19,259.98	13.64%
Storm	\$0.00	0.00%
Safety Protection	\$0.00	0.00%
<i>Regional Improvements</i>		
Regional Street	\$59,081.00	41.83%
Regional Parks & Rec	\$0.00	0.00%
Regional Stormwater	-\$764.62	-0.54%
TOTAL	\$141,241.15	100%

HARD COSTS

District Improvements	Cost	Percent of Total Cost
<i>Local Improvements</i>		
Street	\$202,485.40	29.78%
Parks and Rec	\$463,604.44	68.18%
Water	\$171.82	0.03%
Sanitation	\$66.41	0.01%
Storm	\$93.72	0.01%
Safety Protection	\$4,403.59	0.65%
<i>Regional Improvements</i>		
Regional Street	\$9,118.35	1.34%
Regional Parks & Rec	\$0.00	0.00%
Regional Storm	\$0.00	0.00%
TOTAL	\$679,943.73	100%

LEGEND

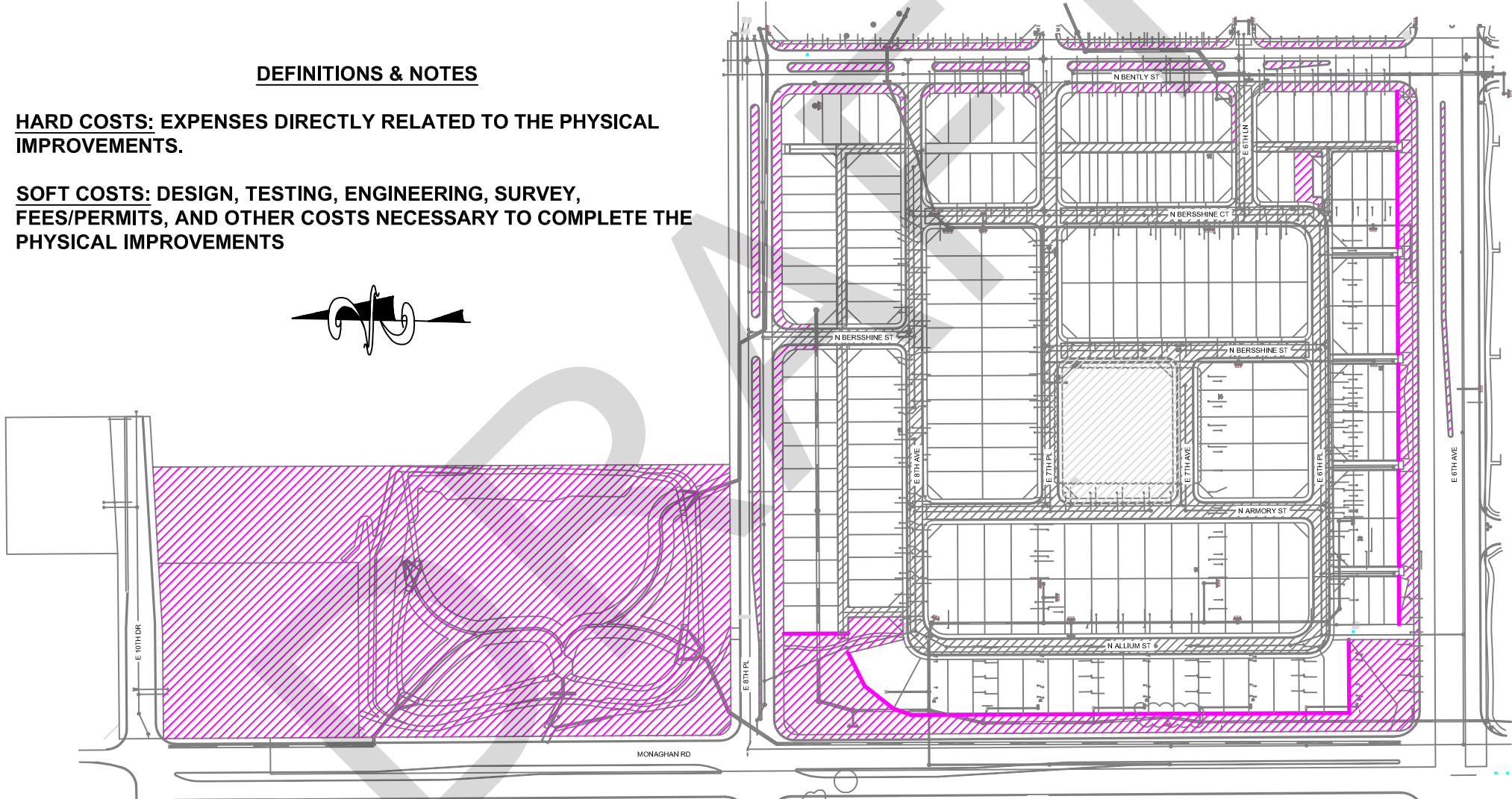
 **PARKS & REC IMPROVEMENTS**

42

DEFINITIONS & NOTES

HARD COSTS: EXPENSES DIRECTLY RELATED TO THE PHYSICAL IMPROVEMENTS.

SOFT COSTS: DESIGN, TESTING, ENGINEERING, SURVEY, FEES/PERMITS, AND OTHER COSTS NECESSARY TO COMPLETE THE PHYSICAL IMPROVEMENTS



Attachment B

Vendors

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Attachment B Vendors

The following is a summary of the contractors, consultants and vendors that performed work and services for the report.

