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

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

NOTICE OF SPECIAL MEETING AND AGENDA

**DATE:** December 10, 2021

**TIME:** 8:30 a.m.

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

CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, 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_NTMyMjBhYWItOWQ0Ny00YTM0LTljZmUtODQ1ZjczZDg1ZmY2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

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

   Phone Conference ID: **551 343 081#**

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

## I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

C. Public Comment.

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

## II. CONSENT AGENDA

A. Approve Minutes from the November 12, 2021 Special Meeting (enclosure).

B. Ratify approval of Pay Application No. 3 to the Erosion Control Contract with Pure Cycle Corporation in the amount of $23,655.

## III. FINANCIAL MATTERS

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

B. Consider approval of payables through December 3, 2021 in the amount of $2,041,226.67 (enclosure).

C. Other.

## IV. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Engineer's Report (enclosure).

C. Review and consider acceptance of Cost Certification Report No. 2 by Independent Engineering Services, LLC ("IDES") related to Filings 1-3 in the amount of $14,170,041.63 (enclosure).

D. Review and consider acceptance of Cost Certification Report No. 1 by Independent Engineering Services, LLC ("IDES") related to Filing 4 in the amount of $3,158,329.59 (enclosure).

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

1. **Drainage and Utilities:** Review and consider approval of Change Order No. 4 to the Filing 1 Grading, Utilities and Roadway Warranty Contract with Premier Earthworks, Inc. ("PEI") for costs associated with punch list repairs in the amount not to exceed of $50,000.

2. **Roadway Improvements:** None.

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

4. **Landscape Improvements:**

*Phase 1* None.

*Phase 2* None.

*Phase 3* Review and consider approval of Change Order No. 18 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") for irrigation repairs and winterization in the amount of $1,028.43.

Review and consider approval of Pay Application No. 16 to the Landscape Improvements Contract with EDI in the amount of $6,034.97.

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

SKY RANCH
COMMUNITY AUTHORITY BOARD

| | | |
|---|---|---|
| **1.** | **Grading/Earthwork:** | Review and consider approval of Pay Application No. 6 to the Construction Contract with Bemas Construction in the amount of $350,596.90. |
| **2.** | **Drainage and Utilities:** | Review and consider approval of Pay Application No. 6 to the Construction Contract with Nelson Pipeline in the amount of $1,126,726.60 |
| **3.** | **Erosion Control** | None. |
| **4.** | **Roadway Improvements:** | None. |
| | *Paving/Asphalt* | Review and consider approval of Change Order No. 2 to the Construction Contract with Martin Marietta Materials, Inc. for costs related to increasing depth of aggregate base course in alleys in the amount of $25,252.16.<br><br>Review and consider approval of Pay Application No. 1 to the Construction Contract with Martin Marietta Materials, Inc. in the amount of $102,694.18. |
| | *Concrete/Striping/Signage* | Review and consider approval of Pay Application No. 1 to the Construction Contract with PEI in the amount of $135,623.24. |

## V. LEGAL MATTERS

A. Executive Session (if necessary).

B. Other.

## VI. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

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

1. Present CAC recommendations to the CAB Board.

2. Discuss and consider recommendations from the CAC.

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

**VII. OTHER BUSINESS**

A. Confirm quorum for January 14, 2022 Board meeting.

**VIII. ADJOURNMENT**

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

***THERE ARE NO OTHER MEETINGS SCHEDULED FOR 2021.***

***THE NEXT MEETING IS SCHEDULED FOR JANUARY 14, 2022***

# RECORD OF PROCEEDINGS

## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD NOVEMBER 12, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB convened on Friday, the 12th day of November 2021, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

**Directors in Attendance Were:**
Mark Harding, President
Joe Knopinski, Vice President
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary

Absent and excused was Director McNeill.

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

Members of the Public:
Ashley Clement, Ryan Funk, Katherine Funk, Carla MacMillion, Rebekah Baker-White, Spencer Mahaffey, Jordan Ridgeway, Julie Lane, Kelyn Lanier and Imna Rodriguez.

ADMINISTRATIVE MATTERS

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

SKY RANCH
COMMUNITY AUTHORITY BOARD

# RECORD OF PROCEEDINGS

**Quorum, Location of Meeting, Posting of Meeting Notice and Agenda:** Ms. Johnson confirmed the presence of a quorum. The Board reviewed a proposed agenda for the CAB's special meeting.

Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried the Board approved the agenda as amended, and excused the absence of Director McNeill.

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

Upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board determined that certain Board members and consultants of the CAB would attend this meeting in person at the above-referenced location. However, certain other Board members and consultants of the CAB would attend this meeting via video conference or teleconference. The Board further noted that the notice of the time, date, location, and video conference/teleconference information for the meeting was duly posted and that no objections to the means of hosting the meeting were received from taxpaying electors.

**Public Comment:** Ashley Clement addressed the Board and inquired about the status of street light repairs, additional pet waste stations and reported that a bike rack in Orion Park was damaged. Director Harding advised that the developer continues to work with Xcel Energy on the street light issue, and that six additional pet waste stations were ordered for installation. Director Harding will investigate the bike rack damage.

Katherine Funk addressed the Board regarding recent safety concerns raised at the last Community Advisory Committee meeting.

Kelyn Lanier addressed the Board regarding several shootings and theft in the neighborhood. He suggested that the Board consider engaging a firm to provide security patrol services and/or consider installing gates to the Community. Director Harding noted that the CAB does not have police powers and advised that the developer has contacted the Arapahoe County Sheriff as well as the Aurora Police Department to discuss the issues and confirm reports have been filed. The CAB will investigate the costs of security patrol services as well as installation of security cameras. Director Harding noted that installing gates to the Community is cost prohibitive, and Arapahoe County will not allow it.

# RECORD OF PROCEEDINGS

**Master Service Agreement with CliftonLarsonAllen LLP and Related Statements of Work for Accounting and Management Services:** Ms. Johnson presented the Master Service Agreement to the Board. Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the Master Service Agreement with CliftonLarsonAllen LLP.

**Resolution No. 2021-11-01 Establishing Regular Meeting Dates, time and Location, and Designating Location for Posting of 24-Hour Notices:** Ms. Johnson presented the Resolution to the Board. Following review and discussion, the Board approved to meet the second Friday of every month at 8:30 a.m. to be held both virtually and physically. Upon a motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-01 Establishing Regular Meeting Dates, time and Location, and Designating Location for Posting of 24-Hour Notices.

**Renewal of 2022 Property and Liability Policy and Special District Association Membership:** The Board directed the staff of CliftonLarsonAllen LLP to renew for 2022.

**Resolution No. 2021-11-02 Providing for Directors' Exclusion from Workers' Compensation Coverage:** Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-02 Providing for Directors' Exclusion from Workers' Compensation Coverage and authorized its submittal.

**Requirements of Section 32-1-809, C.R.S. (District Transparency Notice):** The Board directed the staff at CliftonLarsonAllen LLP to prepare and post the Transparency Notice on the Special District Association website and the CAB website.

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

- **Minutes from the October 8, 2021 Special Meeting**

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

# RECORD OF PROCEEDINGS

FINANCIAL MATTERS

**Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule through September 20, 2021, updated as of September 30, 2021 and September 30, 2021 Unaudited Financial Statements:** Ms. Sutton presented the Schedule of Cash Position, accounts receivable summaries, tax schedules, and developer advance schedule through September 20, 2021, updated as of September 30, 2021, and the September 30, 2021 unaudited financial statements.

Following review, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, accounts receivable summaries, tax schedules, and developer advance schedule through September 20, 2021, updated as of September 30, 2021, and the September 30, 2021 unaudited financial statements, as presented.

**Payables Through November 8, 2021 in the Amount of $2,054,545.99:** Following review, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the payables through November 8, 2021 in the amount of $2,054,545.99.

**Authorization to District Accountant to Pay Monthly Utility Bills:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board authorized the District Accountant to pay the utility bills each month by the due date and include in the payables for ratification by the Board.

**2021 Budget Amendment (Second Reading):** Ms. Johnson opened the public hearing to consider an amendment to the 2021 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the CAB. 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 need to amend the 2021 Budget in the General Fund to $800,000. Following review and discussion, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-03; to amend the 2021 Budget.

# RECORD OF PROCEEDINGS

**2022 Draft Budget (Second Reading):** Ms. Johnson opened the public hearing to consider adoption of the proposed 2022 Budget.

It was noted that Notice stating that the Board would consider adoption of the 2021 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 proposed 2022 Budget to the Board. Following review and discussion, upon motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adopted Resolution No. 2021-11-04; to Adopt the 2021 Budget and Appropriate Sums of Money, as revised per discussion.

**Preparation of 2023 Budget:** The Board appointed the District Accountant to prepare the 2023 Budget.

**2021 Audit:** Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved the engagement of Haynie & Company to prepare the 2021 Audit.

CONSTRUCTION MATTERS

**Project Manager's Report:** The Board reviewed the Project Manager's Report.

**Task Order No. 5 to the Master Services Agreement ("MSA") with KT Engineering for Access Road Staking and Miscellaneous Extras in the Amount of $1,995:** Following discussion, upon a motion duly made by Director Lehman, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Task Order No. 5 with KT Engineering in the amount of $1,995.

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

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

**Drainage and Utilities:** None.

**Roadway Improvements:** None.

**Grading/Earthwork:** None.

SKY RANCH
COMMUNITY AUTHORITY BOARD

**RECORD OF PROCEEDINGS**

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**Landscape Improvements:**

*Phase 1:* None.

*Phase 2:*

**Pay Application No. 9 (full retainage release) to the Landscape Improvements Contract with Environmental Designs Inc. ("EDI") in the Amount of $8,480.20:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 9 to the Landscape Improvements Contract with EDI in the amount of $8,480.20, which represents a full retainage.

*Phase 3:*

**Change Order No. 17 to the Landscape Improvements Contract with EDI for Repair Site Irrigation and a Park Bench in the Amount of $4,755.24:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 17 to the Landscape Improvements Contract with EDI for repair site irrigation and a park bench in the Amount of $4,755.24.

**Pay Application No. 14 to the Landscape Improvements Contract with EDI in the Amount of $44,364.02:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 14 to the Landscape Improvements Contract with EDI in the amount of $44,364.02.

**Pay Application No. 15 to the Landscape Improvements Contract with EDI in the Amount of $64,427.53:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 15 to the Landscape Improvements Contract with EDI in the amount of $64,427.53.

**PHASE 2 (FILING NO. 4) CONSTRUCTION MATTERS:**

**Grading/Earthwork:**

**Change Order No. 6 to the Construction Contract with Bemas Construction, Inc. for Regrading and Installing New Material for the Water Tank Access Road in the Amount of $66,385.50:** Following discussion, upon a motion duly

**RECORD OF PROCEEDINGS**

made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 6 to the Construction Contract with Bemas Construction, Inc. for regrading and installing new material for the water tank access road in the amount of $66,385.50

**Pay Application No. 5 to the Construction Contract with Bemas Construction, Inc. in the Amount of $446,930.71:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 5 to the Bemas Construction, Inc. Contract in the amount of $446,930.71.

**Drainage and Utilities:**

**Change Order No. 2 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Exchanging Cast-in-Place and Precast Storm Manholes with Box Base Manholes in the Amount of $85,200:** Following discussion, 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 Nelson Pipeline Constructors, LLC costs associated with exchanging cast-in-place and precast storm manholes with box base manholes in the amount of $85,200.

**Pay Application No. 5 to the Construction Contract with Nelson Pipeline Constructors, LLC in the Amount of $1,344,489.40:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Pay Application No. 5 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of $1,344,489.40.

**Erosion Control:**

**Pay Application No. 3 to the Erosion Control Contract with Pure Cycle Corporation in the Amount of $23,655:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 3 to the Erosion Control Contract with Pure Cycle Corporation in the amount of $23,655.

# RECORD OF PROCEEDINGS

**Roadway Improvements:**

*Paving/Asphalt:* None.

*Concrete/Striping/Signage:* None.

LEGAL MATTERS

**Fee Structure Recommendations for the Alleyway Products within the Boundaries of Sky Ranch Metropolitan District No. 3:** Director Harding reported that this is a work in process. No Board action taken.

**Legal Services and Fee Summary Agreement for 2022 Legal Collection Services with Altitude Community Law:** Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Legal Services and Fee Summary Agreement with all the same services as in 2021.

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

COMMUNITY MANAGEMENT / COVENANT CONTROL/ OPERATIONS

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

**Sky Ranch Citizens Advisory Committee Matters ("CAC"):** None.

**Recommendations from the CAC:** None.

**2022 Fee Schedule for Operation and Maintenance Fees and Design and Covenant Control, Effective January 1, 2022:** Following review and discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the 2022 Fee Schedule for Operation and Maintenance Fees and Design and Covenant Control, effective January 1, 2022.

**Change Order No. 1 to the Landscape Maintenance Agreement with Brightview Landscape Services, Inc. for 2022 Services:** Following review and discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Change Order No. 1 to the Landscape Maintenance Agreement with Brightview Landscape Services, Inc. for 2022 services.

OTHER BUSINESS

**Confirm Quorum for December 10, 2021 Board Meeting:** The Board confirmed a quorum for the December 10, 2021 Board meeting.

SKY RANCH
COMMUNITY AUTHORITY BOARD

**RECORD OF PROCEEDINGS**

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ADJOURNMENT

There being no further business to come before the Board at this time, following a motion duly made by Director Lehman, seconded by Director Harding and, upon vote, unanimously carried, the Board adjourned the meeting at 9:50 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

**SKY RANCH COMMUNITY AUTHORITY BOARD**
Schedule of Cash Position
September 30, 2021
Updated as of November 30, 2021

| | General Fund | O&M Fee Fund | Debt Service Fund | Capital Projects Fund | Regional Improvements Fund | Total |
|---|---|---|---|---|---|---|
| **Central Bank & Trust - Checking Account** | | | | | | |
| Balance as of 09/30/21 | 185,728.05 | 224,743.36 | - | 38,070.61 | 57,702.92 | 506,244.94 |
| Subsequent activities: | | | | | | |
| 10/07/21 - Tax Distribution - Sky Ranch MD #1 | 400.16 | - | 2,000.95 | - | - | 2,401.11 |
| 10/07/21 - Tax Distribution - Sky Ranch MD #5 | 431.09 | - | - | - | 363.95 | 795.04 |
| 10/11/21 - Checks 1212-1224 | (60.50) | (64,149.19) | (2,000.95) | (1,505,929.37) | - | (1,572,140.01) |
| 10/12/21 - Developer Advance | - | - | - | 1,552,034.62 | - | 1,552,034.62 |
| 10/14/21 - ACH Payments | (23,172.24) | (15,847.46) | - | (47,303.75) | - | (86,323.45) |
| 10/19/21 - Stop Payment Fee | (25.00) | - | - | - | - | (25.00) |
| 10/21/21 - ACH Payments | - | (7,407.65) | - | - | - | (7,407.65) |
| 10/28/21 - Fees for Online Payment | (64.53) | - | - | - | - | (64.53) |
| October PIF Deposits | 2,544.36 | - | - | - | - | 2,544.36 |
| October O&M Fee Deposits | - | 43,555.41 | - | - | - | 43,555.41 |
| 11/02/21 - SEMSWA Refund for Overpayment | - | - | - | 40.00 | - | 40.00 |
| 11/09/21 - Environmental Designs Refund | - | - | - | 8,145.97 | - | 8,145.97 |
| 11/10/21 - Tax Distribution - Sky Ranch MD #1 | 351.36 | - | 1,756.94 | - | - | 2,108.30 |
| 11/10/21 - Tax Distribution - Sky Ranch MD #5 | 378.52 | - | - | - | 319.57 | 698.09 |
| 11/15/21 - Checks 1225-1233 | (61.35) | - | (1,756.94) | (549,460.09) | - | (551,278.38) |
| 11/15/21 - ACH Payments | - | (21,583.49) | - | - | - | (21,583.49) |
| 11/16/21 - CTL Refund | - | - | - | 477.66 | - | 477.66 |
| 11/16/21 - Developer Advance | - | - | - | 1,991,409.76 | - | 1,991,409.76 |
| 11/16/21 - Fees for Online Payment | - | (273.49) | - | - | - | (273.49) |
| 11/17/21 - ACH Payments | (20,056.11) | (12,271.35) | - | (1,441,949.67) | - | (1,474,277.13) |
| November PIF Deposits | 7,244.42 | - | - | - | - | 7,244.42 |
| November O&M Fee Deposits | - | 42,787.75 | - | - | - | 42,787.75 |
| *Anticipated balance* | 153,638.23 | 189,553.89 | - | 45,535.74 | 58,386.44 | 447,114.30 |
| **UMB - 2019A Revenue Fund** | | | | | | |
| Balance as of 09/30/21 | - | - | 331,533.13 | - | - | 331,533.13 |
| Subsequent activities: | | | | | | |
| 10/19/21 - Transfer from CBT Checking | - | - | 2,000.95 | - | | 2,000.95 |
| 10/31/21 - Interest Income | - | - | 1.45 | - | | 1.45 |
| *Anticipated Paying Agent Fees* | - | - | *(7,500.00)* | - | - | *(7,500.00)* |
| *Anticipated Deposit (Transfer from CBT Checking)* | - | - | *1,756.94* | - | - | *1,756.94* |
| *Anticipated Transfer to Surplus Fund* | - | - | *(232,412.84)* | - | - | *(232,412.84)* |
| *Anticipated Transfer to 2019B Bond Fund* | - | - | *(95,379.63)* | - | - | *(95,379.63)* |
| *Anticipated balance* | - | - | - | - | - | - |
| **UMB - 2019A Bond Fund** | | | | | | |
| Balance as of 09/30/21 | - | - | 585,133.83 | - | - | 585,133.83 |
| Subsequent activities: | | | | | | |
| 10/31/21 - Interest Income | - | - | 2.32 | - | | 2.32 |
| *Anticipated December Debt Service - 2019A* | - | - | *(285,875.00)* | - | | *(285,875.00)* |
| *Anticipated Transfer to 2019B Bond Fund* | - | - | *(13,386.15)* | - | - | *(13,386.15)* |
| *Anticipated balance* | - | - | 285,875.00 | - | - | 285,875.00 |
| **UMB - 2019A Reserve Fund** | | | | | | |
| Balance as of 09/30/21 | - | - | 915,002.66 | - | - | 915,002.66 |
| Subsequent activities: | | | | | | |
| 10/31/21 - Interest Income | - | - | 3.77 | - | | 3.77 |
| *Anticipated Transfer to 2019B Bond Fund* | - | - | *(6.43)* | - | | *(6.43)* |
| *Anticipated balance* | - | - | 915,000.00 | - | - | 915,000.00 |
| **UMB - 2019A Surplus Fund** | | | | | | |
| Balance as of 09/30/21 | - | - | 217,586.29 | - | - | 217,586.29 |
| Subsequent activities: | | | | | | |
| 10/31/21 - Interest Income | - | - | 0.87 | - | | 0.87 |
| *Anticipated Transfer from Revenue Fund* | - | - | *232,412.84* | - | - | *232,412.84* |
| *Anticipated balance* | - | - | 450,000.00 | - | - | 450,000.00 |
| **UMB - 2019A Project Fund** | | | | | | |
| Balance as of 09/30/21 | - | - | - | 4,624.42 | - | 4,624.42 |
| Subsequent activities: | | | | | | |
| None | - | - | - | - | - | - |
| *Anticipated balance* | - | - | - | 4,624.42 | - | 4,624.42 |

**SKY RANCH COMMUNITY AUTHORITY BOARD**
Schedule of Cash Position
September 30, 2021
Updated as of November 30, 2021

| | General Fund | O&M Fee Fund | Debt Service Fund | Capital Projects Fund | Regional Improvements Fund | Total |
|---|---|---|---|---|---|---|
| **UMB - 2019B Bond Fund** | | | | | | |
| Balance as of 09/30/21 | - | - | - | - | - | - |
| Subsequent activities: | | | | | | |
| *Anticipated Transfer from 2019A Revenue Fund* | - | - | *95,379.63* | - | | *95,379.63* |
| *Anticipated Transfer from 2019A Bond Fund* | - | - | *13,386.15* | - | | *13,386.15* |
| *Anticipated Transfer from 2019A Reserve Fund* | - | - | *6.43* | - | | *6.43* |
| *Anticipated December Debt Service - 2019A* | - | - | *(108,772.21)* | - | | *(108,772.21)* |
| *Anticipated balance* | - | - | - | - | - | - |
| **UMB - 2019B Project Fund** | | | | | | |
| Balance as of 09/30/21 | - | - | - | 749.34 | - | 749.34 |
| Subsequent activities: | | | | | | |
| None | - | - | - | - | - | - |
| *Anticipated balance* | - | - | - | 749.34 | - | 749.34 |
| *Anticipated balance* | $ 153,638.23 | $ 189,553.89 | $ 1,650,875.00 | $ 50,909.50 | $ 58,386.44 | $ 2,103,363.06 |

**Current Yield (as of 10/31/21)**
UMB invested in ColoTrust Prime - 0.01%

**Sky Ranch Metropolitan District No. 1**
**Property Taxes Reconciliation**
**2021**

| | Current Year | | | | | | | | Prior Year | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Property Taxes | Delinquent Taxes, Rebates and Abatements | Specific Ownership Taxes | Interest | Treasurer's Fees | Net Amount Received | % of Total Property Taxes Received | | Total Cash Received | % of Total Property Taxes Received | |
| | | | | | | | Monthly | Y-T-D | | Monthly | Y-T-D |
| January | $ - | $ - | $ 2,417.93 | $ - | $ - | $ 2,417.93 | 0.00% | 0.00% | $ 3,547.07 | 0.79% | 0.79% |
| February | 104,054.40 | - | 1,797.58 | - | (1,560.82) | 104,291.16 | 27.15% | 27.15% | 22,464.43 | 8.20% | 8.99% |
| March | 24,322.64 | - | 2,558.45 | - | (364.84) | 26,516.25 | 6.35% | 33.50% | 8,704.21 | 2.87% | 11.86% |
| April | 12,174.43 | - | 2,154.74 | - | (182.62) | 14,146.55 | 3.18% | 36.68% | 131,124.10 | 51.19% | 63.05% |
| May | 139,250.27 | - | 1,952.81 | 15.72 | (2,088.99) | 139,129.81 | 36.34% | 73.01% | 46,273.06 | 17.69% | 80.73% |
| June | 102,294.81 | - | 2,229.52 | 36.02 | (1,534.96) | 103,025.39 | 26.69% | 99.71% | 50,682.26 | 19.27% | 100.00% |
| July | 265.28 | - | 2,357.17 | 13.27 | (4.18) | 2,631.54 | 0.07% | 99.78% | 1,984.41 | 0.00% | 100.00% |
| August | 857.30 | - | 2,116.44 | 25.72 | (13.25) | 2,986.21 | 0.22% | 100.00% | 1,515.46 | 0.00% | 100.00% |
| September | - | - | 2,401.11 | - | - | 2,401.11 | 0.00% | 100.00% | 1,772.18 | 0.00% | 100.00% |
| October | - | - | 2,108.30 | - | - | 2,108.30 | 0.00% | 100.00% | 1,876.83 | 0.00% | 100.00% |
| November | - | - | - | - | - | - | 0.00% | 100.00% | 1,418.39 | 0.00% | 100.00% |
| December | - | - | - | - | | - | 0.00% | 100.00% | 1,263.22 | 0.00% | 100.00% |
| | $ 383,219.13 | $ - | $ 22,094.05 | $ 90.73 | $ (5,749.66) | $ 399,654.25 | 100.00% | 100.00% | $ 272,625.62 | 100.00% | 100.00% |

| | Taxes Levied | % of Levied | Property Taxes Collected | % Collected to Amount Levied |
|---|---|---|---|---|
| **Property Tax** | | | | |
| General Fund | $ 63,866.00 | 16.67% | $ 63,866.02 | 100.00% |
| Debt Service Fund | 319,353.00 | 83.33% | 319,353.11 | 100.00% |
| | $ 383,219.00 | 100.00% | $ 383,219.13 | 100.00% |
| **Specific Ownership Tax** | | | | |
| General Fund | $ 4,471.00 | 16.67% | $ 3,682.11 | 82.36% |
| Debt Service Fund | 22,355.00 | 83.33% | 18,411.94 | 82.36% |
| | $ 26,826.00 | 100.00% | $ 22,094.05 | 82.36% |
| **Treasurer's Fees** | | | | |
| General Fund | $ 958.00 | 16.67% | $ 958.22 | 100.02% |
| Debt Service Fund | 4,790.00 | 83.33% | 4,791.44 | 100.03% |
| | $ 5,748.00 | 100.00% | $ 5,749.66 | 100.03% |

