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 14, 2022

TIME: 8:30 a.m.

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

CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, 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_NDg5NDc5YjQtMjdjNS00MTBjLWI1YjgtOGZiMjE0MGRmOGIw%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: **739 770 272#**

Board of Directors	Office	Term Expires
Mark Harding	President (representing MD 5)	May, 2023
Joe Knopinski	Vice President (representing MD 5)	May, 2022
Kevin McNeill	Treasurer (representing MD 5)	May, 2023/2022
Scott Lehman	Secretary (representing MD 1)	May, 2023
Dirk Lashnits	Assistant Secretary (representing MD 3)	May, 2022

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

C. Designate public place and/or website for posting meeting notices at least 24 hours prior to each meeting.

D. Public Comment.

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

II. CONSENT AGENDA

A. Approve Minutes from the December 10, 2021 Special Meeting (enclosure).

B. Ratify approval of Pure Cycle Corporation to purchase, install and remove seasonal lights for an amount not to exceed $7,500, plus the cost of the lights.

III. FINANCIAL MATTERS

A. Review and accept the schedule of cash position through September 30, 2021, updated as of January 5, 2022, and accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).

B. Consider approval of payables through January 7, 2022 in the amount of $1,638,136.99 (enclosure).

C. Other.

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IV. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Review and consider approval of Task Order No. 6 to the Master Services Agreement ("MSA") with KT Engineering for sleeving stakes, lots east of school staking, misc. design changes in an amount not to exceed $7,975.00.

C. Engineer's Report (enclosure).

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

1. Drainage and Utilities: None.

2. Roadway Improvements: None.

3. Grading/Earthwork: Review and consider approval of Change Order No. 7 to the Construction Contract with Bemas Construction for costs related to borrowing material to complete grading in an amount not to exceed $95,530.92.

Review and consider approval of Pay Application No. 7 to the Construction Contract with Bemas Construction in the amount of $158,333.24.

4. Landscape Improvements:

Phase 1 None.

Phase 2 None.

Phase 3 None.

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

1. Grading/Earthwork: None.

2. Drainage and Utilities: Review and consider approval of Pay Application No. 7 to the Construction Contract with Nelson Pipeline in the amount

of $170,739.40 (partial retainage release).

Review and consider approval of Pay Application No. 8 to the Construction Contract with Nelson Pipeline in the amount of $320,625.00

3. Erosion Control None.

4. Roadway Improvements: None.

Paving/Asphalt

Review and consider approval of Change Order No. 3 to the Construction Contract with Martin Marietta for costs related to changing the roadway sections and balancing private alleys in an amount not to exceed $-694,072.65.

Review and consider approval of Pay Application No. 2 to the Construction Contract with Martin Marietta in the amount of $171,427.23.

Concrete/Striping/Signage

Review and consider approval of Change Order No. 1 to the Construction Contract with Premier Earthworks and Infrastructure ("PEI") for costs related to reimbursing bonds and insurance at face value in an amount no to exceed $34,009.63.

Review and consider approval of Pay Application No. 2 to the Construction Contract with PIE in the amount of $457,308.32.

V. LEGAL MATTERS

A. Discuss and consider adoption of Resolution No. 2022-01-___, Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees (Sky Ranch Metropolitan District No. 3 / Sky Ranch Subdivision Filing No. 4) (to be distributed).

B. Discuss and consider approval of Intergovernmental Subdivision Improvements Agreement - With additional Restriction on Access Permits Subdivision Exemption Plat, Sky Ranch Academy Subdivision, by and among between the Board of County Commissioners of Arapahoe County, Colorado, PCY Holdings, LLC, and the CAB (to be distributed).

C. Discuss and consider adoption of Resolution No. 2022-01-___, Resolution of the Board of Directors of the Sky Ranch Community Authority Board Appropriating, Encumbering and Committing Funds for Public Roadway Improvements for Sky Ranch Academy Subdivision, County Case No. PX21-002 (to be distributed).

D. Discuss and consider approval of Sidewalk and Landscape Easement Agreement from PCY Holdings, LLC, as Grantor to the CAB, as Grantee (to be distributed).

E. Executive Session (if necessary).

F. Other.

VI. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

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

1. Present CAC recommendations to the CAB Board.

2. Discuss and consider recommendations from the CAC.

3. Consider confirming addition of new member(s) to the CAC Committee.

C. Discuss costs received related to community security services (enclosure).

VII. OTHER BUSINESS

A. Confirm quorum for February 11, 2022 Board meeting.

VIII. ADJOURNMENT

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

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THE NEXT MEETING IS SCHEDULED FOR FEBRUARY 11, 2022

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD DECEMBER 10, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB convened on Friday, the 10th day of December 2021, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 34, 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 (for a portion of the meeting)
Joe Knopinski, Vice President
Kevin McNeill, Treasurer
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary

Also in Attendance Were:
Lisa Johnson, Celeste Terrell, Thuy Dam, Jenny Hackelman, and Cathee Sutton; CliftonLarsonAllen LLP ("CLA")
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Barrett Marrocco; Independent District Engineering Services, LLC ("IDES") (for a portion of the meeting)
Cyrena Finnegan; Pure Cycle Corporation

Members of the Public:
Paul Diaz, Carla MacMillan, Katherine Funk, Ryan Funk, Courtney Chambers, Jessica Gardner, Jennifer Kennedy, Tanya Scott, Vanessa Zortman and Kelyn Lanier.

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney Meintzer requested members of the Board to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Meintzer noted that all Directors' Disclosure Statements were filed. No additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice and Agenda: Ms. Johnson

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confirmed the presence of a quorum. The Board reviewed a proposed agenda for the CAB's special meeting.

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

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

Upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, 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 and that no objections to the means of hosting the meeting were received from taxpaying electors.

Public Comment: Paul Diaz asked for a detailed update on the security service efforts. Attorney Meintzer reported that both the CAB and the Sky Ranch Metropolitan Districts are limited purpose governments and do not have the powers within the Service Plans to provide security services. However, it is possible for the CAB or Districts to provide security services, but only after receiving consent from, and entering into an intergovernmental agreement with, the Arapahoe County Sheriff's Department and any other law enforcement agencies that have jurisdiction in the Service Area.

Director Harding offered a summary of a recent discussion with the Sheriff's Department regarding additional patrol services and the associated costs, noting that because the additional patrols are optional for officers on top of their usual duty shifts, the Sheriff's Department cannot guarantee availability. Director Harding also contacted the City of Aurora and was advised that the Districts are outside of its jurisdiction. The CAB researched private security services and the estimates were approximately $20,000 per month. Thus, the CAB concluded that to pay for such services, an increase to the Operations and Maintenance Fees on residents would be required, and it was not clear that all residents would agree to pay for such an increase. Lastly, the CAB researched the installation of security camera installations and monitoring.

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Director Harding also reported that the CAB contacted Xcel Energy regarding the replacement of lights in the community and additional lights for the mailboxes are in process.

Director Harding left the meeting at this time. Director Knopinski served as acting President of the meeting until Director Harding returned.

Katherine Funk addressed the Board regarding any updates to mitigate the concerns of ATVs on the open space areas. Ms. Funk also asked whether the CAC could take an informal poll of the neighborhood concerning the higher potential Operations and Maintenance Fees related to the potential provision of security services.