Builders Digital Experience Internet marketing company who provided listings for the development. Marketing costs were not considered eligible for CAB financing.

CMS Environmental Solutions, LLC Stormwater inspector for the Filings 4 & 5 (Neighborhood A) development. These Construction Related Expenses were considered eligible for CAB financing at Filings 4 & 5 (Neighborhood A) Site Percent.

Consolidated Divisions, Inc. Landscape contractor who provided landscape construction services for Filing 4 of the Development. Landscaping Construction Related Expenses were considered eligible for CAB financing.

David Evans and Associates, Inc. Land development planning firm who provided project management, impact fee analysis, and TDM assessment for the I-70 corridor portion of the Project. These project assessment services were considered eligible for CAB financing.

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

Granite Seed and Erosion Control Provided erosion control services for the I-70 corridor portion of the Project. These costs were considered eligible for CAB financing; however, the sales tax for these cost were considered not eligible for CAB financing.

History Colorado Local history company who provided a file search for the I-70 corridor portion of the Project. These expenditures were considered eligible for CAB financing.

Independent District Engineering Services, LLC Engineering consultant specializing in metropolitan district services. Consultant provided CAB engineering services including project bid, contract documents, general project administration, and cost certification for Filing 4 through 7. These expenditures were considered eligible for CAB financing.

Kimley Horn and Associates, Inc. Engineering consultant who provided dry utility coordination for the Project. Coordination related to the sleeving for dry utilities were considered eligible for CAB financing.

KT Engineering Civil engineering consultant who provided surveying services. Expenditures related to the offsite I-70 project, streets, and wet utilities were considered eligible for CAB financing. Expenditures related to grading were considered eligible for CAB financing at the relevant site percent.

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

PCS Group, Inc Site planning consultant who provided design services for the completion of the Administrative Site Plan and Specific Development Plan in Filings 4-7. These services were considered eligible for CAB financing at relevant Site Percent as related to the services provided. Services pertaining to the Fire Station and private lots were not considered eligible.

Premier Earthworks & Infrastructure, Inc. Concrete contractor for the CAB. The contractor was responsible for all concrete alleys, curb & gutter, and sidewalk in Filing 4. Construction Related Expenses associated with Premier Earthwork & Infrastructure were considered eligible for public financing.

Pure Cycle Corp. Fencing contractor for Filing 4 who provided and installed 6-foot privacy fencing and fence columns. Expenditures were considered eligible for CAB financing.

Southeast Metro Stormwater Authority Stormwater district servicing the Project who collected fees for reviewing the Filing 6 GESC design and inspected GESC measures for Filing 4, Filing 5, and the nearby school. Fees for the Filing 6 GESC Design and Filing 4 GESC mass grading measures were considered eligible for CAB financing at their respective site percents, fees for the Filing 5 GESC road measures were considered eligible for CAB financing, and fees related to the school were considered not eligible for CAB financing.

Westwood Professional Services Engineering consultant who provided design services for Filings 4-7, which included providing construction support, construction plans, and Filing 6 Plat. Costs associated with Pond G construction plans were considered eligible for CAB financing. Costs associated with meetings and coordination were considered eligible at the Filing 4, 5, 6 & 7 (Neighborhoods A & D) Site Percent. Costs associated with Neighborhood A were considered eligible at the Filing 4 & 5 Site Percent. Costs associated with the Filing 7 Plat were considered eligible at the Filing 7 Site Percent.

Xcel Energy Dry utility company who installed the filing 5 streetlights and gas distribution system. Expenditures related to the streetlights were considered eligible for CAB financing and the expenditures related to the gas distribution systems were not considered eligible for CAB financing.