**Sky Ranch Metropolitan District No. 5**
**Property Taxes Reconciliation**
**2021**

| | Current Year | | | | | | | | Prior Year | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Property Taxes | Delinquent Taxes, Rebates and Abatements | Specific Ownership Taxes | Interest | Treasurer's Fees | Net Amount Received | % of Total Property Taxes Received | | Total Cash Received | % of Total Property Taxes Received | |
| | | | | | | | Monthly | Y-T-D | | Monthly | Y-T-D |
| January | $ - | $ - | $ 800.61 | $ - | $ - | $ 800.61 | 0.00% | 0.00% | $ 980.95 | 0.00% | 0.00% |
| February | 3,566.51 | - | 595.20 | - | (53.50) | 4,108.21 | 2.81% | 2.81% | 1,025.40 | 0.00% | 0.00% |
| March | 57,809.03 | - | 847.14 | - | (867.14) | 57,789.03 | 45.56% | 48.37% | 160,334.95 | 98.20% | 98.20% |
| April | 4,138.52 | - | 713.47 | - | (62.08) | 4,789.91 | 3.26% | 51.63% | 3,525.05 | 1.80% | 100.00% |
| May | - | - | 646.60 | - | - | 646.60 | 0.00% | 51.63% | 823.38 | 0.00% | 100.00% |
| June | 61,375.52 | - | 738.22 | - | (920.63) | 61,193.11 | 48.37% | 100.00% | 1,071.30 | 0.00% | 100.00% |
| July | - | - | 780.49 | - | - | 780.49 | 0.00% | 100.00% | 1,266.79 | 0.00% | 100.00% |
| August | - | - | 700.78 | - | - | 700.78 | 0.00% | 100.00% | 967.42 | 0.00% | 100.00% |
| September | - | - | 795.04 | - | - | 795.04 | 0.00% | 100.00% | 1,131.31 | 0.00% | 100.00% |
| October | - | - | 698.09 | - | - | 698.09 | 0.00% | 100.00% | 1,198.12 | 0.00% | 100.00% |
| November | - | - | - | - | - | - | 0.00% | 100.00% | 905.46 | 0.00% | 100.00% |
| December | - | - | - | - | | - | 0.00% | 100.00% | 806.40 | 0.00% | 100.00% |
| | $ 126,889.58 | $ - | $ 7,315.64 | $ - | $ (1,903.35) | $ 132,301.87 | 100.00% | 100.00% | $ 174,036.53 | 100.00% | 100.00% |

| | Taxes Levied | % of Levied | Property Taxes Collected | % Collected to Amount Levied |
|---|---|---|---|---|
| **Property Tax** | | | | |
| General Fund | $ 68,803.00 | 54.22% | $ 68,802.77 | 100.00% |
| Regional Improvements | 58,087.00 | 45.78% | 58,086.81 | 100.00% |
| | $ 126,890.00 | 100.00% | $ 126,889.58 | 100.00% |
| **Specific Ownership Tax** | | | | |
| General Fund | $ 4,816.00 | 54.22% | $ 3,966.73 | 82.37% |
| Regional Improvements | 4,066.00 | 45.78% | 3,348.91 | 82.36% |
| | $ 8,882.00 | 100.00% | $ 7,315.64 | 82.36% |
| **Treasurer's Fees** | | | | |
| General Fund | $ 1,032.00 | 54.22% | $ 1,032.05 | 100.00% |
| Regional Improvements | 871.00 | 45.78% | 871.31 | 100.04% |
| | $ 1,903.00 | 100.00% | $ 1,903.35 | 100.02% |

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

| Typle of Advance | Principal Balance | Accrued Interest | Total Outstanding Developer Advances |
|---|---|---|---|
| Project Management Fee | $ 1,369,322.38 | $ 211,399.84 | $ 1,580,722.22 |
| BMPs & Erosion Control/Inspection Services | 599,302.10 | 113,070.35 | 712,372.45 |
| Advances to CAB for Capital Projects | 25,422,368.10 | 1,750,809.31 | 27,173,177.41 |
| **Total Advances Due** | $ 27,390,992.58 | $ 2,075,279.50 | $ 29,466,272.08 |

Sky Ranch Community Authority Board
Developer Advance - Project Management
November 30, 2021

| Date | Developer Advances | Interest Accrued | Repay Developer Advances Principal | Repay Developer Advances Interest | Outstanding balance |
|---|---|---|---|---|---|
| **Beginning Balance as of 12/31/20** | **$ 1,369,322.38** | **$ 136,087.11** | **$ -** | **$ -** | **$ 1,505,409.49** |
| Accrued Interest | - | 75,312.73 | - | - | 1,580,722.22 |
| **Total 2021 Advances (Repayments)** | - | 75,312.73 | - | - | |
| **Outstanding Balance as of 11/30/21 (Net of Repayments)** | $ 1,369,322.38 | $ 211,399.84 | | | $ 1,580,722.22 |

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
November 30, 2021

| Date | Developer Advances | Interest Accrued | Repay Developer Advances Principal | Repay Developer Advances Interest | Outstanding balance |
|---|---|---|---|---|---|
| **Beginning Balance as of 12/31/20** | **$ 599,302.10** | **$ 80,108.73** | **$ -** | **$ -** | **$ 679,410.83** |
| Accrued Interest | - | 32,961.62 | - | - | 712,372.45 |
| **Total 2021 Advances (Repayments)** | - | 32,961.62 | - | - | |
| **Outstanding Balance as of 11/30/21 (Net of Repayments)** | $ 599,302.10 | $ 113,070.35 | | | $ 712,372.45 |

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
November 30, 2021

| Date | Developer Advances | Interest Accrued | Repay Developer Advances Principal | Repay Developer Advances Interest | Outstanding balance |
|---|---|---|---|---|---|
| **Beginning Balance as of 12/31/20** | **$18,316,642.86** | **$ 1,035,029.44** | **$ -** | **$ -** | **$ 19,351,672.30** |
| 01/12/2021 | 452,473.47 | - | - | - | 19,804,145.77 |
| 01/25/2021 | - | - | - | (400,000.00) | 19,404,145.77 |
| 02/17/2021 | 233,313.55 | - | - | - | 19,637,459.32 |
| 03/16/2021 | 183,568.60 | - | - | - | 19,821,027.92 |
| 04/28/2021 | 69,446.58 | - | - | - | 19,890,474.50 |
| 05/13/2021 | 250.00 | - | - | - | 19,890,724.50 |
| 05/28/2021 | 316,035.89 | - | - | - | 20,206,760.39 |
| 06/22/2021 | 483,881.16 | - | - | - | 20,690,641.55 |
| 06/29/2021 | 12,386.25 | - | - | - | 20,703,027.80 |
| 07/21/2021 | 391,336.59 | - | - | - | 21,094,364.39 |
| 08/18/2021 | 631,189.47 | - | - | - | 21,725,553.86 |
| 09/15/2021 | 788,399.30 | - | - | - | 22,513,953.16 |
| 10/12/2021 | 1,552,034.62 | - | - | - | 24,065,987.78 |
| 11/16/2021 | 1,991,409.76 | - | - | - | 26,057,397.54 |
| Accrued Interest | - | 1,115,779.87 | - | - | 27,173,177.41 |
| **Total 2021 Advances (Repayments)** | 7,105,725.24 | 1,115,779.87 | - | (400,000.00) | |
| **Outstanding Balance as of 11/30/21 (Net of Repayments)** | $25,422,368.10 | $ 1,750,809.31 | | | $ 27,173,177.41 |

**Sky Ranch Community Authority Board**
Accounts Receivables Summary
November 30, 2021

| | Fees Billed YTD | Outstanding AR |
|---|---|---|
| **O&M Fees** | | |
| KB Homes | 14,739.13 | - |
| Richmond | 40,688.67 | - |
| Taylor Morrison | 30,142.85 | - |
| Homeowners | 187,164.57 | 10,714.90 |
| Total O&M | 272,735.22 | 10,714.90 |
| **PIF** | | |
| KB Homes | 23,141.45 | 11,968.63 |
| Richmond | 48,625.22 | 1,089.35 |
| Taylor Morrison | 61,431.19 | (8,191.21) |
| Total PIF | 133,197.86 | 4,866.77 |

PIF information on this page provided by the Developer.

**Sky Ranch Community Authority Board**
Accounts Receivables - O&M Fees
November 30, 2021

| Billing Category/Builder | | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **O&M Fees - Homebuilders** | | | | | | | | | | | | | | |
| KB Homes | | 66.85 | - | 7,460.01 | - | - | 4,584.05 | - | - | 2,628.22 | - | - | - | 14,739.13 |
| Richmond | | - | - | 16,120.00 | (1,650.00) | - | 13,618.67 | - | - | 12,600.00 | - | - | - | 40,688.67 |
| Taylor Morrison | | - | - | 12,496.66 | - | - | 10,080.96 | - | - | 7,565.23 | - | - | - | 30,142.85 |
| Amount Due | | 66.85 | - | 36,076.67 | (1,650.00) | - | 28,283.68 | - | - | 22,793.45 | - | - | - | 85,570.65 |
| Payment Received | | | | | | | | | | | | | | |
| KB Homes | | - | (13,679.74) | - | - | - | (7,158.60) | - | (4,584.05) | - | - | (2,628.22) | - | (28,050.61) |
| Richmond | | (18,748.35) | - | (93.33) | (16,026.67) | - | - | (11,968.67) | - | - | (12,600.00) | - | - | (59,437.02) |
| Taylor Morrison | | 12,315.74 | (11,536.45) | - | - | - | - | (12,496.66) | - | (10,080.96) | (12,315.74) | (7,565.23) | - | (41,679.30) |
| Total Amount Received | | (6,432.61) | (25,216.19) | (93.33) | (16,026.67) | - | (7,158.60) | (24,465.33) | (4,584.05) | (10,080.96) | (24,915.74) | (10,193.45) | - | (129,166.93) |
| **O&M Fees AR - Homebuilders (1)** | **Balance as of 12/31/2020** | | | | | | | | | | | | | |
| KB Homes | 13,311.48 | 66.85 | (13,679.74) | 7,460.01 | - | - | (2,574.55) | - | (4,584.05) | 2,628.22 | - | (2,628.22) | - | - |
| Richmond | 18,748.35 | (18,748.35) | - | 16,026.67 | (17,676.67) | - | 13,618.67 | (11,968.67) | - | 12,600.00 | (12,600.00) | - | - | - |
| Taylor Morrison | 11,536.45 | 12,315.74 | (11,536.45) | 12,496.66 | - | - | 10,080.96 | (12,496.66) | - | (2,515.73) | (12,315.74) | (7,565.23) | - | - |
| Total O&M Fees AR | 43,596.28 | (6,365.76) | (25,216.19) | 35,983.34 | (17,676.67) | - | 21,125.08 | (24,465.33) | (4,584.05) | 12,712.49 | (24,915.74) | (10,193.45) | - | - |
| **O&M Fees - Homeowners** | | | | | | | | | | | | | | |
| O&M Fees | | 41,079.97 | - | - | 48,373.33 | - | - | 53,524.02 | - | - | 59,556.55 | - | - | 202,533.87 |
| Transfer Fees | | 1,700.00 | 1,800.00 | 2,600.00 | 1,300.00 | 500.00 | 2,300.00 | 1,600.00 | 900.00 | 1,100.00 | 1,700.00 | - | - | 15,500.00 |
| Late Fee | | - | 675.00 | (45.00) | - | - | - | - | 1,125.00 | (30.00) | - | (32,594.30) | - | (30,869.30) |
| Amount Due | | 42,779.97 | 2,475.00 | 2,555.00 | 49,673.33 | 500.00 | 2,300.00 | 55,124.02 | 2,025.00 | 1,070.00 | 61,256.55 | (32,594.30) | - | 187,164.57 |
| Payment Received | | (17,287.90) | (25,959.96) | (6,988.64) | (21,819.98) | (21,142.23) | (5,963.90) | (15,941.72) | (32,553.94) | (7,774.13) | (18,639.67) | - | - | (174,072.07) |
| Total O&M Fees AR - Homeowners | (2,377.60) | 25,492.07 | (23,484.96) | (4,433.64) | 27,853.35 | (20,642.23) | (3,663.90) | 39,182.30 | (30,528.94) | (6,704.13) | 42,616.88 | (32,594.30) | - | 10,714.90 |
| **Total O&M Fees Billed** | | 42,846.82 | 2,475.00 | 38,631.67 | 48,023.33 | 500.00 | 30,583.68 | 55,124.02 | 2,025.00 | 23,863.45 | 61,256.55 | (32,594.30) | - | 272,735.22 |
| **Total Payments Received** | | (23,720.51) | (51,176.15) | (7,081.97) | (37,846.65) | (21,142.23) | (13,122.50) | (40,407.05) | (37,137.99) | (17,855.09) | (43,555.41) | (10,193.45) | - | (303,239.00) |
| **Total Outstanding** | | 19,126.31 | (48,701.15) | 31,549.70 | 10,176.68 | (20,642.23) | 17,461.18 | 14,716.97 | (35,112.99) | 6,008.36 | 17,701.14 | (42,787.75) | - | **(30,503.78)** |
| | | | | | | | | | | | | | Beginning AR Balance | 41,218.68 |
| | | | | | | | | | | | | | Total AR Balance | **10,714.90** |

**Sky Ranch Community Authority Board**
Accounts Receivables - Public Improvement Fees
November 30, 2021

| Billing Category/Builder | | January | February | March | April | May | June | July | August | September | October | November | December | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **PIF** | | | | | | | | | | | | | | |
| KB Homes | | 4,018.79 | 1,066.44 | 6,487.34 | 4,646.10 | 1,179.42 | 4,580.93 | 1,162.43 | - | - | - | - | - | 23,141.45 |
| Richmond | | 1,087.23 | 5,184.58 | 13,711.62 | 9,588.29 | 12,584.53 | 3,191.92 | - | 2,184.70 | - | 1,092.35 | - | - | 48,625.22 |
| Taylor Morrison | | 10,395.90 | 13,352.75 | 4,776.46 | 9,116.35 | 3,794.43 | 5,161.54 | 6,137.33 | 2,544.36 | - | 6,152.07 | - | - | 61,431.19 |
| Amount Due | | 15,501.92 | 19,603.77 | 24,975.42 | 23,350.74 | 17,558.38 | 12,934.39 | 7,299.76 | 4,729.06 | - | 7,244.42 | - | - | 133,197.86 |
| Payment Received | | | | | | | | | | | | | | |
| KB Homes | | (12,896.56) | - | - | (1,066.44) | (10,506.13) | (4,646.10) | - | - | - | - | - | - | (29,115.23) |
| Richmond | | (24,380.54) | (1,087.23) | (5,184.58) | - | (23,299.91) | (12,584.53) | (3,191.92) | - | (2,187.70) | - | - | - | (71,916.41) |
| Taylor Morrison | | (12,315.74) | - | - | (37,512.82) | (11,645.97) | (13,352.75) | (3,794.43) | (4,776.46) | (6,137.33) | (2,544.36) | (6,152.07) | - | (98,231.93) |
| Total Amount Received | | (49,592.84) | (1,087.23) | (5,184.58) | (38,579.26) | (45,452.01) | (30,583.38) | (6,986.35) | (4,776.46) | (8,325.03) | (2,544.36) | (6,152.07) | - | (199,263.57) |
| **PIF AR** | **Balance as of 12/31/2020** | | | | | | | | | | | | | |
| KB Homes | 17,942.41 | (8,877.77) | 1,066.44 | 6,487.34 | 3,579.66 | (9,326.71) | (65.17) | 1,162.43 | - | - | - | - | - | 11,968.63 |
| Richmond | 24,380.54 | (23,293.31) | 4,097.35 | 8,527.04 | 9,588.29 | (10,715.38) | (9,392.61) | (3,191.92) | 2,184.70 | (2,187.70) | 1,092.35 | - | - | 1,089.35 |
| Taylor Morrison | 28,609.53 | (1,919.84) | 13,352.75 | 4,776.46 | (28,396.47) | (7,851.54) | (8,191.21) | 2,342.90 | (2,232.10) | (6,137.33) | 3,607.71 | (6,152.07) | - | (8,191.21) |
| Total PIF AR | 70,932.48 | (34,090.92) | 18,516.54 | 19,790.84 | (15,228.52) | (27,893.63) | (17,648.99) | 313.41 | (47.40) | (8,325.03) | 4,700.06 | (6,152.07) | - | 4,866.77 |
| **Total PIF Billed** | | 15,501.92 | 19,603.77 | 24,975.42 | 23,350.74 | 17,558.38 | 12,934.39 | 7,299.76 | 4,729.06 | - | 7,244.42 | - | - | 133,197.86 |
| **Total Payments Received** | | (49,592.84) | (1,087.23) | (5,184.58) | (38,579.26) | (45,452.01) | (30,583.38) | (6,986.35) | (4,776.46) | (8,325.03) | (2,544.36) | (6,152.07) | - | (199,263.57) |
| **Total Outstanding** | | (34,090.92) | 18,516.54 | 19,790.84 | (15,228.52) | (27,893.63) | (17,648.99) | 313.41 | (47.40) | (8,325.03) | 4,700.06 | (6,152.07) | - | **(66,065.71)** |
| | | | | | | | | | | | | | Beginning AR Balance | 70,932.48 |
| | | | | | | | | | | | | | Total AR Balance | **4,866.77** |

PIF information on this page is provided by the Developer.

**03 - Sky Ranch Community Authority Board**
**AP - Accounts Payable**
**Detailed Payables List**
**As of Dec06/21**

| Supplier Code | Supplier Name | Invoice Number | Invoice Date | Net A/P | Category |
|---|---|---|---|---|---|
| 1010 | CO Special Dist. Prop. & Liab. | POL0008469 | 09/26/21 | 2,051.00 | Insurance |
| 1010 | CO Special Dist. Prop. & Liab. | POL0008486 | 09/26/21 | 2,051.00 | Insurance |
| 1010 | CO Special Dist. Prop. & Liab. | POL0008566 | 09/26/21 | 2,073.00 | Insurance |
| 1060 | McGeady Becher P.C. | 74310 | 10/31/21 | 1,610.00 | Legal |
| 1060 | McGeady Becher P.C. | 74311 | 10/31/21 | 2,215.00 | Legal |
| 1060 | McGeady Becher P.C. | 74313 | 10/31/21 | 400.00 | Election |
| 1060 | McGeady Becher P.C. | 74316 | 10/31/21 | 100.00 | Legal |
| 1060 | McGeady Becher P.C. | 74317 | 10/31/21 | 24.00 | Legal |
| 1060 | McGeady Becher P.C. | 74320 | 10/31/21 | 12.50 | Legal |
| 1060 | McGeady Becher P.C. | 74326 | 10/31/21 | 3,369.00 | Election |
| 1100 | T. Charles Wilson | 9944 | 10/07/21 | 495.00 | Insurance |
| 1100 | T. Charles Wilson | 9945 | 10/07/21 | 495.00 | Insurance |
| 1100 | T. Charles Wilson | 9946 | 10/07/21 | 495.00 | Insurance |
| 1150 | Xcel Energy AUTOPAY | 757115558 | 11/19/21 | 135.62 | O&M |
| 1240 | UMB Bank | 907331 | 11/16/21 | 7,500.00 | Property/ SO Tax |
| 1242 | CliftonLarsonAllen LLP | 3069491 | 11/10/21 | 285.08 | Management Fees |
| 1242 | CliftonLarsonAllen LLP | 3069492 | 11/10/21 | 285.08 | Management Fees |
| 1242 | CliftonLarsonAllen LLP | 3069493 | 11/12/21 | 374.85 | Management Fees |
| 1242 | CliftonLarsonAllen LLP | 3069494 | 11/12/21 | 5,305.91 | O&M |
| 1242 | CliftonLarsonAllen LLP | 3089150 | 12/01/21 | 3,594.68 | Accounting |
| 1249 | Pure Cycle Corporation | 92521 | 11/03/21 | 23,655.00 | GESC |
| 1250 | Rangeview Metropolitan District | J001023 | 11/12/21 | 7,515.02 | O&M |
| 1275 | BrightView Landscape Services | 7656487 | 12/01/21 | 7,276.00 | O&M |
| 1040 | SE Metro Stormwater Authority | 3663 | 11/17/21 | 1,135.00 | Land Development |
| 1040 | SE Metro Stormwater Authority | 18-00081A | 11/22/21 | 3,460.00 | Land Development |
| 1040 | SE Metro Stormwater Authority | 18-00081B | 11/22/21 | 29,064.00 | Land Development |
| 1060 | McGeady Becher P.C. | 74319 | 10/31/21 | 210.00 | Land Development |
| 1060 | McGeady Becher P.C. | 74322 | 10/31/21 | 19.60 | Land Development |
| 1060 | McGeady Becher P.C. | 74324 | 10/31/21 | 350.00 | Land Development |
| 1090 | MPi Designs | 1628 | 09/17/21 | 2,090.00 | Land Development |
| 1115 | KT Engineering, LLC | 2252 | 09/30/21 | 17,895.00 | Land Development |
| 1115 | KT Engineering, LLC | 2357 | 09/08/21 | 72,340.00 | Land Development |
| 1120 | IDES, LLC | 9860 | 10/31/21 | 891.00 | Land Development |
| 1120 | IDES, LLC | 37902 | 10/31/21 | 2,831.00 | Land Development |
| 1125 | Westwood Professional Services | 1210800677 | 08/17/21 | 7,300.00 | Land Development |
| 1125 | Westwood Professional Services | 1210901421 | 09/23/21 | 8,597.50 | Land Development |
| 1125 | Westwood Professional Services | 1211100844 | 10/31/21 | 50,446.10 | Land Development |
| 1125 | Westwood Professional Services | 1211100859 | 11/17/21 | 7,002.50 | Land Development |
| 1145 | CTL Thompson Incorporated | 601724 | 10/31/21 | 18,573.00 | Land Development |
| 1145 | CTL Thompson Incorporated | 604716 | 10/31/21 | 19,830.00 | Land Development |
| 1145 | CTL Thompson Incorporated | 604901 | 11/30/21 | 12,100.00 | Land Development |
| 1168 | Environmental Designs | PAYAPP16 | 11/25/21 | 6,034.97 | Land Development |
| 1170 | PCS Group, Inc. | 12771 | 10/31/21 | 8,571.25 | Land Development |
| 1195 | LSC Transportation | 60949 | 11/10/21 | 2,623.95 | Land Development |
| 1225 | CMS Environmental Solutions, LLC | 126777 | 11/01/21 | 375.00 | Land Development |
| 1225 | CMS Environmental Solutions, LLC | 126851 | 11/01/21 | 375.00 | Land Development |
| 1271 | Bemas Construction Inc | PAYAPP6 | 11/25/21 | 350,596.90 | Land Development |
| 1283 | Nelson Pipeline | PAYAPP5 | 10/25/21 | 1,344,489.40 | Land Development |
| 1284 | C &S Sweeping Services | D18254 | 11/14/21 | 906.40 | Land Development |
| | | | | 2,039,425.31 | |
| 1240 | UMB Bank | 11302021 | 12/06/21 | 1,801.36 | Property/ SO Tax |
| | | | | **2,041,226.67** | |

# Sky Ranch CAB – Project Manager Board Report
Date: 12/10/21

## DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

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

Phase II

- GDP and SDP – complete
- ASP/Plat/CDs – Filing 5 first submittal
- Grading –Quad 1 complete; Quad 2 underway
- Utilities – Nelson underway
- Streets – MM prepping; PEI working on alleys
- I70 Interchange – 1601 process ongoing; discussing funding options
- School status – entitlements – L&E, Plat, CDs, Landscaping – working on submittal/comments
- Sub-association and alley maintenance – alley fee resolution and HOA budget

## BUDGET

- Budget review – no changes

## CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

- EDI CO #? $1,028.43 – irrigation repairs on Monaghan
- PEI WO#4 $69,533.05 – Final Acceptance Punch List Repairs

Phase II

- Martin Marietta Materials, Inc. CO#? $25,252.16 – additional base course in alleys

**Sky Ranch Filing 1 - CAB Contract Summary**

| Activity Description | Vendor | Total Contracts | Total Invoices | Total Retainage | Total Reimbursable | % Complete | Remaining to Spend | Management Fee |
|---|---|---|---|---|---|---|---|---|
| Landscaping | A-Mac Underground | 4,500.00 | 4,500.00 | 0.00 | 4,500.00 | 100% | 0.00 | 225.00 |
| Fees, Permits and Administration | Arapahoe County | 127,100.45 | 127,100.45 | 0.00 | 104,516.31 | 100% | 0.00 | 0.00 |
| Legal and Title | Butler Snow | 425.17 | 425.17 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Erosion Control | CMS | 20,000.00 | 17,901.25 | 0.00 | 14,720.42 | 90% | 2,098.75 | 895.06 |
| Geotech | CTL Thompson | 445,846.50 | 445,846.50 | 0.00 | 366,625.22 | 100% | 0.00 | 22,292.33 |
| Engineering | CVL Consultants | 69,025.91 | 69,025.91 | 0.00 | 56,760.88 | 100% | 0.00 | 0.00 |
| Landscaping | Environmental Designs | 3,610,296.54 | 3,548,950.89 | 73,330.59 | 3,548,950.89 | 98% | 61,345.65 | 177,447.54 |
| Engineering | ERO Resources Group | 580.35 | 580.35 | 0.00 | 477.23 | 100% | 0.00 | 0.00 |
| Erosion Control | Erosion Controls of CO | 70,964.58 | 70,964.58 | 0.00 | 58,355.07 | 100% | 0.00 | 3,548.23 |
| Erosion Control | Ewing Irrigation & Landscape | 1,163.14 | 1,163.14 | 0.00 | 956.46 | 100% | 0.00 | 58.16 |
| Legal and Title | Hoffman, Parker, etc | 8,304.06 | 8,304.06 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| District | IDES | 250,000.00 | 230,296.56 | 0.00 | 189,375.78 | 92% | 19,703.44 | 0.00 |
| Survey | KT Engineering | 551,870.00 | 533,975.00 | 0.00 | 439,094.40 | 97% | 17,895.00 | 26,698.75 |
| District | McGeady Becher | 64,990.80 | 59,359.80 | 0.00 | 48,812.31 | 91% | 5,631.00 | 0.00 |
| Landscaping | MPI Designs | 30,770.00 | 22,600.00 | 0.00 | 22,600.00 | 73% | 8,170.00 | 1,130.00 |
| Legal and Title | Otis Bedingfield & Peters | 235.00 | 235.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Erosion Control | PEI | 16,892.56 | 16,892.56 | 844.63 | 13,890.97 | 100% | 0.00 | 0.00 |
| Grading | PEI | 1,584,766.81 | 1,584,766.81 | 0.00 | 824,078.74 | 100% | 0.00 | 79,010.69 |
| Sanitary Sewer | PEI | 2,497,934.50 | 2,497,934.50 | (3,868.07) | 2,497,934.50 | 100% | 0.00 | 78,825.68 |
| Water | PEI | 2,413,879.89 | 2,413,879.89 | (897.74) | 2,415,195.49 | 100% | 0.00 | 76,042.07 |
| Storm Sewer | PEI | 5,159,331.74 | 5,159,331.74 | 5,289.30 | 5,159,331.74 | 100% | 0.00 | 163,192.18 |
| Dry Utilities | PEI | 196,156.66 | 196,156.66 | (523.49) | 0.00 | 100% | 0.00 | 5,979.95 |
| Concrete | PEI | 3,648,101.78 | 3,648,101.78 | (65,040.91) | 3,648,101.78 | 100% | 0.00 | 0.00 |
| Asphalt | PEI | 5,229,527.59 | 5,138,417.65 | 64,196.28 | 5,138,417.65 | 98% | 91,109.94 | 0.00 |
| District | SDMS | 57,885.08 | 57,885.08 | 0.00 | 47,599.64 | 100% | (0.00) | 0.00 |
| Fees, Permits and Administration | SEMSWA | 32,520.00 | 32,520.00 | 0.00 | 26,741.61 | 100% | 0.00 | 0.00 |
| District | Sentinel | 0.00 | 0.00 | 0.00 | 0.00 | 0% | 0.00 | 0.00 |
| District | Sentinel | 556.57 | 556.57 | 0.00 | 457.67 | 100% | 0.00 | 0.00 |
| Legal and Title | Spencer Fane | 228.00 | 228.00 | 0.00 | 0.00 | 100% | 0.00 | 0.00 |
| Dry Utilities | Xcel Energy | 2,370,226.52 | 2,370,226.52 | 0.00 | 597,189.14 | 100% | 0.00 | 118,511.33 |
| | **Total** | **28,459,580.20** | **28,253,626.42** | **73,330.59** | **25,220,183.90** | | **205,953.78** | **753,631.96** |

