



**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:** December 8, 2023  
**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\\_YjMwYmI1NWEtMmYxMy00MzU5LWJmNzEtZDQ4MTczMDE4MDhj%40thread.v2/0?context=%7b%22Tid%22%3a%224aa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjMwYmI1NWEtMmYxMy00MzU5LWJmNzEtZDQ4MTczMDE4MDhj%40thread.v2/0?context=%7b%22Tid%22%3a%224aa468e-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: **218 719 819#**



<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. Approve Agenda.

## **II. CONSENT AGENDA**

- A. Approve Minutes from the November 10, 2023 Regular Meeting (enclosure).
- B. Approve Minutes from the November 10, 2023 Joint Annual 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 as of September 30, 2023, updated as of November 30, 2023, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).
- B. Consider approval and/or ratification of payables through November 30, 2023 in the amount of \$933,643.93 (enclosure).

## **VI. CONSTRUCTION MATTERS**



- A. Project Manager’s Report (enclosure).
- B. Engineer’s Report (enclosure).
- C. Consider approval of Task Order No. 6 to the Master Services Agreement (“MSA”) with Independent District Engineering Services, LLC for District Oversight Services in an amount not to exceed \$75,000 (enclosure).
- D. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
1. **Drainage and Utilities:** None.
  2. **Roadway Improvements:** None.
  3. **Grading/Earthwork:** None.
  4. **Landscape Improvements:**
    - Phase 1 None.
    - Phase 2 None.
    - Phase 3 None.
- E. 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 None
    - Concrete/Striping/Signage Consider approval of Change Order No. 24 to the Construction Contract with Premier Earthworks & Infrastructure (“PEI”) for costs associated with additional scope of saw cutting and asphalt removal along the northwest intersection of N. Monaghan Road and E. 10<sup>th</sup> Drive in amount not to exceed \$7,154.40.



Consider approval of Pay Application No. 21 to the Construction Contract with PEI in the amount of \$9,437.71.

**5. Landscape:**

Consider approval of Change Order No. 9 to the Landscape Contract with Consolidated Divisions, Inc. ("CDI") median landscape deduction for N. Bentley Street, E. 8<sup>th</sup> Place and Monaghan Road in the amount of (\$27,146.68).

Consider approval of Pay Application No. 11 to the Landscape Contract with CDI in the amount of \$66,935.79.

**6. Fencing**

None

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

**1. Grading/Earthwork:**

None.

**2. Drainage and Utilities:**

Consider approval of pay application No. 6 to the construction contract with American West Construction in the amount of \$587,459.96.

**3. Erosion Control:**

None.

**4. Roadway Improvements:**

Paving/Asphalt

None.

Concrete/Striping/Signage

None.

**5. Landscape:**

None.

**VII. LEGAL MATTERS**

- A. Discuss and consider approval of updated covenant enforcement policy. Consider adoption of Resolution No. 2023-12-\_\_\_\_\_, 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.



- B. Discuss and consider approval of updated policy regarding collection of delinquent operation and maintenance fees accounts. Consider adoption of Resolutions related to same:
1. Resolution No. 2023-12-\_\_\_\_\_, 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.
  2. Resolution No. 2023-12-\_\_\_\_\_, 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.
  3. Resolution No. 2023-12-\_\_\_\_\_, Resolution of the Board of Directors of Sky Ranch Community Authority Board Amending and Restating the Imposition of Alleyway Operations and Maintenance Fees.
- C. Discuss Senate Bill 23-178 and Second Amended Design and Landscape Guidelines of Sky Ranch. Consider adoption of Resolution No. 2023-12-\_\_\_\_\_, Resolution of the Board of Directors of Sky Ranch Community Authority Board Adopting Second Amended Design and Landscape Guidelines for Sky Ranch.
- D. Executive Session (if necessary).

## VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

- A. Community Manager's Update (enclosure).

## IX. OTHER BUSINESS

- A. Confirm quorum for January 12, 2024 Board meeting.

## X. ADJOURNMENT

### **Informational Enclosure:**

Monthly summary of website usage (not available at this time).

**There are no further meetings scheduled for 2023.**



## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD NOVEMBER 10, 2023

A regular meeting of the Board of Directors (referred to hereafter as the “**Board**”) of the CAB convened on November 10, 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  
 Scott Lehman, Secretary  
 Dirk Lashnits, Assistant Secretary

**Also in Attendance Were:**

Lisa Johnson, Celeste Terrell, Alexander Clem, Cathee Sutton (for a portion of the meeting) 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, Deb Saya, and Marc Spezialy; Pure Cycle Corporation  
 Marc Spezialy; CAB Board Candidate

**Members of the Public In Attendance:**

Adam Haskin; Resident and Sky Ranch Metropolitan District No. 1 Board Member

**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.



## RECORD OF PROCEEDINGS

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The Board reviewed a proposed agenda for the CAB's regular meeting. Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Knopinski 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. 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.

**CAB Board Vacancy and appointment of Marc Spezialy to the Board of Directors:**

The Board discussed the vacancy on the CAB Board and acknowledged the appointment of Marc Spezialy from Sky Ranch Metropolitan District No. 5 to serve on the CAB Board.

**Appointment of Officers:** Upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board appointed the following slate of officers.

<u>OFFICE</u>	<u>DIRECTOR</u>
President	Mark Harding
Vice President	Joe Knopinski
Treasurer	Marc Spezialy
Secretary	Scott Lehman
Assistant Secretary	Dirk Lashnits

**Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:**

Upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board adopted Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices, determining meetings are to be held monthly on the 2<sup>nd</sup> Friday of each month at 8:30 a.m.

**Requirements of Section 32-1-809, C.R.S. and Compliance for 2024 (Transparency Notice):** Following discussion, the Board directed CLA to prepare and file the Transparency Notice.



## RECORD OF PROCEEDINGS

**Requirements of Section 32-1-306, C.R.S. and Compliance for 2023 (Annual Map Filing):** Following discussion, the Board directed CLA to prepare and file the annual map filing.

**2024 Insurance Renewal and Special District Association (“SDA”) Membership:** Following discussion, the Board directed staff to renew insurance for 2024 and membership with the SDA.

**Worker’s Compensation Insurance Coverage for Uncompensated Members of the Board of Directors:** Upon motion duly made by Director Lehman, seconded by Director Lashnits and, upon vote, unanimously carried, the Board voted to bind worker’s compensation coverage.

**Cyber Security and Increased Crime Coverage:** Upon motion duly made by Director Lehman, seconded by Director Lashnits and, upon vote, majority carried, with Director Knopinski voting against, the Board increased the cyber security coverage to \$100,000.

**Establishment of Insurance Committee:** Following discussion, the Board determined that the establishment of an Insurance Committee was not necessary.

**CONSENT AGENDA** The Board considered the following item under the Consent Agenda:

- Approval of the Minutes from the October 13, 2023 Regular Meeting.

Upon a motion duly made by Director Lehman, seconded by Director Harding 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**

**September 30, 2023 Unaudited Financial Statements and Schedule of Cash Position as of October 31, 2023, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule:** Ms. Sutton presented the Unaudited Financial Statements, 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 Lashnits, seconded by Director Lehman and, upon vote,





## RECORD OF PROCEEDINGS

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unanimously carried, the Board accepted the September 30, 2023 Unaudited Financial Statements and Schedule of Cash Position as of October 31, 2023, the accounts receivable summaries, tax schedules and developer advance schedule.

**Payables through November 3, 2023:** Ms. Sutton reviewed the payables through November 3, 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 approved the payables through November 3, 2023, in the amount of \$742,134.50.

**Public Hearing to Consider an Amendment of the 2023 Budget:** The Board opened the public hearing to consider an amendment of the 2023 Budget at 9:33 a.m.

It was noted that Notice stating that the Board would consider amendment of the 2023 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Ms. Sutton discussed the need to amend the 2023 Budget with the Board. Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2023 Budget, amending the General Fund from \$540,000 to \$1 million, and the Debt Service Fund from \$866,744 to \$938,500.

**Public Hearing on 2024 Budget (Second Reading):** The Board opened the public hearing to consider the proposed 2024 Budget at 9:33 a.m.

It was noted that Notice stating that the Board would consider the adoption of the 2024 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Ms. Sutton presented the 2024 Budget to the Board. Following review, upon a motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board adopted the Resolution to Adopt 2024 Budget and Appropriate Sums of Money.



## RECORD OF PROCEEDINGS

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**2023 Audit:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the engagement with Haynie & Co. to prepare the 2023 Audit.

**CliftonLarsonAllen LLP Master Services Agreement (“MSA”) and Statement(s) of Work (“SOWs”) for 2024 Accounting, Management, Community Management, and Billing Services:** Ms. Johnson presented the MSA and Statements of Work to the Board. Director Knopinski commented on his dissatisfaction with the process. Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, majority carried, with Director Knopinski voting against, the Board approved the CliftonLarsonAllen LLP Master Services Agreement and Statement(s) of Work for 2024 Accounting, Management, Community Management, and Billing Services, and authorized the President to execute the same, subject to final legal review and completion.