Kelyn Lanier addressed the Board and asked if any of the research related to the security efforts was public. Ms. Johnson informed him that the information was in the packet, which was posted on the website. He also asked about connectivity issues in past meetings making it difficult for residents to attend. He encouraged the Board to listen to the information presented by Mr. Diaz and asked why the Citizens Advisory Committee ("CAC") would not be useful in soliciting feedback from residents related to the security concerns. Director Knopinski responded to his concerns and assured him that the CAC as well as other communication options will be utilized to reach residents regarding this issue.

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

- **Minutes from the November 12, 2021 Special Meeting**
- **Ratify approval of Pay Application No. 3 to the Erosion Control Contract with Pure Cycle Corporation in the amount of $23,655**

Following review, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the Consent Agenda.

FINANCIAL MATTERS

Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule through September 30, 2021, updated as of November 30, 2021: Ms. Sutton presented the Schedule of Cash Position, accounts receivable summaries, tax schedules, and developer advance schedule through September 30, 2021, updated as of November 30, 2021.

Following review, upon a motion duly made by Director Lehman, seconded by Director Lashnits and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, accounts receivable summaries, tax schedules, and developer advance

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schedule through September 30, 2021, updated as of November 30, 2021, as presented.

Payables Through December 6, 2021 in the amount of $2,041,226.67: Following review, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the payables through December 6, 2021 in the amount of $2,041,226.67.

CONSTRUCTION MATTERS

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

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

Cost Certification Report No. 2 by Independent Engineering Services, LLC ("IDES") Related to Filings 1-3 in the amount of $14,170,041.63: Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Cost Certification Report No. 2 by IDES related to Filings 1-3 in the amount of $14,170,041.63, subject to revisions as discussed and final review by legal counsel.

Cost Certification Report No. 1 by Independent Engineering Services, LLC ("IDES") Related to Filing 4 in the amount of $3,158,329.59: Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Cost Certification Report No. 1 by IDES in the amount of $3,158,329.59, subject to final review by legal counsel.

Director Harding rejoined the meeting at this time.

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

Drainage and Utilities:

Change Order No. 4 to the Filing 1 Grading, Utilities and Roadway Warranty Contract with Premier Earthworks, Inc. ("PEI") for Costs Associated with Punch List Repairs: Mr. Marrocco presented Change Order No. 4 and noted the amount has been revised to be $16,237.51. Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 4 to the Filing 1 Grading, Utilities and Roadway Warranty Contract with PEI for costs associated with punch list repairs in the revised amount of $16,237.51.

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Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3:

Change Order No. 18 to the Landscape Improvements Contract with EDI for Irrigation Repairs and Winterization in the amount of $1,028.43: Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 18 to the Landscape Improvements Contract with EDI for irrigation repairs and winterization in the amount of $1,028.43.

Pay Application No. 16 to the Landscape Improvements Contract with EDI in the amount of $6,034.97: Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 16 to the Landscape Improvements Contract with EDI in the amount of $6,034.97.

PHASE 2 (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork:

Pay Application No. 6 to the Construction Contract with Bemas Construction in the amount of $350,596.90: Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 6 to the Construction Contract with Bemas Construction, Inc. in the amount of $350,596.90.

Drainage and Utilities:

Pay Application No. 6 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of $1,126,726.60: Following discussion,

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upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 6 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of $1,126,726.60.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt:

Change Order No. 2 to the Construction Contract with Martin Marietta Materials, Inc. for Costs Related to Increasing Depth of Aggregate Base Course in Alleys in the amount of $25,252.16: Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 2 to the Construction Contract with Martin Marietta Materials, Inc. for costs related to increasing depth of aggregate base course in alleys in the amount of $25,252.16.

Pay Application No. 1 to the Construction Contract with Martin Marietta Materials, Inc. in the amount of $102,694.18: Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 1 to the Construction Contract with Martin Marietta Materials, Inc. in the amount of $102,694.18.

Concrete/Striping/Signage:

Pay Application No. 1 to the Construction Contract with PEI in the Amount of $135,623.24: Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 1 to the Construction Contract with PEI in the amount of $135,623.24.

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

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COMMUNITY MANAGEMENT / COVENANT CONTROL/ OPERATIONS

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

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

Recommendations from the CAC:

Discuss and Consider Recommendations from the CAC:

Katherine Funk addressed the Board and notified them that the CAC meeting in December was cancelled. She also mentioned that she and Daniel Vaughn recently joined the CAC, and that the committee appointed Ed Gardner as Co-Chairman.

The Board discussed the process for confirming new members to the Committee and the appointment of the Co-Chairman. The Board asked that new members provide a brief written summary of the interest in serving on the CAC, which Board will review prior to the next meeting. The Board deferred any action to confirming additions to the CAC until the next meeting.

Costs Received Related to Community Security Services: This was discussed previously under Public Comment. No action was taken by the Board at this time.

Purchase, Installation, and Removal of Seasonal Lights: Ms. Johnson reported to the Board that solicitation of proposals for the purchase, installation and removal of seasonal lights could not be completed in a timely manner. Pure Cycle Corporation offered to purchase, install, and remove seasonal lights for an amount not to exceed $7,500, plus the cost of the lights. Ms. Johnson reported that, based on her experience in in other communities, this is a reasonable amount. Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pure Cycle Corporation to purchase, install and remove seasonal lights for an amount not to exceed $7,500, plus the cost of the lights.

OTHER BUSINESS

Confirm Quorum for January 14, 2022 Board Meeting: The Board confirmed a quorum for the January 14, 2022 Board meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, following a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board adjourned the meeting at 9:48 a.m.

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Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
September 30, 2021
Updated as of January 5, 2022