**Sky Ranch Filing 2 Quad 1 - CAB Contracts Summary**

| Activity Description | Vendor | Total Contracts | Total Invoices | Total Retainage | Total Reimbursable | % Complete | Remaining to Spend |
|---|---|---|---|---|---|---|---|
| Planning and Engineering | Aquatech | 4,212.00 | - | - | - | 0% | 4,212.00 |
| Fees, Permits and Administration | Arapahoe County | 105,083.72 | 49,635.00 | - | 40,814.86 | 47% | 55,448.72 |
| Grading | Bemas | 886,329.63 | 850,761.81 | 42,538.09 | 442,396.14 | 96% | 35,567.82 |
| Fees, Permits and Administration | CDPHE | 296.09 | 296.09 | - | 243.47 | 100% | - |
| Erosion Control | CMS | 5,467.50 | 1,553.38 | - | 1,277.36 | 28% | 3,914.12 |
| Geotech | Cole Garner | 836.50 | - | - | - | 0% | 836.50 |
| Fees, Permits and Administration | Colorado Geological Survey | 73.11 | 73.11 | - | 60.11 | 100% | - |
| Geotech | CTL Thompson | 238,389.60 | 137,335.82 | - | 112,932.98 | 58% | 101,053.78 |
| Planning and Engineering | CVL Consultants | 308,032.20 | 297,756.56 | - | 244,845.22 | 97% | 10,275.64 |
| Planning and Engineering | David Evans | 1,755.00 | - | - | - | 0% | 1,755.00 |
| Planning and Engineering | ERC | 4,289.22 | 2,129.48 | - | 1,751.08 | 50% | 2,159.74 |
| Planning and Engineering | ERO | 1,620.00 | 1,956.13 | - | 1,608.52 | 121% | (336.13) |
| District | IDES | 13,500.00 | 15,711.15 | - | - | 116% | (2,211.15) |
| Survey | KT Engineering | 246,189.75 | 95,351.30 | - | 80,083.01 | 39% | 150,838.45 |
| Planning and Engineering | LSC | 13,608.00 | 11,664.57 | - | 9,591.77 | 86% | 1,943.43 |
| Asphalt | Martin Marietta | 4,068,864.46 | - | - | - | 0% | 4,068,864.46 |
| Legal Title | McGeady Becher | 61.99 | 61.99 | - | - | 100% | - |
| Planning and Engineering | MPI Designs | 14,535.00 | 11,547.25 | - | 9,495.30 | 79% | 2,987.75 |
| Sanitary Sewer | Nelson | 1,637,030.00 | 631,710.95 | 31,585.55 | 631,710.95 | 39% | 1,005,319.05 |
| Water | Nelson | 1,717,106.73 | 1,906,357.78 | 95,317.89 | 1,906,357.78 | 111% | (189,251.05) |
| Storm Sewer | Nelson | 4,144,769.00 | 2,478,190.70 | 123,909.54 | 2,478,190.70 | 60% | 1,666,578.30 |
| Planning and Engineering | PCS Group | 119,070.00 | 98,297.44 | - | 80,829.98 | 83% | 20,772.56 |
| Erosion Control | Pure Cycle GESC | 525,001.00 | 86,065.90 | 4,303.30 | 70,773.08 | 16% | 438,935.10 |
| Fees, Permits and Administration | SEMSWA | 16,884.06 | 14,406.81 | - | 11,846.72 | 85% | 2,477.25 |
| District | Sentinel | 117.94 | 117.94 | - | 117.94 | 100% | - |
| Planning and Engineering | Studio DH | 1,350.00 | 1,350.00 | - | 1,350.00 | 100% | - |
| Planning and Engineering | Studio Lightning | 3,400.00 | 2,890.00 | - | 2,376.45 | 85% | 510.00 |
| Fees, Permits and Administration | Tri-County Health | 89.10 | 89.10 | - | 73.27 | 100% | - |
| Planning and Engineering | Underground Consulting | 270.00 | 270.00 | - | 222.02 | 100% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| - | | - | - | - | - | 0% | - |
| | **Total** | 14,078,231.60 | 6,695,580.25 | 297,654.36 | 6,128,948.73 | 20 | 7,382,651.35 |

# SKY RANCH COMMUNITY AUTHORITY BOARD
## Board Meeting Project Status
## December 10th, 2021

## Cost Certification and Useful Life Analysis Reports

**Filings 1-3**
- Cost Certification Report #2 certifies $14,170,041.63 in Verified Costs
- Useful Life Analysis of 29.55 years as of December 1, 2021

**Filing 4**
- Cost Certification Report #1 certifies $3,158,329.59 in Verified Costs
- Useful Life Analysis of 45.22 years as of December 1, 2021

## Construction Contract Documents

**Landscape Contract Phase 2 – Environmental Designs, Inc.**
Recommend Approval:
*Change Orders*
- None

*Pay Applications*
- None

**Landscape Contract Phase 3 – Environmental Designs, Inc.**
Recommend Approval:
*Change Orders*
- Change Order #18: $1,028.43 for irrigation repairs and winterization.

*Pay Applications*
- Pay Application #16 is recommended for payment $6,034.97 ($6,034.97 District; $0.00 Non-District; $0.00 Retained).
    - $1,294,585.56 Billed to Date. $0.00 Retained. $1,294,585.56 Paid to Date.

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

*Pay Applications*
- Pay Application #6 is recommended for payment $350,596.90 ($163,004.11 District; $206,045.26 Non-District; $18,452.47 Retained)
    - $1,701,523.61 Billed to Date. $85,076.18 Retained. $1,616,447.43 Paid to Date.

**Filing 4 Paving – Martin Marietta**
Recommend Approval:
*Change Orders*
- Change Order #2: $25,252.16 for costs related to increasing depth of aggregate base course in alleys.

*Pay Applications*
- Pay Application #1 is recommended for payment $102,694.18 ($108,099.14 District; $0.00 Non-District; $5,404.96 Retained)
    - $108,099.14 Billed to Date. $5,404.96 Retained. $102,694.18 Paid to Date.

**Filing 4 Concrete – Premier Earthworks and Infrastructure**

Recommend Approval:

*Change Orders*

- None

*Pay Applications*

- Pay Application #1 is recommended for payment $119,233.46 ($125,508.91 District; $0.00 Non-District; $6,275.45 Retained)
    - $125,508.91 Billed to Date. $6,275.45 Retained. $119,233.46 Paid to Date.

**Filing 4 Erosion Control – Pure Cycle**

Recommend Approval:

*Change Orders*

- None

*Pay Applications*

- None

**Filing 4 Wet Utilities – Nelson Pipeline**

Recommend Approval:

*Change Orders*

- None

*Pay Applications*

- Pay Application #6 is recommended for payment $1,126,726.60 ($1,186,028.00 District; $0.00 Non-District; $59,301.40 Retained).
    - $6,829,575.73 Billed to Date. $341,478.79 Retained. $6,488,096.94 Paid to Date.

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

Recommend Approval:

*Change Orders*

- Change Order #4: $69,533.05 for costs associated with punch list repairs.

*Pay Applications*

- None

## Other Matters

- Currently no other matters

# Sky Ranch Community Authority Board

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

| Contractor | Change Orders | Total Contract Amount | Amount Billed | Remaining |
|---|---|---|---|---|
| PEI - Grading | 10 | $1,580,213.82 | $1,580,213.82 | $0.00 |
| PEI - Drainage & Utilities | 28 | $10,259,670.46 | $10,259,670.46 | $0.00 |
| PEI - Roadways | 20 | $8,803,411.96 | $8,803,411.96 | $0.00 |
| PEI - G, U, R | 3 | $50,000.00 | $33,762.49 | $16,237.51 |
| 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 | 17 | $1,295,454.95 | $1,294,585.56 | $869.39 |
| BEMAS - Grading A&D P1 | 6 | $1,772,658.76 | $1,616,447.43 | $156,211.33 |
| BEMAS - Grading A&D P2 | 0 | $819,045.20 | $0.00 | $819,045.20 |
| Pure Cycle - EC F4 | 1 | $525,001.00 | $96,191.30 | $428,809.70 |
| Nelson - F4 Wet Utilities | 2 | $7,515,945.73 | $6,488,096.94 | $1,027,848.79 |
| Martin Marietta - F4 Paving | 1 | $4,761,647.20 | $102,694.18 | $4,658,953.02 |
| PEI - F4 Concrete & SS | 0 | $2,267,308.82 | $119,233.46 | $2,148,075.36 |
| | | | | |
| **Total** | | $41,896,266.14 | $32,640,215.84 | $9,256,050.30 |

# Sky Ranch Community Authority Board
## Summary of Contract Changes

### Change Order Log

| # | Contractor | Original Contract Amount | Days | Executed CO's | | New Contract | |
|---|---|---|---|---|---|---|---|
| | | | | Amount | Days | Amount | Days |
| 1 | PEI - Grading | $1,418,885.53 | 0 | $161,328.29 | 39 | $1,580,213.82 | 39 |
| 2 | PEI - Drainage & Utilties | $8,971,057.30 | 0 | $1,288,613.16 | 113.5 | $10,259,670.46 | 114 |
| 3 | PEI - Roadways | $8,368,649.67 | 0 | $434,762.29 | 59 | $8,803,411.96 | 59 |
| 4 | PEI - G, U, R | $0.00 | 0 | $33,762.49 | 0 | $33,762.49 | 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 | $2,059.47 | 71 | $1,295,454.95 | 281 |
| 8 | Bemas - Grading A&D P1 | $1,574,333.75 | 44 | $198,325.01 | 12 | $1,772,658.76 | 56 |
| 9 | Bemas - Grading A&D P2 | $819,045.20 | 26 | $0.00 | 0 | $819,045.20 | 26 |
| 10 | Pure Cycle - EC F4 | $467,001.00 | 0 | $58,000.00 | 0 | $525,001.00 | 0 |
| 11 | Nelson - F4 Wet Utilities | $7,376,353.00 | 165 | $139,592.73 | 7 | $7,515,945.73 | 172 |
| 12 | Martin Marietta - F4 Paving | $4,700,851.60 | 129 | $60,795.60 | 0 | $4,761,647.20 | 129 |
| 13 | PEI - F4 Concrete & SS | $2,267,308.82 | 129 | $0.00 | 0 | $2,267,308.82 | 129 |
| 14 | | | | | | | |
| | **Total** | **$39,045,564.65** | | **$2,834,463.98** | | **$41,880,028.63** | |

### Potential Change Order Log

| # | Contractor | Current Contract | Days | Potential Change Orders | | Potential Contract | |
|---|---|---|---|---|---|---|---|
| | | | | Amount | Days | Amount | Days |
| 1 | PEI - Grading | $1,580,213.82 | 39 | $0.00 | 0 | $1,580,213.82 | 39 |
| 2 | PEI - Drainage & Utilties | $10,259,670.46 | 114 | $0.00 | 0 | $10,259,670.46 | 114 |
| 3 | PEI - Roadways | $8,803,411.96 | 59 | $61,898.30 | 5 | $8,865,310.26 | 64 |
| 4 | PEI - G, U, R | $33,762.49 | 0 | $69,533.05 | 0 | $103,295.54 | 0 |
| 5 | EDI - Landscape P1 | $2,076,304.28 | 270 | $291,581.11 | 123.5 | $2,367,885.39 | 394 |
| 6 | EDI - Landscape P2 | $169,603.96 | 213 | $8,197.43 | 4 | $177,801.39 | 217 |
| 7 | EDI - Landscape P3 | $1,295,454.95 | 281 | $62,334.32 | 22 | $1,357,789.27 | 303 |
| 8 | Bemas - Grading A&D P1 | $1,772,658.76 | 56 | $0.00 | 0 | $1,772,658.76 | 56 |
| 9 | Bemas - Grading A&D P2 | $819,045.20 | 26 | $0.00 | 0 | $819,045.20 | 26 |
| 10 | Pure Cycle - EC F4 | $525,001.00 | 0 | $0.00 | 0 | $525,001.00 | 0 |
| 11 | Nelson - F4 Wet Utilities | $7,376,353.00 | 172 | $0.00 | 0 | $7,376,353.00 | 172 |
| 12 | Martin Marietta - F4 Paving | $4,700,851.60 | 129 | $25,252.16 | 0 | $4,726,103.76 | 129 |
| 13 | PEI - F4 Concrete & SS | $2,267,308.82 | 129 | $0.00 | 0 | $2,267,308.82 | 129 |
| 14 | | | | | | | |
| | **Total** | **$41,679,640.30** | | **$518,796.37** | | **$42,198,436.67** | |
| | Potential Total of All Change Orders | | | | | $518,796.37 | |

### Force Account Log

| # | Contractor | Original Amount | | Change | New Balance |
|---|---|---|---|---|---|
| 1 | PEI - Grading | $0.00 | | $0.00 | $0.00 |
| 2 | PEI - Drainage & Utilities | $0.00 | | $0.00 | $0.00 |
| 3 | PEI - Roadways | $0.00 | | $0.00 | $0.00 |
| 4 | PEI - G, U, R | $0.00 | | $0.00 | $0.00 |
| 5 | EDI - Landscape P1 | #REF! | | $0.00 | #REF! |
| 6 | EDI - Landscape P2 | $0.00 | | $0.00 | $0.00 |
| 7 | EDI - Landscape P3 | $0.00 | | $0.00 | $0.00 |
| 8 | Bemas - Grading A&D P1 | $0.00 | | $0.00 | $0.00 |
| 9 | Bemas - Grading A&D P2 | $0.00 | | $0.00 | $0.00 |
| 10 | Pure Cycle - EC F4 | $0.00 | | $0.00 | $0.00 |
| 11 | Nelson - F4 Wet Utilities | $0.00 | | $0.00 | $0.00 |
| 12 | Martin Marietta - F4 Paving | $0.00 | | $0.00 | $0.00 |
| 13 | PEI - F4 Concrete & SS | $0.00 | | $0.00 | $0.00 |
| 14 | | | | | |
| | **Total** | | | **$0.00** | **#REF!** |

# Sky Ranch
# Community Authority Board
# Cost Certification and
# Useful Life Analysis Report

## Filings #1-3 - Report #2
## December 2021

1626 Cole Blvd, Suite 125
Lakewood, CO 80401

# Sky Ranch
# Community Authority Board
# Cost Certification and Useful Life Analysis Report

## *Table of Contents*

**Cost Certification Report #2**

Introduction ..... 1
Governing Documents ..... 1
Activities Conducted ..... 1
Assumptions ..... 2
Discussion ..... 2
Summary Of Expenditures By Category And Service Plan Division ..... 3
Field Investigation Results ..... 3
Recommendation ..... 3

**Useful Life Analysis Report #2**

Introduction ..... 4
Methodology and Approarch ..... 4
Useful Life Calculation Summary ..... 4

**Attachments**

Attachment A - Site Map ..... 6
Attachment B - Vendor Participation ..... 8
Attachment C - Expenditure Data ..... 13
Attachment D – Project Photos ..... 24

December 10, 2021

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

**SKY RANCH COMMUNITY AUTHORITY BOARD – FILINGS #1-3 COST CERTIFICATION REPORT #2**

## INTRODUCTION

Independent CAB Engineering Services, LLC (Engineer) was hired by the Sky Ranch Community Authority Board (CAB) to provide review of expenditures paid by Pure Cycle Corporation (Developer) and inclusion of CAB expenditures. This is to summarize and report the expenditures for the Sky Ranch development located in the County of Arapahoe, Colorado (Project). This Cost Certification report summarizes the Engineer's approach and findings for the Project.

The Construction Related Expenses (Construction Related Expenses) for public improvements discussed in this report were paid for by the Developer and are being certified as Verified Costs (Verified Costs) in the amount of **$70,196.61.** The Construction Related Expenses paid for directly by the CAB were also reviewed as part of this report and are certified as Verified Costs in the amount of **$14,170,041.63** for a total Verified Cost amount of **$14,240,238.24**.

This report generally covers the areas shown on Attachment A. The Verified Costs certified in this report mostly cover water, sanitary, storm, parks & recreation, street, regional storm, and regional street improvements and associated soft costs in Filings #1-3.

## GOVERNING DOCUMENTS

The following governing documents were used in determining recommendations for Verified Costs:

- Amended and Restated Service Plan for Sky Ranch Metropolitan CAB No. 5, by McGeady Becher, P.C., dated December 8th, 2020.
- Facilities Funding and Acquisition Agreement, by and between Sky Ranch Community Authority Board and Pure Cycle Corporation, dated November 13th, 2017.
- Project Funding and Reimbursement Agreement, between Sky Ranch CAB and Pure Cycle Corporation, dated November 13th, 2017.
- Subdivision Improvement Agreement and Restriction on Conveyance, between PCY Holdings, LLC and Board of County Commissioners of Arapahoe County, dated July 13th, 2018.
- Modified Service Plan for Sky Ranch Metropolitan CAB No. 5, by McGeady Sisneros, P.C. and Kirkpatrick Pettis Smith Polian, Inc., dated September 14, 2004.
- Sky Ranch Subdivision Filing No. 1 Final Plat, by CVL Consultants of Colorado, Inc., dated June 25th, 2018.

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

## ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the CAB and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.



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INDEPENDENT DES District Engineering SERVICES

- A site visit was conducted. Project improvements were photographed.
- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other projects constructed in the Denver Metropolitan Area.

**ASSUMPTIONS**

Due to the specific scope authorized for this report, the following assumptions were made.

- It is assumed that geotechnical pavement designs have been performed and followed. It is assumed materials testing was performed during construction.
- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Acquisition Agreement. The CAB shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the CAB.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is our recommendation these lien waivers be provided to the CAB.
- Verified Costs presented do not represent the entire contract value, but rather a portion of the costs that are attributable to public improvements as defined in the Service Plan. Construction Related Expenses that pertain to both CAB land and private lots are based on land percentage area for the project area. See Attachment C for the percentages. These percentages were used for work such as earthwork, SWMP activities, and planning.
- Construction Related Expenses that did not have enough information to be verified with this report may be verified in a future report.
- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the CAB. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- This report was prepared with a specific scope and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the public expenditures for the invoices provided. A more detailed analysis or submission of additional expenditures may result in adjustments to our cost certification.

**DISCUSSION**

This report consists of expenditures provided between February of 2018 and November of 2021. The improvements reviewed are generally represented in Attachments A and C.

**Vendor Participation**

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

**Review of Invoices and Summary of Expenditures**

To provide a cost certification of CAB improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as Verified Costs or non-verified costs and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly, and that proof of payment was provided.

For invoices provided by the CAB, the CAB accountant provided a detailed listing. These were reviewed only



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to confirm they are eligible to be considered as Verified Costs to be used for bonding purposes.

**SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION**
The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

| Improvement Category | Amount | Percent of Total Cost |
|---|---|---|
| *Local Improvements* | | |
| Street Improvements | $5,455,594.41 | 38.31% |
| Parks & Recreation | $4,124,762.01 | 28.97% |
| Water | $1,022,154.23 | 7.18% |
| Sanitary/Storm Sewer | $1,676,427.74 | 11.77% |
| Safety Protection | $26,768.35 | 0.19% |
| *Regional Improvements* | | |
| Regional - Street | $1,371,929.94 | 9.63% |
| Regional - Parks (Streetscape) | $7,998.06 | 0.06% |
| Regional - Storm | $554,603.50 | 3.89% |
| **Total** | **$14,240,238.24** | **100.00%** |

**FIELD INVESTIGATION RESULTS**
A field investigation was conducted in November 2021. Photos were taken of the Project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

**RECOMMENDATION**
In our professional opinion the Construction Related Expenses were reviewed and found to be reasonable. The Construction Related Expenses are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as Verified Costs as shown in Attachment C and subject to the level of review presented in this report. These expenditures are certified as Verified Costs in the amount of **$14,240,238.24.**

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

Respectfully Submitted,
Independent CAB Engineering Services, LLC

Barrett Marrocco, P.E.

Attachments

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December 10, 2021

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

**USEFUL LIFE ANALYSIS #2**

**INTRODUCTION**
Independent CAB Engineering Services, LLC (Engineer) was hired by the Sky Ranch Community Authority Board (CAB) to prepare a useful life analysis based on Verified Costs for the Sky Ranch development located in Arapahoe County, Colorado (Project) and presented in the Sky Ranch Community Authority Board Filings #1-3 Cost Certification Report #1. This Analysis summarizes the Engineer's approach and findings for CAB improvements estimated at **a remaining useful life of 29.55 years as of December 1, 2021.**

This Analysis includes expenditures between 2018 and 2021 as shown on Attachment C. This Analysis covers the amount of **$14,240,238.24**, as detailed in the Cost Certification Report #2.

**METHODOLOGY AND APPROACH**
**Useful Life Definition**
For this analysis, useful life is defined as the operating service life of an asset for the purpose it was acquired.

**Calculation of Useful Life**
The Engineer used the project invoices and pay applications for each vendor and analyzed each line item. The line items were determined to be Verified Costs or costs not eligible for reimbursement and allocated into useful life categories based on the major material of the improvement. Line items that were required for the general execution of the contract such as, mobilization, bonds and insurance, were prorated and allocated to the useful life categories. The costs within each useful life were then totaled and divided by the total cost of work to determine the percentage of each category. The percentages were then multiplied by the typical useful life of that category to come up with a useful life factor. The sum of these factors is the weighted useful life for the improvements reviewed.

This analysis is a conservative estimate of the remaining life of the project. For instance, earthwork was rated at 50 years. Several references suggest a useful life of 75 or 100 years. With proper maintenance and preventative maintenance, the calculated useful life can be greatly exceeded.

**Resources**
The following resources were used to determine the useful life of the categories:
- Governmental Accounting Focus
- 2011 Architectural Manual, DCA Office of Affordable Housing
- Engineering Judgment of IDES

**USEFUL LIFE CALCULATION SUMMARY**
The category costs and useful life calculations are shown in the table below.

| System of Work | System Cost | Percent of | Useful Life | Useful Life Factor |
|---|---|---|---|---|
| Services | $985,312.49 | 6.92% | 31 | 2.114 |
| Demolition | $11,933.47 | 0.08% | 31 | 0.026 |
| Buildings | $0.00 | 0.00% | 50 | 0.000 |
| Earthwork, Rock Structures and Erosion Control | $70,365.23 | 0.49% | 75 | 0.371 |
| Water System | $969,371.89 | 6.81% | 40 | 2.723 |
| Sanitary System and Conduits | $670,018.93 | 4.71% | 40 | 1.882 |
| Storm Sewer System | $1,232,326.61 | 8.65% | 40 | 3.462 |
| Access Road | $203,837.79 | 1.43% | 20 | 0.286 |
| Concrete | $3,623,663.54 | 25.45% | 30 | 7.634 |
| Asphalt Pavement | $3,124,963.35 | 21.94% | 20 | 4.389 |
| Striping | $10,497.23 | 0.07% | 10 | 0.007 |
| Signage | $49,283.34 | 0.35% | 10 | 0.035 |
| Irrigation System | $1,173,704.51 | 8.24% | 30 | 2.473 |
| Retaining Walls | $115,314.19 | 0.81% | 20 | 0.162 |
| Landscape Amenities | $442,665.07 | 3.11% | 30 | 0.933 |
| Fencing | $32,185.40 | 0.23% | 30 | 0.068 |
| Seeding and Sod | $509,676.90 | 3.58% | 50 | 1.790 |
| Trees and Shrubs | $413,808.23 | 2.91% | 50 | 1.453 |
| Hardscapes | $513,278.06 | 3.60% | 15 | 0.541 |
| Electrical and Lighting | $88,032.01 | 0.62% | 32.5 | 0.201 |
| **Total** | **$14,240,238.24** | **100.00%** | | **30.55** |

While expenditures began in 2018, most improvements were completed between 2019 and 2020. Therefore an adjustment to subtract 1 year of useful life from the project will be made. We have estimated the CAB improvements at a remaining useful life of 29.55 years as of December 1, 2021.

This analysis was prepared with specific authorized scope of work and although detailed, an elaborate analysis was not performed, but rather a realistic and reasonable analysis to determine the useful life of CAB infrastructure. A more elaborate analysis or differing engineer's approach and judgment may result in adjustments to the evaluation.

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

Respectfully Submitted,
Independent CAB Engineering Services, LLC

Barrett Marrocco, P.E.