Attachment C

Expenditure Data

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Attachment C
Sky Ranch Authority Board
Engineer's Summary for Filing 4-7 Cost Certification #10 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Lien Waiver Provided	Check Date	Check Number	Paid By	Filing No.	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Invoices paid by the Board - Filing 4-7												
CMS Environmental Solutions LLC												
159846	11/01/23	Yes	N/A	11/10/23	03INB D00099	CAB	All	Storm Inspection Services	\$ 395.00	\$ 224.82	\$ 170.18	Storm Inspection Eligible at Site Percent
159902	11/01/23	Yes	N/A	11/10/23	03INB D00099	CAB	5	Storm Inspection Services	\$ 395.00	\$ 176.24	\$ 218.76	Storm Inspection Eligible at Site Percent
Subtotal CMS Environmental Solutions LLC									\$ 790.00	\$ 401.06	\$ 388.94	
CTL Thompson, Inc.												
653675	01/31/23	Yes	N/A	02/03/23	01CBT D00318	CAB	I-70	Geotechnical Engineering	\$ 8,300.00	\$ 8,300.00	\$ 0.00	
683488	10/31/23	Yes	N/A	11/10/23	03INB D00097	CAB	5	Geotechnical Engineering	\$ 11,445.00	\$ 11,445.00	\$ 0.00	
Subtotal CTL Thompson, Inc.									\$ 19,745.00	\$ 19,745.00	\$ 0.00	
David Evans and Associates, Inc.												
485241	04/05/21	Yes	N/A	06/30/21	1432	CAB	I-70	Traffic Engineering	\$ 6,500.00	\$ 6,500.00	\$ 0.00	
Subtotal David Evans and Associates, Inc.									\$ 6,500.00	\$ 6,500.00	\$ 0.00	
Independent District Engineering Services												
37925	09/30/23	Yes	N/A	11/10/23	03INB D00095	CAB	All	District Engineering Services	\$ 8,792.86	\$ 8,792.86	\$ 0.00	
Subtotal Independent District Engineering Services									\$ 8,792.86	\$ 8,792.86	\$ 0.00	
KT Engineering												
3182	09/04/23	Yes	N/A	09/07/23	03CBT D00707	CAB	I-70	Construction Staking	\$ 6,610.00	\$ 6,610.00	\$ 0.00	
3190	10/30/23	Yes	N/A	11/10/23	03INB D00093	CAB	5	Construction Staking	\$ 27,320.00	\$ 26,157.88	\$ 1,162.12	Grading Eligible at Site Percent; Meter Pits Not Eligible
Subtotal KT Engineering									\$ 33,930.00	\$ 32,767.88	\$ 1,162.12	
MPI Designs												
2001	10/20/23	Yes	N/A	11/10/23	1566	CAB	4	Construction Observation	\$ 950.00	\$ 950.00	\$ 0.00	
2006	10/20/23	Yes	N/A	11/10/23	1566	CAB	6	Irrigation Design	\$ 1,140.00	\$ 1,140.00	\$ 0.00	
Subtotal MPI Designs									\$ 2,090.00	\$ 2,090.00	\$ 0.00	
PCS Group Inc.												
15805	10/12/23	Yes	N/A	11/10/23	03INB D00098	CAB	Various	Landscape Architect	\$ 2,076.25	\$ 1,386.35	\$ 689.90	Eligible On Per-Item Basis
15844	10/12/23	Yes	N/A	11/10/23	03INB D00098	CAB	7	Landscape Architect	\$ 545.00	\$ 252.18	\$ 292.82	Coordination and Pre-App Eligible at Site Percent
Subtotal PCS Group Inc.									\$ 2,621.25	\$ 1,638.54	\$ 982.71	
Southeast Metro Stormwater Authority												
Design Approval 09/12/2023												
4932	10/09/23	Yes	N/A	11/10/23	1565	CAB	5	GESC Inspection Fee	\$ 160.00	\$ 71.39	\$ 88.61	GESC Re-inspection Eligible at Site Percent
4933	10/09/23	Yes	N/A	11/10/23	1565	CAB	4	GESC Inspection Fee	\$ 160.00	\$ 160.00	\$ 0.00	
4934	10/09/23	Yes	N/A	11/10/23	1565	CAB	School	GESC Inspection Fee	\$ 160.00	\$ 0.00	\$ 160.00	GESC for School not Eligible
Subtotal Southeast Metro Stormwater Authority									\$ 17,908.50	\$ 8,007.63	\$ 9,900.87	
Westwood Professional Services												
1231000422	10/17/23	Yes	N/A	11/10/23	03INB D00096	CAB	Various	Engineering for Neighborhood A, C, and D	\$ 20,233.75	\$ 11,461.19	\$ 8,772.56	Eligible On Per-Item Basis
1210600596 (Deduction)	06/14/21	Yes	N/A	10/14/21	CAB101121	CAB	All	Survey and Engineering for NBHD A, C, & D	\$ (15,027.75)	\$ (11,240.81)	\$ (3,786.94)	Deduction to account for Invoice verified in Certs 2 & 5
1231001204	10/23/23	Yes	N/A	11/10/23	03INB D00096	CAB	Various	Filing 7 Design	\$ 34,881.25	\$ 27,315.04	\$ 7,566.21	Eligible On Per-Item Basis
Subtotal Westwood Professional Services									\$ 40,087.25	\$ 27,535.43	\$ 12,551.82	
Subtotal Invoices paid by the Board - Filing 4-7									\$ 132,464.86	\$ 107,478.40	\$ 24,986.46	
Invoices paid by the Developer - Filing 4-7												
Builders Digital Experience												
412430	10/31/23	Yes	N/A	11/09/23	01CBT D00787	Pure Cycle	4	Web Advertising	\$ 500.00	\$ 0.00	\$ 500.00	Web Advertising not Eligible
Subtotal Builders Digital Experience									\$ 500.00	\$ 0.00	\$ 500.00	
David Evans and Associates Inc.												
506712	03/16/23	Yes	N/A	04/13/22	1315	Pure Cycle	I-70	Project Assessments	\$ 12,769.25	\$ 12,769.25	\$ 0.00	
508595	04/14/22	Yes	N/A	05/16/22	1321	Pure Cycle	I-70	Project Assessments	\$ 6,230.75	\$ 6,230.75	\$ 0.00	
510901	05/25/22	Yes	N/A	06/14/22	1333	Pure Cycle	I-70	Project Assessments	\$ 5,922.75	\$ 5,922.75	\$ 0.00	
Subtotal David Evans and Associates Inc.									\$ 24,922.75	\$ 24,922.75	\$ 0.00	
Fox Rothschild LLP												
3275107	10/16/23	Yes	N/A	10/26/23	01CBT D00772	Pure Cycle	All	Legal Services	\$ 1,200.50	\$ 0.00	\$ 1,200.50	Developer Legal Services not Eligible
3275108	10/16/23	Yes	N/A	10/26/23	01CBT D00772	Pure Cycle	All	Legal Services	\$ 4,112.00	\$ 0.00	\$ 4,112.00	Developer Legal Services not Eligible
3275110	10/16/23	Yes	N/A	10/26/23	01CBT D00772	Pure Cycle	All	Legal Services	\$ 3,393.50	\$ 0.00	\$ 3,393.50	Developer Legal Services not Eligible
3275111	10/16/23	Yes	N/A	10/26/23	01CBT D00772	Pure Cycle	All	Legal Services	\$ 3,879.00	\$ 0.00	\$ 3,879.00	Developer Legal Services not Eligible
3275112	10/16/23	Yes	N/A	10/26/23	01CBT D00772	Pure Cycle	All	Legal Services	\$ 5,044.00	\$ 0.00	\$ 5,044.00	Developer Legal Services not Eligible
3275113	10/16/23	Yes	N/A	10/26/23	01CBT D00772	Pure Cycle	All	Legal Services	\$ 934.00	\$ 0.00	\$ 934.00	Developer Legal Services not Eligible
Subtotal Fox Rothschild LLP									\$ 18,563.00	\$ 0.00	\$ 18,563.00	