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
Central Bank & Trust - Checking Account						
Balance as of 09/30/21	185,728.05	224,743.36	0.03	38,070.61	57,702.92	506,244.97
Subsequent activities:						
10/07/21 - Tax Distribution - Sky Ranch MD #1	400.16	-	2,000.95	-	-	2,401.11
10/07/21 - Tax Distribution - Sky Ranch MD #5	431.09	-	-	-	363.95	795.04
10/11/21 - Checks 1212-1224	(60.50)	(64,149.19)	(2,000.95)	(1,505,929.37)	-	(1,572,140.01)
10/12/21 - Developer Advance	-	-	-	1,552,034.62	-	1,552,034.62
10/14/21 - ACH Payments	(23,172.24)	(15,847.46)	-	(47,303.75)	-	(86,323.45)
10/19/21 - Stop Payment Fee	(25.00)	-	-	-	-	(25.00)
10/21/21 - ACH Payments	-	(7,407.65)	-	-	-	(7,407.65)
10/28/21 - Fees for Online Payment	(64.53)	-	-	-	-	(64.53)
October PIF Deposits	2,544.36	-	-	-	-	2,544.36
October O&M Fee Deposits	-	43,555.41	-	-	-	43,555.41
11/01/21 - Testing for Richmond ACH Payment	0.01	-	-	-	-	0.01
11/02/21 - SEMSWA Refund for Overpayment	-	-	-	40.00	-	40.00
11/08/21 - ACH Payments	-	(130.99)	-	-	-	(130.99)
11/09/21 - Environmental Designs Refund	-	-	-	8,145.97	-	8,145.97
11/10/21 - Tax Distribution - Sky Ranch MD #1	351.36	-	1,756.94	-	-	2,108.30
11/10/21 - Tax Distribution - Sky Ranch MD #5	378.52	-	-	-	319.57	698.09
11/15/21 - Checks 1225-1233	(61.35)	-	(1,756.94)	(549,460.09)	-	(551,278.38)
11/15/21 - ACH Payments	-	(21,583.49)	-	-	-	(21,583.49)
11/16/21 - CTL Refund	-	-	-	477.66	-	477.66
11/16/21 - Developer Advance	-	-	-	1,991,409.76	-	1,991,409.76
11/16/21 - Fees for Online Payment	-	(273.49)	-	-	-	(273.49)
11/17/21 - ACH Payments	(20,056.11)	(12,271.35)	-	(1,441,949.67)	-	(1,474,277.13)
11/23/21 - Developer Advance	-	-	-	1,135.00	-	1,135.00
11/30/21 - Checks 1234-1236	-	-	-	(33,659.00)	-	(33,659.00)
November PIF Deposits	7,244.42	-	-	-	-	7,244.42
November O&M Fee Deposits	-	42,787.75	-	-	-	42,787.75
12/10/21 - Tax Distribution - Sky Ranch MD #1	360.25	-	1,801.35	-	-	2,161.60
12/10/21 - Tax Distribution - Sky Ranch MD #5	388.09	-	-	-	327.65	715.74
12/13/21 - Checks 1237-1251	(7,660.00)	-	(1,801.36)	(472,676.47)	-	(482,137.83)
12/13/21 - ACH Payments	-	(135.62)	-	-	-	(135.62)
12/15/21 - ACH Payments	(16,519.10)	(15,848.02)	-	(1,492,572.70)	-	(1,524,939.82)
12/15/21 - Developer Advance	-	-	-	1,966,972.57	-	1,966,972.57
12/22/21 - Fees for Online Payment	-	(588.38)	-	-	-	(588.38)
December PIF Deposits	2,617.18	-	-	-	-	2,617.18
December O&M Fee Deposits	-	11,903.86	-	-	-	11,903.86
Anticipated balance	132,824.66	184,754.74	0.02	14,735.14	58,714.09	391,028.65
UMB - 2019A Revenue Fund						
Balance as of 09/30/21	-	-	331,533.13	-	-	331,533.13
Subsequent activities:						
10/19/21 - Transfer from CBT Checking	-	-	2,000.95	-	-	2,000.95
10/31/21 - Interest Income	-	-	1.45	-	-	1.45
11/18/21 - Transfer from CBT Checking	-	-	1,756.94	-	-	1,756.94
11/18/21 - Paying Agent Fee	-	-	(7,500.00)	-	-	(7,500.00)
11/19/21 - Transfer to Surplus Fund	-	-	(232,412.29)	-	-	(232,412.84)
11/19/21 - Transfer to 2019B Revenue Fund	-	-	(95,381.23)	-	-	(232,412.84)
11/30/21 - Interest Income	-	-	1.05	-	-	1.05
12/31/21 - Interest Income	-	-	0.10	-	-	0.10
Anticipated Deposit (Transfer from CBT Checking)	-	-	*1,801.36*	-	-	*1,801.36*
Anticipated balance	-	-	1,801.46	-	-	(135,230.70)
UMB - 2019A Bond Fund						
Balance as of 09/30/21	-	-	585,133.83	-	-	585,133.83
Subsequent activities:						
10/31/21 - Interest Income	-	-	2.32	-	-	2.32
11/30/21 - Interest Income	-	-	2.65	-	-	2.65
12/01/21 - Debt Service Payment - 2019A	-	-	(285,875.00)	-	-	(285,875.00)
12/31/21 - Interest Income	-	-	4.53	-	-	4.53
Anticipated balance	-	-	299,268.33	-	-	299,268.33
UMB - 2019A Reserve Fund						
Balance as of 09/30/21	-	-	915,002.66	-	-	915,002.66
Subsequent activities:						
10/31/21 - Interest Income	-	-	3.77	-	-	3.77
11/30/21 - Interest Income	-	-	4.29	-	-	4.29
12/31/21 - Interest Income	-	-	13.66	-	-	13.66
Anticipated balance	-	-	915,024.38	-	-	915,024.38
UMB - 2019A Surplus Fund						
Balance as of 09/30/21	-	-	217,586.29	-	-	217,586.29
Subsequent activities:						
10/31/21 - Interest Income	-	-	0.87	-	-	0.87
11/30/21 - Interest Income	-	-	1.00	-	-	1.00
12/09/21 - Transfer from 2019A Revenue Fund	-	-	232,412.29	-	-	232,412.29
12/31/21 - Interest Income	-	-	5.81	-	-	5.81
Anticipated balance	-	-	450,006.26	-	-	450,006.26

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
September 30, 2021
Updated as of January 5, 2022

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
UMB - 2019A Project Fund						
Balance as of 09/30/21	-	-	-	4,624.42	-	4,624.42
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	4,624.42	-	4,624.42
UMB - 2019B Revenue Fund						
Balance as of 09/30/21	-	-	-	-	-	-
Subsequent activities:						
11/19/21 - Transfer to 2019A Revenue Fund	-	-	95,381.23	-	-	95,381.23
11/26/21 - Transfer from 2019B Bond Fund	-	-	(95,381.30)	-	-	(95,381.30)
11/30/21 - Interest Income	-	-	0.13	-	-	0.13
Anticipated balance	-	-	0.06	-	-	0.06
UMB - 2019B Bond Fund						
Balance as of 09/30/21	-	-	-	-	-	-
Subsequent activities:						
11/26/21 - Transfer from 2019B Revenue Fund	-	-	*95,381.30*	-	-	*95,381.30*
11/30/21 - Interest Income	-	-	0.02	-	-	0.02
12/01/21 - Debt Service Payment - 2019B	-	-	(95,381.30)	-	-	(95,381.30)
12/31/21 - Interest Income	-	-	0.56	-	-	0.56
Anticipated balance	-	-	0.58	-	-	0.58
UMB - 2019B Project Fund						
Balance as of 09/30/21	-	-	-	749.34	-	749.34
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	749.34	-	749.34
Anticipated balance	$ 132,824.66	$ 184,754.74	$ 1,666,100.45	$ 20,108.90	$ 58,714.09	$ 1,925,470.68

Current Yield (as of 12/31/21)
UMB invested in ColoTrust Prime - 0.02%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2021

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ -	$ -	$ 2,417.93	$ -	$ -	$ 2,417.93	0.00%	0.00%	$ 3,547.07	0.79%	0.79%
February	104,054.40	-	1,797.58	-	(1,560.82)	104,291.16	27.15%	27.15%	22,464.43	8.20%	8.99%
March	24,322.64	-	2,558.45	-	(364.84)	26,516.25	6.35%	33.50%	8,704.21	2.87%	11.86%
April	12,174.43	-	2,154.74	-	(182.62)	14,146.55	3.18%	36.68%	131,124.10	51.19%	63.05%
May	139,250.27	-	1,952.81	15.72	(2,088.99)	139,129.81	36.34%	73.01%	46,273.06	17.69%	80.73%
June	102,294.81	-	2,229.52	36.02	(1,534.96)	103,025.39	26.69%	99.71%	50,682.26	19.27%	100.00%
July	265.28	-	2,357.17	13.27	(4.18)	2,631.54	0.07%	99.78%	1,984.41	0.00%	100.00%
August	857.30	-	2,116.44	25.72	(13.25)	2,986.21	0.22%	100.00%	1,515.46	0.00%	100.00%
September	-	-	2,401.11	-	-	2,401.11	0.00%	100.00%	1,772.18	0.00%	100.00%
October	-	-	2,108.30	-	-	2,108.30	0.00%	100.00%	1,876.83	0.00%	100.00%
November	-	-	2,161.60	-	-	2,161.60	0.00%	100.00%	1,418.39	0.00%	100.00%
December	-	-	-	-		-	0.00%	100.00%	1,263.22	0.00%	100.00%
	$ 383,219.13	$ -	$ 24,255.65	$ 90.73	$ (5,749.66)	$ 401,815.85	100.00%	100.00%	$ 272,625.62	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 63,866.00	16.67%	$ 63,866.02	100.00%
Debt Service Fund	319,353.00	83.33%	319,353.11	100.00%
	$ 383,219.00	100.00%	$ 383,219.13	100.00%
Specific Ownership Tax				
General Fund	$ 4,471.00	16.67%	$ 4,042.36	90.41%
Debt Service Fund	22,355.00	83.33%	20,213.29	90.42%
	$ 26,826.00	100.00%	$ 24,255.65	90.42%
Treasurer's Fees				
General Fund	$ 958.00	16.67%	$ 958.22	100.02%
Debt Service Fund	4,790.00	83.33%	4,791.44	100.03%
	$ 5,748.00	100.00%	$ 5,749.66	100.03%

Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2021

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ -	$ -	$ 800.61	$ -	$ -	$ 800.61	0.00%	0.00%	$ 980.95	0.00%	0.00%
February	3,566.51	-	595.20	-	(53.50)	4,108.21	2.81%	2.81%	1,025.40	0.00%	0.00%
March	57,809.03	-	847.14	-	(867.14)	57,789.03	45.56%	48.37%	160,334.95	98.20%	98.20%
April	4,138.52	-	713.47	-	(62.08)	4,789.91	3.26%	51.63%	3,525.05	1.80%	100.00%
May	-	-	646.60	-	-	646.60	0.00%	51.63%	823.38	0.00%	100.00%
June	61,375.52	-	738.22	-	(920.63)	61,193.11	48.37%	100.00%	1,071.30	0.00%	100.00%
July	-	-	780.49	-	-	780.49	0.00%	100.00%	1,266.79	0.00%	100.00%
August	-	-	700.78	-	-	700.78	0.00%	100.00%	967.42	0.00%	100.00%
September	-	-	795.04	-	-	795.04	0.00%	100.00%	1,131.31	0.00%	100.00%
October	-	-	698.09	-	-	698.09	0.00%	100.00%	1,198.12	0.00%	100.00%
November	-	-	715.74	-	-	715.74	0.00%	100.00%	905.46	0.00%	100.00%
December	-	-	-	-		-	0.00%	100.00%	806.40	0.00%	100.00%
	$ 126,889.58	$ -	$ 8,031.38	$ -	$ (1,903.35)	$ 133,017.61	100.00%	100.00%	$ 174,036.53	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 68,803.00	54.22%	$ 68,802.77	100.00%
Regional Improvements	58,087.00	45.78%	58,086.81	100.00%
	$ 126,890.00	100.00%	$ 126,889.58	100.00%
Specific Ownership Tax				
General Fund	$ 4,816.00	54.22%	$ 4,354.82	90.42%
Regional Improvements	4,066.00	45.78%	3,676.56	90.42%
	$ 8,882.00	100.00%	$ 8,031.38	90.42%
Treasurer's Fees				
General Fund	$ 1,032.00	54.22%	$ 1,032.05	100.00%
Regional Improvements	871.00	45.78%	871.31	100.04%
	$ 1,903.00	100.00%	$ 1,903.35	100.02%

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

Typle of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	$ 1,369,322.38	$ 218,246.45	$ 1,587,568.83
BMPs & Erosion Control/Inspection Services	599,302.10	116,066.86	715,368.96
Advances to CAB for Capital Projects	27,390,475.67	1,885,539.41	29,276,015.08
Total Advances Due	$ 29,359,100.15	$ 2,219,852.72	$ 31,578,952.87

Sky Ranch Community Authority Board
Developer Advance - Project Management
December 31, 2021

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$ 1,369,322.38**	**$ 136,087.11**	**$ -**	**$ -**	**$ 1,505,409.49**
Accrued Interest	-	82,159.34	-	-	1,587,568.83
Total 2021 Advances (Repayments)	-	82,159.34	-	-	
Outstanding Balance as of 12/31/21 (Net of Repayments)	$ 1,369,322.38	$ 218,246.45			$ 1,587,568.83

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
December 31, 2021

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$ 599,302.10**	**$ 80,108.73**	**$ -**	**$ -**	**$ 679,410.83**
Accrued Interest	-	35,958.13	-	-	715,368.96
Total 2021 Advances (Repayments)	-	35,958.13	-	-	
Outstanding Balance as of 12/31/21 (Net of Repayments)	$ 599,302.10	$ 116,066.86			$ 715,368.96

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
December 31, 2021

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$18,316,642.86**	**$ 1,035,029.44**	**$ -**	**$ -**	**$ 19,351,672.30**
01/12/2021	452,473.47	-	-	-	19,804,145.77
01/25/2021	-	-	-	(400,000.00)	19,404,145.77
02/17/2021	233,313.55	-	-	-	19,637,459.32
03/16/2021	183,568.60	-	-	-	19,821,027.92
04/28/2021	69,446.58	-	-	-	19,890,474.50
05/13/2021	250.00	-	-	-	19,890,724.50
05/28/2021	316,035.89	-	-	-	20,206,760.39
06/22/2021	483,881.16	-	-	-	20,690,641.55
06/29/2021	12,386.25	-	-	-	20,703,027.80
07/21/2021	391,336.59	-	-	-	21,094,364.39
08/18/2021	631,189.47	-	-	-	21,725,553.86
09/15/2021	788,399.30	-	-	-	22,513,953.16
10/12/2021	1,552,034.62	-	-	-	24,065,987.78
11/16/2021	1,991,409.76	-	-	-	26,057,397.54
11/23/2021	1,135.00	-	-	-	26,058,532.54
12/15/2021	1,966,972.57	-	-	-	28,025,505.11
Accrued Interest	-	1,250,509.97	-	-	29,276,015.08
Total 2021 Advances (Repayments)	9,073,832.81	1,250,509.97	-	(400,000.00)	
Outstanding Balance as of 12/31/21 (Net of Repayments)	$27,390,475.67	$ 1,885,539.41			$ 29,276,015.08