Attachments

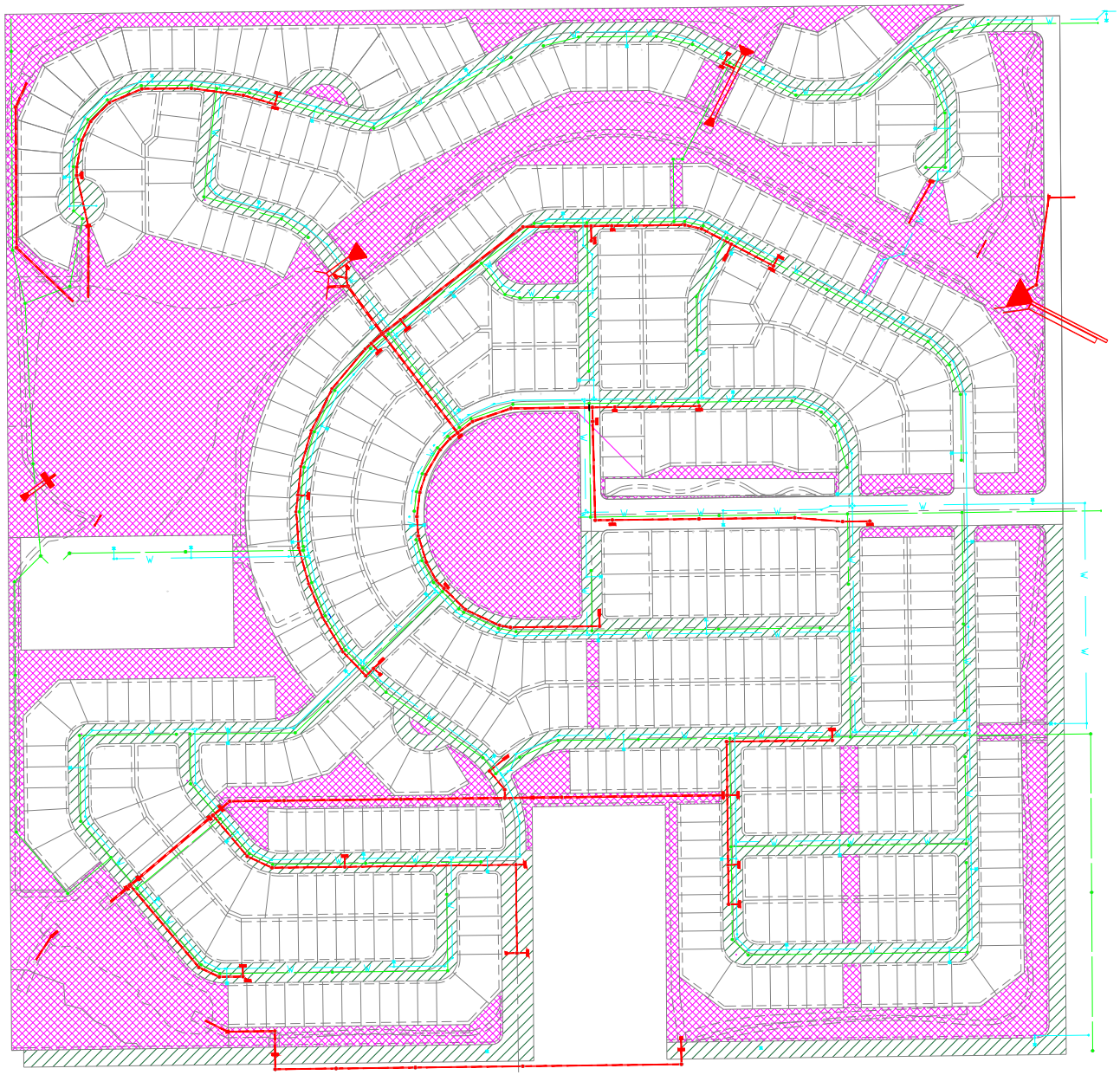
# Attachment A
# Site Map

## DEFINITIONS & NOTES

- **HARD COSTS**: EXPENSES DIRECTLY RELATED TO THE PHYSICAL IMPROVEMENTS.
- **SOFT COSTS**: DESIGN, TESTING, ENGINEERING, SURVEY, FEES/PERMITS, AND OTHER COSTS NECESSARY TO COMPLETE THE PHYSICAL IMPROVEMENTS

## LEGEND

- STREET IMPROVEMENTS
- PARKS AND RECREATION IMPROVEMENTS
- STORM SEWER IMPROVEMENTS
- SANITARY SEWER IMPROVEMENTS
- WATER IMPROVEMENTS



## SOFT COSTS

| Improvement Category | Amount | Percent of Total Cost |
|---|---|---|
| *Local Improvements* | | |
| Services | $286,650.45 | |
| Street Improvements | $154,477.51 | 50.22% |
| Parks & Recreation | $54,328.69 | 17.66% |
| Water | $5,729.00 | 1.86% |
| Sanitation | $39,771.25 | 12.93% |
| Storm | $0.00 | 0.00% |
| Mosquito Control | $0.00 | 0.00% |
| Safety Protection | $0.00 | 0.00% |
| *Regional Improvements* | | |
| Regional - Street | $46,256.80 | 15.04% |
| Regional - Parks | $427.81 | 0.14% |
| Regional - Storm | $6,590.37 | 2.14% |

## HARD COSTS

| Improvement Category | Amount | Percent of Total Cost |
|---|---|---|
| *Local Improvements* | | |
| Services | $0.00 | |
| Street Improvements | $5,174,756.35 | 37.92% |
| Parks & Recreation | $3,974,897.07 | 29.13% |
| Water | $992,750.46 | 7.27% |
| Sanitation | $633,762.42 | 4.64% |
| Storm | $964,065.24 | 7.06% |
| Mosquito Control | $0.00 | 0.00% |
| Safety Protection | $26,148.35 | 0.19% |
| *Regional Improvements* | | |
| Regional - Street | $1,325,673.13 | 9.71% |
| Regional - Parks | $7,570.25 | 0.06% |
| Regional - Storm | $548,013.14 | 4.02% |

INDEPENDENT DISTRICT ENGINEERING SERVICES
District Engineering SERVICES

INDEPENDENT
DISTRICT ENGINEERING SERVICES, LLC
355 UNION BOULEVARD #302, LAKEWOOD, CO 80228

SKY RANCH COMMUNITY AUTHORITY BOARD FILINGS 1–3
COST CERTIFICATION #2
ATTACHMENT A

SHEET 1 of 1
SCALE: NONE
DATE: 12/2/21

# Attachment B
# Vendor Participation

# Attachment B
# Vendor Participation

Following is a Summary of the Contractors, Consultants and Vendor Participation in work and services for the Cost Certification and Bonding Report. Notes include any invoice discrepancies, basis of payment, and basis for reimbursement.

**Albert Frei & Sons** Provided aggregate material for the trails in the Development. These Construction Related Expenses are eligible for CAB financing.

**Art and Business One** Provided sales and marketing services.

**Aurora Media Group** Provided services and collected fees for notices of final payment. These costs are eligible for CAB financing.

**Broomfield Sign Company, Inc.** Provided monument signs for the Development. Sales taxes are not considered eligible for CAB financing.

**Builders Digital Experience** Sales and marketing team for Filings #1-3. These costs are not eligible for CAB financing.

**C & S Sweeping Services, Inc.** Provided street sweeping services for the Development. These Construction Related Expenses are considered eligible for CAB financing.

**Centennial Fence Supply Co.** Supplied fencing for Filings #1-3. These Construction Related Expenses are considered eligible for CAB financing.

**CliftonLarsonAllen, LLP** Provided CAB management services. Some of these costs should be reviewed by the CAB accountant for eligibility.

**CMS Environmental** Provided stormwater inspections for the Development. These Construction Related Expenses are considered eligible for CAB financing.

**Colorado Department of Public Health and Environment** Charged a fee for modifying the water quality permit for the Development. These Construction Related Expenses are eligible for CAB financing.

**Copeland Enterprises, Inc.** Constructed meter pits for the Development. Taxes are not considered eligible for CAB financing.

**Copeland Precast, Inc.** Constructed meter pits for the Development. Taxes are not considered eligible for CAB financing.

**Core & Main, LP** Provided irrigation fittings for the Development. These Construction Related Expenses are considered eligible for CAB financing.

**CTL Thompson** Provided geotechnical and testing services in Filings #1-3 including grading compaction testing, concrete testing, subgrade investigations, base compaction, pavement design, sanitary sewer, water line and storm sewer main backfill compaction and pavement testing.

**Custom Concepts Fabrication** Made modifications to storm grates on the site. These Construction Related Expenses are considered eligible for CAB financing.

**CVL, a Westwood Team** Provided design engineering services for Filings #1-3 which included exhibit preparation, project research, meeting attendance, Monaghan extension, quantities estimate, drainage study, civil construction plans, drainage addendum, compliance letter and infrastructure design, GESC permit documents, plats, address plats, PDP documents, amendments, and legal descriptions. Also provided survey services including boundaries, ALTA, aerial topography, infrastructure construction and 8th avenue utility survey.

**Doge Sign Company** Provided builder signage for the Development. These Construction Related Expenses are not considered eligible for CAB financing.

**East Regional Landfill** Charged fees for landfill services. These Construction Related Expenses are not considered eligible for CAB financing.

**Environmental Designs, Inc.** Landscaping contractor for Filings #1-3. All Construction Related Expenses related to public landscaping are considered eligible for CAB financing.

**Erosion Controls of Colorado** Provided stormwater inspections for the Development. These Construction Related Expenses are considered eligible for CAB financing.

**Fox Rothschild** Provided legal services to developer related to lot development agreements and lot sales. These Construction Related Expenses are not considered eligible for CAB financing.

**Fusion Sign and Design** Provided signage design and installation for the homes. These costs are not considered eligible for CAB financing.

**GFL Environmental** Charged fees for landfill services. These Construction Related Expenses are not considered eligible for CAB financing.

**Granite Seed and Erosion Control** Supplied the Development with seed mix. These Construction Related Expenses are eligible for CAB financing.

**Hampden Press, Inc.** Provided a marketing brochure for the Development. These costs are not eligible for CAB financing.

**Independent CAB Engineering Services** Provided CAB Engineering services that include project bid, contract documents, general project administration, and cost certification for Filings #1-3.

**Innovative Database Solutions, Inc.** Provided the Development with email list and enhancement services. These costs are not eligible for CAB financing.

**James Simpson** Provided the Development with straw bales. These Construction Related Expenses are considered eligible for CAB financing at the CAB site percentage.

**Kevin McNeil** Provided structural engineering review for the drainage channel. These Construction Related Expenses are considered eligible for CAB financing.

**KT Engineering** Provided staking services for construction in Filings #1-3. Some of these Construction Related Expenses are considered eligible for CAB financing at the CAB site percentage.

**Land Title Guarantee Company** Provided titling services for the Tract L replat. These Construction Related Expenses are not eligible for CAB financing.

**LSC Transportation** Provided trip generation compliance letter to address County comments and completion of traffic counts for survey and modeling for Filings #1-3.

**McGeady Becher** Provided CAB legal services.

**Metrostudy, Inc.** Provided competitive analysis market study for Sky Ranch development product mix, positioning, absorption and demand. These costs are not considered eligible for CAB financing.

**MPI Designs** Provided landscape irrigation master plan design services

**Page Specialty Company** Supplied and installed mailbox units for the Development. These Construction Related Expenses are not eligible for CAB financing.

**Paul R. Clark Masonry, Inc.** Masonry contractor installing fence block columns for the Development. These Construction Related Expenses are eligible for CAB financing.

**PCS Group** Provided design services for the completion of the Pre-Development Plan including lot layout, landscape requirements, lighting, and monument design in Filings #1-3. Construction Related Expenses related to the lots are not considered eligible for CAB financing.

**Pioneer** Provided road base for construction in Filings #1-3. These Construction Related Expenses are considered eligible for CAB financing.

**Premier Earthworks & Infrastructure** Grading, utility, and roadway contractor for Filings #1-3 of the Development. Construction Related Expenses in lots are not considered eligible for CAB financing.

**Pure Cycle** Provided BMP and erosion control installation, repair, and maintenance services to satisfy County GESC requirements. Deductions from the past cost certification are made to these invoices to reflect the correct site percentage.

**Romeo Lopez** Made a purchase from Denver Rubber Company. These Construction Related Expenses are not considered eligible for CAB financing.

**Scott Lehman** Purchased equipment for construction. These Construction Related Expenses are not considered eligible for CAB financing.

**SEMSWA** Collected fees and provided renewal of permits for Filings #1-3. Construction Related Expenses related to non-compliance and reinspection are not considered eligible for CAB financing.

**Sewer Solutions** Made repairs to a water meter pit. These Construction Related Expenses are not considered eligible for CAB financing.

**Special CAB Management Services** Provided CAB management services.

**Spencer Fane** Provided legal services for bond issuance. These Construction Related Expenses are not considered eligible for CAB financing.

**Tri County Health** Provided plat review fees for Filings #1-3. These Construction Related Expenses are subject to the CAB site percentage.

**Weblake Studios, Inc.** Provided marketing photography for the Development. These costs are not considered eligible for CAB financing.

**Xcel Energy** Collected fees for the construction of dry utilities and street lights for the subdivision. Construction Related Expenses for dry utilities are not considered eligible for CAB financing.

**Zillow Group** Provided marketing and advertisement for the homes in Filings #1-3. These costs are not considered eligible for CAB financing.

# Attachment C
# Expenditure Data

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Invoices paid by the Board - Filing 1** | | | | | | | | | | |
| **Albert Frei & Sons** | | | | | | | | | | |
| 426542 | 6/1/21 | Yes | 7/13/21 | 03CBTCK D0000C | Filing 1 | Trail Material | $957.21 | $957.21 | $0.00 | |
| 426543 | 6/1/21 | Yes | 7/13/21 | 03CBTCK D0000C | Filing 1 | Trail Material | $1,223.47 | $1,223.47 | $0.00 | |
| 426544 | 6/1/21 | Yes | 7/13/21 | 03CBTCK D0000C | Filing 1 | Trail Material | $1,651.02 | $1,651.02 | $0.00 | |
| 426545 | 6/1/21 | Yes | 7/13/21 | 03CBTCK D0000C | Filing 1 | Trail Material | $3,235.40 | $3,235.40 | $0.00 | |
| 426546 | 6/1/21 | Yes | 7/13/21 | 03CBTCK D0000C | Filing 1 | Trail Material | $503.15 | $503.15 | $0.00 | |
| **Subtotal Albert Frei & Sons** | | | | | | | **$7,570.25** | **$7,570.25** | **$0.00** | |
| **Aurora Media Group** | | | | | | | | | | |
| 98862 | 7/27/20 | Yes | 9/14/20 | 1019 | Filing 1 | Legal Notice Publication - Final Payment | $106.40 | $106.40 | $0.00 | |
| 98863 | 7/27/20 | Yes | 9/14/20 | 1019 | Filing 1 | Legal Notice Publication - Final Payment | $106.40 | $106.40 | $0.00 | |
| 98864 | 7/27/20 | Yes | 9/14/20 | 1019 | Filing 1 | Legal Notice Publication - Final Payment | $106.40 | $106.40 | $0.00 | |
| 100245 | 3/19/21 | Yes | 4/9/21 | 1135 | Filing 1 | Legal Notice Publication - Final Payment | $52.00 | $52.00 | $0.00 | |
| **Subtotal Aurora Media Group** | | | | | | | **$371.20** | **$371.20** | **$0.00** | |
| **CliftonLarsonAllen LLP** | | | | | | | | | | |
| 2550329 | 7/9/20 | Yes | 8/14/20 | 1010 | Filing 1 | Management Services | $4,362.64 | $813.30 | $3,549.34 | Non-Eligible Costs should be reviewed for O&M |
| 2609541 | 9/9/20 | Yes | 10/12/20 | 1037 | Filing 1 | Management Services | $4,188.18 | $891.35 | $3,296.83 | Non-Eligible Costs should be reviewed for O&M |
| **Subtotal CliftonLarsonAllen LLP** | | | | | | | **$8,550.82** | **$1,704.65** | **$6,846.17** | |
| **CMS Environmental Solutions, LLC** | | | | | | | | | | |
| 86254 | 4/1/19 | Yes | 6/17/19 | 1136 | Filing 1 | Stormwater Permit Transfer | $148.75 | $148.75 | $0.00 | |
| 88690 | 5/13/19 | Yes | 8/12/19 | 1156 | Filing 1 | Stormwater Inspection, Permit Modification | $476.25 | $476.25 | $0.00 | |
| 89867 | 6/1/19 | Yes | 8/12/19 | 1156 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 91096 | 7/1/19 | Yes | 8/12/19 | 1156 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 92689 | 8/1/19 | Yes | 9/16/19 | 1168 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 94060 | 9/1/19 | Yes | 10/14/19 | 1181 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 95349 | 10/1/19 | Yes | 11/11/19 | 1190 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 96534 | 11/1/19 | Yes | 12/16/19 | 1199 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 97682 | 12/1/19 | Yes | 1/13/20 | 1087 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 98862 | 1/1/20 | Yes | 2/20/20 | 1102 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 100036 | 2/1/20 | Yes | 3/18/20 | 1115 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 100055 | 2/3/20 | Yes | 5/11/20 | 1136 | Filing 1 | Stormwater Inspection | $767.50 | $767.50 | $0.00 | |
| 101200 | 3/1/20 | Yes | 4/13/20 | 1128 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 102438 | 4/1/20 | Yes | 4/13/20 | 1128 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 102535 | 4/10/20 | Yes | 6/15/20 | 1152 | Filing 1 | Stormwater Inspection | $425.00 | $425.00 | $0.00 | |
| 103631 | 5/1/20 | Yes | 6/15/20 | 1152 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 104828 | 6/1/20 | Yes | 7/13/20 | 1166 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 106121 | 7/1/20 | Yes | 8/14/20 | 1007 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 106237 | 7/13/20 | Yes | 11/16/20 | 1050 | Filing 1 | Stormwater Inspection | $218.75 | $218.75 | $0.00 | |
| 107252 | 8/1/20 | Yes | 9/14/20 | 1021 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 108528 | 9/1/20 | Yes | 10/12/20 | 1035 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 109811 | 10/1/20 | Yes | 11/16/20 | 1050 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 111170 | 11/1/20 | Yes | 12/15/20 | 1067 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 112510 | 12/1/20 | Yes | 1/8/21 | 1082 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 116286 | 3/1/21 | Yes | 3/16/21 | 1122 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 116500 | 3/1/21 | Yes | 5/17/21 | 1153 | Filing 1 | State Stormwater Modifications | $390.00 | $390.00 | $0.00 | |
| 117712 | 4/1/21 | Yes | 4/9/21 | 1136 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 118040 | 4/1/21 | Yes | 5/17/21 | 1153 | Filing 1 | SWMP | $1,600.00 | $0.00 | $1,600.00 | Lots Stormwater not eligible |
| 119117 | 5/1/21 | Yes | 6/15/21 | 1167 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| 120480 | 6/1/21 | Yes | 7/9/21 | 1182 | Filing 1 | Stormwater Inspection | $375.00 | $375.00 | $0.00 | |
| **Subtotal CMS Environmental Solutions, LLC** | | | | | | | **$12,651.25** | **$11,051.25** | **$1,600.00** | |
| **Colorado Department of Public Health and Environment** | | | | | | | | | | |
| WC211106827 | 4/13/21 | Yes | 5/17/21 | 1158 | Filing 1 | Permit Modification Fee | $135.00 | $135.00 | $0.00 | |
| **Subtotal Colorado Department of Public Health and Environment** | | | | | | | **$135.00** | **$135.00** | **$0.00** | |
| **Core & Main, LP** | | | | | | | | | | |
| L250327 | 9/24/19 | Yes | 12/16/19 | 1201 | Filing 1 | Irrigation Fittings | $8,490.78 | $8,490.78 | $0.00 | |
| L341712 | 10/10/19 | Yes | 12/16/19 | 1201 | Filing 1 | Irrigation Fittings | -$613.28 | -$613.28 | $0.00 | Parts returned |
| L396488 | 10/23/19 | Yes | 12/16/19 | 1201 | Filing 1 | Irrigation Fittings | $122.20 | $122.20 | $0.00 | |
| **Subtotal Core & Main, LP** | | | | | | | **$7,999.70** | **$7,999.70** | **$0.00** | |
| **CTL Thompson, Inc** | | | | | | | | | | |
| 506892 | 4/1/19 | Yes | 6/17/19 | 1132 | Filing 1 | Geotechnical Engineering | $376.00 | $376.00 | $0.00 | |
| 506893 | 4/1/19 | Yes | 6/17/19 | 1132 | Filing 1 | Geotechnical Engineering | $7,732.00 | $7,732.00 | $0.00 | |
| 509812 | 4/30/19 | Yes | 6/17/19 | 1132 | Filing 1 | Geotechnical Engineering | $5,858.00 | $5,858.00 | $0.00 | |
| 509813 | 4/30/19 | Yes | 6/17/19 | 1132 | Filing 1 | Geotechnical Engineering | $3,324.00 | $3,324.00 | $0.00 | |
| 509814 | 4/30/19 | Yes | 6/17/19 | 1132 | Filing 1 | Geotechnical Engineering | $8,776.00 | $8,776.00 | $0.00 | |
| 512041 | 5/31/19 | Yes | 7/15/19 | 1146 | Filing 1 | Geotechnical Engineering | $12,160.00 | $12,160.00 | $0.00 | |