**Preparation of 2025 Budget:** Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board appointed the District accountant to prepare the 2025 Budget.

### CONSTRUCTION MATTERS

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

**Task Order No. 18 to Master Service Agreement with KT Engineering for As-Built in an amount not to exceed \$5,600:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Task Order No. 18 to the Master Service Agreement with KT Engineering for as-builts in an amount not to exceed \$5,600.

**Task Order No. 19 to the Master Service Agreement with KT Engineering for Sed Basin Backfill, Grading Surface Comparison, KB Green Courts in an amount not to exceed \$2,960:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Task Order No. 19 to the Master Service Agreement with KT Engineering for sed basin backfill, grading surface comparison, KB green courts in an amount not to exceed \$2,960.

**MSA and Task Order No. 1 with PCS Group for Filing 7 Planning in an amount not to exceed \$57,715:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the MSA and Task Order No. 1 with PCS Group for filing 7 planning in an amount not to exceed \$57,715.



## **RECORD OF PROCEEDINGS**

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**Engineer's Report:** Mr. Fowler presented the Engineer's Report to the Board.

**Soliciting Bids for Filing 6 GESC Project:** Mr. Fowler presented to the Board. Following discussion, the Board approved soliciting bids and authorized Mr. Fowler to move forward in the solicitation of bids.

**Cost Certification No. 9 Prepared by Independent District Engineering Services, LLC in the amount of \$1,997,210.30:** Mr. Fowler presented the report to the Board. Upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Cost Certification No. 9 in the amount of \$1,997,210.30.

### **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.

**Roadway Improvements:**

*Paving/Asphalt:* None.

*Concrete/Striping/Signage:*



## RECORD OF PROCEEDINGS

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**Change Order No. 20 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. (“PEI”) for Costs Associated with Additional Scope of Rough Grading at E. 10<sup>th</sup> Drive and N. Monaghan Road in amount not to exceed \$11,569.57:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 20 to the Construction Contract with PEI for costs associated with additional scope of rough grading at E. 10<sup>th</sup> Drive and N. Monaghan Road in amount not to exceed \$11,569.57.

**Change Order No. 21 to the Construction Contract with PEI for Costs Associated with Additional Scope of Installing Curb and Gutter at the Northwest Corner of E. 10<sup>th</sup> Drive and N. Monaghan Road Including Associated Traffic Control and Removal of Fencing in amount not to exceed \$18,017.33:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 21 to the Construction Contract with PEI for costs associated with additional scope of installing curb and gutter at the northwest corner of E. 10<sup>th</sup> Drive and N. Monaghan Road including associated traffic control and removal of fencing in amount not to exceed \$18,017.33.

**Change Order No. 22 to the Construction Contract with PEI for Costs Associated with Additional Traffic Control Related to Demolition and Construction of Medians at E. 10<sup>th</sup> Drive and N. Monaghan Road in amount not to exceed \$6,893.91:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 22 to the Construction Contract with PEI for costs associated with additional traffic control related to demolition and construction of medians at E. 10<sup>th</sup> Drive and N. Monaghan Road in amount not to exceed \$6,893.91.

**Change Order No. 23 to Construction Contract with PEI for Costs Associated with Additional Scope of Saw Cutting and Asphalt Removal Along the Southbound Curb of N. Monaghan Road (North of E. 8<sup>th</sup> Place) in amount not to exceed \$2,283.32:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 23 to Construction Contract with PEI for cost associated with additional scope of saw cutting and asphalt removal along the southbound curb of N. Monaghan Road (north of E. 8<sup>th</sup> Place) in amount not to exceed \$2,283.32.



## RECORD OF PROCEEDINGS

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### Landscape:

**Change Order No. 8 to the Landscape Contract with Consolidated Divisions, Inc. (“CDI”) for Costs for Battery Controller Installation and Removal, Valve Rewiring, and Reprogramming Related to the Nodes in the Detention Pond in an amount not to exceed \$11,510.00:** Upon motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 8 to the Landscape Contract with CDI for costs for battery controller installation and removal, valve rewiring, and reprogramming related to the nodes in the detention pond in an amount not to exceed \$11,510.00.

**Pay Application No. 10 to the Landscape Contract with CDI in the amount of \$164,601.07:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 10 to the Landscape Contract with CDI in the amount of \$164,601.07.

### Fencing:

**Pay Application No. 8 to the Fencing Contract with Pure Cycle Corporation in the amount of \$5,082.50:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 8 to the Fencing Contract with Pure Cycle Corporation in the amount of \$5082.50.

### PHASE II (FILING NO. 5) CONSTRUCTION MATTERS:

**Grading/Earthwork:** None.

### Drainage and Utilities:

**Change Order No. 2 to the Construction Contract with American West Construction, LLC for Cost Associated with Dry Utility Sleeving within Filing 5 Right of Way in an amount not to exceed \$493,678.50:** Upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 2 to the Construction Contract with American West Construction, LLC for cost associated with dry utility sleeving within Filing 5 Right of Way in the amount of \$493,678.50.

**Pay Application No. 5 to the Construction Contract with American West Construction, LLC in the amount of \$523,111.80:** Upon a motion duly made



## RECORD OF PROCEEDINGS

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by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 5 to the Construction Contract with American West Construction, LLC in the amount of \$523,111.80.

**Erosion Control:** None.

**Roadway Improvements:**

*Paving/Asphalt:*

**Award of Contract to Martin Marietta Materials, Inc. for Subgrade, Base Course and Asphalt Scope of Work in the amount of \$3,076,101.65:** Mr. Fowler presented the award of contract to the Board. Upon a motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the award of contract to Martin Marietta Materials, Inc. for subgrade, base course and asphalt scope of work in the amount of \$3,076,101.65.

*Concrete/Striping/Signage:*

**Award of Contract to PEI for Concrete, Signage and Striping Scope of Work in the amount of \$1,953,242.78:** Mr. Fowler presented the award of contract to the Board. Upon a motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the award of contract to PEI for concrete, signage and striping scope of work in the amount of \$1,953,242.78.

**Landscape:** None.

**Filing No. 5 Landscaping/Park Warranty:** Following a presentation by Mr. Fowler, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board voted to begin the 1-year landscaping/park warranty period for Filing 5.

### LEGAL MATTERS

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

**Resolution Amending Policy on Colorado Open Records Act Requests:** Attorney Meintzer presented the Resolution to the Board. Following review, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board adopted the Resolution Amending Policy on Colorado Open Records Act Requests.



## RECORD OF PROCEEDINGS

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COMMUNITY  
MANAGEMENT /  
COVENANT  
CONTROL /  
OPERATIONS

**Community Manager's Update:** Ms. Terrell presented her report to the Board.

**Covenant Violation and Fee Collection Process:** The Board discussed the services provided by Altitude Community Law related to operation and maintenance fee collections. The Board wishes to review the report from Altitude Community Law regarding the status of collection efforts. Following discussion, the Board requested legal counsel work with staff to draft a revised policy related to collection of delinquent accounts.

**Senate Bill 23-178:** The Board further discussed the status of review of Senate Bill 23-178. Attorney Meintzer commented that she will schedule a meeting with CLA staff to discuss the new legislation and prepare a draft policy for the Board to consider at a future meeting.

OTHER BUSINESS

**Quorum for December 8, 2023 Board Meeting:** The Board confirmed a quorum for the December 8, 2023 Board meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 10:49 a.m.

Respectfully submitted,

By: \_\_\_\_\_  
Secretary for the Meeting

## RECORD OF PROCEEDINGS

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MINUTES OF THE JOINT STATUTORY ANNUAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
SKY RANCH COMMUNITY AUTHORITY BOARD (the “CAB”)  
AND SKY RANCH METROPOLITAN DISTRICT NOS. 1 & 3 (the  
“DISTRICTS”)  
HELD  
NOVEMBER 10, 2023

Pursuant to Section 32-1-903(6), C.R.S., a statutory annual meeting of the Boards of Directors of the Sky Ranch Community Authority Board and Sky Ranch Metropolitan District Nos. 1 & 3 (referred to hereafter as the “Boards”) were convened on Friday, November 10, 2023, at 8:00 a.m., at Pure Cycle Corporation, 34501 E. Quincy Avenue, Building 65, Suite A, Watkins, CO 80137, and via video / telephone conference. The meeting was open to the public.