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
December 31, 2021

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders														
KB Homes		66.85	-	7,460.01	-	-	4,584.05	-	-	2,628.22	-	-	-	14,739.13
Richmond		-	-	16,120.00	(1,650.00)	-	13,618.67	-	-	12,600.00	-	-	-	40,688.67
Taylor Morrison		-	-	12,496.66	-	-	10,080.96	-	-	7,565.23	-	-	-	30,142.85
Amount Due		66.85	-	36,076.67	(1,650.00)	-	28,283.68	-	-	22,793.45	-	-	-	85,570.65
Payment Received														
KB Homes		-	(13,679.74)	-	-	-	(7,158.60)	-	(4,584.05)	-	-	(2,628.22)	-	(28,050.61)
Richmond		(18,748.35)	-	(93.33)	(16,026.67)	-	-	(11,968.67)	-	-	(12,600.00)	-	-	(59,437.02)
Taylor Morrison		12,315.74	(11,536.45)	-	-	-	-	(12,496.66)	-	(10,080.96)	(12,315.74)	(7,565.23)	-	(41,679.30)
Total Amount Received		(6,432.61)	(25,216.19)	(93.33)	(16,026.67)	-	(7,158.60)	(24,465.33)	(4,584.05)	(10,080.96)	(24,915.74)	(10,193.45)	-	(129,166.93)
O&M Fees AR - Homebuilders (1)	**Balance as of 12/31/2020**													
KB Homes	13,311.48	66.85	(13,679.74)	7,460.01	-	-	(2,574.55)	-	(4,584.05)	2,628.22	-	(2,628.22)	-	-
Richmond	18,748.35	(18,748.35)	-	16,026.67	(17,676.67)	-	13,618.67	(11,968.67)	-	12,600.00	(12,600.00)	-	-	-
Taylor Morrison	11,536.45	12,315.74	(11,536.45)	12,496.66	-	-	10,080.96	(12,496.66)	-	(2,515.73)	(12,315.74)	(7,565.23)	-	-
Total O&M Fees AR	43,596.28	(6,365.76)	(25,216.19)	35,983.34	(17,676.67)	-	21,125.08	(24,465.33)	(4,584.05)	12,712.49	(24,915.74)	(10,193.45)	-	-
O&M Fees - Homeowners														
O&M Fees		41,079.97	-	-	48,373.33	-	-	53,524.02	-	-	59,556.55	-	-	202,533.87
Transfer Fees		1,700.00	1,800.00	2,600.00	1,300.00	500.00	2,300.00	1,600.00	900.00	1,100.00	1,700.00	600.00	3,000.00	19,100.00
Late Fee		-	675.00	(45.00)	-	-	-	-	1,125.00	(30.00)	-	1,035.00	(15.00)	2,745.00
Amount Due		42,779.97	2,475.00	2,555.00	49,673.33	500.00	2,300.00	55,124.02	2,025.00	1,070.00	61,256.55	1,635.00	2,985.00	224,378.87
Payment Received		(17,287.90)	(25,959.96)	(6,988.64)	(21,819.98)	(21,142.23)	(5,963.90)	(15,941.72)	(32,553.94)	(7,774.13)	(18,639.67)	(32,594.30)	(11,903.86)	(218,570.23)
Total O&M Fees AR - Homeowners	(2,377.60)	25,492.07	(23,484.96)	(4,433.64)	27,853.35	(20,642.23)	(3,663.90)	39,182.30	(30,528.94)	(6,704.13)	42,616.88	(30,959.30)	(8,918.86)	3,431.04
Total O&M Fees Billed		42,846.82	2,475.00	38,631.67	48,023.33	500.00	30,583.68	55,124.02	2,025.00	23,863.45	61,256.55	1,635.00	2,985.00	309,949.52
Total Payments Received		(23,720.51)	(51,176.15)	(7,081.97)	(37,846.65)	(21,142.23)	(13,122.50)	(40,407.05)	(37,137.99)	(17,855.09)	(43,555.41)	(42,787.75)	(11,903.86)	(347,737.16)
Total Outstanding		19,126.31	(48,701.15)	31,549.70	10,176.68	(20,642.23)	17,461.18	14,716.97	(35,112.99)	6,008.36	17,701.14	(41,152.75)	(8,918.86)	**(37,787.64)**
													Beginning AR Balance	41,218.68
													Total AR Balance	**3,431.04**

PIF information on this page is provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
December 31, 2021

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF														
KB Homes		4,018.79	1,066.44	6,487.34	4,646.10	1,179.42	4,580.93	1,162.43	-	-	-	-	-	23,141.45
Richmond		1,087.23	5,184.58	13,711.62	9,588.29	12,584.53	3,191.92	-	2,184.70	-	1,092.35	-	-	48,625.22
Taylor Morrison		10,395.90	13,352.75	4,776.46	9,116.35	3,794.43	5,161.54	6,137.33	2,544.36	-	6,152.07	2,617.18	-	64,048.37
Amount Due		15,501.92	19,603.77	24,975.42	23,350.74	17,558.38	12,934.39	7,299.76	4,729.06	-	7,244.42	2,617.18	-	135,815.04
Payment Received														
KB Homes		(12,896.56)	-	-	(1,066.44)	(10,506.13)	(4,646.10)	-	-	-	-	-	-	(29,115.23)
Richmond		(24,380.54)	(1,087.23)	(5,184.58)	-	(23,299.91)	(12,584.53)	(3,191.92)	-	(2,187.70)	-	(1,092.35)	-	(73,008.76)
Taylor Morrison		(12,315.74)	-	-	(37,512.82)	(11,645.97)	(13,352.75)	(3,794.43)	(4,776.46)	(6,137.33)	(2,544.36)	(6,152.07)	(2,617.18)	(100,849.11)
Total Amount Received		(49,592.84)	(1,087.23)	(5,184.58)	(38,579.26)	(45,452.01)	(30,583.38)	(6,986.35)	(4,776.46)	(8,325.03)	(2,544.36)	(7,244.42)	(2,617.18)	(202,973.10)
PIF AR	**Balance as of 12/31/2020**													
KB Homes	17,942.41	(8,877.77)	1,066.44	6,487.34	3,579.66	(9,326.71)	(65.17)	1,162.43	-	-	-	-	-	11,968.63
Richmond	24,380.54	(23,293.31)	4,097.35	8,527.04	9,588.29	(10,715.38)	(9,392.61)	(3,191.92)	2,184.70	(2,187.70)	1,092.35	(1,092.35)	-	(3.00)
Taylor Morrison	28,609.53	(1,919.84)	13,352.75	4,776.46	(28,396.47)	(7,851.54)	(8,191.21)	2,342.90	(2,232.10)	(6,137.33)	3,607.71	(3,534.89)	(2,617.18)	(8,191.21)
Total PIF AR	70,932.48	(34,090.92)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	(17,648.99)	313.41	(47.40)	(8,325.03)	4,700.06	(4,627.24)	(2,617.18)	3,774.42
Total PIF Billed		15,501.92	19,603.77	24,975.42	23,350.74	17,558.38	12,934.39	7,299.76	4,729.06	-	7,244.42	2,617.18	-	135,815.04
Total Payments Received		(49,592.84)	(1,087.23)	(5,184.58)	(38,579.26)	(45,452.01)	(30,583.38)	(6,986.35)	(4,776.46)	(8,325.03)	(2,544.36)	(7,244.42)	(2,617.18)	(202,973.10)
Total Outstanding		(34,090.92)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	(17,648.99)	313.41	(47.40)	(8,325.03)	4,700.06	(4,627.24)	(2,617.18)	**(67,158.06)**
													Beginning AR Balance	70,932.48
													Total AR Balance	**3,774.42**

03 - Sky Ranch Community Authority Board
AP - Accounts Payable
Detailed Payables List
As of Jan07/22