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| 512042 | 5/31/19 | Yes | 7/15/19 | 1146 | Filing 1 | Geotechnical Engineering | $5,130.00 | $5,130.00 | $0.00 | |
| 512043 | 5/31/19 | Yes | 7/15/19 | 1146 | Filing 1 | Geotechnical Engineering | $1,500.00 | $1,500.00 | $0.00 | |
| 515014 | 6/30/19 | Yes | 8/12/19 | 1153 | Filing 1 | Geotechnical Engineering | $16,208.00 | $16,208.00 | $0.00 | |
| 515015 | 6/30/19 | Yes | 8/12/19 | 1153 | Filing 1 | Geotechnical Engineering | $2,465.00 | $2,465.00 | $0.00 | |
| 515016 | 6/30/19 | Yes | 8/12/19 | 1153 | Filing 1 | Geotechnical Engineering | $734.00 | $734.00 | $0.00 | |
| 515554 | 6/30/19 | Yes | 8/12/19 | 1153 | Filing 1 | Geotechnical Engineering | $19,800.00 | $19,800.00 | $0.00 | |
| 517604 | 7/31/19 | Yes | 9/16/19 | 1164 | Filing 1 | Geotechnical Engineering | $8,800.00 | $8,800.00 | $0.00 | |
| 517909 | 7/31/19 | Yes | 9/16/19 | 1164 | Filing 1 | Geotechnical Engineering | $14,994.00 | $14,994.00 | $0.00 | |
| 517910 | 7/31/19 | Yes | 9/16/19 | 1164 | Filing 1 | Geotechnical Engineering | $768.00 | $768.00 | $0.00 | |
| 520343 | 8/31/19 | Yes | 10/14/19 | 1177 | Filing 1 | Geotechnical Engineering | $2,148.00 | $2,148.00 | $0.00 | |
| 525294 | 9/30/19 | Yes | 11/11/19 | 1188 | Filing 1 | Geotechnical Engineering | $14,844.00 | $14,844.00 | $0.00 | |
| 525295 | 9/30/19 | Yes | 11/11/19 | 1188 | Filing 1 | Geotechnical Engineering | $1,878.00 | $1,878.00 | $0.00 | |
| 525296 | 9/30/19 | Yes | 11/11/19 | 1188 | Filing 1 | Geotechnical Engineering | $2,050.00 | $2,050.00 | $0.00 | |
| 520255 | 8/31/19 | Yes | 12/16/19 | 1196 | Filing 1 | Geotechnical Engineering | $1,636.00 | $1,636.00 | $0.00 | |
| 527244 | 10/31/19 | Yes | 12/16/19 | 1196 | Filing 1 | Geotechnical Engineering | $4,272.00 | $4,272.00 | $0.00 | |
| 527245 | 10/31/19 | Yes | 12/16/19 | 1196 | Filing 1 | Geotechnical Engineering | $6,094.00 | $6,094.00 | $0.00 | |
| 527246 | 10/31/19 | Yes | 12/16/19 | 1196 | Filing 1 | Geotechnical Engineering | $2,262.00 | $2,262.00 | $0.00 | |
| 529901 | 11/30/19 | Yes | 1/13/20 | 1086 | Filing 1 | Geotechnical Engineering | $6,116.00 | $6,116.00 | $0.00 | |
| 529902 | 11/30/19 | Yes | 1/13/20 | 1086 | Filing 1 | Geotechnical Engineering | $1,712.00 | $1,712.00 | $0.00 | |
| 529903 | 11/30/19 | Yes | 1/13/20 | 1086 | Filing 1 | Geotechnical Engineering | $1,742.00 | $1,742.00 | $0.00 | |
| 532214 | 12/31/19 | Yes | 2/20/20 | 1099 | Filing 1 | Geotechnical Engineering | $2,438.00 | $2,438.00 | $0.00 | |
| 532215 | 12/31/19 | Yes | 2/20/20 | 1099 | Filing 1 | Geotechnical Engineering | $410.00 | $410.00 | $0.00 | |
| 532216 | 12/31/19 | Yes | 2/20/20 | 1099 | Filing 1 | Geotechnical Engineering | $4,450.00 | $4,450.00 | $0.00 | |
| 534742 | 1/31/20 | Yes | 3/18/20 | 1113 | Filing 1 | Geotechnical Engineering | $470.00 | $470.00 | $0.00 | |
| 534863 | 1/31/20 | Yes | 3/18/20 | 1113 | Filing 1 | Geotechnical Engineering | $366.00 | $366.00 | $0.00 | |
| 534864 | 1/31/20 | Yes | 3/18/20 | 1113 | Filing 1 | Geotechnical Engineering | $828.00 | $828.00 | $0.00 | |
| 537986 | 2/29/20 | Yes | 4/13/20 | 1126 | Filing 1 | Geotechnical Engineering | $2,214.00 | $2,039.98 | $174.02 | Site Grading at Site % |
| 537987 | 2/29/20 | Yes | 4/13/20 | 1126 | Filing 1 | Geotechnical Engineering | $154.00 | $154.00 | $0.00 | |
| 537988 | 2/29/20 | Yes | 4/13/20 | 1126 | Filing 1 | Geotechnical Engineering | $2,702.00 | $2,702.00 | $0.00 | |
| 541635 | 3/31/20 | Yes | 4/13/20 | 1126 | Filing 1 | Geotechnical Engineering | $3,979.00 | $3,979.00 | $0.00 | |
| 541636 | 3/31/20 | Yes | 4/13/20 | 1126 | Filing 1 | Geotechnical Engineering | $256.00 | $256.00 | $0.00 | |
| 544144 | 4/30/20 | Yes | 6/15/20 | 1147 | Filing 1 | Geotechnical Engineering | $2,316.00 | $2,316.00 | $0.00 | |
| 546404 | 5/31/20 | Yes | 7/13/20 | 1162 | Filing 1 | Geotechnical Engineering | $1,024.00 | $1,024.00 | $0.00 | |
| 549305 | 6/30/20 | Yes | 8/14/20 | 1005 | Filing 1 | Geotechnical Engineering | $2,034.00 | $2,034.00 | $0.00 | |
| 549306 | 6/30/20 | Yes | 8/14/20 | 1005 | Filing 1 | Geotechnical Engineering | $444.00 | $444.00 | $0.00 | |
| 552045 | 7/31/20 | Yes | 9/14/20 | 1017 | Filing 1 | Geotechnical Engineering | $21,355.00 | $21,355.00 | $0.00 | |
| 551848 | 7/31/20 | Yes | 9/14/20 | 1017 | Filing 1 | Geotechnical Engineering | $376.00 | $376.00 | $0.00 | |
| 551849 | 7/31/20 | Yes | 9/14/20 | 1017 | Filing 1 | Geotechnical Engineering | $324.00 | $324.00 | $0.00 | |
| 551850 | 7/31/20 | Yes | 9/14/20 | 1017 | Filing 1 | Geotechnical Engineering | $768.00 | $768.00 | $0.00 | |
| 554387 | 8/31/20 | Yes | 10/12/20 | 1034 | Filing 1 | Geotechnical Engineering | $1,166.00 | $1,166.00 | $0.00 | |
| 554388 | 8/31/20 | Yes | 10/12/20 | 1034 | Filing 1 | Geotechnical Engineering | $342.00 | $342.00 | $0.00 | |
| 554389 | 8/31/20 | Yes | 1/8/21 | 1079 | Filing 1 | Geotechnical Engineering | $580.00 | $580.00 | $0.00 | |
| 556892 | 9/30/20 | Yes | 12/15/20 | 1064 | Filing 1 | Geotechnical Engineering | $467.50 | $467.50 | $0.00 | |
| 556893 | 9/30/20 | Yes | 11/16/20 | 1046 | Filing 1 | Geotechnical Engineering | $862.00 | $862.00 | $0.00 | |
| 565184 | 12/31/20 | Yes | 4/9/21 | 03CBTCK D00006 | Filing 1 | Geotechnical Engineering | $188.00 | $188.00 | $0.00 | |
| 568257 | 1/31/21 | Yes | 4/9/21 | 03CBTCK D00006 | Filing 1 | Geotechnical Engineering | $541.00 | $541.00 | $0.00 | |
| 571451 | 2/28/21 | Yes | 4/9/21 | 03CBTCK D00006 | Filing 1 | Geotechnical Engineering | $324.00 | $324.00 | $0.00 | |
| 571452 | 2/28/21 | Yes | 4/9/21 | 03CBTCK D00006 | Filing 1 | Geotechnical Engineering | $366.00 | $366.00 | $0.00 | |
| 575030 | 3/31/21 | Yes | 7/13/21 | 03CBTCK D0000A | Filing 1 | Geotechnical Engineering | $340.00 | $340.00 | $0.00 | |
| 578446 | 4/30/21 | Yes | 6/15/21 | 03CBTCK D00007 | Filing 1 | Geotechnical Engineering | $256.00 | $256.00 | $0.00 | |
| 578447 | 4/30/21 | Yes | 6/15/21 | 03CBTCK D00007 | Filing 1 | Geotechnical Engineering | $956.00 | $956.00 | $0.00 | |
| 585678 | 6/30/21 | Yes | 7/13/21 | 03CBTCK D0000A | Filing 1 | Geotechnical Engineering | $654.00 | $654.00 | $0.00 | |
| **Subtotal CTL Thompson, Inc** | | | | | | | **$207,329.50** | **$207,155.48** | **$174.02** | |
| | | | | | | | | | | |
| **CVL a Westwood team** | | | | | | | | | | |
| 28081 | 6/26/20 | Yes | 7/20/20 | 16940 | Filing 1 | Design Engineering | $4,476.61 | $4,476.61 | $0.00 | |
| 28214 | 7/23/20 | Yes | 8/14/20 | 1036 | Filing 1 | Design Engineering | $2,845.00 | $2,845.00 | $0.00 | |
| 28264 | 8/25/20 | Yes | 9/14/20 | 1016 | Filing 1 | Design Engineering | $1,630.00 | $1,630.00 | $0.00 | |
| **Subtotal CVL a Westwood team** | | | | | | | **$8,951.61** | **$8,951.61** | **$0.00** | |
| | | | | | | | | | | |
| **Environmental Designs, Inc - Phase 1** | | | | | | | | | | |
| Pay App 1 | 4/25/19 | Yes | 6/17/19 | 1137 | Filing 1 | Landscaping | $116,358.85 | $116,358.85 | $0.00 | |
| Pay App 2 | 5/24/19 | Yes | 7/15/19 | 1149 | Filing 1 | Landscaping | $60,466.58 | $60,466.58 | $0.00 | |
| Pay App 3 | 6/28/19 | Yes | 6/28/19 | 1157 | Filing 1 | Landscaping | $216,882.50 | $216,882.50 | $0.00 | |
| Pay App 4 | 7/25/19 | Yes | 7/25/19 | 1169 | Filing 1 | Landscaping | $104,147.95 | $104,147.95 | $0.00 | |
| Pay App 5 | 8/25/19 | Yes | 8/25/19 | 1182 | Filing 1 | Landscaping | $165,047.10 | $165,047.10 | $0.00 | |
| Pay App 6 | 9/30/19 | Yes | 11/11/19 | 1191 | Filing 1 | Landscaping | $325,109.92 | $325,109.92 | $0.00 | |
| Pay App 7 | 10/31/19 | Yes | 12/16/19 | 1200 | Filing 1 | Landscaping | $348,262.59 | $348,262.59 | $0.00 | |
| Pay App 9 | 12/1/19 | Yes | 2/20/20 | 1103 | Filing 1 | Landscaping | $64,304.71 | $64,304.71 | $0.00 | |
| Pay App 10 - Partial RR | 1/9/20 | Yes | 2/20/20 | 1103 | Filing 1 | Landscaping | $6,303.28 | $6,303.28 | $0.00 | Partial Retainage Release - Playground Equipment |
| Pay App 11 | 1/25/20 | Yes | 2/20/20 | 1103 | Filing 1 | Landscaping | $138,446.44 | $138,446.44 | $0.00 | |
| Pay App 12 | 2/25/20 | Yes | 4/13/20 | 1129 | Filing 1 | Landscaping | $39,883.89 | $38,152.67 | $1,731.23 | Repairs Not District Eligible |
| Pay App 13 | 3/25/20 | Yes | 4/13/20 | 1129 | Filing 1 | Landscaping | $29,521.06 | $29,521.06 | $0.00 | |
| Pay App 14 | 4/25/20 | Yes | 6/15/20 | 1153 | Filing 1 | Landscaping | $46,564.36 | $46,564.36 | $0.00 | |

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Pay App 15 | 5/25/20 | Yes | 7/13/20 | 1167 | Filing 1 | Landscaping | $49,277.35 | $49,277.35 | $0.00 | |
| Pay App 16 | 6/25/20 | Yes | 8/14/20 | 1008 | Filing 1 | Landscaping | $23,596.77 | $23,596.77 | $0.00 | |
| Pay App 17 | 7/25/20 | Yes | 9/14/20 | 1022 | Filing 1 | Landscaping | $50,889.10 | $50,889.10 | $0.00 | |
| Pay App 18 | 8/25/20 | Yes | 10/12/20 | 1036 | Filing 1 | Landscaping | $14,914.91 | $14,914.91 | $0.00 | |
| Pay App 19 | 9/25/20 | Yes | 11/16/20 | 1051 | Filing 1 | Landscaping | $3,842.82 | $3,842.82 | $0.00 | |
| Pay App 20 | 11/25/20 | Yes | 1/8/21 | 1083 | Filing 1 | Landscaping | $39,305.92 | $38,861.32 | $444.60 | |
| Pay App 21 | 12/25/20 | Yes | 2/16/21 | 1099 | Filing 1 | Landscaping | $37,917.58 | $36,289.22 | $1,628.36 | |
| Pay App 22 | 1/25/21 | Yes | 6/15/21 | 1168 | Filing 1 | Landscaping | $36,797.68 | $36,797.68 | $0.00 | |
| Pay App 23 | 4/25/21 | Yes | 6/15/21 | 1168 | Filing 1 | Landscaping | $97,511.93 | $97,311.70 | $200.23 | Retainage Release |
| Overpayment | 11/1/21 | Yes | N/A | N/A | Filing 1 | Overpayment Deduct | -$8,146.01 | -$8,146.01 | $0.00 | EDI Mailed Check to District |
| **Subtotal Environmental Designs, Inc - Phase 1** | | | | | | | **$2,007,207.27** | **$2,003,202.86** | **$4,004.41** | |
| | | | | | | | | | | |
| **Environmental Designs, Inc - Phase 2** | | | | | | | | | | |
| Pay App 1 | 5/25/20 | Yes | 7/13/20 | 1167 | Filing 1 | Landscaping | $6,402.06 | $6,402.06 | $0.00 | |
| Pay App 2 | 6/25/20 | Yes | 8/14/20 | 1008 | Filing 1 | Landscaping | $28,670.27 | $28,670.27 | $0.00 | |
| Pay App 3 | 7/25/20 | Yes | 9/14/20 | 1022 | Filing 1 | Landscaping | $32,530.08 | $32,530.08 | $0.00 | |
| Pay App 4 | 8/25/20 | Yes | 10/12/20 | 1036 | Filing 1 | Landscaping | $35,344.28 | $35,344.28 | $0.00 | |
| Pay App 5 | 9/25/20 | Yes | 12/15/20 | 1068 | Filing 1 | Landscaping | $29,157.08 | $29,157.08 | $0.00 | |
| Pay App 6 | 10/25/20 | Yes | 12/15/20 | 1068 | Filing 1 | Landscaping | $27,066.08 | $27,066.08 | $0.00 | |
| Pay App 7 | 2/25/21 | Yes | 3/16/21 | 1123 | Filing 1 | Landscaping | $783.61 | $783.61 | $0.00 | |
| Pay App 8 | 3/25/21 | Yes | 5/17/21 | 1154 | Filing 1 | Landscaping | $1,170.29 | $1,170.29 | $0.00 | |
| **Subtotal Environmental Designs, Inc - Phase 2** | | | | | | | **$161,123.74** | **$161,123.74** | **$0.00** | |
| | | | | | | | | | | |
| **Environmental Designs, Inc - Phase 3** | | | | | | | | | | |
| Pay App 1 | 5/25/20 | Yes | 7/13/20 | 1167 | Filing 1 | Landscaping | $43,044.80 | $43,044.80 | $0.00 | |
| Pay App 2 | 6/25/20 | Yes | 8/14/20 | 1008 | Filing 1 | Landscaping | $207,798.21 | $207,798.21 | $0.00 | |
| Pay App 3 | 7/25/20 | Yes | 9/14/20 | 1022 | Filing 1 | Landscaping | $120,174.42 | $120,174.42 | $0.00 | |
| Pay App 4 | 8/25/20 | Yes | 10/12/20 | 1036 | Filing 1 | Landscaping | $243,005.86 | $243,005.86 | $0.00 | |
| Pay App 5 | 9/25/20 | Yes | 11/16/20 | 1051 | Filing 1 | Landscaping | $130,672.43 | $130,672.43 | $0.00 | |
| Pay App 6 | 10/25/20 | Yes | 12/15/20 | 1068 | Filing 1 | Landscaping | $111,559.00 | $111,559.00 | $0.00 | |
| Pay App 7 | 11/25/20 | Yes | 1/8/21 | 1083 | Filing 1 | Landscaping | $95,606.60 | $95,606.60 | $0.00 | |
| Pay App 8 | 12/25/20 | Yes | 2/16/21 | 1099 | Filing 1 | Landscaping | $56,428.88 | $56,428.88 | $0.00 | |
| Pay App 9 | 1/25/20 | Yes | 3/16/21 | 1123 | Filing 1 | Landscaping | $76,994.50 | $76,994.50 | $0.00 | |
| Pay App 10 | 2/25/20 | Yes | 6/15/21 | 1168 | Filing 1 | Landscaping | $52,295.60 | $52,295.60 | $0.00 | |
| Pay App 11 | 3/25/21 | Yes | 5/17/21 | 1154 | Filing 1 | Landscaping | $11,748.49 | $11,748.49 | $0.00 | |
| Pay App 12 | 5/25/21 | Yes | 6/15/21 | 1168 | Filing 1 | Landscaping | $1,755.92 | $1,755.92 | $0.00 | |
| **Subtotal Environmental Designs, Inc - Phase 3** | | | | | | | **$1,151,084.71** | **$1,151,084.71** | **$0.00** | |
| | | | | | | | | | | |
| **Erosion Controls of Colorado** | | | | | | | | | | |
| T180225-41 | 4/2/19 | Yes | 6/17/19 | 1131 | Filing 1 | Stormwater Inspection | $760.00 | $760.00 | $0.00 | |
| T180225-42 | 4/8/19 | Yes | 6/17/19 | 1131 | Filing 1 | Stormwater Inspection | $1,520.00 | $1,520.00 | $0.00 | |
| T180225-43 | 4/16/19 | Yes | 6/17/19 | 1131 | Filing 1 | Stormwater Inspection | $760.00 | $760.00 | $0.00 | |
| T180225-44 | 4/23/19 | Yes | 6/17/19 | 1131 | Filing 1 | Stormwater Inspection | $760.00 | $760.00 | $0.00 | |
| T180225-45 | 4/29/19 | Yes | 6/17/19 | 1131 | Filing 1 | Stormwater Inspection | $760.00 | $760.00 | $0.00 | |
| **Subtotal Erosion Controls of Colorado** | | | | | | | **$4,560.00** | **$4,560.00** | **$0.00** | |
| | | | | | | | | | | |
| **Independent District Engineering Services, LLC** | | | | | | | | | | |
| DEN098.16 | 4/1/19 | Yes | 6/17/19 | 1129 | Filing 1 | District Engineering Services | $7,985.72 | $7,985.72 | $0.00 | |
| DEN098.17 | 5/1/19 | Yes | 6/17/19 | 1129 | Filing 1 | District Engineering Services | $6,061.76 | $6,061.76 | $0.00 | |
| DEN098.18 | 5/31/19 | Yes | 7/15/19 | 1144 | Filing 1 | District Engineering Services | $5,930.04 | $5,930.04 | $0.00 | |
| DEN098.20 | 6/30/19 | Yes | 8/12/19 | 1151 | Filing 1 | District Engineering Services | $4,169.96 | $4,169.96 | $0.00 | |
| DEN098.21 | 7/31/19 | Yes | 9/16/19 | 1162 | Filing 1 | District Engineering Services | $4,919.32 | $4,919.32 | $0.00 | |
| DEN098.22 | 9/1/19 | Yes | 10/14/19 | 1175 | Filing 1 | District Engineering Services | $9,022.72 | $9,022.72 | $0.00 | |
| DEN098.23 | 10/1/19 | Yes | 11/11/19 | 1186 | Filing 1 | District Engineering Services | $5,932.92 | $5,932.92 | $0.00 | |
| DEN098.24 | 10/31/19 | Yes | 12/16/19 | 1194 | Filing 1 | District Engineering Services | $2,897.16 | $2,897.16 | $0.00 | |
| DEN098.25 | 12/1/19 | Yes | 2/20/20 | 1097 | Filing 1 | District Engineering Services | $6,240.16 | $6,240.16 | $0.00 | |
| DEN098.26 | 12/31/19 | Yes | 2/20/20 | 1097 | Filing 1 | District Engineering Services | $4,837.68 | $4,837.66 | $0.02 | District only Paid $4,837.66 |
| DEN098.27 | 1/31/20 | Yes | 4/13/20 | 1124 | Filing 1 | District Engineering Services | $4,603.86 | $4,603.86 | $0.00 | |
| DEN098.28 | 2/29/20 | Yes | 4/13/20 | 1124 | Filing 1 | District Engineering Services | $5,938.58 | $5,938.58 | $0.00 | |
| DEN098.29 | 3/31/20 | Yes | 5/11/20 | 1132 | Filing 1 | District Engineering Services | $5,785.26 | $5,785.26 | $0.00 | |
| DEN098.30 | 4/30/20 | Yes | 6/15/20 | 1145 | Filing 1 | District Engineering Services | $5,497.50 | $5,497.50 | $0.00 | |
| DEN098.31 | 5/31/20 | Yes | 7/13/20 | 1160 | Filing 1 | District Engineering Services | $1,516.53 | $1,516.53 | $0.00 | |
| 09832 | 6/30/20 | Yes | 8/14/20 | 1003 | Filing 1 | District Engineering Services | $2,795.00 | $2,795.00 | $0.00 | |
| 09833 | 7/31/20 | Yes | 9/14/20 | 1015 | Filing 1 | District Engineering Services | $3,316.44 | $3,316.44 | $0.00 | |
| 09834 | 8/31/20 | Yes | 11/16/20 | 1044 | Filing 1 | District Engineering Services | $6,015.00 | $6,015.00 | $0.00 | |
| 09835 | 9/30/20 | Yes | 12/15/20 | 1062 | Filing 1 | District Engineering Services | $1,957.50 | $1,957.50 | $0.00 | |
| 09838 | 10/31/20 | Yes | 12/15/20 | 1062 | Filing 1 | District Engineering Services | $3,028.28 | $3,028.28 | $0.00 | |
| 09839 | 11/30/20 | Yes | 1/8/21 | 1077 | Filing 1 | District Engineering Services | $1,087.50 | $1,087.50 | $0.00 | |
| 09841 | 12/31/20 | Yes | 2/16/21 | 1092 | Filing 1 | District Engineering Services | $3,432.50 | $3,432.50 | $0.00 | |
| 9843 | 1/31/21 | Yes | 3/16/21 | 1118 | Filing 1 | District Engineering Services | $5,239.62 | $5,239.62 | $0.00 | |
| 09844-2 | 2/28/21 | Yes | 4/9/21 | 1131 | Filing 1 | District Engineering Services | $4,746.00 | $4,746.00 | $0.00 | |
| 9846 | 3/31/21 | Yes | 5/17/21 | 1149 | Filing 1 | District Engineering Services | $5,569.00 | $5,569.00 | $0.00 | |

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| 9848 | 4/30/21 | Yes | 6/15/21 | 1162 | Filing 1 | District Engineering Services | $1,864.05 | $1,864.05 | $0.00 | |
| 9850 | 5/31/21 | Yes | 7/9/21 | 1179 | Filing 1 | District Engineering Services | $2,025.00 | $2,025.00 | $0.00 | |
| **Subtotal Independent District Engineering Services, LLC** | | | | | | | **$122,415.06** | **$122,415.04** | **$0.02** | |
| | | | | | | | | | | |
| **KT Engineering, LLC** | | | | | | | | | | |
| 2090 | 5/30/19 | Yes | 7/15/19 | 1143 | Filing 1 | Staking Services | $50,465.00 | $38,590.00 | $11,875.00 | |
| 2109 | 8/6/19 | Yes | 9/16/19 | 1161 | Filing 1 | Staking Services | $51,120.00 | $45,830.00 | $5,290.00 | |
| 2129 | 10/3/19 | Yes | 11/11/19 | 1185 | Filing 1 | Staking Services | $35,990.00 | $24,090.00 | $11,900.00 | |
| 2163 | 1/31/20 | Yes | 3/18/20 | 1111 | Filing 1 | Staking Services | $60,580.00 | $31,637.60 | $28,942.40 | |
| 2208 | 5/1/20 | Yes | 6/15/20 | 1144 | Filing 1 | Staking Services | $11,885.00 | $6,597.80 | $5,287.20 | |
| 2212 | 5/1/20 | Yes | 6/15/20 | 1144 | Filing 1 | Staking Services | $800.00 | $416.00 | $384.00 | |
| **Subtotal KT Engineering, LLC** | | | | | | | **$210,840.00** | **$147,161.40** | **$63,678.60** | |
| | | | | | | | | | | |
| **LSC Transportation Consultants, Inc** | | | | | | | | | | |
| 58783 | 8/11/20 | Yes | 9/14/20 | 1020 | Filing 1 | Traffic Study | $10,004.05 | $10,004.05 | $0.00 | |
| **Subtotal LSC Transportation Consultants, Inc** | | | | | | | **$10,004.05** | **$10,004.05** | **$0.00** | |
| | | | | | | | | | | |
| **McGeady Becher, P.C.** | | | | | | | | | | |
| 1337M 04.30.19 | 4/30/19 | Yes | 6/17/19 | 1062 | Filing 1 | District Legal Services | $5,448.30 | $1,583.00 | $3,865.30 | Only Capital Improvement Related Matters Eligible |
| 1337M 05.31.19 | 5/31/19 | Yes | 7/15/19 | 1064 | Filing 1 | District Legal Services | $4,386.00 | $1,184.00 | $3,202.00 | Only Capital Improvement Related Matters Eligible |
| 1337M 07.31.19 | 7/31/19 | Yes | 9/16/19 | 1073 | Filing 1 | District Legal Services | $11,649.30 | $390.00 | $11,259.30 | Only Capital Improvement Related Matters Eligible |
| 1337M 08.31.19 | 8/31/19 | Yes | 10/14/19 | 1076 | Filing 1 | District Legal Services | $210.00 | $210.00 | $0.00 | Only Capital Improvement Related Matters Eligible |
| 1337M 10.31.19 | 10/31/19 | Yes | 12/16/19 | 1081 | Filing 1 | District Legal Services | $14,777.00 | $330.00 | $14,447.00 | Only Capital Improvement Related Matters Eligible |
| 1337M 11.30.19 | 9/30/19 | Yes | 2/20/20 | 1095 | Filing 1 | District Legal Services | $19,837.30 | $142.50 | $19,694.80 | Only Capital Improvement Related Matters Eligible |
| 1337M 12.31.19 | 12/31/19 | Yes | 2/20/20 | 1095 | Filing 1 | District Legal Services | $10,358.03 | $2,397.50 | $7,960.53 | Only Capital Improvement Related Matters Eligible |
| 1337M 01.31.20 | 1/31/20 | Yes | 3/18/20 | 1110 | Filing 1 | District Legal Services | $9,167.00 | $498.00 | $8,669.00 | Only Capital Improvement Related Matters Eligible |
| 1337M 02.29.20 | 2/29/20 | Yes | 4/13/20 | 1121 | Filing 1 | District Legal Services | $7,104.50 | $555.00 | $6,549.50 | Only Capital Improvement Related Matters Eligible |
| 1337M 03.31.20 | 3/31/20 | Yes | 5/11/20 | 1131 | Filing 1 | District Legal Services | $6,308.65 | $1,039.00 | $5,269.65 | Only Capital Improvement Related Matters Eligible |
| 1337M 04.30.20 | 4/30/20 | Yes | 6/15/20 | 1142 | Filing 1 | District Legal Services | $11,244.25 | $2,040.00 | $9,204.25 | Only Capital Improvement Related Matters Eligible |
| 1337M 05.31.20 | 5/31/20 | Yes | 8/14/20 | 1001 | Filing 1 | District Legal Services | $9,802.25 | $1,137.00 | $8,665.25 | Only Capital Improvement Related Matters Eligible |
| 1337M 06.30.20 | 6/30/20 | Yes | 8/14/20 | 1001 | Filing 1 | District Legal Services | $25,104.00 | $2,067.00 | $23,037.00 | Only Capital Improvement Related Matters Eligible |
| 1337M 07.31.20 | 7/31/20 | Yes | 9/14/20 | 1012 | Filing 1 | District Legal Services | $19,734.00 | $2,356.50 | $17,377.50 | Only Capital Improvement Related Matters Eligible |
| 1337M 08.31.20 | 8/31/20 | Yes | 10/12/20 | 1030 | Filing 1 | District Legal Services | $7,911.00 | $759.00 | $7,152.00 | Only Capital Improvement Related Matters Eligible |
| 1337M 11.30.20 | 11/30/20 | Yes | 12/15/20 | 1060 | Filing 1 | District Legal Services | $12,515.31 | $4,757.01 | $7,758.30 | Only Capital Improvement Related Matters Eligible |
| 1337M 01.31.21 | 1/31/21 | Yes | 5/16/21 | 1115 | Filing 1 | District Legal Services | $13,477.50 | $7,802.50 | $5,675.00 | Missing Backup |
| 1337M 03.31.21 | 3/31/21 | Yes | 5/17/21 | 1147 | Filing 1 | District Legal Services | $15,455.61 | $1,726.50 | $13,729.11 | Only Capital Improvement Related Matters Eligible |
| 1337M 4.30.21 | 4/30/21 | Yes | 6/15/21 | 1161 | Filing 1 | District Legal Services | $11,216.00 | $270.00 | $10,946.00 | Only Capital Improvement Related Matters Eligible |
| 1337M 05.31.21 | 5/31/21 | Yes | 6/13/21 | 03CBTCK D00009 | Filing 1 | District Legal Services | $11,620.50 | $735.00 | $10,885.50 | Only Capital Improvement Related Matters Eligible |
| **Subtotal McGeady Becher, P.C.** | | | | | | | **$227,326.50** | **$31,979.51** | **$195,346.99** | |
| | | | | | | | | | | |
| **Metrostudy, Inc.** | | | | | | | | | | |
| 51846 | 7/18/19 | Yes | 8/15/19 | 1158 | Filing 1 | Market Study | $7,500.00 | $0.00 | $7,500.00 | Marketing not District |
| 52787 | 8/29/19 | Yes | 9/16/19 | 1170 | Filing 1 | Market Study | $7,555.51 | $0.00 | $7,555.51 | Marketing not District |
| **Subtotal Metrostudy, Inc.** | | | | | | | **$15,055.51** | **$0.00** | **$15,055.51** | |
| | | | | | | | | | | |
| **MPi Designs** | | | | | | | | | | |
| 1152 | 4/22/19 | Yes | 6/17/19 | 1128 | Filing 1 | Irrigation Design | $170.00 | $170.00 | $0.00 | |
| 1167 | 5/20/19 | Yes | 7/15/19 | 1142 | Filing 1 | Irrigation Design | $255.00 | $255.00 | $0.00 | |
| 1212 | 8/21/19 | Yes | 10/14/19 | 1174 | Filing 1 | Irrigation Design | $935.00 | $935.00 | $0.00 | |
| 1237 | 9/22/19 | Yes | 11/11/19 | 1184 | Filing 1 | Irrigation Design | $510.00 | $510.00 | $0.00 | |
| 1253 | 10/14/19 | Yes | 12/16/19 | 1193 | Filing 1 | Irrigation Design | $595.00 | $595.00 | $0.00 | |
| 1309 | 2/18/20 | Yes | 4/13/20 | 1123 | Filing 1 | Irrigation Design | $510.00 | $510.00 | $0.00 | |
| 1391 | 6/22/20 | Yes | 7/13/20 | 1159 | Filing 1 | Irrigation Design | $425.00 | $425.00 | $0.00 | |
| 1413 | 7/20/20 | Yes | 9/14/20 | 1014 | Filing 1 | Irrigation Design | $680.00 | $680.00 | $0.00 | |
| 1432 | 8/24/20 | Yes | 10/12/20 | 1032 | Filing 1 | Irrigation Design | $255.00 | $255.00 | $0.00 | |
| 1450 | 9/18/20 | Yes | 11/16/20 | 1043 | Filing 1 | Irrigation Design | $570.00 | $570.00 | $0.00 | |
| 1520 | 2/18/21 | Yes | 3/16/21 | 1117 | Filing 1 | Irrigation As Builts | $935.00 | $935.00 | $0.00 | |
| **Subtotal MPi Designs** | | | | | | | **$5,840.00** | **$5,840.00** | **$0.00** | |
| | | | | | | | | | | |
| **Paul R. Clark Masonry, Inc.** | | | | | | | | | | |
| 630 | 9/21/20 | Yes | 2/16/21 | 1104 | Filing 1 | Fence Block Column | $2,794.00 | $2,794.00 | $0.00 | |
| **Subtotal Paul R. Clark Masonry, Inc.** | | | | | | | **$2,794.00** | **$2,794.00** | **$0.00** | |
| | | | | | | | | | | |
| **PCS Group** | | | | | | | | | | |
| 11401 | 8/31/20 | Yes | 11/16/20 | 1048 | Filing 1 | Landscape Planning & Design | $3,480.00 | $3,480.00 | $0.00 | |
| 11402 | 8/31/20 | Yes | 11/16/20 | 1048 | Filing 1 | Landscape Planning & Design | $2,137.50 | $1,947.50 | $190.00 | |
| 11403 | 8/31/20 | Yes | 11/16/20 | 1048 | Filing 1 | Landscape Planning & Design | $8,281.25 | $3,468.75 | $4,812.50 | |
| **Subtotal PCS Group** | | | | | | | **$13,898.75** | **$8,896.25** | **$5,002.50** | |
| | | | | | | | | | | |
| **Premier Earthwork and Infrastructure** | | | | | | | | | | |
| Pay App 10 Utilities | 4/25/19 | Yes | 6/17/19 | 1127 | Filing 1 | Utility Construction | $882,414.79 | $866,705.59 | $15,709.20 | Some items not eligible |
| Pay App 6 Roadways | 4/25/19 | Yes | 6/17/19 | 1127 | Filing 1 | Roadway Construction | $173,185.15 | $173,185.15 | $0.00 | |
| Pay App 11 Utilities | 5/25/19 | Yes | 7/15/19 | 1141 | Filing 1 | Utility Construction | $443,315.30 | $442,409.00 | $906.30 | Some items not eligible |
| Pay App 7 Roadways | 5/25/19 | Yes | 7/15/19 | 1141 | Filing 1 | Roadway Construction | $560,859.57 | $560,859.57 | $0.00 | |
| Pay App 12 Utilities | 6/25/19 | Yes | 6/25/19 | 1150 | Filing 1 | Utility Construction | $618,307.72 | $579,907.13 | $38,400.59 | Some items not eligible |