Attachment C
 Sky Ranch Authority Board
 Engineer's Summary for Filing 4-7 Cost Certification #10 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Lien Waiver Provided	Check Date	Check Number	Paid By	Filing No.	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Granite Seed and Erosion Control												
3-65878	08/16/23	Yes	N/A	08/22/23	2402	Pure Cycle	I-70	Erosion Control	\$ 235.69	\$ 225.00	\$ 10.69	Sales tax not eligible
3-66144	08/18/23	Yes	N/A	09/06/23	2417	Pure Cycle	I-70	Erosion Control	\$ 235.69	\$ 225.00	\$ 10.69	Sales tax not eligible
Subtotal Granite Seed and Erosion Control									\$ 471.38	\$ 450.00	\$ 21.38	
History Colorado												
2144	03/22/23	Yes	N/A	04/12/23	2073	Pure Cycle	I-70	File Search	\$ 90.00	\$ 90.00	\$ 0.00	
Subtotal History Colorado									\$ 90.00	\$ 90.00	\$ 0.00	
Kimley Horn and Associates Inc												
196370001-0822 (Re-review)	08/31/22	Yes		10/03/22	01CBT D000N8	Pure Cycle	5	Dry Utility Design & Coordination	\$ 0.00	\$ 1,620.00	\$ (1,620.00)	Previously Review in Cost Cert 6; Per Vender Email: 25% Design for Sleevng
196370001-0822 (Re-review)	09/30/22	Yes		10/31/22	01CBT D000OK	Pure Cycle	5	Dry Utility Design & Coordination	\$ 0.00	\$ 1,080.00	\$ (1,080.00)	Previously Review in Cost Cert 6; Per Vender Email: 25% Design for Sleevng
196370001-1022 (Re-review)	10/31/22	Yes		12/12/22	01CBT D00186	Pure Cycle	5	Dry Utility Design & Coordination	\$ 0.00	\$ 540.00	\$ (540.00)	Previously Review in Cost Cert 6; Per Vender Email: 25% Design for Sleevng
196370001-1222 (Re-review)	12/31/22	Yes		02/03/23	01CBT D00312	Pure Cycle	5	Dry Utility Design & Coordination	\$ 0.00	\$ 3,240.00	\$ (3,240.00)	Previously Review in Cost Cert 7; Per Vender Email: 25% Design for Sleevng
196370001-0523 (Re-review)	05/31/23	Yes		06/29/23	01CBT D00600	Pure Cycle	5	Dry Utility Design & Coordination	\$ 0.00	\$ 740.00	\$ (740.00)	Previously Review in Cost Cert 8; Per Vender Email: 25% Design for Sleevng
196370001-0823	08/31/23	Yes	N/A	04/12/23	2073	Pure Cycle	5	Dry Utility Design & Coordination	\$ 4,736.00	\$ 1,080.00	\$ 3,656.00	Dry Utilities not Eligible; Per Vender Email: 25% Design for Sleevng
Subtotal Kimley Horn and Associates Inc									\$ 4,736.00	\$ 8,300.00	\$ (3,564.00)	
Subtotal invoices paid by the Developer - Filing 4-7									\$ 49,283.13	\$ 33,762.75	\$ 15,520.38	
Total invoices paid - Board and Developer - Filing 4-7									\$ 181,747.99	\$ 141,241.15	\$ 40,506.84	