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Amount
1010	CO Special Dist. Prop. & Liab.	POL10811	12/16/2021	22,892.00
1060	McGeady Becher P.C.	078412	11/30/2021	70.00
1060	McGeady Becher P.C.	078413	11/30/2021	5,125.00
1060	McGeady Becher P.C.	078414	11/30/2021	453.00
1060	McGeady Becher P.C.	078415	11/30/2021	205.00
1060	McGeady Becher P.C.	078416	11/30/2021	160.00
1060	McGeady Becher P.C.	078417	11/30/2021	328.84
1060	McGeady Becher P.C.	078418	11/30/2021	260.00
1060	McGeady Becher P.C.	078419	11/30/2021	480.00
1060	McGeady Becher P.C.	078420	11/30/2021	100.00
1060	McGeady Becher P.C.	078421	11/30/2021	1,160.00
1060	McGeady Becher P.C.	078422	11/30/2021	12.50
1060	McGeady Becher P.C.	078424	11/30/2021	385.00
1060	McGeady Becher P.C.	078426	11/30/2021	250.00
1060	McGeady Becher P.C.	078428	11/30/2021	4,242.86
1150	Xcel Energy AUTOPAY	760779673	12/20/2021	162.53
1185	Aurora Media Group	100796	7/19/2021	31.60
1240	UMB Bank	12312021	12/31/2021	1,796.36
1242	CliftonLarsonAllen LLP	3029974	10/8/2021	5,854.05
1242	CliftonLarsonAllen LLP	3069495	11/10/2021	2,515.40
1242	CliftonLarsonAllen LLP	3092783	12/9/2021	3,035.70
1242	CliftonLarsonAllen LLP	3092785	12/9/2021	373.28
1242	CliftonLarsonAllen LLP	3093096	12/10/2021	4,541.25
1242	CliftonLarsonAllen LLP	3093711	12/13/2021	1,114.81
1242	CliftonLarsonAllen LLP	3107300	12/28/2021	3,409.67
1249	Pure Cycle Corporation	J001031	12/31/2021	18,821.00
1249	Pure Cycle Corporation	J001032	12/31/2021	4,551.85
1249	Pure Cycle Corporation	J001033	12/31/2021	7,436.37
1250	Rangeview Metropolitan District	J001032	12/27/2021	2,348.55
1275	BrightView Landscape Services	4876816	10/19/2021	489.91
1080	Premier Earthworks & Infrastructure	PAYMENT1	11/25/2021	119,233.46
1115	KT Engineering, LLC	002384	12/7/2021	51,975.00
1120	IDES, LLC	009861	11/30/2021	4,210.94
1120	IDES, LLC	037903	11/30/2021	7,292.00
1125	Westwood Professional Services	1211200273	12/9/2021	6,393.25
1125	Westwood Professional Services	1211200742	12/15/2021	2,400.00
1168	Environmental Designs	PAYMENT 14	10/26/2021	64,427.53
1168	Environmental Designs	PAYMENT 9	10/26/2021	8,480.20
1185	Aurora Media Group	101431	12/20/2021	53.70
1195	LSC Transportation	061078	12/6/2021	1,172.90
1195	LSC Transportation	061079	12/6/2021	7,480.95
1225	CMS Environmental Solutions, LLC	127977	12/1/2021	375.00
1225	CMS Environmental Solutions, LLC	128008	12/1/2021	288.75
1225	CMS Environmental Solutions, LLC	128040	12/1/2021	375.00
1271	Bemas Construction Inc	REQUEST#1	10/18/2021	33,005.00
1283	Nelson Pipeline	PAYMENT6	11/15/2021	1,126,726.60
1324	Martin Marietta Materials, Inc	PAYMENT 1	11/25/2021	102,694.18
1040	SE Metro Stormwater Authority	121621	12/16/2021	8,946.00
				1,638,136.99

Sky Ranch CAB – Project Manager Board Report
Date: 01/14/22

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

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

Phase II

- GDP and SDP – complete
- ASP/Plat/CDs – Filing 5 first submittal
- Grading –Quad 1 complete; Quad 2 complete; Fine grading school site
- Utilities – mainlines nearly complete; working on services and detention pond structures
- Streets – MM prepping; PEI working on alleys and curb and gutter; weather dependent
- I70 Interchange – 1601 process ongoing; funding study commissioned (FHU)
- School status – entitlements – approved; working on final comments
- Sub-association and alley maintenance – alley fee resolution and HOA budget

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

Phase II

- KT Engineering, TO6 $7,975.00 – sleeving stakes; lots east of school staking; misc design changes

Sky Ranch Filing 1 - CAB Contract Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend	Management Fee
Landscaping	A-Mac Underground	4,500.00	4,500.00	0.00	4,500.00	100%	0.00	225.00
Fees, Permits and Administration	Arapahoe County	127,100.45	127,100.45	0.00	104,516.31	100%	0.00	0.00
Legal and Title	Butler Snow	425.17	425.17	0.00	0.00	100%	0.00	0.00
Erosion Control	CMS	20,000.00	18,190.00	0.00	14,957.87	91%	1,810.00	909.50
Geotech	CTL Thompson	445,846.50	445,846.50	0.00	366,625.22	100%	0.00	22,292.33
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,542,915.92	3,542,915.92	422.76	3,542,915.92	100%	0.00	177,145.80
Engineering	ERO Resources Group	580.35	580.35	0.00	477.23	100%	0.00	0.00
Erosion Control	Erosion Controls of CO	70,964.58	70,964.58	0.00	58,355.07	100%	0.00	3,548.23
Erosion Control	Ewing Irrigation & Landscape	1,163.14	1,163.14	0.00	956.46	100%	0.00	58.16
Legal and Title	Hoffman, Parker, etc	8,304.06	8,304.06	0.00	0.00	100%	0.00	0.00
District	IDES	250,000.00	233,616.50	0.00	192,105.80	93%	16,383.50	0.00
Survey	KT Engineering	551,870.00	551,870.00	0.00	453,809.68	100%	0.00	27,593.50
District	McGeady Becher	64,990.80	59,359.80	0.00	48,812.31	91%	5,631.00	0.00
Landscaping	MPI Designs	30,770.00	22,600.00	0.00	22,600.00	73%	8,170.00	1,130.00
Legal and Title	Otis Bedingfield & Peters	235.00	235.00	0.00	0.00	100%	0.00	0.00
Erosion Control	PEI	16,892.56	16,892.56	844.63	13,890.97	100%	0.00	0.00
Grading	PEI	1,584,766.81	1,584,766.81	0.00	824,078.74	100%	0.00	79,010.69
Sanitary Sewer	PEI	2,497,934.50	2,497,934.50	(3,868.07)	2,497,934.50	100%	0.00	78,825.68
Water	PEI	2,413,879.89	2,413,879.89	(897.74)	2,415,195.49	100%	0.00	76,042.07
Storm Sewer	PEI	5,159,331.74	5,159,331.74	5,289.30	5,159,331.74	100%	0.00	163,192.18
Dry Utilities	PEI	196,156.66	196,156.66	(523.49)	0.00	100%	0.00	5,979.95
Concrete	PEI	3,648,101.78	3,648,101.78	(65,040.91)	3,648,101.78	100%	0.00	0.00
Asphalt	PEI	5,176,232.05	5,138,417.65	64,196.28	5,138,417.65	99%	37,814.40	0.00
District	SDMS	57,885.08	57,885.08	0.00	47,599.64	100%	(0.00)	0.00
Fees, Permits and Administration	SEMSWA	32,520.00	32,520.00	0.00	26,741.61	100%	0.00	0.00
District	Sentinel	0.00	0.00	0.00	0.00	0%	0.00	0.00
District	Sentinel	556.57	556.57	0.00	457.67	100%	0.00	0.00
Legal and Title	Spencer Fane	228.00	228.00	0.00	0.00	100%	0.00	0.00
Dry Utilities	Xcel Energy	2,370,226.52	2,370,226.52	0.00	597,189.14	100%	0.00	118,511.33
	Total	**28,338,904.04**	**28,269,095.14**	**422.76**	**25,231,831.69**		**69,808.90**	**754,239.40**