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| Pay App 8 Roadways | 6/25/19 | Yes | 6/25/19 | 1150 | Filing 1 | Roadway Construction | $1,584,008.25 | $1,584,008.25 | $0.00 | |
| Pay App 13 Utilities | 7/25/19 | Yes | 9/16/19 | 1160 | Filing 1 | Utility Construction | $234,187.35 | $225,254.34 | $8,933.01 | Some items not eligible |
| Pay App 9 Roadways | 7/25/19 | Yes | 9/16/19 | 1160 | Filing 1 | Roadway Construction | $214,144.76 | $214,144.76 | $0.00 | |
| Payment 10 Roadways | 8/25/19 | Yes | 10/14/19 | 1173 | Filing 1 | Roadway Construction | $210,697.93 | $210,697.93 | $0.00 | |
| Payment 11 Earthwork | 8/25/19 | Yes | 9/18/19 | 1171 | Filing 1 | Earthwork and Erosion Control - Partial Retainage | $25,648.95 | $25,648.95 | $0.00 | Partial Retainage Release |
| Payment 14 Utilities | 8/25/19 | Yes | 9/18/19 | 1171 | Filing 1 | Utility Construction - Partial Retainage | $159,725.80 | $159,725.80 | $0.00 | Partial Retainage Release |
| Payment 15 Utilities | 8/25/19 | Yes | 10/14/19 | 1173 | Filing 1 | Utility Construction | $160,486.37 | $156,166.34 | $4,320.03 | Some items not eligible |
| Payment 11 Roadways | 9/25/19 | Yes | 11/11/19 | 1183 | Filing 1 | Roadway Construction | $701,480.69 | $701,480.69 | $0.00 | |
| Payment 16 Utilities | 9/25/19 | Yes | 11/11/19 | 1183 | Filing 1 | Utility Construction | $105,708.01 | $104,922.55 | $785.46 | Some items not eligible |
| Payment 12 Roadways | 10/25/19 | Yes | 12/16/19 | 1192 | Filing 1 | Roadway Construction | $1,377,300.29 | $1,377,300.28 | $0.01 | |
| Payment 17 Utilities | 10/25/19 | Yes | 12/16/19 | 1192 | Filing 1 | Utility Construction | $111,573.92 | $111,120.93 | $452.99 | Some items not eligible |
| Payment 13 Roadways | 11/25/19 | Yes | 1/13/20 | 1084 | Filing 1 | Roadway Construction | $561,875.66 | $561,875.65 | $0.01 | |
| Payment 18 Utilities | 11/25/19 | Yes | 1/13/20 | 1084 | Filing 1 | Utility Construction | $6,818.53 | $6,818.53 | $0.00 | |
| Payment 14 Roadway | 12/1/19 | Yes | 2/20/20 | 1096 | Filing 1 | Roadway Construction | $375,002.29 | $371,565.61 | $3,436.68 | Some Change Orders not eligible |
| Payment 19 Utility | 12/1/19 | Yes | 2/20/20 | 1096 | Filing 1 | Utility Construction | $11,850.09 | $10,284.83 | $1,565.26 | Some items not eligible |
| Payment 15 Roadway | 12/26/19 | Yes | 2/20/20 | 1096 | Filing 1 | Roadway Construction | $226,485.85 | $226,485.85 | $0.00 | |
| Payment 20 Utilities | 1/25/20 | Yes | 4/13/20 | 1122 | Filing 1 | Utility Construction | $33,997.98 | $31,396.74 | $2,601.24 | Some items not eligible |
| Payment 12 Earthwork | 1/25/20 | Yes | 4/13/20 | 1122 | Filing 1 | Earthwork and Erosion Control | $28,950.16 | $15,637.17 | $13,312.99 | Some items not eligible |
| Payment 16 Roadway | 2/25/20 | Yes | 4/13/20 | 1122 | Filing 1 | Roadway Construction | $165,392.36 | $157,940.28 | $7,452.08 | Some Change Orders not eligible |
| Payment 21 Utilities | 2/25/20 | Yes | 4/13/20 | 1122 | Filing 1 | Utility Construction | $51,649.10 | $51,649.10 | $0.00 | |
| Payment 23 Utilities | 3/25/20 | Yes | 7/13/20 | 1158 | Filing 1 | Utility Construction - Partial Retainage | $108,887.86 | $108,887.86 | $0.00 | Partial Retainage Release |
| Payment 13 Earthwork | 3/25/20 | Yes | 4/13/20 | 1122 | Filing 1 | Earthwork and Erosion Control | $8,359.37 | $8,359.37 | $0.00 | |
| Payment 17 Roadway | 3/25/20 | Yes | 4/13/20 | 1122 | Filing 1 | Roadway Construction | $61,444.96 | $43,928.98 | $17,515.98 | Some Change Orders not eligible |
| Payment 22 Utilities | 3/25/20 | Yes | 4/13/20 | 1122 | Filing 1 | Utility Construction | $20,314.92 | $20,314.92 | $0.00 | |
| Payment 24 Utilities | 4/25/20 | Yes | 6/15/20 | 1143 | Filing 1 | Utility Construction | $53,774.80 | $53,774.80 | $0.00 | |
| Payment 18 Roadway | 4/25/20 | Yes | 6/15/20 | 1143 | Filing 1 | Roadway Construction | $120,606.29 | $120,606.29 | $0.00 | |
| Payment 19 Roadway | 5/25/20 | Yes | 7/13/20 | 1158 | Filing 1 | Roadway Construction | $65,570.71 | $65,570.70 | $0.01 | |
| Payment 25 Utility | 6/25/20 | Yes | 9/14/20 | 1013 | Filing 1 | Utility Construction | $15,295.99 | $14,228.99 | $1,067.00 | Some items not eligible |
| Payment 20 Roadway | 6/25/20 | Yes | 8/14/20 | 1002 | Filing 1 | Roadway Construction | $18,564.17 | $18,564.17 | $0.00 | |
| Payment 21 Roadway | 6/27/20 | Yes | 8/14/20 | 1002 | Filing 1 | Roadway Construction - Partial Retainage | $217,478.17 | $217,478.17 | $0.00 | Partial Retainage Release |
| Payment 26 Utility | 6/27/20 | Yes | 9/14/20 | 1013 | Filing 1 | Utility Construction - Partial Retainage | $120,320.54 | $120,320.54 | $0.00 | Partial Retainage Release |
| Payment 22 Roadway | 7/25/20 | Yes | 9/14/20 | 1013 | Filing 1 | Roadway Construction | $22,010.33 | $22,010.33 | $0.00 | |
| Payment 27 Utility | 7/25/20 | Yes | 11/16/20 | 1042 | Filing 1 | Utility Construction | $10,006.42 | $10,006.42 | $0.00 | |
| Payment 28 Utility | 8/18/20 | Yes | 10/12/20 | 1031 | Filing 1 | Utility Construction - Partial Retainage | $60,423.60 | $60,423.60 | $0.00 | Partial Retainage Release |
| Payment 23 Roadway | 8/18/20 | Yes | 10/12/20 | 1031 | Filing 1 | Roadway Construction - Partial Retainage | $109,318.31 | $109,318.31 | $0.00 | Partial Retainage Release |
| Payment 14 Earthwork | 8/18/20 | Yes | 10/12/20 | 1031 | Filing 1 | Earthwork and Erosion Control - Full Retainage | $53,261.56 | $22,521.24 | $30,740.32 | Full Retainage Release |
| Payment 29 Utility | 8/25/20 | Yes | 10/12/20 | 1031 | Filing 1 | Utility Construction | $7,955.48 | $7,955.48 | $0.00 | |
| Payment 24 Roadway | 8/25/20 | Yes | 10/12/20 | 1031 | Filing 1 | Roadway Construction | $28,193.06 | $28,193.06 | $0.00 | |
| Payment 30 Utility | 9/25/20 | Yes | 11/16/20 | 1042 | Filing 1 | Utility Construction | $48,254.24 | $48,254.24 | $0.00 | |
| Payment 25 Roadways | 9/25/20 | Yes | 12/15/20 | 1061 | Filing 1 | Roadway Construction | $20,223.14 | $0.84 | $20,222.30 | Some Change Orders not eligible |
| Payment 31 Utility | 10/25/20 | Yes | 1/8/21 | 1076 | Filing 1 | Utility Construction | $2,375.00 | $2,375.00 | $0.00 | |
| Payment 32 Utility | 11/25/20 | Yes | 1/8/21 | 1076 | Filing 1 | Utility Construction | $1,005.85 | $0.00 | $1,005.85 | |
| Payment 26 Roadways | 11/25/20 | Yes | 1/8/21 | 1076 | Filing 1 | Roadway Construction | $5,186.32 | $5,186.32 | $0.00 | |
| Payment 27 Roadways | 11/27/20 | Yes | 1/8/21 | 1076 | Filing 1 | Roadway Construction - Full Retainage | $112,139.49 | $109,580.18 | $2,559.31 | Full Retainage Release |
| Payment 33 Utility | 11/27/20 | Yes | 1/8/21 | 1076 | Filing 1 | Utility Construction - Full Retainage | $63,559.94 | $51,715.38 | $11,844.56 | Full Retainage Release |
| Payment 34 Utility | 12/25/20 | Yes | 2/16/21 | 1089 | Filing 1 | Utility Construction | $1,315.60 | $0.00 | $1,315.60 | Some items not eligible |
| Payment 28 Roadways | 12/25/20 | Yes | 2/16/21 | 1089 | Filing 1 | Roadway Construction | $24,692.64 | $0.00 | $24,692.64 | Some Change Orders not eligible |
| Payment 15 Earthwork | 12/25/20 | Yes | 2/16/21 | 1089 | Filing 1 | Earthwork and Erosion Control | $2,003.76 | $0.00 | $2,003.76 | Some items not eligible |
| 182010.PC2 | 1/21/21 | Yes | 3/16/21 | 1116 | Filing 1 | Regrade Lots and Tract Area | $4,553.00 | $0.00 | $4,553.00 | Not Eligible |
| **Subtotal Premier Earthwork and Infrastrucutre** | | | | | | | **$10,412,162.39** | **$10,196,766.21** | **$215,396.18** | |
| | | | | | | | | | | |
| **SEMSWA** | | | | | | | | | | |
| DPR16-00031-3 | 6/21/19 | Yes | 6/24/19 | 1139 | Filing 1 | Inspection Fee | $160.00 | $0.00 | $160.00 | Re-inspection not District Eligible |
| DPR16-00031-4 | 6/21/19 | Yes | 6/24/19 | 1139 | Filing 1 | Inspection Fee | $160.00 | $0.00 | $160.00 | Re-inspection not District Eligible |
| DPR16-00031-5 | 9/12/19 | Yes | 10/14/19 | 1172 | Filing 1 | Inspection Fee | $160.00 | $0.00 | $160.00 | Non-Compliance Inspection Fee not District |
| DPR16-00031-6 | 1/9/20 | Yes | 1/21/20 | 1093 | Filing 1 | Inspection Fee | $160.00 | $0.00 | $160.00 | Non-Compliance Inspection Fee not District |
| 2525 | 2/10/20 | Yes | 3/18/20 | 1108 | Filing 1 | Permit Renewal Fee | $3,802.50 | $3,802.50 | $0.00 | |
| DRP17-00073-3 | 4/3/20 | Yes | 4/7/20 | 1119 | Filing 1 | Inspection Fee | $160.00 | $0.00 | $160.00 | Non-Compliance Inspection Fee not District |
| DRP16-00031-8 | 5/28/20 | Yes | 6/15/20 | 1141 | Filing 1 | Inspection Fee | $160.00 | $0.00 | $160.00 | Non-Compliance Inspection Fee not District |
| 3126 | 8/27/20 | Yes | 10/12/20 | 1029 | Filing 1 | Inspection Fee | $500.00 | $0.00 | $500.00 | Re-inspection not District Eligible |
| 3131 | 9/1/20 | Yes | 11/16/20 | 1040 | Filing 1 | Inspection Fee | $500.00 | $0.00 | $500.00 | Re-inspection not District Eligible |
| E19-045 | 11/30/20 | Yes | 12/3/20 | 1057 | Filing 2 | Review Fee | $1,462.50 | $0.00 | $1,462.50 | Lots not Eligible |
| **Subtotal SEMSWA** | | | | | | | **$7,225.00** | **$3,802.50** | **$3,422.50** | |
| | | | | | | | | | | |
| **Special District Management Services** | | | | | | | | | | |
| SKYRCAB.00 | 4/30/19 | Yes | 6/17/19 | 1061 | Filing 1 | District Management Services | $2,305.90 | $576.48 | $1,729.43 | Only Capital Improvement Related Matters Eligible |
| SKYRMD1.00 | 4/30/19 | Yes | 6/17/19 | 1061 | Filing 1 | District Management Services | $57.90 | $14.48 | $43.43 | Only Capital Improvement Related Matters Eligible |
| SKYRMD5.00 | 4/30/19 | Yes | 6/17/19 | 1061 | Filing 1 | District Management Services | $192.50 | $48.13 | $144.38 | Only Capital Improvement Related Matters Eligible |
| SKYRCAB.00 | 5/31/19 | Yes | 7/15/19 | 1063 | Filing 1 | District Management Services | $1,845.26 | $461.32 | $1,383.95 | Only Capital Improvement Related Matters Eligible |
| SKYRMD1.00 | 5/31/19 | Yes | 7/15/19 | 1063 | Filing 1 | District Management Services | $56.40 | $14.10 | $42.30 | Only Capital Improvement Related Matters Eligible |
| SKYRMD5.00 | 5/31/19 | Yes | 7/15/19 | 1063 | Filing 1 | District Management Services | $512.80 | $128.20 | $384.60 | Only Capital Improvement Related Matters Eligible |
| SKYRCAB.00 | 6/30/19 | Yes | 8/12/19 | 1066 | Filing 1 | District Management Services | $1,564.51 | $391.13 | $1,173.38 | Only Capital Improvement Related Matters Eligible |
| SKYRMD1.00 | 6/30/19 | Yes | 8/12/19 | 1066 | Filing 1 | District Management Services | $64.10 | $16.03 | $48.08 | Only Capital Improvement Related Matters Eligible |