### ATTENDANCE

#### Directors In Attendance Were:

##### Sky Ranch Community Authority Board

Mark Harding, President  
Paul Joseph Knopinski, Vice President  
Scott E. Lehman, Secretary  
Dirk Lashnits, Assistant Secretary

##### Sky Ranch Metropolitan District No. 1

Mark Harding, President  
Dirk Lashnits, Secretary  
Paul Joseph Knopinski, Assistant Secretary  
Adam Haskin, Assistant Secretary

##### Sky Ranch Metropolitan District No. 3

Mark Harding, President  
Scott E. Lehman, Secretary  
Dirk Lashnits, Assistant Secretary  
Paul Joseph Knopinski, Assistant Secretary

#### Also, In Attendance Were:

Lisa Johnson, Celeste Terrell, Alexander Clem, Cathee Sutton, and Thuy Dam;  
CliftonLarsonAllen LLP (“CLA”)  
Suzanne Meintzer, Esq.; McGeady Becher P.C.  
Stan Fowler; Independent District Engineering Services, LLC (“IDES”)  
Cyrena Finnegan, Deb Saya, and Marc Spezialy; Pure Cycle Corporation



## RECORD OF PROCEEDINGS

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### ANNUAL MEETING ITEMS

Confirmation of Posting of Annual Meeting Notice and Agenda: It was noted for the record that notice of the time, date and location of the annual meeting was duly posted on the CAB/Districts' website.

No members of the public were in attendance. The Boards discussed options for notifying residents of the annual meeting in the future.

Presentation Regarding Sky Ranch Community Authority Board Structure: Attorney Meintzer presented the structure of the CAB, the Second Amended and Restated Community Authority Board Establishment Agreement ("CABEA") and the funding and flow of funds to Operation and Maintenance, Debt, and Regional Improvements Mill Levy accounts.

Presentation Regarding the Status of the Public Infrastructure Projects Within the Districts: Mr. Fowler presented information regarding the status of public infrastructure projects within the community.

Presentation Regarding Outstanding Bonds: The District's Accountant presented the CAB's outstanding bonds, including the pledge of Sky Ranch Metropolitan District No. 1 Relative to CAB's 2019 Bonds and the pledge of Sky Ranch Metropolitan District No. 3 Relative to CAB's 2022 Bonds.

Unaudited Financial Statements, Including Year-to-Date Revenue and Expenditures, in Relation to Adopted Budgets, for the Calendar Year: The District Accountants presented the CAB and Districts' Unaudited Financial Statements, including year-to-date revenue and expenditures of the CAB and Districts in relation to the CAB/Districts' adopted budgets, for the calendar year.

Public Questions: There were no public questions.

### ADJOURNMENT

There being no further business to come before the Boards at this time, the annual meeting was adjourned.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the CAB

**RECORD OF PROCEEDINGS**

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By \_\_\_\_\_  
Secretary for Sky Ranch MD 1

By \_\_\_\_\_  
Secretary for Sky Ranch MD 3

**SKY RANCH COMMUNITY AUTHORITY BOARD**

Schedule of Cash Position  
September 30, 2023  
Updated as of November 30, 2023

	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
<b><u>In Bank - Checking Account</u></b>								
Balance as of 9/30/23	\$ 266,921.60	\$ 145,984.51	\$ 7,425.00	\$ 0.22	\$ 0.05	\$ 99,221.69	\$ 80,383.08	\$ 599,936.15
Subsequent activities:								
10/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	921.84	-	-	1,803.70	-	-	465.00	3,190.54
10/16/23 - Developer Advance/Reimbursement for Dev. Cost	-	-	-	-	-	1,082,970.53	-	1,082,970.53
10/16/23 - Checks 1550-1560	(186.65)	(1,920.41)	-	(1,803.70)	-	(763,822.16)	-	(767,732.92)
10/25/23 - PNP Fees	-	(113.04)	-	-	-	-	-	(113.04)
October ACH Payments	(9,261.19)	(48,154.35)	-	-	-	(319,148.37)	-	(376,563.91)
October O&M Fee Deposits	-	30,883.42	-	-	-	-	-	30,883.42
11/02/23 - Developer Advance/Reimbursement for Dev. Cost	-	-	-	-	-	280,808.11	-	280,808.11
11/03/23 - Developer Advance/Reimbursement for Dev. Cost	-	-	-	-	-	10,000.00	-	10,000.00
11/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	1,915.62	-	-	6,489.69	-	-	511.89	8,917.20
11/10/23 - Developer Advance/Reimbursement for Dev. Cost	-	-	-	-	-	300,908.68	-	300,908.68
11/10/23 - Checks 1561-1570	(488.10)	(5,662.50)	-	(6,489.70)	-	(19,998.50)	-	(32,638.80)
11/22/23 - PNP Fees	-	(436.39)	-	-	-	-	-	(436.39)
November ACH Payments	(17,733.98)	(126,533.13)	-	-	-	(571,718.29)	-	(715,985.40)
November O&M Fee Deposits	91,647.75	64,909.15	1,242.00	-	-	-	-	73,653.70
November PIF Deposits	-	-	-	-	-	-	-	91,647.75
<i>Anticipated balance</i>	<u>333,736.89</u>	<u>58,957.26</u>	<u>8,667.00</u>	<u>0.21</u>	<u>0.05</u>	<u>99,221.69</u>	<u>81,359.97</u>	<u>589,445.62</u>
<b><u>UMB - 2019A Revenue Fund</u></b>								
Balance as of 9/30/23	-	-	-	345,153.67	-	-	-	345,153.67
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	1,259.05	-	-	-	1,259.05
10/25/23 - Transfer to Bond Fund	-	-	-	(284,837.54)	-	-	-	(284,837.54)
10/25/23 - Transfer to Bond Principal Fund	-	-	-	(55,000.00)	-	-	-	(55,000.00)
11/30/23 - Transfer to Surplus Fund	-	-	-	(6,537.35)	-	-	-	(6,537.35)
11/30/23 - Interest Income	-	-	-	(35.97)	-	-	-	(35.97)
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1.86</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1.86</u>
<b><u>UMB - 2019A Bond Fund</u></b>								
Balance as of 9/30/23	-	-	-	1,033.73	-	-	-	1,033.73
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	207.60	-	-	-	207.60
10/25/23 - Transfer from Revenue Fund	-	-	-	284,837.54	-	-	-	284,837.54
11/30/23 - Interest Income	-	-	-	1,216.83	-	-	-	1,216.83
12/1 Interest Payment	-	-	-	(285,875.00)	-	-	-	(285,875.00)
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,420.70</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,420.70</u>
<b><u>UMB - 2019A Reserve Fund</u></b>								
Balance as of 9/30/23	-	-	-	935,348.77	-	-	-	935,348.77
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	4,068.19	-	-	-	4,068.19
11/30/23 - Interest Income	-	-	-	3,838.17	-	-	-	3,838.17
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>943,255.13</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>943,255.13</u>
<b><u>UMB - 2019A Surplus Fund</u></b>								
Balance as of 9/30/23	-	-	-	479,369.86	-	-	-	479,369.86
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	2,084.96	-	-	-	2,084.96
11/30/23 - Transfer from 2019A Revenue Fund	-	-	-	6,537.35	-	-	-	6,537.35
11/30/23 - Pledged Revenue	-	-	-	6,489.70	-	-	-	6,489.70
11/30/23 - Transfer to UMB-2022A Surplus Fund	-	-	-	(131,287.11)	-	-	-	(131,287.11)
11/30/23 - Interest Income	-	-	-	1,715.40	-	-	-	1,715.40
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>364,910.16</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>358,420.46</u>
<b><u>UMB - 2019A Project Fund</u></b>								
Balance as of 9/30/23	-	-	-	-	-	4,858.01	-	4,858.01
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	-	-	22.12	-	22.12
11/30/23 - Interest Income	-	-	-	-	-	21.00	-	21.00
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,901.13</u>	<u>-</u>	<u>4,901.13</u>
<b><u>UMB - 2019A Bond Principal Fund</u></b>								
Balance as of 9/30/23	-	-	-	-	-	-	-	-
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	39.19	-	-	-	39.19
10/25/23 - Transfer from Revenue Fund	-	-	-	55,000.00	-	-	-	55,000.00
11/30/23 - Interest Income	-	-	-	236.41	-	-	-	236.41
Anticipated 12/1 Principal Payment	-	-	-	(55,000.00)	-	-	-	(55,000.00)
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>275.60</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>275.60</u>
<b><u>UMB - 2019B Revenue Fund</u></b>								
Balance as of 9/30/23	-	-	-	10,271.33	-	-	-	10,271.33
Subsequent activities:								
10/16/23 - Pledged Revenue	-	-	-	1,803.80	-	-	-	1,803.80
10/31/23 - Interest Income	-	-	-	47.33	-	-	-	47.33
11/30/23 - Transfer to UMB-2019B Bond Fund	-	-	-	(12,134.10)	-	-	-	(12,134.10)
11/30/23 - Interest Income	-	-	-	15.23	-	-	-	15.23
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3.59</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3.59</u>
<b><u>UMB - 2019B Bond Fund</u></b>								
Balance as of 9/30/23	-	-	-	335,695.03	-	-	-	335,695.03
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	1,460.10	-	-	-	1,460.10
11/30/23 - Transfer from UMB-2019B Revenue Fund	-	-	-	12,134.10	-	-	-	12,134.10
11/30/23 - Interest Income	-	-	-	1,414.01	-	-	-	1,414.01
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>350,703.24</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>350,703.24</u>
<b><u>UMB - 2019B Project Fund</u></b>								
Balance as of 9/30/23	-	-	-	-	-	786.75	-	786.75
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	-	-	3.52	-	3.52
11/30/23 - Interest Income	-	-	-	-	-	3.30	-	3.30
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>793.57</u>	<u>-</u>	<u>793.57</u>
<b><u>UMB - 2022A Interest Fund</u></b>								
Balance as of 9/30/23	-	-	-	-	2,152,215.85	-	-	2,152,215.85
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	-	10,019.10	-	-	10,019.10
10/27/23 - Transfer from	-	-	-	-	87,292.21	-	-	87,292.21
11/30/23 - Interest Income	-	-	-	-	9,848.97	-	-	9,848.97
12/1 Debt Service Payment	-	-	-	-	(671,168.75)	-	-	(671,168.75)
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,588,207.38</u>	<u>-</u>	<u>-</u>	<u>1,588,207.38</u>