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Attachment C

Sky Ranch Authority Board

Engineer's Summary for Filing 4-7 Cost Certification #10 - Hard Costs

Invoice ID	Invoice Date	Invoice Provided	Lien Waiver Provided	Check Date	Check Number	Paid By	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Invoices paid by the Board - Filing 4-7											
Consolidated Divisions Inc. - Filing 4 Landscape											
Pay Application #9	09/25/23	Yes	Yes	11/02/23	03INB D00090	CAB	Filing 4 Landscape Contractor	\$290,808.11	\$290,808.11	\$0.00	
Pay Application #10	10/25/23	Yes	Yes	11/10/23	03INB D00094	CAB	Filing 4 Landscape Contractor	\$164,601.07	\$164,601.07	\$0.00	
Subtotal Consolidated Divisions Inc. - Filing 4 Landscape								\$455,409.18	\$455,409.18	\$0.00	
Premier Earthworks & Infrastructure, Inc. - Filing 4 Roadways											
Pay Application #17	07/25/23	Yes	Yes	09/11/23	1541	CAB	Filing 4 Concrete Contractor	\$61,903.69	\$61,903.69	\$0.00	
Subtotal Premier Earthworks & Infrastructure, Inc. - Filing 4 Roadways								\$61,903.69	\$61,903.69	\$0.00	
Pure Cycle Corp. - Filing 4 Fence											
Pay Application #8	10/25/23	Yes	Yes	11/13/23	03INB D00103	CAB	Filing 4 Fence Installation Services	\$5,082.50	\$5,082.50	\$0.00	
Subtotal Pure Cycle Corp. - Filing 4 Fence								\$5,082.50	\$5,082.50	\$0.00	
Subtotal invoices paid by the Board - Filing 4-7								\$522,395.37	\$522,395.37	\$0.00	
Invoices paid by the Developer - Filing 4-7											
Xcel Energy											
84356352	09/05/23	Yes	N/A	09/27/23	01CBT D00735	Pure Cycle	Filing 5 Street Light Instalation	\$157,548.36	\$157,548.36	\$0.00	
848072470	10/06/23	Yes	N/A	11/03/23	01CBT D00792	Pure Cycle	Filing 5 Gas Distribution	\$166,099.81	\$0.00	\$166,099.81	Dry Utilities not Eligible
Subtotal Xcel Energy								\$323,648.17	\$157,548.36	\$166,099.81	
Subtotal invoices paid by the Developer - Filing 4-7								\$323,648.17	\$157,548.36	\$166,099.81	
Total - Hard Costs - Filing 4-7								\$846,043.54	\$679,943.73	\$166,099.81	

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Attachment D Project Photos

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Sky Ranch CAB Metropolitan District Site Photos



Filing 4 Tract O (Park)
(View: Northeast)



Filing 4 Tract C (Monument)
(View: Southwest)



Filing 4 Tract F
(View: West)



Offsite Improvements I-70 Offramp
(View: East)



Offsite Improvements I-70 Offramp
(View: East)



Offsite Improvements I-70 Offramp
(View: South)



Offsite Improvements I-70 Offramp
(View: South)



Filing 5 Tract A
(View: Southeast)



Filing 5 Tract I (Materials Stored on Site)
(View: Northeast)



Filing 5 Installed Inlet and Manhole
(View: West)



Filing 5 Installation of Storm Sewer
(View: South)



Filing 5 Installed Irrigation Pipe
(View: East)



Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, January 12, 2024

ACC Requests

7 architectural requests have been received since the last meeting. The requests were for playground equipment, solar, patio, landscaping, and a security door. All requests were approved.

Violation Report

Inspection of the Community was completed on December 21st resulting in 35 violations being sent to owners. A violation summary has been included in this report.

Collections Report

Included in the packet is the current accounts receivable report, showing balances on all homeowner accounts as of 12/31/2023. The list is in order from highest to lowest balances. (Note that owners names, account numbers and addresses have been removed from this list so as not to show owner information during the meeting, however I can send a list that includes this information to Board members upon request.) Balances highlighted in yellow are currently with Altitude Law for collections. Balances highlighted in green are owners who would be turned over to Altitude based on the recently adopted Collections Policy.

Also included on the report is the list of balances owed by Melody Homes (shown as MEL). Our Billing team has been in contact with Melody Homes regarding these outstanding balances, and they have stated that payment is on its way.

Please let us know if there are any questions.

Celeste Terrell
Community Manager



Violation Type / Item	Escalation	Item Count	# Letters	# Violations
Landscaping	Open			
Unsightly Conditions	Level Fine Notice - \$50	2		
	Total Items / Letters Open	2	2	
	Total Landscaping	2	2	2
Trash	Open			
Trash	Level First Notice	30		
Trash	Level Fine Notice - \$50	3		
	Total Items / Letters Open	33	33	
	Total Trash	33	33	33
Vehicles and Parking	Open			
Commercial Vehicle must be parked in garage	Level First Notice	1		
Vehicle Storage	Level First Notice	1		
	Total Items / Letters Open	2	2	
	Total Vehicles and Parking	2	2	2
Total for Sky Ranch Community Authority Board		37	37	37

Sheet1

	Balance		Balance
1	1965.99	MEL	859.6
2	1775	MEL	859.6
3	1098	MEL	859.6
4	990	MEL	859.6
5	673.93	MEL	859.6
6	656	MEL	859.6
7	495	MEL	859.6
8	495	MEL	859.6
9	451.2	MEL	859.6
10	420	MEL	859.6
11	384	MEL	859.6
12	380.11	MEL	844.6
13	360	MEL	844.6
14	355	MEL	793.01
15	330	MEL	793.01
16	330	MEL	730.76
17	330	MEL	730.76
18	330	MEL	730.76
19	330	MEL	730.76
20	330	MEL	730.76
21	330	MEL	730.76
22	330	MEL	730.76
23	315	MEL	730.76
24	301.43	MEL	730.76
25	265	MEL	730.76
26	240	MEL	730.76
27	222	MEL	730.76
28	192	MEL	730.76
29	192	MEL	730.76
30	191.92	MEL	730.76
31	191.77	MEL	730.76
32	191.24	MEL	715.76
33	190	MEL	715.76
34	190	MEL	715.76
35	180	MEL	715.76
36	180	MEL	715.76
37	170	MEL	632.61
38	165		
39	165		
40	165		
41	165		
42	165		
43	165		
44	165		
45	165		
46	165		
47	165		
48	165		
49	165		
50	165		
51	165		