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| SKYRCAB.00 | 7/31/19 | Yes | 9/16/19 | 1072 | Filing 1 | District Management Services | $2,072.79 | $518.20 | $1,554.59 | Only Capital Improvement Related Matters Eligible |
| SKYRMD1.00 | 7/31/19 | Yes | 9/16/19 | 1072 | Filing 1 | District Management Services | $5.00 | $1.25 | $3.75 | Only Capital Improvement Related Matters Eligible |
| SKYRMD1.00 | 7/31/19 | Yes | 9/16/19 | 1072 | Filing 1 | District Management Services | $5.00 | $1.25 | $3.75 | Only Capital Improvement Related Matters Eligible |
| SKYRCAB.00 | 8/31/19 | Yes | 10/14/19 | 1075 | Filing 1 | District Management Services | $2,350.03 | $587.51 | $1,762.52 | Only Capital Improvement Related Matters Eligible |
| SKYRMD1.00 | 8/31/19 | Yes | 10/14/19 | 1075 | Filing 1 | District Management Services | $166.50 | $41.63 | $124.88 | Only Capital Improvement Related Matters Eligible |
| SKYRMD5.00 | 8/31/19 | Yes | 10/14/19 | 1075 | Filing 1 | District Management Services | $160.27 | $40.07 | $120.20 | Only Capital Improvement Related Matters Eligible |
| SKYRCAB.00 | 9/30/19 | Yes | 11/11/19 | 1077 | Filing 1 | District Management Services | $3,075.21 | $768.80 | $2,306.41 | Only Capital Improvement Related Matters Eligible |
| SKYRMD1.00 | 9/30/19 | Yes | 11/11/19 | 1077 | Filing 1 | District Management Services | $23.10 | $5.78 | $17.33 | Only Capital Improvement Related Matters Eligible |
| SKYRMD5.00 | 9/30/19 | Yes | 11/11/19 | 1077 | Filing 1 | District Management Services | $258.20 | $64.55 | $193.65 | Only Capital Improvement Related Matters Eligible |
| **Subtotal Special District Management Services** | | | | | | | **$14,715.47** | **$3,678.87** | **$11,036.60** | |
| | | | | | | | | | | |
| **Xcel Energy** | | | | | | | | | | |
| 642707946 | 6/19/19 | Yes | 6/24/19 | 1140 | Filing 1 | Dry Utility Extensions | $64,649.68 | $0.00 | $64,649.68 | Dry Utilities not District Eligible |
| 651331725 | 8/26/19 | Yes | 9/5/19 | 1159 | Filing 1 | Street Lights | $71,793.35 | $71,793.35 | $0.00 | |
| 654866036 | 9/23/19 | Yes | 10/14/19 | 1178 | Filing 1 | Dry Utilities | $97,711.69 | $0.00 | $97,711.69 | Dry Utilities not District Eligible |
| 654866036 | 9/23/19 | Yes | 10/14/19 | 1178 | Filing 1 | Dry Utilities | $226,995.73 | $0.00 | $226,995.73 | Dry Utilities not District Eligible |
| **Subtotal Xcel Energy** | | | | | | | **$461,150.45** | **$71,793.35** | **$389,357.10** | |
| | | | | | | | | | | |
| **Subtotal Invoices paid by the Board - Filing 1** | | | | | | | **$15,080,962.23** | **$14,170,041.63** | **$910,920.60** | |
| | | | | | | | | | | |
| **Invoices paid by the Developer - Filing 1** | | | | | | | | | | |
| | | | | | | | | | | |
| **Art and Business One LLC** | | | | | | | | | | |
| 3029 | 5/1/19 | Yes | 6/6/19 | 16289 | Filing 1 | Sales and Marketing | $15,567.53 | $0.00 | $15,567.53 | Marketing not District |
| 3049 | 5/20/19 | Yes | 6/17/19 | 16305 | Filing 1 | Sales and Marketing | $5,000.00 | $0.00 | $5,000.00 | Marketing not District |
| 3082 | 7/1/19 | Yes | 8/2/19 | 16354 | Filing 1 | Sales and Marketing | $9,075.00 | $0.00 | $9,075.00 | Marketing not District |
| 3146 | 10/1/19 | Yes | 11/14/19 | 16494 | Filing 1 | Sales and Marketing | $8,954.00 | $0.00 | $8,954.00 | Marketing not District |
| 1105 | 12/17/19 | Yes | 1/21/20 | 16611 | Filing 1 | Sales and Marketing | $17,261.25 | $0.00 | $17,261.25 | Marketing not District |
| 3242 | 3/2/20 | Yes | 3/31/20 | 16761 | Filing 1 | Sales and Marketing | $19,274.91 | $0.00 | $19,274.91 | Marketing not District |
| 3262 | 4/1/20 | Yes | 4/15/20 | 16783 | Filing 1 | Sales and Marketing | $1,429.44 | $0.00 | $1,429.44 | Marketing not District |
| 3299 | 5/31/20 | Yes | 7/20/20 | 16954 | Filing 1 | Sales and Marketing | $17,413.23 | $0.00 | $17,413.23 | Marketing not District |
| 3419 | 12/3/20 | Yes | 1/27/21 | 1283 | Filing 1 | Sales and Marketing | $19,197.75 | $0.00 | $19,197.75 | Marketing not District |
| 3464 | 2/8/21 | Yes | 3/9/21 | 1333 | Filing 1 | Sales and Marketing | $277.50 | $0.00 | $277.50 | Marketing not District |
| 3474 | 3/1/21 | Yes | 4/12/21 | 1362 | Filing 1 | Sales and Marketing | $19,312.50 | $0.00 | $19,312.50 | Marketing not District |
| 3474 | 3/1/21 | Yes | 4/12/21 | 1362 | Filing 1 | Sales and Marketing | $1,022.63 | $0.00 | $1,022.63 | Marketing not District |
| 3498 | 4/7/21 | Yes | 4/27/21 | 1389 | Filing 1 | Sales and Marketing | $1,010.66 | $0.00 | $1,010.66 | Marketing not District |
| 3544 | 6/1/21 | Yes | 7/6/21 | 01CBTCK D0001T | Filing 1 | Sales and Marketing | $19,245.12 | $0.00 | $19,245.12 | Marketing not District |
| **Subtotal Art and Business One LLC** | | | | | | | **$154,041.52** | **$0.00** | **$154,041.52** | |
| | | | | | | | | | | |
| **Broomfield Sign Company, Inc.** | | | | | | | | | | |
| 21831 | 6/16/20 | Yes | 7/14/20 | 16921 | Filing 1 | Monument for WRRF | $3,586.67 | $3,294.36 | $292.31 | Taxes not Eligible |
| 25281 | 6/22/20 | Yes | 7/14/20 | 16921 | Filing 1 | Signage for Sky Ranch WRRF | $3,186.40 | $2,946.28 | $240.12 | Taxes not Eligible |
| **Subtotal Broomfield Sign Company, Inc.** | | | | | | | **$6,773.07** | **$6,240.64** | **$532.43** | |
| | | | | | | | | | | |
| **Builders Digital Experience** | | | | | | | | | | |
| 277876 | 5/31/19 | Yes | 7/8/19 | 16326 | Filing 1 | Sales and Marketing | $64.52 | $0.00 | $64.52 | Marketing not District |
| 279159 | 5/31/19 | Yes | 7/8/19 | 16326 | Filing 1 | Sales and Marketing | $2,382.50 | $0.00 | $2,382.50 | Marketing not District |
| 282636 | 6/30/19 | Yes | 8/29/19 | 16391 | Filing 1 | Sales and Marketing | $1,442.72 | $0.00 | $1,442.72 | Marketing not District |
| 284281 | 7/31/19 | Yes | 8/29/19 | 16391 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 285626 | 7/31/19 | Yes | 9/5/19 | 16413 | Filing 1 | Sales and Marketing | $1,448.02 | $0.00 | $1,448.02 | Marketing not District |
| 287046 | 8/30/19 | Yes | 10/14/19 | 16467 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 288277 | 9/1/19 | Yes | 10/14/19 | 16467 | Filing 1 | Sales and Marketing | $1,444.15 | $0.00 | $1,444.15 | Marketing not District |
| 290091 | 9/30/19 | Yes | 11/14/19 | 16497 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 291365 | 9/30/19 | Yes | 11/14/19 | 16497 | Filing 1 | Sales and Marketing | $695.00 | $0.00 | $695.00 | Marketing not District |
| 291367 | 9/30/19 | Yes | 11/14/19 | 16497 | Filing 1 | Sales and Marketing | $250.00 | $0.00 | $250.00 | Marketing not District |
| 291371 | 9/30/19 | Yes | 11/14/19 | 16497 | Filing 1 | Sales and Marketing | $502.50 | $0.00 | $502.50 | Marketing not District |
| 293870 | 10/31/19 | Yes | 12/23/19 | 16562 | Filing 1 | Sales and Marketing | $495.00 | $0.00 | $495.00 | Marketing not District |
| 293872 | 10/31/19 | Yes | 12/23/19 | 16562 | Filing 1 | Sales and Marketing | $1,205.12 | $0.00 | $1,205.12 | Marketing not District |
| 295459 | 11/30/19 | Yes | 12/31/19 | 16578 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 297197 | 11/30/19 | Yes | 1/21/20 | 16614 | Filing 1 | Sales and Marketing | $495.00 | $0.00 | $495.00 | Marketing not District |
| 297198 | 11/30/19 | Yes | 1/21/20 | 16614 | Filing 1 | Sales and Marketing | $1,164.27 | $0.00 | $1,164.27 | Marketing not District |
| 299996 | 12/31/19 | Yes | 1/21/20 | 16614 | Filing 1 | Sales and Marketing | $495.00 | $0.00 | $495.00 | Marketing not District |
| 298165 | 12/31/19 | Yes | 1/21/20 | 16614 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 300008 | 12/31/19 | Yes | 1/21/20 | 16614 | Filing 1 | Sales and Marketing | $1,187.22 | $0.00 | $1,187.22 | Marketing not District |
| 301697 | 1/31/20 | Yes | 2/10/20 | 16652 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 307162 | 3/31/20 | Yes | 4/15/20 | 16784 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 308923 | 3/31/20 | Yes | 5/20/20 | 16850 | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |
| 310591 | 4/30/20 | Yes | 5/20/20 | 16850 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 311540 | 4/30/20 | Yes | Need | Need | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |
| 312978 | 5/31/20 | Yes | 6/5/20 | 16876 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 314282 | 5/31/20 | Yes | 6/5/20 | 16876 | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |
| 316563 | 6/30/20 | Yes | 7/20/20 | 16957 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 317465 | 6/30/20 | Yes | 8/14/20 | 1044 | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |
| 318639 | 8/30/20 | Yes | 8/14/20 | 1044 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 331540 | 4/30/20 | No | 6/5/20 | 16876 | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| 333990 | 11/30/20 | Yes | 2/10/21 | 1303 | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |
| 335050 | 12/31/20 | Yes | 1/27/21 | 1284 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 337872 | 12/31/20 | Yes | 1/27/21 | 1284 | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |
| 338606 | 1/31/21 | Yes | 2/10/21 | 1303 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 340636 | 1/31/21 | Yes | 2/25/21 | 1318 | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |
| 341514 | 2/28/21 | Yes | 3/26/21 | 1346 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 343360 | 2/28/21 | Yes | 3/26/21 | 1346 | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |
| 345135 | 3/31/21 | Yes | 4/27/21 | 1390 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| 345857 | 3/31/21 | Yes | 4/27/21 | 1390 | Filing 1 | Sales and Marketing | $945.00 | $0.00 | $945.00 | Marketing not District |
| 347010 | 4/30/21 | Yes | 5/11/21 | 1411 | Filing 1 | Sales and Marketing | $500.00 | $0.00 | $500.00 | Marketing not District |
| **Subtotal Builders Digital Experience** | | | | | | | **$30,721.02** | **$0.00** | **$30,721.02** | |
| | | | | | | | | | | |
| **C&S Sweeping Services, Inc** | | | | | | | | | | |
| D13858 | 2/28/21 | Yes | 3/26/21 | 1347 | Filing 1 | Street Sweeping | $1,870.00 | $1,870.00 | $0.00 | |
| **Subtotal C&S Sweeping Services, Inc** | | | | | | | **$1,870.00** | **$1,870.00** | **$0.00** | |
| | | | | | | | | | | |
| **Centennial Fence Supply Co.** | | | | | | | | | | |
| 21PUR0105a.JE0 | 1/5/21 | Yes | 1/15/21 | 1261 | Filing 1 | Fence Material | $15,557.08 | $15,557.08 | $0.00 | |
| 21PUR0224.JE0 | 2/24/21 | Yes | 2/25/21 | 1317 | Filing 1 | Fence Material | $13,834.32 | $13,834.32 | $0.00 | |
| **Subtotal Centennial Fence Supply Co.** | | | | | | | **$29,391.40** | **$29,391.40** | **$0.00** | |
| | | | | | | | | | | |
| **Colorado Department of Public Health and Environment** | | | | | | | | | | |
| WC191055797 | 5/22/19 | Yes | 7/8/19 | 16314 | Filing 1 | Stormwater Permit | $135.00 | $135.00 | $0.00 | |
| WC201088687 | 9/1/19 | Yes | 10/14/19 | 16445 | Filing 1 | Stormwater Permit | $540.00 | $540.00 | $0.00 | |
| WC211199767 | 3/12/21 | Yes | 4/12/21 | 1361 | Filing 1 | Water Quality Permit | $83.00 | $83.00 | $0.00 | |
| **Subtotal Colorado Department of Public Health and Environment** | | | | | | | **$758.00** | **$758.00** | **$0.00** | |
| | | | | | | | | | | |
| **Copeland Enterprises, Inc.** | | | | | | | | | | |
| 177823 | 9/1/19 | Yes | 10/14/19 | 16455 | Filing 1 | Irrigation | $5,322.18 | $4,974.00 | $348.18 | Tax not Eligible |
| 177824 | 9/1/19 | Yes | 10/14/19 | 16455 | Filing 1 | Irrigation | $3,860.56 | $3,608.00 | $252.56 | Tax not Eligible |
| 178245 | 9/18/19 | Yes | 11/14/19 | 16485 | Filing 1 | Irrigation | $252.00 | $252.00 | $0.00 | |
| 178345 | 9/25/19 | Yes | 1/21/20 | 16598 | Filing 1 | Irrigation | $318.00 | $318.00 | $0.00 | |
| **Subtotal Copeland Enterprises, Inc.** | | | | | | | **$9,752.74** | **$9,152.00** | **$600.74** | |
| | | | | | | | | | | |
| **Copeland Precast, Inc.** | | | | | | | | | | |
| 185479 | 1/26/21 | Yes | 2/25/21 | 1313 | Filing 1 | Water Meter Pit | $705.00 | $0.00 | $705.00 | For Services not District |
| 186016 | 3/8/21 | Yes | 5/11/21 | 1404 | Filing 1 | Water Meter Pit | $188.00 | $0.00 | $188.00 | |
| **Subtotal Copeland Precast, Inc.** | | | | | | | **$893.00** | **$0.00** | **$893.00** | |
| | | | | | | | | | | |
| **Custom Concepts Fabrication** | | | | | | | | | | |
| 003-26Sd | 8/12/19 | Yes | 9/26/19 | 16435 | Filing 1 | Storm Grate Modifications | $3,200.00 | $3,200.00 | $0.00 | |
| 003-32Sd | 9/25/19 | Yes | 11/14/19 | 16500 | Filing 1 | Storm Grate Modifications | $3,400.00 | $3,400.00 | $0.00 | |
| **Subtotal Custom Concepts Fabrication** | | | | | | | **$6,600.00** | **$6,600.00** | **$0.00** | |
| | | | | | | | | | | |
| **CVL a Westwood team** | | | | | | | | | | |
| 026423 | 4/17/19 | Yes | 6/6/19 | 16277 | Filing 1 | Design Engineering | $500.00 | $0.00 | $500.00 | Lot work not District |
| 026472 | 4/22/19 | Yes | 6/6/19 | 16277 | Filing 1 | Design Engineering | $5,640.00 | $5,640.00 | $0.00 | |
| 026553 | 5/21/19 | Yes | 6/17/19 | 16298 | Filing 1 | Design Engineering | $3,000.00 | $0.00 | $3,000.00 | Lot work not District |
| 026614 | 5/28/19 | Yes | 6/17/19 | 16298 | Filing 1 | Design Engineering | $6,041.42 | $6,041.42 | $0.00 | |
| 026738 | 6/25/19 | Yes | 8/2/19 | 16343 | Filing 1 | Design Engineering | $5,825.00 | $5,825.00 | $0.00 | |
| 026822 | 7/18/19 | Yes | 8/29/19 | 16377 | Filing 1 | Design Engineering | $7,110.36 | $7,110.36 | $0.00 | |
| 026843 | 7/18/19 | Yes | 8/29/18 | 16377 | Filing 1 | Design Engineering | $185.00 | $185.00 | $0.00 | |
| 026934 | 8/26/19 | Yes | 10/14/19 | 16456 | Filing 1 | Design Engineering | $3,928.22 | $3,928.22 | $0.00 | |
| 027068 | 9/26/19 | Yes | 11/14/19 | 16486 | Filing 1 | Design Engineering | $4,750.43 | $4,750.43 | $0.00 | |
| 027218 | 10/29/19 | Yes | 12/2/19 | 16516 | Filing 1 | Design Engineering | $4,505.90 | $4,505.90 | $0.00 | |
| 027244 | 10/30/19 | Yes | 12/2/19 | 16516 | Filing 1 | Design Engineering | $960.00 | $0.00 | $960.00 | Lot work not District |
| 027316 | 11/27/19 | Yes | 12/31/19 | 16574 | Filing 1 | Design Engineering | $3,352.27 | $3,352.27 | $0.00 | |
| 027393 | 12/30/19 | Yes | 1/21/20 | 16599 | Filing 1 | Design Engineering | $6,044.64 | $6,044.64 | $0.00 | |
| 027716 | 3/23/20 | Yes | 4/15/20 | 16780 | Filing 1 | Design Engineering | $1,652.92 | $1,652.92 | $0.00 | |
| 027746 | 3/25/20 | Yes | 4/15/20 | 16780 | Filing 1 | Design Engineering | $2,000.00 | $1,033.20 | $966.80 | |
| 027818 | 4/21/20 | Yes | 5/20/20 | 16841 | Filing 1 | Design Engineering | $3,104.20 | $3,104.20 | $0.00 | |
| 027964 | 5/26/20 | Yes | 6/5/20 | 16866 | Filing 1 | Design Engineering | $6,736.37 | $6,736.37 | $0.00 | |
| 1200900549 | 9/14/20 | Yes | 10/6/20 | 1112 | Filing 3 | Plat Amendment | $6,566.25 | $0.00 | $6,566.25 | Lots not Eligible |
| 1200900550 | 9/14/20 | Yes | 10/6/20 | 1112 | Filing 1 | Engineering - CDOT | $630.00 | $630.00 | $0.00 | |
| 1201000685 | 10/20/20 | Yes | 12/1/20 | 1176 | Filing 3 | Plat Amendment | $3,685.00 | $0.00 | $3,685.00 | Lots not Eligible |
| 1210100521 | 1/18/21 | Yes | 2/25/21 | 1314 | Filing 3 | Plat Amendment | $315.00 | $0.00 | $315.00 | Lots not Eligible |
| 1210100523 | 1/18/21 | Yes | 1/27/21 | 1278 | Filing 1 | Engineering - Ponds and Channel | $2,317.50 | $2,317.50 | $0.00 | Regional |
| 1210200686 | 2/16/21 | Yes | 2/25/21 | 1314 | Filing 3 | Plat Amendment | $1,755.00 | $0.00 | $1,755.00 | Lots not Eligible |
| 1210200687 | 2/16/21 | Yes | 2/25/21 | 1314 | Filing 1 | Engineering - Ponds and Channel | $1,927.00 | $1,927.00 | $0.00 | Regional |
| 1201200633 | 12/14/20 | Yes | 4/13/21 | 01CBTCK D0000J | Filing 1 | Engineering - Construction Support - Ponds and Channel | $472.50 | $472.50 | $0.00 | Regional |
| 1210300704 | 3/16/21 | Yes | 4/13/21 | 01CBTCK D0000J | Filing 3 | Survey Control Point | $1,200.00 | $619.92 | $580.08 | Control Points at Site % |
| 1210300705 | 3/16/21 | Yes | 4/9/21 | 1140 | Filing 1 | Design Engineering | $39,157.50 | $22,249.98 | $16,907.52 | Plat, Meetings, & Support at Site% |
| 1210300713 | 3/16/21 | Yes | 4/9/21 | 1140 | Filing 1 | Design Engineering | $928.43 | $928.43 | $0.00 | Regional |
| **Subtotal CVL a Westwood team** | | | | | | | **$124,290.91** | **$89,055.26** | **$35,235.65** | |

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Dodge Sign Company** | | | | | | | | | | |
| D7769 | 6/12/19 | Yes | 8/2/19 | 16357 | Filing 1 | Marketing Sign | $3,927.76 | $0.00 | $3,927.76 | Marketing not District |
| D7856 | 6/17/19 | Yes | 8/29/19 | 16392 | Filing 1 | Marketing Sign | $2,921.18 | $0.00 | $2,921.18 | Marketing not District |
| D7866 | 6/18/19 | Yes | 8/29/19 | 16392 | Filing 1 | Marketing Sign | $7,988.60 | $0.00 | $7,988.60 | Marketing not District |
| D8491 | 9/19/19 | Yes | | | Filing 1 | Marketing Sign | $668.00 | $0.00 | $668.00 | Marketing not District |
| D8876 | 11/7/19 | Yes | 12/23/19 | 16564 | Filing 1 | Marketing Sign | $435.36 | $0.00 | $435.36 | Marketing not District |
| **Subtotal Dodge Sign Company** | | | | | | | **$15,940.90** | **$0.00** | **$15,940.90** | |
| **East Regional Landfill** | | | | | | | | | | |
| 41494214 | 10/31/19 | Yes | 12/6/19 | 16538 | Filing 1 | Waste Management | $451.67 | $0.00 | $451.67 | Not eligible |
| 41953768 | 11/30/19 | Yes | 1/21/20 | 16608 | Filing 1 | Waste Management | $239.56 | $0.00 | $239.56 | Not eligible |
| **Subtotal East Regional Landfill** | | | | | | | **$691.23** | **$0.00** | **$691.23** | |
| **Fox Rothschild** | | | | | | | | | | |
| 2362728 | 5/7/19 | Yes | 6/6/19 | 16280 | Filing 1 | Homebuilder Agreements | $65.00 | $0.00 | $65.00 | Lots not District |
| 2362730 | 5/7/19 | Yes | 6/6/19 | 16280 | Filing 1 | Homebuilder Agreements | $10,714.50 | $0.00 | $10,714.50 | Lots not District |
| 2379681 | 6/12/19 | Yes | 8/2/19 | 16346 | Filing 1 | Homebuilder Agreements | $290.00 | $0.00 | $290.00 | Lots not District |
| 2379682 | 6/12/19 | Yes | 8/2/19 | 16346 | Filing 1 | Homebuilder Agreements | $8,327.00 | $0.00 | $8,327.00 | Lots not District |
| 2396986 | 7/16/19 | Yes | 8/29/19 | 16380 | Filing 2 | Plat and Title Commitments | $655.50 | $0.00 | $655.50 | Lots not District |
| 2396987 | 7/16/19 | Yes | 8/29/19 | 16380 | Filing 1 | Homebuilder Agreements | $1,052.00 | $0.00 | $1,052.00 | Lots not District |
| 2396988 | 7/16/19 | Yes | 8/29/19 | 16380 | Filing 1 | Homebuilder Agreements | $3,455.52 | $0.00 | $3,455.52 | Lots not District |
| 2396989 | 7/16/19 | Yes | 8/29/19 | 16380 | Filing 1 | Homebuilder Agreements | $138.00 | $0.00 | $138.00 | Lots not District |
| 2396991 | 7/16/19 | Yes | 8/29/19 | 16380 | Filing 1 | Legal Services | $10,506.00 | $0.00 | $10,506.00 | Lots not District |
| 2405745 | 8/7/19 | Yes | 9/26/19 | 16426 | Filing 1 | Homebuilder Agreements | $6,035.00 | $0.00 | $6,035.00 | Lots not District |
| 2405746 | 8/7/19 | Yes | 9/26/19 | 16426 | Filing 1 | Homebuilder Agreements | $5,312.50 | $0.00 | $5,312.50 | Lots not District |
| 2405747 | 8/7/19 | Yes | 9/26/19 | 16426 | Filing 1 | Homebuilder Agreements | $1,313.00 | $0.00 | $1,313.00 | Lots not District |
| 2405748 | 8/7/19 | Yes | 9/26/19 | 16426 | Filing 1 | Legal Services | $427.00 | $0.00 | $427.00 | Lots not District |
| 2422890 | 8/31/19 | Yes | 10/14/19 | 16459 | Filing 1 | Legal and Title | $7,206.46 | $0.00 | $7,206.46 | Lots not District |
| 2422889 | 8/31/19 | Yes | 10/14/19 | 16459 | Filing 1 | Legal and Title | $3,588.50 | $0.00 | $3,588.50 | Lots not District |
| 2436435 | 10/8/19 | Yes | 11/14/19 | 16489 | Filing 1 | Legal and Title | $3,141.20 | $0.00 | $3,141.20 | Lots not District |
| 2436436 | 10/8/19 | Yes | 11/14/19 | 16489 | Filing 1 | Legal and Title | $13,148.50 | $0.00 | $13,148.50 | Lots not District |
| 2436437 | 10/8/19 | Yes | 11/14/19 | 16489 | Filing 1 | Legal and Title | $2,108.50 | $0.00 | $2,108.50 | Lots not District |
| 2455478 | 11/14/19 | Yes | 12/23/19 | 16554 | Filing 1 | Legal and Title | $2,534.95 | $0.00 | $2,534.95 | Lots not District |
| 2455479 | 11/14/19 | Yes | 12/23/19 | 16554 | Filing 1 | Legal and Title | $830.90 | $0.00 | $830.90 | Lots not District |
| 2455480 | 11/14/19 | Yes | 12/23/19 | 16554 | Filing 1 | Legal and Title | $488.00 | $0.00 | $488.00 | Lots not District |
| 2455481 | 11/14/19 | Yes | 12/23/19 | 16554 | Filing 1 | Legal and Title | $5,272.00 | $0.00 | $5,272.00 | Lots not District |
| 2468031 | 12/7/19 | Yes | 1/21/20 | 16603 | Filing 1 | Legal and Title | $47.00 | $0.00 | $47.00 | Lots not District |
| 2468033 | 12/7/19 | Yes | 1/21/20 | 16603 | Filing 1 | Legal and Title | $183.00 | $0.00 | $183.00 | Lots not District |
| 2468035 | 12/7/19 | Yes | 1/21/20 | 16603 | Filing 1 | Legal and Title | $613.50 | $0.00 | $613.50 | Lots not District |
| 2468037 | 12/7/19 | Yes | 1/21/20 | 16603 | Filing 1 | Legal and Title | $7,840.00 | $0.00 | $7,840.00 | Lots not District |
| 2485749 | 1/14/20 | Yes | 2/10/20 | 16643 | Filing 1 | Substantial Completion Notice Draft | $390.50 | $0.00 | $390.50 | Lots not District |
| 2485750 | 1/14/20 | Yes | 2/10/20 | 16643 | Filing 1 | Legal and Title | $9,756.50 | $0.00 | $9,756.50 | Lots not District |
| 2501606 | 2/12/20 | Yes | 3/31/20 | 16754 | Filing 1 | Legal and Title | $142.00 | $0.00 | $142.00 | Lots not District |
| 2513149 | 3/4/20 | Yes | 3/31/20 | 16754 | Filing 1 | Legal and Title | $4,622.00 | $0.00 | $4,622.00 | Lots not District |
| 2531178 | 4/9/20 | Yes | N/A | N/A | Filing 1 | Legal and Title | $726.50 | $0.00 | $726.50 | Lots not District |
| 2531179 | 4/9/20 | Yes | N/A | N/A | Filing 1 | Legal and Title | $324.00 | $0.00 | $324.00 | Lots not District |
| 2549376 | 5/14/20 | Yes | 6/5/20 | 16870 | Filing 1 | Legal and Title | $355.00 | $0.00 | $355.00 | Lots not District |
| 2549377 | 5/14/20 | Yes | 6/5/20 | 16870 | Filing 1 | Legal and Title | $305.00 | $0.00 | $305.00 | Lots not District |
| 2561882 | 6/11/20 | Yes | 7/20/20 | 16944 | Filing 1 | Legal and Title | $1,300.00 | $0.00 | $1,300.00 | Lots not District |
| 2561883 | 6/11/20 | Yes | 7/20/20 | 16944 | Filing 1 | Legal and Title | $1,075.50 | $0.00 | $1,075.50 | Lots not District |
| 2561884 | 6/11/20 | Yes | 7/20/20 | 16944 | Filing 1 | Legal and Title | $2,555.50 | $0.00 | $2,555.50 | Lots not District |
| 2561885 | 6/11/20 | Yes | 7/20/20 | 16944 | Filing 1 | Legal and Title | $2,257.00 | $0.00 | $2,257.00 | Lots not District |
| 2561886 | 6/11/20 | Yes | 7/20/20 | 16944 | Filing 1 | Legal and Title | $2,344.00 | $0.00 | $2,344.00 | Lots not District |
| **Subtotal Fox Rothschild** | | | | | | | **$121,447.03** | **$0.00** | **$121,447.03** | |
| **Fusion Sign and Design** | | | | | | | | | | |
| 173428 | 3/12/21 | Yes | 4/12/21 | 1367 | Filing 1 | Sign installation | $5,471.84 | $0.00 | $5,471.84 | Not Eligible |
| **Subtotal Fusion Sign and Design** | | | | | | | **$5,471.84** | **$0.00** | **$5,471.84** | |
| **GFL Environmental** | | | | | | | | | | |
| 44083981 | 4/30/20 | Yes | 5/20/20 | 16854 | Filing 1 | Landfill Fees | $103.57 | $0.00 | $103.57 | Not eligible |
| 45004256 | 6/30/20 | Yes | 8/14/20 | 1047 | Filing 1 | Landfill Fees | $206.93 | $0.00 | $206.93 | Not eligible |
| **Subtotal GFL Environmental** | | | | | | | **$310.50** | **$0.00** | **$310.50** | |
| **Granite Seed and Erosion Control** | | | | | | | | | | |
| 3-51730 | 3/9/21 | Yes | 4/27/21 | 1382 | Filing 1 | Seeding - Landscaping | $2,512.00 | $2,512.00 | $0.00 | |
| **Subtotal Granite Seed and Erosion Control** | | | | | | | **$2,512.00** | **$2,512.00** | **$0.00** | |
| **Hampden Press, Inc.** | | | | | | | | | | |
| 180990 | 7/31/19 | Yes | 8/29/19 | 16394 | Filing 1 | Marketing Brochure | $1,367.01 | $0.00 | $1,367.01 | Marketing not District |
| **Sutotal Hampden Press, Inc.** | | | | | | | **$1,367.01** | **$0.00** | **$1,367.01** | |
| **Innovative Database Solutions, Inc.** | | | | | | | | | | |
| 6901 | 3/1/20 | Yes | 4/15/20 | 16788 | Filing 1 | Email List, Enhancement & Services | $1,500.00 | $0.00 | $1,500.00 | Marketing not District |
| 7161 | 5/22/20 | Yes | 6/5/20 | 16880 | Filing 1 | Email List, Enhancement & Services | $1,500.00 | $0.00 | $1,500.00 | Marketing not District |