**SKY RANCH COMMUNITY AUTHORITY BOARD**

Schedule of Cash Position  
September 30, 2023  
Updated as of November 30, 2023

	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
<b>UMB - 2022A Reserve Fund</b>								
Balance as of 9/30/23	-	-	-	-	2,057,345.17	-	-	2,057,345.17
Subsequent activities:								
10/27/23 - Transfer to Interest Fund	-	-	-	-	(87,292.21)	-	-	(87,292.21)
10/31/23 - Interest Income	-	-	-	-	9,551.49	-	-	9,551.49
11/30/23 - Interest Income	-	-	-	-	8,635.16	-	-	8,635.16
<i>Anticipated balance</i>	-	-	-	-	1,988,239.61	-	-	1,988,239.61
<b>UMB - 2022A Project Fund</b>								
Balance as of 9/30/23	-	-	-	-	-	1,739.22	-	1,739.22
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	-	-	8.05	-	8.05
11/30/23 - Interest Income	-	-	-	-	-	7.79	-	7.79
<i>Anticipated balance</i>	-	-	-	-	-	1,755.06	-	1,755.06
<b>UMB - 2022A Surplus Fund</b>								
Balance as of 9/30/23	-	-	-	-	200,844.65	-	-	200,844.65
Subsequent activities:								
10/31/23 - Interest Income	-	-	-	-	933.96	-	-	933.96
11/30/23 - Transfer from UMB-2019A Surplus Fund	-	-	-	-	131,287.11	-	-	131,287.11
11/30/23 - Interest Income	-	-	-	-	1,162.18	-	-	1,162.18
<i>Anticipated balance</i>	-	-	-	-	334,227.90	-	-	334,227.90
<b>UMB - 2022B Project Fund</b>								
Balance as of 9/30/23	-	-	-	-	-	-	-	-
Subsequent activities:								
None	-	-	-	-	-	-	-	-
<i>Anticipated balance</i>	-	-	-	-	-	-	-	-
<i>Anticipated balance</i>	\$ 333,736.89	\$ 58,957.26	\$ 8,667.00	\$ 1,660,570.49	\$ 3,910,674.94	\$ 106,671.45	\$ 81,359.97	\$ 6,161,375.25

**Current Yield (as of 11/30/23)**

UMB invested in ColoTrust Prime - 5.38%  
UMB invested in ColoTrust Plus - 5.48%

**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	-	-	-	-	-	-	-	0.00%	99.30%	-	0.00%	100.10%
December	-	-	-	-	-	-	-	0.00%	99.30%	3,264.37	0.00%	100.10%
<b>Total</b>	<b>\$ 958,003.24</b>	<b>\$ (2,772.43)</b>	<b>\$ 53,453.02</b>	<b>\$ 51.40</b>	<b>\$ (14,329.23)</b>	<b>\$ -</b>	<b>\$ 994,406.00</b>	<b>99.30%</b>	<b>99.30%</b>	<b>\$ 909,826.98</b>	<b>100.10%</b>	<b>100.10%</b>

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

General Fund	\$ 160,333.00	16.67%	\$ 159,205.30	99.30%
Debt Service Fund	801,664.00	83.33%	796,025.51	99.30%
<b>Total</b>	<b>\$ 961,997.00</b>	<b>100.00%</b>	<b>\$ 955,230.81</b>	<b>99.30%</b>

**Specific Ownership Tax**

General Fund	\$ 9,620.00	16.67%	\$ 8,908.84	92.61%
Debt Service Fund	48,100.00	83.33%	44,544.18	92.61%
<b>Total</b>	<b>\$ 57,720.00</b>	<b>100.00%</b>	<b>\$ 53,453.02</b>	<b>92.61%</b>

**Treasurer's Fees**

General Fund	\$ 2,405.00	16.67%	\$ 2,388.21	99.30%
Debt Service Fund	12,025.00	83.33%	11,941.02	99.30%
<b>Total</b>	<b>\$ 14,430.00</b>	<b>100.00%</b>	<b>\$ 14,329.23</b>	<b>99.30%</b>

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	-	-	-	-	-	-	-	0.00%	86.32%	7.60	0.00%	99.92%
December	-	-	-	-	-	-	-	0.00%	86.32%	6.14	0.00%	99.92%
<b>Total</b>	<b>\$ 700,892.12</b>	<b>\$ (89,584.08)</b>	<b>\$ 39,350.74</b>	<b>\$ (6,097.05)</b>	<b>\$ (9,078.16)</b>	<b>\$ 86,631.62</b>	<b>\$ 722,115.19</b>	<b>86.32%</b>	<b>86.32%</b>	<b>\$ 1,385.81</b>	<b>99.92%</b>	<b>99.92%</b>

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

General Fund	\$ 64,506.00	9.11%	\$ 55,680.89	86.32%
Debt Service Fund	322,567.00	45.55%	278,436.37	86.32%
Regional Improvements	321,124.00	45.34%	277,190.79	86.32%
<b>Total</b>	<b>\$ 708,197.00</b>	<b>100.00%</b>	<b>\$ 611,308.04</b>	<b>86.32%</b>

**Specific Ownership Tax**

General Fund	\$ 3,870.00	9.11%	\$ 3,584.26	92.62%
Debt Service Fund	19,354.00	45.55%	17,923.33	92.61%
Regional Improvements	19,267.00	45.34%	17,843.15	92.61%
<b>Total</b>	<b>\$ 42,491.00</b>	<b>100.00%</b>	<b>\$ 39,350.74</b>	<b>92.61%</b>

**Treasurer's Fees**

General Fund	\$ 968.00	9.11%	\$ 826.88	85.42%
Debt Service Fund	4,839.00	45.55%	4,134.89	85.45%
Regional Improvements	4,817.00	45.34%	4,116.39	85.46%
<b>Total</b>	<b>\$ 10,624.00</b>	<b>100.00%</b>	<b>\$ 9,078.16</b>	<b>85.45%</b>

**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	-	-	-	-	-	-	0.00%	100.00%	473.20	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	100.00%	382.55	0.00%	100.00%
<b>Total</b>	<b>\$ 195,554.79</b>	<b>\$ -</b>	<b>\$ 10,865.94</b>	<b>\$ -</b>	<b>\$ (2,933.32)</b>	<b>\$ 203,487.41</b>	<b>100.00%</b>	<b>100.00%</b>	<b>\$ 86,001.02</b>	<b>100.00%</b>	<b>100.00%</b>

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%
<b>Total</b>	<b>\$ 195,555.00</b>	<b>100.00%</b>	<b>\$ 195,554.79</b>	<b>100.00%</b>

**Specific Ownership Tax**

General Fund	\$ 6,416.00	54.68%	\$ 5,941.75	92.61%
Regional Improvements	5,317.00	45.32%	4,924.19	92.61%
<b>Total</b>	<b>\$ 11,733.00</b>	<b>100.00%</b>	<b>\$ 10,865.94</b>	<b>92.61%</b>

**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%
<b>Total</b>	<b>\$ 2,933.00</b>	<b>100.00%</b>	<b>\$ 2,933.32</b>	<b>100.01%</b>

## Sky Ranch Community Authority Board

### Accounts Receivables Summary

November 30, 2023

	Fees Billed YTD	Outstanding AR
<b><u>O&amp;M Fees</u></b>		
KB Homes	13,331.92	-
Richmond	7,062.56	-
Melody Homes	26,697.37	26,697.37
Pure Cycle	6,300.00	-
Challenger	18,258.23	(0.00)
Lennar	18,837.12	-
Homeowners	363,431.53	12,484.08
Total O&M	453,918.73	39,181.45
 <b><u>Alleyway Fees</u></b>		
KB Homes	1,890.00	-
Melody Homes	351.00	351.00
Pure Cycle	810.00	-
Challenger	2,484.00	-
Lennar	1,593.00	-
Homeowners	2,700.00	2,025.00
Total O&M	9,828.00	2,376.00
 <b><u>PIF</u></b>		
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	410,456.25	52,511.25