52	165
53	145
54	145
55	136.81
56	115
57	90.66
58	90
59	15
60	15
61	0.21
62	-0.2
63	-21.67
64	-25
65	-39.13
66	-44.02
67	-48.13
68	-50
69	-50
70	-53.87
71	-61.57
72	-81.47
73	-86.58
74	-87.29
75	-94.27
76	-100.04
77	-101.09
78	-101.09
79	-101.95
80	-105.52
81	-110.87
82	-117.36
83	-120
84	-125
85	-148
86	-150
87	-150
88	-150
89	-150
90	-150
91	-150
92	-150
93	-157.76
94	-169.57
95	-171.23
96	-177
97	-177
98	-177
99	-201.63
100	-205.43
101	-238.57
102	-252.72
103	-257.8

104	-259.24
105	-272.28
106	-280.85
107	-281.67
108	-283.7
109	-286.74
110	-296.28
111	-309.75
112	-350.58
113	-354
114	-354
115	-396.7
116	-450
117	-467.37
118	-482.9
119	-531
120	-531
121	-562.57
122	-600
123	-1145
124	-1349.89

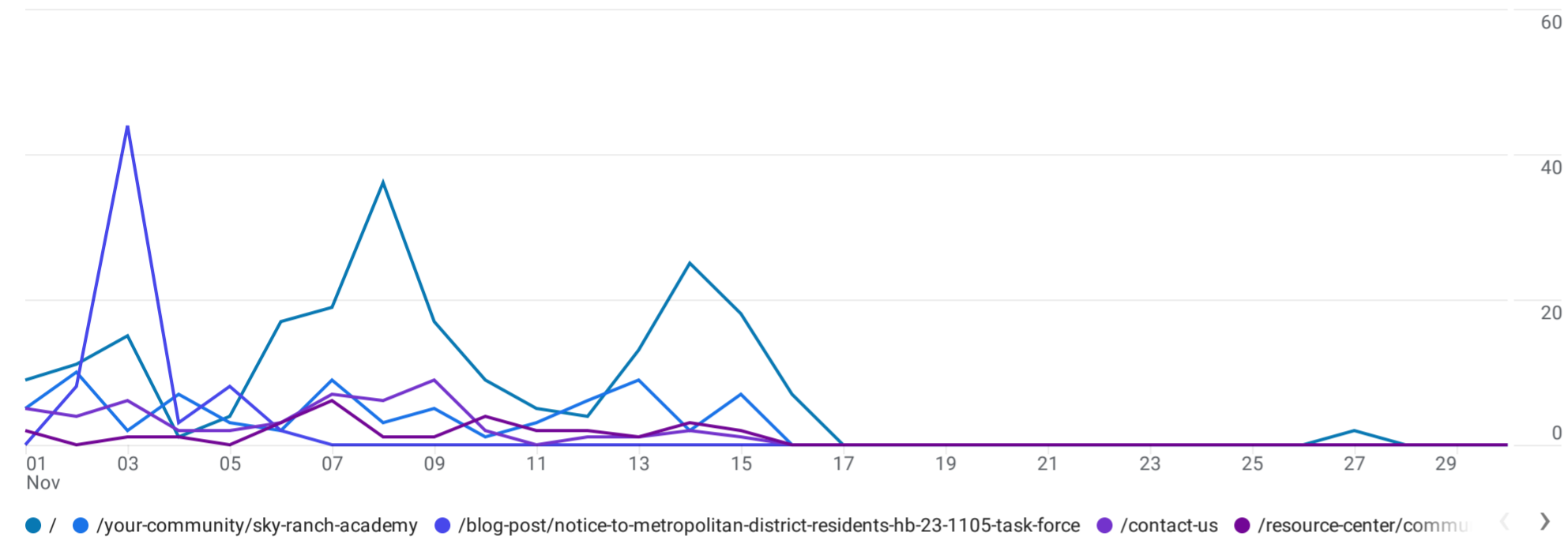
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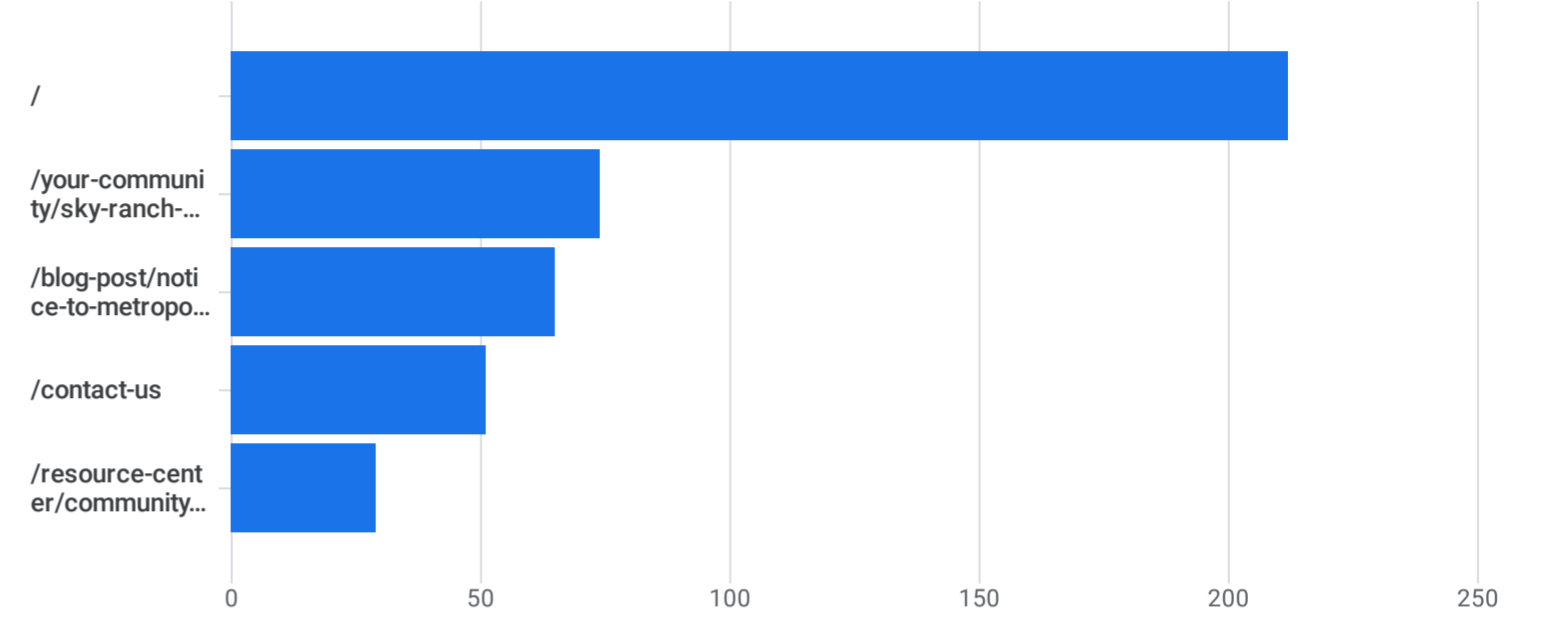
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Add filter +