Sky Ranch Filing 2 Quad 1 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	4,212.00	-	-	-	0%	4,212.00
Fees, Permits and Administration	Arapahoe County	101,439.27	101,439.27	-	83,413.51	100%	-
Grading	Bemas	934,095.09	934,095.10	46,704.76	485,729.45	100%	(0.01)
Fees, Permits and Administration	CDPHE	296.09	296.09	-	243.47	100%	-
Erosion Control	CMS	5,467.50	1,654.63	-	1,360.62	30%	3,812.87
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	73.11	73.11	-	60.11	100%	-
Geotech	CTL Thompson	253,288.95	161,208.07	-	132,563.43	64%	92,080.88
Planning and Engineering	CVL Consultants	308,032.20	298,159.74	-	245,176.76	97%	9,872.46
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERC	4,289.22	2,129.48	-	1,751.08	50%	2,159.74
Planning and Engineering	ERO	1,620.00	1,956.13	-	1,608.52	121%	(336.13)
District	IDES	63,500.00	17,679.99	-	-	28%	45,820.02
Survey	KT Engineering	246,189.75	139,530.05	-	116,411.76	57%	106,659.70
Planning and Engineering	LSC	13,608.00	12,127.39	-	9,972.35	89%	1,480.61
Asphalt	Martin Marietta	3,478,902.71	245,266.53	12,263.33	245,266.53	7%	3,233,636.18
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	12,354.75	11,547.25	-	9,495.30	93%	807.50
Sanitary Sewer	Nelson	1,541,695.15	1,541,695.15	77,084.76	1,541,695.15	100%	-
Water	Nelson	1,400,924.72	1,309,549.72	65,477.49	1,309,549.72	93%	91,375.00
Storm Sewer	Nelson	3,445,934.00	2,953,894.50	147,694.73	2,953,894.50	86%	492,039.50
Planning and Engineering	PCS Group	119,070.00	101,472.98	-	83,441.23	85%	17,597.02
Concrete	PEI	1,927,212.50	515,853.17	25,792.66	515,853.17	27%	1,411,359.33
Erosion Control	Pure Cycle GESC	446,250.85	86,065.90	4,303.30	70,773.08	19%	360,184.95
Fees, Permits and Administration	SEMSWA	15,822.06	15,822.06	-	13,010.48	100%	-
District	Sentinel	117.94	117.94	-	117.94	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	6,205.00	2,890.00	-	2,376.45	47%	3,315.00
Fees, Permits and Administration	Tri-County Health	129.60	129.60	-	106.57	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	14,335,003.95	8,456,335.83	379,321.00	7,825,443.21	21	5,878,668.12

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
January 14th, 2022

Construction Contract Documents

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

Pay Applications
- None

Grading Neighborhood A & D Phase 1 – Bemas Construction
Recommend Approval:
Change Orders
- Change Order #7: $95,530.92 for costs related to borrowing material to complete grading.

Pay Applications
- Pay Application #7 is recommended for payment $158,333.24 ($97,935.77 District; $68,730.79 Non-District; $8,333.33 Retained)
    - $1,868,190.18 Billed to Date. $93,409.51 Retained. $1,774,780.67 Paid to Date.

Filing 4 Paving – Martin Marietta
Recommend Approval:
Change Orders
- Change Order #3: -$694,072.65 for costs related to changing the roadway sections and balancing private alleys.

Pay Applications
- Pay Application #2 is recommended for payment $171,427.23 ($180,449.72 District; $0.00 Non-District; $9,022.49 Retained)
    - $288,548.86 Billed to Date. $14,427.44 Retained. $274,121.42 Paid to Date.

Filing 4 Concrete – Premier Earthworks and Infrastructure
Recommend Approval:
Change Orders
- Change Order #1: $34,009.63 for costs related to reimbursing bonds and insurance at face value.

Pay Applications
- Pay Application #2 is recommended for payment $457,308.32 ($481,377.18 District; $0.00 Non-District; $24,068.86 Retained)
    - $606,886.09 Billed to Date. $30,344.30 Retained. $576,541.79 Paid to Date.

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

Pay Applications
- None

Filing 4 Wet Utilities – Nelson Pipeline

Recommend Approval:

Change Orders

- None

Pay Applications

- Pay Application #7 – Partial Retainage Release is recommended for payment $170,739.40 ($0.00 District; $0.00 Non-District; -$170,739.40 Retained).
    - $6,829,575.73 Billed to Date. $170,739.39 Retained. $6,658,836.34 Paid to Date.
- Pay Application #8 – is recommended for payment $320,625.00 ($337,500.00 District; $0.00 Non-District; $16,875.00 Retained).
    - $7,167,075.73 Billed to Date. $187,614.39 Retained. $6,979,461.34 Paid to Date.

F1 Grading, Utilities, and Roadways Warranty Contract – Premier Earthworks & Infrastructure

Recommend Approval:

Change Orders

- None

Pay Applications

- None

Other Matters

- Currently no other matters

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	$1,294,585.56	$1,897.82
BEMAS - Grading A&D P1	6	$1,772,659.26	$1,868,190.18	-$95,530.92
BEMAS - Grading A&D P2	0	$819,045.20	$0.00	$819,045.20
Pure Cycle - EC F4	1	$525,001.00	$96,191.30	$428,809.70
Nelson - F4 Wet Utilities	2	$7,515,945.73	$7,167,075.73	$348,870.00
Martin Marietta - F4 Paving	2	$4,786,899.36	$288,548.86	$4,498,350.50
PEI - F4 Concrete & SS	0	$2,267,308.82	$606,886.09	$1,660,422.73
Total		$41,922,547.23	$34,260,682.20	$7,661,865.03

Sky Ranch Community Authority Board
Summary of Contract Changes

Change Order Log

#	Contractor	Original Contract Amount	Days	Executed CO's		New Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	$1,418,885.53	0	$161,328.29	39	$1,580,213.82	39
2	PEI - Drainage & Utilties	$8,971,057.30	0	$1,288,613.16	113.5	$10,259,670.46	114
3	PEI - Roadways	$8,368,649.67	0	$434,762.29	59	$8,803,411.96	59
4	PEI - G, U, R	$0.00	0	$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	$198,325.51	12	$1,772,659.26	56
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$467,001.00	0	$58,000.00	0	$525,001.00	0
11	Nelson - F4 Wet Utilities	$7,376,353.00	165	$139,592.73	7	$7,515,945.73	172
12	Martin Marietta - F4 Paving	$4,700,851.60	129	$86,047.76	0	$4,786,899.36	129
13	PEI - F4 Concrete & SS	$2,267,308.82	129	$0.00	0	$2,267,308.82	129
14							
	Total	**$39,045,564.65**		**$2,876,982.58**		**$41,922,547.23**	