**Sky Ranch Community Authority Board**  
Accounts Receivables - O&M Fees  
November 30, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total	
<b>O&amp;M Fees - Homebuilders</b>														
KB Homes	-	-	6,002.34	-	-	4,869.64	-	-	2,459.94	-	-	-	13,331.92	
Richmond	-	-	-	-	-	537.37	-	-	6,525.19	-	-	-	7,062.56	
Melody Homes	-	-	-	-	-	-	-	-	26,292.37	-	405.00	-	26,697.37	
Pure Cycle	-	-	2,100.00	-	-	2,100.00	-	-	2,100.00	-	-	-	6,300.00	
Challenger	-	660.00	6,689.23	-	-	7,529.70	-	-	3,379.30	-	-	-	18,258.23	
Lennar	-	-	7,800.00	-	-	6,977.13	-	-	4,059.99	-	-	-	18,837.12	
Amount Due	-	660.00	22,591.57	-	-	22,013.84	-	-	44,816.79	-	405.00	-	90,487.20	
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)	
<b>Balance as of 12/31/2022</b>														
<b>O&amp;M Fees AR - Homebuilders</b>														
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)	-	-	
Richmond	4,736.42	(4,736.42)	-	-	-	(2,885.00)	537.37	2,347.63	-	-	-	-	-	
Melody Homes	-	-	-	-	-	-	-	-	26,292.37	-	405.00	-	26,697.37	
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)	-	-	
Challenger	20,928.04	-	660.00	6,689.23	-	-	7,529.70	-	-	(32,037.67)	-	(3,769.30)	(0.00)	
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)	-	-	
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)	-	26,697.37	
<b>O&amp;M Fees - Homeowners</b>														
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	-	14,166.00	
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	-	363,431.53	
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)	-	(367,750.40)	
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)	-	12,484.08
<b>Total O&amp;M Fees Billed</b>														
	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	-	453,918.73	
<b>Total Payments Received</b>														
	(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)	-	(494,008.02)	
<b>Total Outstanding</b>														
	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)	-	(40,089.29)	
												Beginning AR Balance	79,270.74	
												Total AR Balance	<u>39,181.45</u>	

**Sky Ranch Community Authority Board**  
 Accounts Receivables - Alleyway Fees  
 November 30, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Alleyway Fees - Homebuilders</b>													
KB Homes	-	-	-	999.00	-	594.00	-	-	-	297.00	-	-	1,890.00
Melody Homes	-	-	-	-	-	-	-	-	-	351.00	-	-	351.00
Pure Cycle	-	-	-	270.00	-	270.00	-	-	-	270.00	-	-	810.00
Challenger	-	-	-	1,026.00	-	810.00	-	-	-	648.00	-	-	2,484.00
Lennar	-	-	-	756.00	-	675.00	-	-	-	162.00	-	-	1,593.00
Amount Due	-	-	-	3,051.00	-	2,349.00	-	-	-	1,728.00	-	-	7,128.00
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)
<b>Balance as of 12/31/2022</b>													
<b>Alleyway Fees - Homebuilders</b>													
KB Homes	2,835.00	(2,835.00)	-	999.00	(999.00)	594.00	-	(594.00)	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	-	-	-	-	-	-	-	-	-	351.00	-	-	351.00
Pure Cycle	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)	-	-
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)	-	351.00
<b>Alleyway Fees - Homeowners</b>													
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)	-	(675.00)
Total O&M Fees AR - Homeowne	-	-	-	486.00	-	-	(108.00)	(216.00)	-	2,187.00	(324.00)	-	2,025.00
<b>Total Alleyway Fees Billed</b>													
	-	-	-	3,564.00	-	2,349.00	-	-	-	3,915.00	-	-	9,828.00
<b>Total Payments Received</b>													
	(3,105.00)	(1,107.00)	-	(1,053.00)	(999.00)	-	(378.00)	(3,300.00)	(3,369.00)	(729.00)	(972.00)	-	(15,012.00)
<b>Total Outstanding</b>													
	(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)	-	(5,184.00)
												Beginning AR Balance	7,560.00
												Total AR Balance	<u>2,376.00</u>

**Sky Ranch Community Authority Board**  
 Accounts Receivables - Public Improvement Fees  
 November 30, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total	
<b>PIF</b>														
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	
<b>Payment Received</b>														
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)	
<b>Balance as of 12/31/2022</b>														
<b>PIF AR</b>														
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)	(75,575.67)	145,988.27	-	(41,738.88)	115,093.32	(115,093.32)	(55,362.49)	-	-	52,511.25	
<b>Total PIF Billed</b>	-	-	1,012.36	-	258,065.31	-	-	115,093.32	-	36,285.26	-	-	410,456.25	
<b>Total Payments Received</b>	(192,166.65)	-	(102,906.30)	(75,575.67)	(112,077.04)	-	(41,738.88)	-	(115,093.32)	(91,647.75)	-	-	(731,205.61)	
<b>Total Outstanding</b>	(192,166.65)	-	(101,893.94)	(75,575.67)	145,988.27	-	(41,738.88)	115,093.32	(115,093.32)	(55,362.49)	-	-	<b>(320,749.36)</b>	
													Beginning AR Balance	373,260.61
													Total AR Balance	<u><u>52,511.25</u></u>

Sky Ranch Community Authority Board  
 Developer Advance Summary  
 November 30, 2023

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 2,279,705.75	\$ 484,646.49	\$ 2,764,352.24
Fencing	546,020.52	130,099.31	676,119.83
Advances to CAB for Capital Projects	22,075,749.41	554,381.43	22,630,130.84
<b>Total Advances Due</b>	<b>\$ 24,901,475.68</b>	<b>\$ 1,169,127.23</b>	<b>\$ 26,070,602.91</b>

Sky Ranch Community Authority Board  
 Developer Advance - Project Management  
 November 30, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
<b>Beginning Balance as of 12/31/22</b>	<b>\$ 2,279,705.75</b>	<b>\$ 359,262.66</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,638,968.41</b>
Accrued Interest	-	125,383.83	-	-	2,764,352.24
<b>Total 2023 Advances (Repayments)</b>	<b>-</b>	<b>125,383.83</b>	<b>-</b>	<b>-</b>	
<b>Outstanding Balance as of 11/30/23 (Net of Repayments)</b>	<b>\$ 2,279,705.75</b>	<b>\$ 484,646.49</b>			<b>\$ 2,764,352.24</b>

Sky Ranch Community Authority Board  
Developer Advance - Capital Projects  
November 30, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
<b>Beginning Balance as of 12/31/22</b>	<b>\$15,994,148.41</b>	<b>\$ 369,590.19</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,363,738.60</b>
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
Accrued Interest	-	1,031,775.57	-	-	22,630,130.84
<b>Total 2023 Advances (Repayments)</b>	<b>7,108,858.14</b>	<b>1,031,775.57</b>	<b>1,027,257.14</b>	<b>846,984.33</b>	
<b>Outstanding Balance as of 11/30/23 (Net of Repayments)</b>	<b>\$22,075,749.41</b>	<b>\$ 554,381.43</b>			<b>\$ 22,630,130.84</b>

Sky Ranch Community Authority Board  
 Developer Advance - Fencing  
 November 30, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
<b>Beginning Balance as of 12/31/22</b>	<b>\$ 546,020.52</b>	<b>\$ 100,068.20</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 646,088.72</b>
Accrued Interest	-	30,031.11	-	-	676,119.83
<b>Total 2023 Advances (Repayments)</b>	-	30,031.11	-	-	
<b>Outstanding Balance as of 11/30/23 (Net of Repayments)</b>	<b>\$ 546,020.52</b>	<b>\$ 130,099.31</b>			<b>\$ 676,119.83</b>

Row Labels	Count of Invoice Number	Sum of Net A/P	Sum of Est. Reimb.
<b>CAB</b>	<b>13</b>	<b>44,764.81</b>	<b>-</b>
CliftonLarsonAllen LLP	9	27,416.94	-
Consolidated Divisions Inc	2	6,860.10	-
McGeady Becher PC	1	10,344.15	-
Xcel Energy AUTOPAY	1	143.62	-
<b>Debt Service</b>	<b>1</b>	<b>6,489.70</b>	<b>-</b>
UMB	1	6,489.70	-
<b>FFAA</b>	<b>20</b>	<b>882,389.42</b>	<b>531,669.24</b>
American West Construction LLC	1	587,459.95	261,712.40
Aurora Media Group	1	212.50	212.50
Consolidated Divisions Inc	1	63,589.00	63,589.00
CTL Thompson Incorporated	2	11,886.50	9,774.25
IDES LLC	2	16,111.80	14,999.80
KT Engineering LLC	1	5,600.00	4,604.87
LSC Transportation	1	237.50	195.29
MPi Designs	2	3,135.00	2,577.91
PCS Group Inc	1	4,268.15	3,509.70
Premier Earthworks & Infrastructure	2	113,596.52	113,596.52
Rangeview Metropolitan District	2	7,100.00	
SE Metro Stormwater Authority	2	11,065.00	9,098.76
Westwood Professional Services	2	58,127.50	47,798.24
<b>Grand Total</b>	<b>34</b>	<b>933,643.93</b>	<b>531,669.24</b>