Views by Page path and screen class over time



Views by Page path and screen class



Search...

Rows per page: 10 Go to: 1 1-10 of 44

Page path and screen class	Views	Users	Views per user	Average engagement time	Event count	Conversions	Total revenue
	100% of total	100% of total	Avg 0%	Avg 0%	100% of total		
1 /	212	133	1.59	20s	681	0.00	\$0.00
2 /your-community/sky-ranch-academy	74	55	1.35	26s	303	0.00	\$0.00
3 /blog-post/notice-to-metropolitan-district-residents-hb-23-1105-task-force	65	58	1.12	2s	293	0.00	\$0.00
4 /contact-us	51	29	1.76	30s	165	0.00	\$0.00
5 /resource-center/community-management/covenant-control	29	18	1.61	26s	138	0.00	\$0.00
6 /services	27	21	1.29	15s	81	0.00	\$0.00
7 /resource-center/meeting-minutes/sky-ranch-community-authority-board	23	15	1.53	14s	90	0.00	\$0.00
8 /meetings	22	11	2.00	19s	92	0.00	\$0.00
9 /resource-center/board-meeting-agendas-and-e-packets/sky-ranch-community-authority-board-meeting	22	3	7.33	15s	42	0.00	\$0.00
10 /search/search	22	17	1.29	16s	116	0.00	\$0.00