Potential Change Order Log

#	Contractor	Current Contract	Days	Potential Change Orders		Potential Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	$1,580,213.82	39	$0.00	0	$1,580,213.82	39
2	PEI - Drainage & Utilties	$10,259,670.46	114	$0.00	0	$10,259,670.46	114
3	PEI - Roadways	$8,803,411.96	59	$61,898.30	5	$8,865,310.26	64
4	PEI - G, U, R	$50,000.00	0	$0.00	0	$50,000.00	0
5	EDI - Landscape P1	$2,076,304.28	270	$291,581.11	123.5	$2,367,885.39	394
6	EDI - Landscape P2	$169,603.96	213	$8,197.43	4	$177,801.39	217
7	EDI - Landscape P3	$1,296,483.38	283	$61,305.89	20	$1,357,789.27	303
8	Bemas - Grading A&D P1	$1,772,659.26	56	$95,530.92	0	$1,868,190.18	56
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$525,001.00	0	$0.00	0	$525,001.00	0
11	Nelson - F4 Wet Utilities	$7,376,353.00	172	$0.00	0	$7,376,353.00	172
12	Martin Marietta - F4 Paving	$4,700,851.60	129	-$694,072.65	0	$4,006,778.95	129
13	PEI - F4 Concrete & SS	$2,267,308.82	129	$34,009.63	0	$2,301,318.45	129
14							
	Total	**$41,696,906.74**		**-$141,549.37**		**$41,555,357.37**	
	Potential Total of All Change Orders					-$141,549.37	

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	Nelson - F4 Wet Utilities	$0.00		$0.00	$0.00
12	Martin Marietta - F4 Paving	$0.00		$0.00	$0.00
13	PEI - F4 Concrete & SS	$0.00		$0.00	$0.00
14					
	Total			**$0.00**	**$0.00**

CliftonLarsonAllen

Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, District Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, January 14, 2022

ACC Requests

3 architectural requests have been received since the last meeting. Requests were for solar panels and concrete work. All requests were approved.

Violation Report

Inspection of the Community was completed on December 12th resulting in 5 violation notices being sent to owners. Violations were for visible trash cans and weeds.

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

Please let us know if there are any questions.

Celeste Terrell, CMCA, AMS
Community Manager

As requested at the December 2021 Sky Ranch CAB Board meeting, the Sky Ranch CAB board obtained the following information regarding crime statistics at Sky Rach and obtained quotes from private security companies. This is not intended to imply that crime is higher or lower than residents are experiencing nor meant to imply that the Sky Ranch CAB board is intending to assume security responsibility at Sky Ranch. This report is simply to supply information to the entire board and residents of Sky Ranch.

<u>Crime Statistics Obtained</u>

In a six-month period, (6/16/2021 - 12/16/2021), the crimes reported in the Sky Ranch community were predominately crimes of opportunity; Burglary from Motor Vehicle, Motor Vehicle Theft, Theft-Other, Trespassing, Vandalism and one occurrence of Assault-Simple. According to the Arapahoe County Sheriff's Department, most of these crimes occurred between the hours of 1AM to 5AM. The Community Crime Map is below and illustrates the locations where these crimes were reported, which only includes crimes that were reported to the Arapahoe County Sherriff's office. According to the Sherriff this ranks Sky Ranch in the middle of its crime statistics.

Private Security

Bids were requested from eight companies (including the Arapahoe Sheriff Department) and we received responses from the following three.

	Low Bidder	Middle Bidder	County Sherriff Bid
Fee per standard night for 4 hours coverage	$480	$540	$660
Standard nights per year	359	359	359
Annual standard night fee	$172,320	$193,860	$236,940
Fee per holiday night	$600	$720	$1,080
Holiday nights per year	6	6	6
Annual Holiday night fee	$3,600	$4,320	$6,480
Total annual cost	$175,920	$198,180	$243,420
Current total houses	505	505	505
Additional cost per house per month	**$29.03**	**$32.70**	**$40.17**
Additional annual cost per house	**$348.36**	**$392.44**	**$482.02**
Total current + additional fee per month	$79.03	$82.70	$90.17
Total current + additional fee per year	$948.36	$992.44	$1,082.02

The county Sherriff bid is only applicable when the Sherriff's department has staff available.

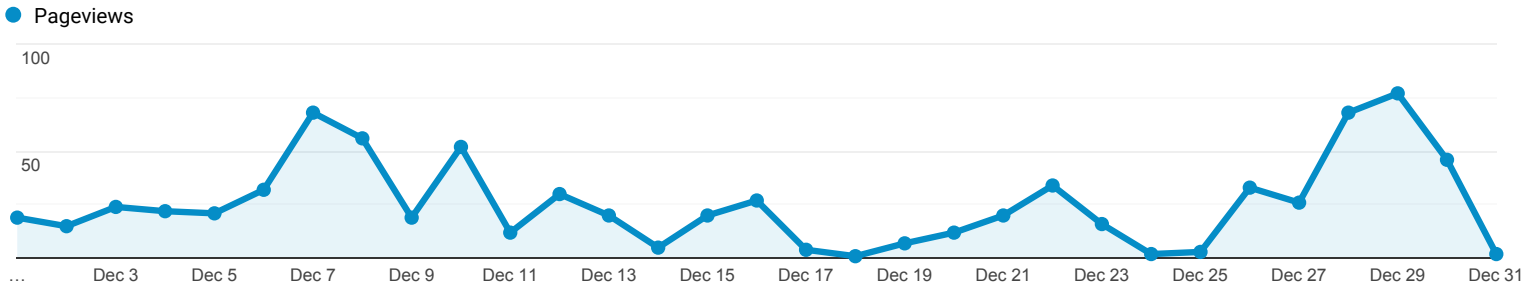
This is for informational purposes only, legal counsel to the board will provide additional information regarding the feasibility of the Sky Ranch CAB being able to offer these services as this is not currently permitted in our service plan. The fees above are just the fees to the security company, they do not include insurance, additional management, and legal fees to negotiate and issue the contracts, etc. Additionally, the private security is unarmed.

Pages

All Users
100.00% Pageviews

Dec 1, 2021 - Dec 31, 2021

Explorer



Page	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
	793 % of Total: 100.00% (793)	595 % of Total: 100.00% (595)	00:01:30 Avg for View: 00:01:30 (0.00%)	260 % of Total: 100.00% (260)	41.54% Avg for View: 41.54% (0.00%)	32.79% Avg for View: 32.79% (0.00%)	$0.00 % of Total: 0.00% ($0.00)
1. /	256 (32.28%)	190 (31.93%)	00:01:33	181 (69.62%)	35.91%	40.62%	$0.00 (0.00%)
2. /resource-center	52 (6.56%)	27 (4.54%)	00:00:38	1 (0.38%)	100.00%	11.54%	$0.00 (0.00%)
3. /contact-us	48 (6.05%)	38 (6.39%)	00:02:06	11 (4.23%)	100.00%	56.25%	$0.00 (0.00%)
4. /resource-center/community-management/covenant-control	42 (5.30%)	22 (3.70%)	00:02:32	2 (0.77%)	0.00%	35.71%	$0.00 (0.00%)
5. /your-community	40 (5.04%)	24 (4.03%)	00:00:07	3 (1.15%)	0.00%	0.00%	$0.00 (0.00%)
6. /your-community/community-maps	39 (4.92%)	30 (5.04%)	00:02:39	3 (1.15%)	100.00%	30.77%	$0.00 (0.00%)
7. /services	37 (4.67%)	31 (5.21%)	00:00:37	2 (0.77%)	50.00%	16.22%	$0.00 (0.00%)
8. /meetings	25 (3.15%)	21 (3.53%)	00:00:24	1 (0.38%)	100.00%	20.00%	$0.00 (0.00%)
9. /your-community/sky-ranch-community-meeting-august-27-2020-6pm	22 (2.77%)	17 (2.86%)	00:04:15	2 (0.77%)	50.00%	27.27%	$0.00 (0.00%)
10. /events/sky-ranch-community-authority-board	17 (2.14%)	14 (2.35%)	00:01:20	2 (0.77%)	0.00%	47.06%	$0.00 (0.00%)

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