*Payment previously made to be ratified*



**03 - Sky Ranch Community Autho**  
**AP - Accounts Payable**  
**Detailed Aged Payables List**  
**As of Nov30/23**  
**Aged by Invoiced Date**

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Est. Reimb.	Funding Source
1242	CliftonLarsonAllen LLP	3956258	11/6/2023	501.90		n/a CAB
1242	CliftonLarsonAllen LLP	3956260	11/6/2023	604.28		n/a CAB
1242	CliftonLarsonAllen LLP	3956277	11/6/2023	667.28		n/a CAB
1242	CliftonLarsonAllen LLP	3956347	11/6/2023	6,931.15		n/a CAB
1242	CliftonLarsonAllen LLP	3957029	11/7/2023	4,547.93		n/a CAB
1242	CliftonLarsonAllen LLP	3957736	11/8/2023	4,987.39		n/a CAB
1242	CliftonLarsonAllen LLP	3961298	11/15/2023	8,512.88		n/a CAB
1242	CliftonLarsonAllen LLP	3974530	11/27/2023	319.73		n/a CAB
1242	CliftonLarsonAllen LLP	3974532	11/27/2023	344.40		n/a CAB
1117	Consolidated Divisions Inc	2011462	10/14/2023	1,007.02		n/a CAB
1117	Consolidated Divisions Inc	2011598	11/1/2023	5,853.08		n/a CAB
1060	McGeady Becher PC	116108552	10/31/2023	10,344.15		n/a CAB
1150	Xcel Energy AUTOPAY	854850211	11/28/2023	143.62		n/a CAB
1240	UMB	2019A-1023	10/31/2023	6,489.70		n/a Debt Service <i>Payment already made</i>
CAB1014	American West Construction LLC	F5WUTPAY6	11/25/2023	587,459.95	261,712.40	FFAA
CAB1185	Aurora Media Group	106864	11/15/2023	212.50	212.50	FFAA
CAB1117	Consolidated Divisions Inc	F4LSIPAY11	11/25/2023	63,589.00	63,589.00	FFAA
CAB1145	CTL Thompson Incorporated	686664	11/30/2023	2,906.50	2,390.00	FFAA
CAB1145	CTL Thompson Incorporated	686668	11/30/2023	8,980.00	7,384.25	FFAA
CAB1120	IDES LLC	009880	10/31/2023	1,235.00	123.00	FFAA
CAB1120	IDES LLC	037926	10/31/2023	14,876.80	14,876.80	FFAA
CAB1115	KT Engineering LLC	003189	10/30/2023	5,600.00	4,604.87	FFAA
CAB1195	LSC Transportation	064440	11/6/2023	237.50	195.29	FFAA
CAB1090	MPi Designs	002016	11/20/2023	1,140.00	937.42	FFAA
CAB1090	MPi Designs	002017	11/20/2023	1,995.00	1,640.49	FFAA
CAB1170	PCS Group Inc	015986	11/8/2023	4,268.15	3,509.70	FFAA
CAB1080	Premier Earthworks & Infrastructure	F4CSSPAY20	10/25/2023	104,158.81	104,158.81	FFAA
CAB1080	Premier Earthworks & Infrastructure	F4CSSPAY21	11/25/2023	9,437.71	9,437.71	FFAA
CAB1250	Rangeview Metropolitan District	J501099	8/31/2023	3,300.00		FFAA
CAB1250	Rangeview Metropolitan District	J501100	9/30/2023	3,800.00		FFAA
CAB1040	SE Metro Stormwater Authority	004987	11/29/2023	3,580.00	2,943.84	FFAA
CAB1040	SE Metro Stormwater Authority	DPR2200055	10/11/2023	7,485.00	6,154.92	FFAA
CAB1125	Westwood Professional Services	1231101033	10/28/2023	9,243.75	7,601.13	FFAA
CAB1125	Westwood Professional Services	1231101046	10/28/2023	48,883.75	40,197.11	FFAA
				<u>933,643.93</u>	<u>531,669.24</u>	
					44,764.81	CAB
					6,489.70	Debt Service <i>Payment already made</i>
					<u>882,389.42</u>	FFAA
					<u>933,643.93</u>	

# Sky Ranch CAB – Project Manager Board Report

Date: 12/08/23

## DESIGN AND CONSTRUCTION

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### Status Report and Progress Updates

#### Phase I (Filings 1-3)

- Grading, Utilities and Streets – final acceptance granted for Phase 1 & 3; working on punch lists for phase 2
- Maintaining SEMSWA and Urban Drainage compliance – field work complete – working on turnover/acceptance process

#### Phase II (Filings 4-7)

- ASP/Plat/CDs – Filing 5 Complete; Filing 6 Complete; 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 6<sup>th</sup> and 10<sup>th</sup>; 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

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- Budget review – no changes

## CONTRACTS, CHANGE ORDERS AND TASK ORDERS

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### Phase II

- CDI, CO #9, (\$27,146.68) – credit for plan revisions to medians
- PEI – Filing 4, CO?, \$7,154.39 – 10<sup>th</sup> and Monaghan north side tie-in
- PEI – Filing 5, CO #1, \$20,867.18 – grading over water lines in duplex area

## 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	4,212.00	-	-	-	0%	4,212.00
Fees, Permits and Administration	Arapahoe County	122,156.37	122,156.37	-	100,449.18	100%	-
Grading	Bemas	1,069,081.09	1,004,412.35	-	522,294.42	94%	64,668.74
Landscaping	CDI	1,845,827.98	1,072,633.66	53,631.68	1,072,633.66	58%	773,194.32
Fees, Permits and Administration	CDPHE	660.59	660.59	-	543.20	100%	-
Erosion Control	CMS	5,467.50	4,308.73	-	3,543.12	79%	1,158.77
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	295,906.15	-	243,327.37	100%	987.80
Planning and Engineering	CVL Consultants	518,243.01	528,594.44	-	434,663.21	102%	(10,351.43)
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	1,956.13	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	80,150.86	-	-	79%	21,099.15
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	4,053,407.62	4,030,720.15	201,536.01	4,030,720.15	99%	22,687.47
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	1,741,134.27	1,669,433.28	(12,632.51)	1,669,433.28	96%	71,700.99
Water	Nelson	1,809,632.40	1,802,743.87	(3,458.13)	1,802,743.87	100%	6,888.53
Storm Sewer	Nelson	3,880,163.67	3,854,551.98	(25,774.11)	3,854,551.98	99%	25,611.69
Asphalt	Nelson	707,856.20	707,856.20	35,392.81	707,856.20	100%	-
Planning and Engineering	PCS Group	138,284.19	142,863.06	-	117,476.29	103%	(4,578.87)
Concrete	PEI	2,244,517.38	2,236,495.31	59,206.63	2,236,495.31	100%	8,022.07
Warranty and Turnover	PEI	100,590.23	-	-	-	0%	100,590.23
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	23,875.93	23,875.93	-	19,633.18	100%	-
District	Sentinel	293.15	293.15	-	293.15	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	240.30	240.30	-	197.60	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-	-	-	-	-	-	0%	-
-	-	-	-	-	-	0%	-
-	-	-	-	-	-	0%	-
<b>Total</b>		<b>20,324,626.29</b>	<b>18,989,424.16</b>	<b>337,582.90</b>	<b>18,017,264.42</b>	<b>31</b>	<b>1,335,202.13</b>

## 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	1,158,878.50	1,461,078.50	73,053.93	1,461,078.50	126%	(302,200.00)
Water	American West	1,510,906.00	402,935.10	20,146.76	402,935.10	27%	1,107,970.90
Storm Sewer	American West	1,210,976.00	323,964.00	16,198.20	323,964.00	27%	887,012.00
Planning and Engineering	Aquatech	3,900.00	-	-	-	0%	3,900.00
Fees, Permits and Administration	Arapahoe County	62,116.05	62,116.05	-	51,078.03	100%	-
Grading	Bemas	1,069,081.09	1,004,412.35	-	522,294.42	94%	64,668.74
Landscaping	CDI	108,578.13	63,096.10	3,154.81	63,096.10	58%	45,482.03
Fees, Permits and Administration	CDPHE	611.66	611.66	-	502.97	100%	-
Erosion Control	CMS	12,172.50	5,964.56	-	4,904.74	49%	6,207.94
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	250,449.35	82,671.63	-	67,981.93	33%	167,777.72
Planning and Engineering	CVL Consultants	475,107.59	487,670.43	-	401,011.39	103%	(12,562.84)
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	74,213.79	-	-	79%	19,536.21
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	3,314,537.41	237,101.19	11,855.06	237,101.19	7%	3,077,436.22
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	108,201.95	98,201.95	(743.09)	98,201.95	91%	10,000.00
Water	Nelson	223,873.45	223,468.24	(203.42)	223,468.24	100%	405.21
Storm Sewer	Nelson	228,244.93	226,738.35	(1,516.12)	226,738.35	99%	1,506.58
Asphalt	Nelson	41,638.60	41,638.60	2,081.93	41,638.60	100%	-
Planning and Engineering	PCS Group	128,040.90	132,280.58	-	108,774.32	103%	(4,239.68)
Concrete	PEI	2,182,576.89	131,558.54	3,482.74	131,558.54	6%	2,051,018.35
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	16,052.58	16,052.58	-	13,200.04	100%	-
District	Sentinel	303.99	305.33	-	305.33	100%	(1.34)
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%	-
<b>Total</b>		<b>8,860,438.02</b>	<b>3,111,622.30</b>	<b>21,657.82</b>	<b>2,378,059.35</b>	<b>27</b>	<b>5,748,815.72</b>