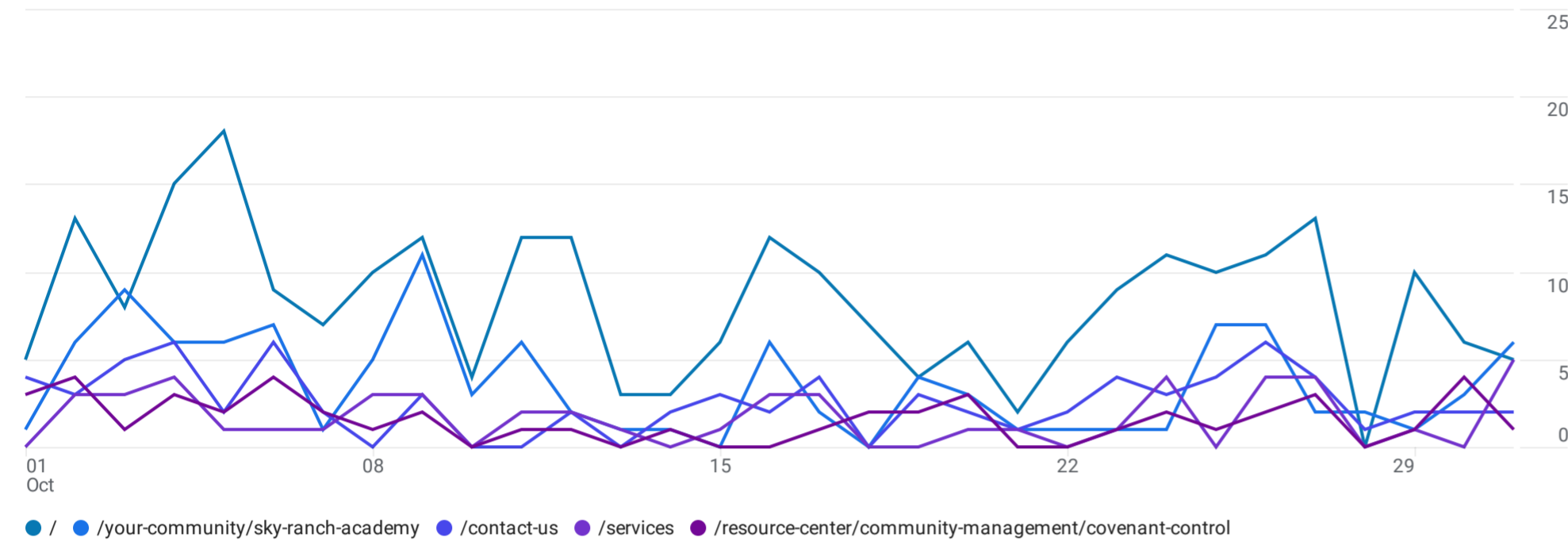
All Users Add comparison +

Custom Oct 1 - Oct 31, 2023

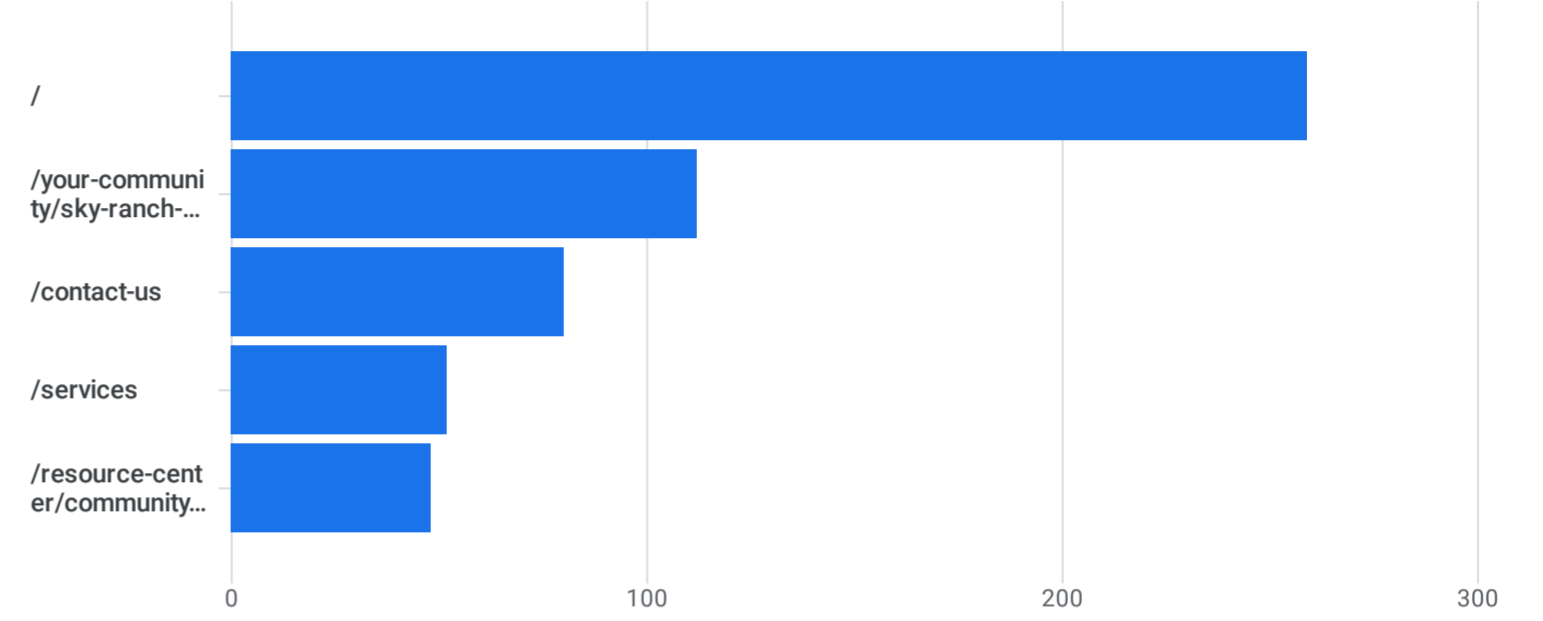
Pages and screens: Page path and screen class

Add filter +

Views by Page path and screen class over time



Views by Page path and screen class



Search...

Rows per page: 10 Go to: 1 1-10 of 50

Page path and screen class	Views	Users	Views per user	Average engagement time	Event count	Conversions	Total revenue
	100% of total	100% of total	Avg 0%	Avg 0%	100% of total		
1 /	259	175	1.48	39s	971	0.00	\$0.00
2 /your-community/sky-ranch-academy	112	90	1.24	40s	529	0.00	\$0.00
3 /contact-us	80	53	1.51	38s	273	0.00	\$0.00
4 /services	52	44	1.18	17s	158	0.00	\$0.00
5 /resource-center/community-management/covenant-control	48	32	1.50	12s	228	0.00	\$0.00
6 /resource-center/meeting-minutes/sky-ranch-community-authority-board	43	28	1.54	14s	173	0.00	\$0.00
7 /blog-post/temporary-road-closure-monaghan-road	28	23	1.22	25s	115	0.00	\$0.00
8 /resource-center	23	18	1.28	8s	63	0.00	\$0.00
9 /your-community	23	21	1.10	8s	60	0.00	\$0.00
10 /resource-center/boundary-maps	21	10	2.10	8s	100	0.00	\$0.00