# SKY RANCH COMMUNITY AUTHORITY BOARD

## Board Meeting Project Status

### December 8<sup>th</sup>, 2023



*Filings 4 & 5 Overview  
(View: Southwest)*

### Cost Certification Reports

#### **Phase I (Filing Nos. 1 – 3)**

None

#### **Phase II (Filing Nos. 4 – 7)**

None

### Construction Contract Documents

#### **Phase I (Filing Nos. 1 – 3)**

None

#### **Phase II (Filing Nos. 4 – 7)**

#### **Filing 4 Concrete – Premier Earthworks & Infrastructure**

#### **Recommended for Approval:**

#### *Change Orders*

- Change Order #24: \$7,154.40 for costs additional scope of saw cutting and asphalt removal along the northwest intersection of N Monaghan Road and E 10<sup>th</sup> Drive.

#### *Pay Applications*

- Pay Application #21 is recommended for payment of \$9,437.71 (\$9,437.71 District; \$0.00 Non-District; \$0.00 Retained)
  - \$2,785,286.39 Billed to Date. \$61,903.68 Retained. \$2,723,382.71 Paid to Date.

### **Filing 4 Landscape – Consolidated Divisions Inc.**

#### **Recommended for Approval:**

##### *Change Orders*

- Change Order #9: \$-27,146.68 for median landscape deduction for N Bentley Street, E 8<sup>th</sup> Place and Monaghan Road.

##### *Pay Applications*

- Pay Application #11 is recommended for payment of \$66,935.79 (\$66,935.79 District; \$0.00 Non-District; \$3,346.79 Retained)
  - \$1,328,857.73 Billed to Date. \$66,442.89 Retained. \$1,262,414.84 Paid to Date.

### **Filing 5 Wet Utilities – American West Construction**

#### **Recommended for Approval:**

##### *Pay Applications*

- Pay Application #6 is recommended for payment of \$587,459.96 (\$587,218.90 District; \$31,160.00 Non-District; \$30,918.95 Retained)
  - \$3,357,000.50 Billed to Date. \$167,850.03 Retained. \$3,189,150.48 Paid to Date.

## **Contractor / Vendor Agreements**

### **Phase I (Filing Nos. 1 – 3)**

None

### **Phase II (Filing Nos. 4 – 7)**

#### **Filing 5 Roadway**

- Give update on ongoing contract negotiations.

#### **Filing 6 GESC**

- The engineer has prepared a bid invitation that was published by the Sentinel on Thursday, November 23rd, 2023. Bids were received Thursday, December 7th, 2023.

### **Consultant/Vendor Task Orders**

#### **Independent District Engineering Services, LLC**

#### **Recommended for Approval:**

- Task Order 6 – Service Agreement for District Oversight Services - \$75,000.00

## **Other Matters**

None

# Sky Ranch CAB Site Photos



Filing 4: Overview  
(View: Northwest)



Filing 4: Tract O  
(View: Northeast)



Filing 4: Tract O  
(View: Northeast)



Filing 4: N Monaghan Rd  
(View: South)



Filing 4: Tract C  
(View: Northwest)



Filing 4: Tract C  
(View: Southwest)



Filing 5: Overview  
(View: Northwest)



Filing 5: Storm Sewer Installation  
(View: West)



Filing 5: Excavation for Water Service  
(View: South)



Filing 5: Future Location of E 6th Lane  
(View: South)



Filing 5: Tract A  
(View: South)



Filing 5: Stored Materials  
(View: East)



# Sky Ranch Community Authority Board

## Contractors Change Order Log Paid-To-Date Summary

<b>Contractor</b>	<b>Change Orders</b>	<b>Total Contract Amount</b>	<b>Amount Billed</b>	<b>Remaining</b>
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	\$249,416.60	\$155,695.03
Nelson - F4 Wet Utilities	22	\$9,989,706.66	\$9,989,706.66	\$0.00
Martin Marietta - F4 Paving	14	\$4,783,432.90	\$4,504,922.52	\$278,510.38
PEI - F4 Concrete & SS	23	\$2,778,132.00	\$2,713,945.00	\$64,187.00
CDI - F4 Landscape	8	\$2,198,709.01	\$1,198,825.83	\$999,883.18
Pure Cycle - F5 GESC	1	\$228,939.50	\$34,200.00	\$194,739.50
AWC - F5 Wet Utilities	1	\$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
<b>Total</b>		<b>\$57,817,812.78</b>	<b>\$47,991,253.08</b>	<b>\$9,826,559.70</b>

## 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	\$510,823.18	400	\$2,778,132.00	529
15	CDI - F4 Landscape	\$2,154,077.51	132	\$44,631.50	0	\$2,198,709.01	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
	<b>Total</b>	<b>\$50,680,491.86</b>		<b>\$7,137,320.92</b>		<b>\$57,817,812.78</b>	

### 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	\$0.00	0	\$4,783,432.90	129
14	PEI - F4 Concrete & SS	\$2,778,132.00	129	\$7,154.40	1	\$2,785,286.40	130
15	CDI - F4 Landscape	\$2,198,709.01	132	-\$27,146.68	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	\$493,678.50	40	\$4,868,117.50	86
18	PEI - F4 Concrete & SS	\$2,029,679.26	90	\$0.00	0	\$2,029,679.26	90
19	Martin Marietta - F4 Paving	\$3,076,101.65	120	\$0.00	0	\$3,076,101.65	120
	<b>Total</b>	<b>\$57,817,812.78</b>		<b>\$473,686.22</b>		<b>\$58,291,499.00</b>	
				Potential Total of All Change Orders		\$473,686.22	

### 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 - F4 Paving	\$0.00		\$0.00	\$0.00
	<b>Total</b>			<b>\$0.00</b>	<b>\$0.00</b>

# SKY RANCH COMMUNITY AUTHORITY BOARD PROFESSIONAL SERVICES AGREEMENT TASK ORDER

**AGREEMENT TITLE** Service Agreement for District Oversight Services

**AGREEMENT NO.** IDES – Filing 4 **AGREEMENT DATE** 11/13/2017 **TASK ORDER NO.** 06

**CONSULTANT** Independent District Engineering Services, LLC

**TASK ORDER NAME** Continuation of Oversight Services

**TASK ORDER DATE** 11/2/23

**BASIS OF COMPENSATION** Classification Rate (Fee Schedule in Agreement)

**SCHEDULE** As Required through 2024

### AGREEMENT PRICE

**Previously Approved Change Orders/Amendments/Task Orders** \$ 300,000.00

**Current Task Order Price** \$ 75,000.00

**Total Agreement Price** \$ 375,000.00

### AGREEMENT TERMS AND CONDITIONS

All other terms and conditions of the Agreement remain unchanged and in full force and effect.

This Task Order constitutes written assurance by the Metro District that lawful appropriations have been made to cover the cost of the Task Order, pursuant to Section 24-91-103.6, C.R.S.

### APPROVAL

Recommended by \_\_\_\_\_ Date \_\_\_\_\_

Approved by \_\_\_\_\_ Date \_\_\_\_\_

The undersigned agrees to the above terms and conditions:

Independent District Engineering Services, LLC

Consultant



Authorized Agent

11/20/2023

Date

Director

Title

INDEPENDENT



**District Engineering**  
SERVICES

# METROPOLITAN DISTRICT SERVICES PROPOSAL

[WWW.IDESLLC.COM](http://WWW.IDESLLC.COM)

November 2, 2023

Sky Ranch CAB  
C/o Suzanne Meintzer  
McGeady Becher P.C.  
450 E. 17th Avenue, Suite 400  
Denver, CO 80203

## **SKY RANCH COMMUNITY AUTHORITY BOARD OVERSIGHT SERVICES PROPOSAL**

Independent District Engineering Services, LLC (IDES) is pleased to respond to your request to provide additional District Oversight Services for Filings 4 - 7 of the Sky Ranch Community Authority Board development located in the County of Arapahoe, Colorado.

### **SCOPE OF SERVICES**

**Project Administration and Coordination** – IDES can maintain District project files, issues tracking lists, meeting minutes, agreement and contract files, plan files, schedules, and other program administration activities as need to support the project. IDES can provide project coordination with consultants, local agencies, traffic control, utilities, power companies and other public utilities, residents and other entities as required.

**Invoice Creation Assistance** – This task includes helping the construction manager set up pay applications so that costs can easily be tracked between District eligible and Developer costs. IDES will review the current invoice format of the consultants and contractors and make recommendations for future invoices to track District eligible and Developer costs.

**Pay Application Review** – IDES can meet with the construction manager once a month on the project site to see the progress of construction and to review invoices and pay applications. A monthly (or other period as desired) site inspection and Infrastructure Acquisition Report will be submitted to the District.

**Consultant Selection** – IDES can develop scope of services, conduct request for proposal processes and provide recommendations to the District to select consultants to provide services to complete the project. IDES can prepare agreements and task orders for review and approval by the District.

**Cost Certification** – IDES will review the documentation provided by the District to determine the scope of District eligible improvements and the claimed cost for the improvements. The District will plan to provide the following documentation for completed, designed or administrative elements of the project associated with reimbursements:

- Service Plan
- Project Plans
- Plat or Exhibit showing District Tract Ownership and Easements
- ACAD Base Files for Exhibit Development (IDES can coordinate with DOR for this info)
- Other Legal Documents impacting reimbursements or eligibility of improvements
- Accountant Spreadsheets and other accounting tracking information
- Invoices and proofs of payments
- Any additional documentation of services provided and or fees paid that the Client believes would be a District eligible cost.
- Developer/District Reimbursement Agreements
- Developer/Local Jurisdiction Subdivision Improvement Agreements
- Other as may be requested or needed
- Contact for District Representative
- Contact for Developer Representative

Based on the information provided, IDES will prepare a cost certification of District eligible improvements and expenditures. Invoices will be reviewed for reasonableness and District eligibility. This information will be used to prepare an Engineer's report for cost certification, which will include an exhibit showing the areas on site where improvement costs have been certified. The report will be prepared and signed by a Professional Engineer and will contain all necessary information to satisfy the requirements of the District Service Plan.

IDES will perform site visits as needed and participate in meetings and conference calls as needed to complete this report. IDES can also host a kick-off meeting to discuss the documentation requested to ensure the process is efficient.

**Aerial Photography** – IDES will provide aerial shots unless site is in a restricted airspace per FAA regulations.

**Meetings** – IDES can participate in project meetings as necessary. Meetings may include District Board meetings, project status meetings, local jurisdiction coordination meetings, construction progress meetings, miscellaneous field meetings and other meetings with project stakeholders as required or requested.

**Additional Services** – Additional services that are not included in this proposal but can be provided under a separate proposal if desired are listed as an attachment.

## FEE

IDES proposes to perform Services on a Time and Materials Basis in accordance with the Charge Rate Schedule below. We will provide services to the District as requested and bill only for the actual time required to complete the services. Based on our experience, a Not to Exceed amount of \$75,000.00 should allocate the funds required for the tasks, and any excess funds may be used for additional services.

## CHARGE RATE SCHEDULE

Services will be provided on a Labor Time and Expenses basis as provided below. Hourly rates are revised periodically to reflect the current cost for delivery of services and the fees charged for services under this engagement may change without notice. The District agrees that IDES is authorized perform a task authorized under this scope of services at the direction of any individual board member.

### Billing Rates:

The following Billing Rates shall apply for the Task Order:

Project Administrator	\$ 115.00 per hour
Senior Contract Administrator	\$ 150.00 per hour
Project Engineer	\$ 145.00 per hour
Project Engineer II	\$ 150.00 per hour
Project Engineer III	\$ 155.00 per hour
Project Manager	\$ 160.00 per hour
Project Manager II	\$ 165.00 per hour
Professional Engineer	\$ 180.00 per hour
Senior Project Manager	\$ 185.00 per hour
District Engineer	\$ 195.00 per hour
Director	\$ 205.00 per hour

### Reimbursable Expenses

Mileage	IRS Rate + 10%
Plan Copies, outside copies, other items	at cost + 10%
Subcontractor	at cost + 10%

If you have any comments or questions, please feel free to contact me. We appreciate the opportunity to submit this proposal.

Respectfully Submitted,  
Independent District Engineering Services, LLC

Barrett Marrocco  
Director

## Attachment

### IDES ADDITIONAL SERVICES

**Constructability Reviews** – IDES can provide review of plans for constructability and completeness to assist the District and/or the design engineer in determining more efficient or cost-effective alternatives. The work would likely involve plan reviews, site visits and investigations, meetings with the District, design engineer, local jurisdiction, and others, review of preliminary geotechnical report, phasing plans, and any other pertinent information to better qualify the design.

**Project Cost Estimating and Control** – Project cost estimating services may include updating of initial estimate, plan quantity and pay item take-offs and specialty cost estimates needed in support of various agreements, reporting requirements or other as-needed estimates. Special reports including cost share reimbursements, bonding agency reports and other specialized reports that can be produced as requested.

**Project Scheduling Services** – IDES may create an overall project schedule based on contractor's schedule and provide updates which can include entitlement, planning, design, construction that would reflect additions, deletions and deviations in the timing of all the associated activities. Specialized schedules can be provided when requested. Schedules would be formatted in Microsoft Project unless otherwise directed.

**Construction Observation** – IDES can provide construction observation for general compliance with the contract documents for all phases of construction activities. Information gained by construction observation can be compiled in periodic reports and used for construction administration activities. Reports with photos can be submitted and maintained electronically.

**Construction Administration and Coordination** – IDES can provide construction administration activities including partial pay request processing, submittal review coordination, change orders review, force account, permit management, project close-out, claim reviews, warranty issues and other tasks as necessary to provide project documentation. IDES can provide construction coordination activities including project coordination with stakeholders, monitor project scheduling, jurisdictional coordination, and other activities necessary to provide coordination. Assumptions include the same schedule as presented for the construction observation section.

**District Compliance** – IDES can provide necessary on-going Metro District support services including but not limited to, coordination with the District, District consultant, contractors, local jurisdictions, adjacent developers, utility companies and other project stakeholders, participate in the development and administration of various agreements with project stakeholders required for the project, provide needed information and coordination with the board's legal counsel and accountants for District reporting requirements. This can also include invoice and pay application review monthly, expenditure verification for the District board and reporting of facilities acquisitions to the District board monthly.

**Consultant Administration** – IDES can provide support services for the progress and completion of Consultants services, including contracting, review and processing of task orders, coordination concerning construction needs, and tracking of contracts and invoices.

**Draw Reports** – IDES will review the Improvement Agreement between the Constructing and Non-Constructing parties and confirm all parties are in compliance with their obligations. Prior to the Non-Constructing parties submitting their funds to the escrow, IDES will review the invoices, lien waivers, and all other conditions required by the Improvement Agreement have been met. Prior to confirming all requirements have been met, IDES will visit the project site to confirm that the expenditure requests are consistent with the status of construction in the field. IDES will then review all expenditures in a Cost Certification Report after the escrow payment has been made.

**Dry Utility Coordination** – IDES can provide the necessary coordination with dry utility companies including new service requests and meter service installations.

**Evaluation and Recommendation of Existing Infrastructure** – IDES can provide evaluation and make recommendations regarding existing deficiencies of infrastructure.



## Manager Memorandum

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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, December 8th, 2023

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### **ACC Requests**

6 architectural requests have been received since the last meeting. The requests were for solar, fencing, landscaping, and a sauna. All requests were approved.

### **Violation Report**

Inspection of the Community was completed on November 16 resulting in 28 violations being sent to owners. A violation summary has been included in this report.

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		
	<b>Total Items / Letters Open</b>	<b>2</b>	<b>2</b>	
	<b>Total Landscaping</b>	<b>2</b>	<b>2</b>	<b>2</b>
Nuisances	Open			
Annoying lights or sounds	Level First Notice	1		
	<b>Total Items / Letters Open</b>	<b>1</b>	<b>1</b>	
	<b>Total Nuisances</b>	<b>1</b>	<b>1</b>	<b>1</b>
Trash	Open			
Trash	Level First Notice	20		
Trash	Level Second Notice-\$25	3		
Trash	Level Fine Notice - \$50	1		
	<b>Total Items / Letters Open</b>	<b>24</b>	<b>24</b>	
	<b>Total Trash</b>	<b>24</b>	<b>24</b>	<b>24</b>
Vehicles and Parking	Open			
Commercial Vehicle must be parked in garage	Level Second Notice-\$25	1		
	<b>Total Items / Letters Open</b>	<b>1</b>	<b>1</b>	
	<b>Total Vehicles and Parking</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Total for Sky Ranch Community Authority Board</b>		<b>28</b>	<b>28</b>	<b>28</b>