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| 7161 | Need | No | 9/10/20 | 1088 | Filing 1 | Email List, Enhancement & Services | $1,500.00 | $0.00 | $1,500.00 | Marketing not District |
| 7234 | 7/1/20 | Yes | 9/10/20 | 1088 | Filing 1 | Email List, Enhancement & Services | $1,500.00 | $0.00 | $1,500.00 | Marketing not District |
| 7393 | 9/22/20 | Yes | 11/12/20 | 1150 | Filing 1 | Email List, Enhancement & Services | $1,500.00 | $0.00 | $1,500.00 | Marketing not District |
| 7611 | 1/29/21 | Yes | 2/25/21 | 1319 | Filing 1 | Email List, Enhancement & Services | $1,500.00 | $0.00 | $1,500.00 | Marketing not District |
| 7660 | 2/12/21 | Yes | 3/26/21 | 1348 | Filing 1 | Email List, Enhancement & Services | $1,500.00 | $0.00 | $1,500.00 | Marketing not District |
| 7721 | 3/9/21 | Yes | 4/12/21 | 1365 | Filing 1 | Email List, Enhancement & Services | $1,500.00 | $0.00 | $1,500.00 | Marketing not District |
| 7775 | 4/2/21 | Yes | 4/12/21 | 1365 | Filing 1 | Email List, Enhancement & Services | $1,500.00 | $0.00 | $1,500.00 | Marketing not District |
| **Sutotal Innovative Database Solutions, Inc.** | | | | | | | **$13,500.00** | **$0.00** | **$13,500.00** | |
| | | | | | | | | | | |
| **James Simpson** | | | | | | | | | | |
| 145 | 11/13/19 | Yes | 11/14/19 | 16502 | Filing 1 | Erosion Control Materials | $1,008.00 | $520.73 | $487.27 | Erosion Control at Site % |
| **Subtotal James Simpson** | | | | | | | **$1,008.00** | **$520.73** | **$487.27** | |
| | | | | | | | | | | |
| **Kevin McNeill** | | | | | | | | | | |
| 178837 | 9/28/20 | Yes | 9/30/20 | 1100 | Filing 1 | RMG Engineering - Structural Review | $1,850.00 | $1,850.00 | $0.00 | For Channel Drops - Regional |
| **Subtotal Kevin McNeill** | | | | | | | **$1,850.00** | **$1,850.00** | **$0.00** | |
| | | | | | | | | | | |
| **Land Title Guarantee Company** | | | | | | | | | | |
| 706774402 | 1/7/21 | Yes | 3/26/21 | 1345 | Filing 1 | Tract L Replat | $50.00 | $50.00 | $0.00 | |
| **Subtotal Land Title Guarantee Company** | | | | | | | **$50.00** | **$50.00** | **$0.00** | |
| | | | | | | | | | | |
| **Page Specialty Company** | | | | | | | | | | |
| 31435 | 7/9/19 | Yes | 8/29/19 | 16395 | Filing 1 | Mail Box Units | $32,798.40 | $0.00 | $32,798.40 | Lots not District |
| **Subtotal Page Specialty Company** | | | | | | | **$32,798.40** | **$0.00** | **$32,798.40** | |
| | | | | | | | | | | |
| **PCS Group** | | | | | | | | | | |
| 9896 | 5/8/19 | Yes | 6/17/19 | 16300 | Filing 1 | Landscape Planning & Design | $4,771.80 | $4,771.80 | $0.00 | |
| 9996 | 5/31/19 | Yes | 7/8/19 | 16318 | Filing 1 | Landscape Planning & Design | $1,309.80 | $1,039.80 | $270.00 | Marketing not eligible |
| 10085 | 6/30/19 | Yes | 8/29/19 | 16378 | Filing 1 | Landscape Planning & Design | $3,235.55 | $3,235.55 | $0.00 | |
| 10179 | 7/31/19 | Yes | 9/5/19 | 16404 | Filing 1 | Landscape Planning & Design | $2,872.75 | $2,872.75 | $0.00 | |
| 10278 | 9/10/19 | Yes | 10/14/19 | 16458 | Filing 1 | Landscape Planning & Design | $2,225.25 | $2,082.75 | $142.50 | |
| 10393 | 9/30/19 | Yes | 11/14/19 | 16487 | Filing 1 | Landscape Planning & Design | $213.75 | $213.75 | $0.00 | |
| 10492 | 10/31/19 | Yes | 12/23/19 | 16553 | Filing 1 | Landscape Planning & Design | $245.30 | $245.30 | $0.00 | |
| 10589 | 12/10/19 | Yes | 1/21/20 | 16602 | Filing 1 | Landscape Planning & Design | $688.75 | $593.75 | $95.00 | Marketing not eligible |
| 10666 | 1/13/20 | Yes | 2/10/20 | 16641 | Filing 1 | Landscape Planning & Design | $2,520.70 | $2,520.70 | $0.00 | |
| 10943 | 3/31/20 | Yes | 5/20/20 | 16842 | Filing 1 | Landscape Planning & Design | $385.85 | $385.85 | $0.00 | |
| 11034 | 4/30/20 | Yes | 7/20/20 | 16942 | Filing 1 | Landscape Planning & Design | $2,212.50 | $2,212.50 | $0.00 | |
| 11040 | 4/30/20 | Yes | 6/5/20 | 16868 | Filing 1 | Landscape Planning & Design | $518.75 | $518.75 | $0.00 | |
| 11143 | 5/31/20 | Yes | 7/20/20 | 16942 | Filing 1 | Landscape Planning & Design | $631.15 | $583.65 | $47.50 | Residential not District |
| 11225 | 6/30/20 | Yes | 8/14/20 | 1037 | Filing 1 | Landscape Planning & Design | $1,121.75 | $1,121.75 | $0.00 | |
| 11315 | 7/31/20 | Yes | 8/14/20 | 1037 | Filing 1 | Landscape Planning & Design | $1,662.50 | $1,591.25 | $71.25 | Residential not District |
| 11497 | 9/30/20 | Yes | 11/12/20 | 1139 | Filing 1 | Landscape Planning & Design | $905.32 | $905.32 | $0.00 | |
| 11605 | 11/2/20 | Yes | 12/1/20 | 1177 | Filing 1 | Landscape Planning & Design | $2,432.55 | $2,432.55 | $0.00 | |
| 11695 | 12/1/20 | Yes | 1/1/21 | 1234 | Filing 1 | Landscape Planning & Design | $1,011.15 | $1,011.15 | $0.00 | |
| 11773 | 1/4/21 | Yes | 1/27/21 | 1279 | Filing 1 | Landscape Planning & Design | $1,516.25 | $1,516.25 | $0.00 | |
| 11860 | 1/31/21 | Yes | 2/10/21 | 1298 | Filing 1 | Landscape Planning & Design | $2,537.50 | $2,537.50 | $0.00 | |
| **Subtotal PCS Group** | | | | | | | **$33,018.92** | **$32,392.67** | **$626.25** | |
| | | | | | | | | | | |
| **Pioneer** | | | | | | | | | | |
| PSI 1558023 | 4/23/21 | Yes | 5/11/21 | 1406 | Filing 1 | Roadbase Material | $799.51 | $799.51 | $0.00 | |
| **Subtotal Pioneer** | | | | | | | **$799.51** | **$799.51** | **$0.00** | |
| | | | | | | | | | | |
| **Pure Cycle** | | | | | | | | | | |
| 2018-SK-F1P1-BMP-0001 | 2/28/18 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $85,111.00 | -$40,853.28 | $44,257.72 | Adjustment from Cost Cert #1 - Grading at Site % |
| 2018-SK-F1P1-BMP-0002 | 3/30/18 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $17,166.75 | -$8,240.04 | $8,926.71 | Adjustment from Cost Cert #1 - Grading at Site % |
| 2018-SK-F1P1-BMP-0003 | 4/30/18 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $31,901.25 | -$15,312.60 | $16,588.65 | Adjustment from Cost Cert #1 - Grading at Site % |
| 2018-SK-F1P1-BMP-0004 | 5/31/18 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $20,917.00 | -$10,040.16 | $10,876.84 | Adjustment from Cost Cert #1 - Grading at Site % |
| 2018-SK-F1P1-BMP-0005 | 6/29/18 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $37,211.00 | -$17,861.28 | $19,349.72 | Adjustment from Cost Cert #1 - Grading at Site % |
| 2018-SK-F1P1-BMP-0006 | 7/31/18 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $3,753.60 | -$1,801.73 | $1,951.87 | Adjustment from Cost Cert #1 - Grading at Site % |
| 2018-SK-F1P1-BMP-0006 | 7/31/18 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $11,886.40 | -$5,705.47 | $6,180.93 | Adjustment from Cost Cert #1 - Grading at Site % |
| 2018-SK-F1P1-BMP-0007 | 8/31/18 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $48,652.50 | -$23,353.20 | $25,299.30 | Adjustment from Cost Cert #1 - Grading at Site % |
| 2018-SK-F1P1-BMP-0008 | 9/28/18 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $21,412.00 | -$535.30 | $20,876.70 | Adjustment from Cost Cert #1 - Utilities begin, at % District of Contract |
| 2019-SK-F1P1-BMP-0015 | 4/30/19 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $16,920.00 | -$8,121.60 | $8,798.40 | Adjustment from Cost Cert #1 - Split with Builders |
| 2019-SK-F1P1-BMP-0016 | 5/31/19 | Yes | N/A | N/A | Filing 1 | BMPs and Erosion Control | $19,499.50 | -$9,359.76 | $10,139.74 | Adjustment from Cost Cert #1 - Split with Builders |
| 2019-SK-F1P1-BMP-0017 | 6/28/19 | Yes | N/A | N/A | Filing 1 | GESC BMP Installation and Maintenance | $27,553.50 | $14,327.82 | $41,881.32 | At Site % - Split with Builders Cost |
| 2019-SK-F1P1-INS-0013 | 6/30/19 | Yes | N/A | N/A | Filing 1 | Rangeview Inspection Services | $15,783.00 | $15,783.00 | $31,566.00 | |
| **Subtotal Pure Cycle** | | | | | | | **$357,767.50** | **-$111,073.60** | **$246,693.90** | |
| | | | | | | | | | | |
| **Romeo Lopez** | | | | | | | | | | |
| 9302020 | 9/15/20 | Yes | 2/10/21 | 1300 | Filing 1 | Denver Rubber Company | $75.00 | $0.00 | $75.00 | Not eligible |
| **Subtotal Romeo Lopez** | | | | | | | **$75.00** | **$0.00** | **$75.00** | |
| | | | | | | | | | | |
| **Scott Lehman** | | | | | | | | | | |
| 193P | 9/9/19 | Yes | 9/26/19 | 16418 | Filing 1 | Misc. Expenses | $7,146.82 | $0.00 | $7,146.82 | Not eligible |
| 195P | 10/31/19 | Yes | 11/14/19 | 16473 | Filing 1 | Misc. Expenses | $3,170.00 | $0.00 | $3,170.00 | Not eligible |

**Attachment C**

**Sky Ranch Community Authority Board**

**Engineer's Summary for Cost Certification 2 - Invoices through 7/30/21**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Filing & Phase | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| 196P | 12/9/19 | Yes | 12/23/19 | 16543 | Filing 1 | Misc. Expenses | $2,644.27 | $0.00 | $2,644.27 | Not eligible |
| **Subtotal Scott Lehman** | | | | | | | **$12,961.09** | **$0.00** | **$12,961.09** | |
| | | | | | | | | | | |
| **Sewer Solutions** | | | | | | | | | | |
| 1259 | 2/11/21 | Yes | 4/12/21 | 1368 | Filing 1 | Water Repair at Meter Pit | $9,600.00 | $0.00 | $9,600.00 | Water Services not District |
| **Subtotal Sewer Solutions** | | | | | | | **$9,600.00** | **$0.00** | **$9,600.00** | |
| | | | | | | | | | | |
| **SEMSWA** | | | | | | | | | | |
| 7-3-2020-SR-9th r-fee | 7/3/20 | Yes | 7/20/20 | 16937 | Filing 1 | GESC Non-Compliance Fee | $160.00 | $0.00 | $160.00 | Not District |
| **Subtotal SEMSWA** | | | | | | | **$160.00** | **$0.00** | **$160.00** | |
| | | | | | | | | | | |
| **Spencer Fane LLP** | | | | | | | | | | |
| 694711 | 7/9/19 | Yes | 8/2/19 | 16348 | Filing 1 | Legal Services | $158.00 | $0.00 | $158.00 | Bond issuance paid from proceeds |
| **Subtotal Spencer Fane LLP** | | | | | | | **$158.00** | **$0.00** | **$158.00** | |
| | | | | | | | | | | |
| **Tri County Health Department** | | | | | | | | | | |
| Q20-059 | 6/25/20 | Yes | 9/1/20 | 1058 | Filing 1 | Plat Review Fee | $150.00 | $78.00 | $72.00 | Site % |
| **Subtotal Tri County Health Department** | | | | | | | **$150.00** | **$78.00** | **$72.00** | |
| | | | | | | | | | | |
| **Wedlake Studios, Inc** | | | | | | | | | | |
| 12001 | 6/12/20 | Yes | 8/14/20 | 1052 | Filing 1 | Marketing Photography | $2,795.00 | $0.00 | $2,795.00 | Marketing not District |
| **Subtotal Wedlake Studios, Inc** | | | | | | | **$2,795.00** | **$0.00** | **$2,795.00** | |
| | | | | | | | | | | |
| **Xcel Energy** | | | | | | | | | | |
| 722323229 | 3/3/21 | Yes | 5/28/21 | 1414 | Filing 1 | Service to 27994 E. 9th Drive | $1,637.30 | $0.00 | $1,637.30 | Not eligible |
| **Subtotal Xcel Energy** | | | | | | | **$1,637.30** | **$0.00** | **$1,637.30** | |
| | | | | | | | | | | |
| **Zillow Group** | | | | | | | | | | |
| INV04686299 | 3/1/20 | Yes | 4/15/20 | 16789 | Filing 1 | Marketing | $1,999.95 | $0.00 | $1,999.95 | Marketing not District |
| INV0496006 | 4/1/20 | Yes | 5/20/20 | 16857 | Filing 1 | Marketing | $1,999.95 | $0.00 | $1,999.95 | Marketing not District |
| INV05269792 | 5/1/20 | Yes | 6/5/20 | 16881 | Filing 1 | Marketing | $1,999.95 | $0.00 | $1,999.95 | Marketing not District |
| INV05622350 | 6/1/20 | Yes | 7/20/20 | 16964 | Filing 1 | Marketing | $1,999.95 | $0.00 | $1,999.95 | Marketing not District |
| INV08412988 | 12/1/20 | Yes | 1/1/21 | 1243 | Filing 1 | Marketing | $1,999.95 | $0.00 | $1,999.95 | Marketing not District |
| **Subtotal Zillow Group** | | | | | | | **$9,999.75** | **$0.00** | **$9,999.75** | |
| | | | | | | | | | | |
| **Subtotal invoices paid by the Developer - Filing 1** | | | | | | | **$991,160.64** | **$70,196.61** | **$698,816.83** | |
| **Total invoices paid - Board and Developer - Filing 1** | | | | | | | **$16,072,122.87** | **$14,240,238.24** | **$1,609,737.43** | |

Total land area is 52% District
Of District areas, Open Space Tracts are 62% of the area, Streets are 38% of the area

| | | |
|---|---|---|
| Total District Eligible Site % | 51.66% | |
| Of District Areas | 61.75% | Open Space |
| | 38.25% | Streets |
| | | |
| Open Space - Regional Ratio | 20.35% | |
| Streets - Regional Ratio | 25.66% | |

# Attachment D
# Project Photos

# Sky Ranch CAB Filings 1-3 Site Photos

Aerial facing East

Aerial facing West

Tract F Improvements

Tract I Improvements

Tract A Improvements

Detention Pond Improvements

# Sky Ranch Community Authority Board Cost Certification and Useful Life Analysis Report

## Filing #4 - Report #1
## December 2021

INDEPENDENT DES District Engineering SERVICES

1626 Cole Blvd, Suite 125
Lakewood, CO 80401

# Sky Ranch Community Authority Board
# Cost Certification and Useful Life Analysis Report

## *Table of Contents*

**Cost Certification Report #1**

Introduction ..... 1
Governing Documents ..... 1
Activities Conducted ..... 1
Assumptions ..... 2
Discussion ..... 2
Summary Of Expenditures By Category And Service Plan Division ..... 3
Field Investigation Results ..... 3
Recommendation ..... 3

**Useful Life Analysis Report #1**

Introduction ..... 4
Methodology and Approarch ..... 4
Useful Life Calculation Summary ..... 5

**Attachments**

Attachment A - Site Map ..... 6
Attachment B - Vendor Participation ..... 8
Attachment C - Expenditure Data ..... 181
Attachment D – Project Photos ..... 186

December 10, 2021

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

**SKY RANCH COMMUNITY AUTHORITY BOARD – FILING 4 COST CERTIFICATION REPORT #1**

## INTRODUCTION

Independent CAB Engineering Services, LLC (Engineer) was hired by the Sky Ranch Community Authority Board (CAB) to provide review of expenditures paid by Pure Cycle Corporation (Developer) and inclusion of CAB expenditures. This is to summarize and report the expenditures for the Sky Ranch development located in the County of Arapahoe, Colorado (Project). This Cost Certification report summarizes the Engineer's approach and findings for the Project.

The Construction Related Expenses (Construction Related Expenses) for public improvements discussed in this report were paid for by the Developer and are being certified as Verified Costs (Verified Costs) in the amount of **$5,530.58.** The Construction Related Expenses paid for directly by the CAB were also reviewed as part of this report and are certified as Verified Costs in the amount of **$3,152,799.01** for a total Verified Cost amount of **$3,158,329.59**.

This report generally covers the areas shown on Attachment A. The Verified Costs certified in this report mostly cover water, sanitary, storm, parks & recreation, street, regional storm, and regional street improvements and associated soft costs in Filing 4.

## GOVERNING DOCUMENTS

The following governing documents were used in determining recommendations for Verified Costs:

- Amended and Restated Service Plan for Sky Ranch Metropolitan CAB No. 5, by McGeady Becher, P.C., dated December 8th, 2020.
- Facilities Funding and Acquisition Agreement, by and between Sky Ranch Community Authority Board and Pure Cycle Corporation, dated November 13th, 2017.
- Project Funding and Reimbursement Agreement, between Sky Ranch CAB and Pure Cycle Corporation, dated November 13th, 2017.
- Subdivision Improvement Agreement and Restriction on Conveyance, between PCY Holdings, LLC and Board of County Commissioners of Arapahoe County, dated July 13th, 2018.
- Modified Service Plan for Sky Ranch Metropolitan CAB No. 5, by McGeady Sisneros, P.C. and Kirkpatrick Pettis Smith Polian, Inc., dated September 14, 2004.
- Sky Ranch Subdivision Filing No. 1 Final Plat, by CVL Consultants of Colorado, Inc., dated June 25th, 2018.

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

## ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the CAB and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.



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- A site visit was conducted. Project improvements were photographed.
- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other projects constructed in the Denver Metropolitan Area.

**ASSUMPTIONS**

Due to the specific scope authorized for this report, the following assumptions were made.

- It is assumed that geotechnical pavement designs have been performed and followed. It is assumed materials testing was performed during construction.
- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Acquisition Agreement. The CAB shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the CAB.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is our recommendation these lien waivers be provided to the CAB.
- Verified Costs presented do not represent the entire contract value, but rather a portion of the costs that are attributable to public improvements as defined in the Service Plan. Construction Related Expenses that pertain to both CAB land and private lots are based on land percentage area for the project area. See Attachment C for the percentages. These percentages were used for work such as earthwork, SWMP activities, and planning.
- Construction Related Expenses that did not have enough information to be verified with this report may be verified in a future report.
- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the CAB. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- This report was prepared with a specific scope and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the public expenditures for the invoices provided. A more detailed analysis or submission of additional expenditures may result in adjustments to our cost certification.

**DISCUSSION**

This report consists of expenditures provided between March of 2018 and September of 2021. The improvements reviewed are generally represented in Attachments A and C.

**Vendor Participation**

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

**Review of Invoices and Summary of Expenditures**

To provide a cost certification of CAB improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as Verified Costs or non-verified costs and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly, and that proof of payment was provided.

For invoices provided by the CAB, the CAB accountant provided a detailed listing. These were reviewed only



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to confirm they are eligible to be considered as Verified Costs to be used for bonding purposes.

**SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION**
The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

| CAB Improvements | Cost | Percent of Total Cost |
|---|---|---|
| *Local Improvements* | | |
| Street | $416,593.12 | 13.19% |
| Parks and Rec | $156,689.87 | 4.96% |
| Water | $856,205.00 | 27.11% |
| Sanitation/Storm | $1,641,000.30 | 51.96% |
| Safety Protection | $0.00 | 0.00% |
| *Regional Improvements* | | |
| Street | -$42,963.53 | -1.36% |
| Parks and Rec | $5,472.95 | 0.17% |
| Storm | $125,331.88 | 3.97% |
| **TOTAL** | **$3,158,329.59** | **100%** |

**FIELD INVESTIGATION RESULTS**
A field investigation was conducted in November 2021. Photos were taken of the Project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

**RECOMMENDATION**
In our professional opinion the Construction Related Expenses were reviewed and found to be reasonable. The Construction Related Expenses are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as Verified Costs as shown in Attachment C and subject to the level of review presented in this report. These expenditures are certified as Verified Costs in the amount of **$3,158,329.59.**

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

Respectfully Submitted,
Independent CAB Engineering Services, LLC

Barrett Marrocco, P.E.

Attachments

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December 10, 2021

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

**USEFUL LIFE ANALYSIS #1**

**INTRODUCTION**
Independent CAB Engineering Services, LLC (Engineer) was hired by the Sky Ranch Community Authority Board (CAB) to prepare a useful life analysis based on Verified Costs for the Sky Ranch development located in Arapahoe County, Colorado (Project) and presented in the Sky Ranch Community Authority Board Filing 4 Cost Certification Report #1. This Analysis summarizes the Engineer's approach and findings for CAB improvements estimated at **a remaining useful life of 45.22 years as of December 1, 2021.**

This Analysis includes expenditures between 2018 and 2021 as shown on Attachment C. This Analysis covers the amount of **$3,158,329.59**, as detailed in the Cost Certification Report #1.

**METHODOLOGY AND APPROACH**
**Useful Life Definition**
For this analysis, useful life is defined as the operating service life of an asset for the purpose it was acquired.

**Calculation of Useful Life**
The Engineer used the project invoices and pay applications for each vendor and analyzed each line item. The line items were determined to be Verified Costs or costs not eligible for reimbursement and allocated into useful life categories based on the major material of the improvement. Line items that were required for the general execution of the contract such as, mobilization, bonds and insurance, were prorated and allocated to the useful life categories. The costs within each useful life were then totaled and divided by the total cost of work to determine the percentage of each category. The percentages were then multiplied by the typical useful life of that category to come up with a useful life factor. The sum of these factors is the weighted useful life for the improvements reviewed.

This analysis is a conservative estimate of the remaining life of the project. For instance, earthwork was rated at 50 years. Several references suggest a useful life of 75 or 100 years. With proper maintenance and preventative maintenance, the calculated useful life can be greatly exceeded.

**Resources**
The following resources were used to determine the useful life of the categories:
- Governmental Accounting Focus
- 2011 Architectural Manual, DCA Office of Affordable Housing
- Engineering Judgment of IDES

**USEFUL LIFE CALCULATION SUMMARY**
The category costs and useful life calculations are shown in the table below.

| System of Work | System Cost | Percent of Total | Useful Life | Useful Life Factor |
|---|---|---|---|---|
| Services | $ 630,601.95 | 19.97% | 45.22 | 9.03 |
| Removals | $ 6,248.11 | 0.20% | 45.22 | 0.09 |
| Building | $ - | 0.00% | 50 | 0.00 |
| Erosion Control | $ 72,272.95 | 2.29% | 1 | 0.02 |
| Earthwork | $ 471,251.91 | 14.92% | 75 | 11.19 |
| Water | $ 686,956.88 | 21.75% | 40 | 8.70 |
| Sanitary | $ 1,014,873.60 | 32.13% | 40 | 12.85 |
| Storm Sewer | $ 226,879.00 | 7.18% | 40 | 2.87 |
| Access Road | $ 498.80 | 0.02% | 20 | 0.00 |
| Concrete | $ 173.47 | 0.01% | 30 | 0.00 |
| Asphalt | $ 242.58 | 0.01% | 20 | 0.00 |
| Striping | $ 345.85 | 0.01% | 10 | 0.00 |
| Signs | $ - | 0.00% | 10 | 0.00 |
| Irrigation | $ 47,984.50 | 1.52% | 30 | 0.46 |
| Retaining Wall | $ - | 0.00% | 20 | 0.00 |
| Landscape Amenities | $ - | 0.00% | 30 | 0.00 |
| Seeding and Sod | $ - | 0.00% | 50 | 0.00 |
| Trees and Shrubs | $ - | 0.00% | 50 | 0.00 |
| Hardscapes | $ - | 0.00% | 15 | 0.00 |
| Electrical | $ - | 0.00% | 32.5 | 0.00 |
| **TOTAL** | **$ 3,158,329.59** | **100.00%** | | **45.22** |

Most improvements were completed in 2021 and therefore no adjustments were made to the useful life of the project. We have estimated the CAB improvements at a remaining useful life of 45.22 years as of December 1, 2021.

This analysis was prepared with specific authorized scope of work and although detailed, an elaborate analysis was not performed, but rather a realistic and reasonable analysis to determine the useful life of CAB infrastructure. A more elaborate analysis or differing engineer's approach and judgment may result in adjustments to the evaluation.

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

Respectfully Submitted,
Independent CAB Engineering Services, LLC

Barrett Marrocco, P.E.

Attachments

# Attachment A
# Site Map

## SOFT COSTS

| District Improvements | Cost | Percent of Total Cost |
|---|---|---|
| *Local Improvements* | | |
| Services | $207,950.29 | 64.83% |
| Street | $21,379.22 | 6.67% |
| Parks and Rec | $7,826.38 | 2.44% |
| Water | $270.00 | 0.08% |
| Sanitation/Storm | $68,384.24 | 21.32% |
| Safety Protection | $0.00 | 0.00% |
| *Regional Improvements* | | |
| Street | $2,987.99 | 0.93% |
| Parks and Rec | $472.01 | 0.15% |
| Storm | $11,489.32 | 3.58% |
| **TOTAL** | **$320,759.45** | **100%** |

## HARD COSTS

| District Improvements | Cost | Percent of Total Cost |
|---|---|---|
| *Local Improvements* | | |
| Services | $0.00 | |
| Street | $366,999.93 | 12.93% |
| Parks and Rec | $138,251.59 | 4.87% |
| Water | $797,948.11 | 28.12% |
| Sanitation/Storm | $1,461,478.53 | 51.50% |
| Safety Protection | $0.00 | 0.00% |
| *Regional Improvements* | | |
| Street | -$45,951.52 | -1.62% |
| Parks and Rec | $5,000.94 | 0.18% |
| Storm | $113,842.56 | 4.01% |
| **TOTAL** | **$2,837,570.14** | **100%** |

## LEGEND

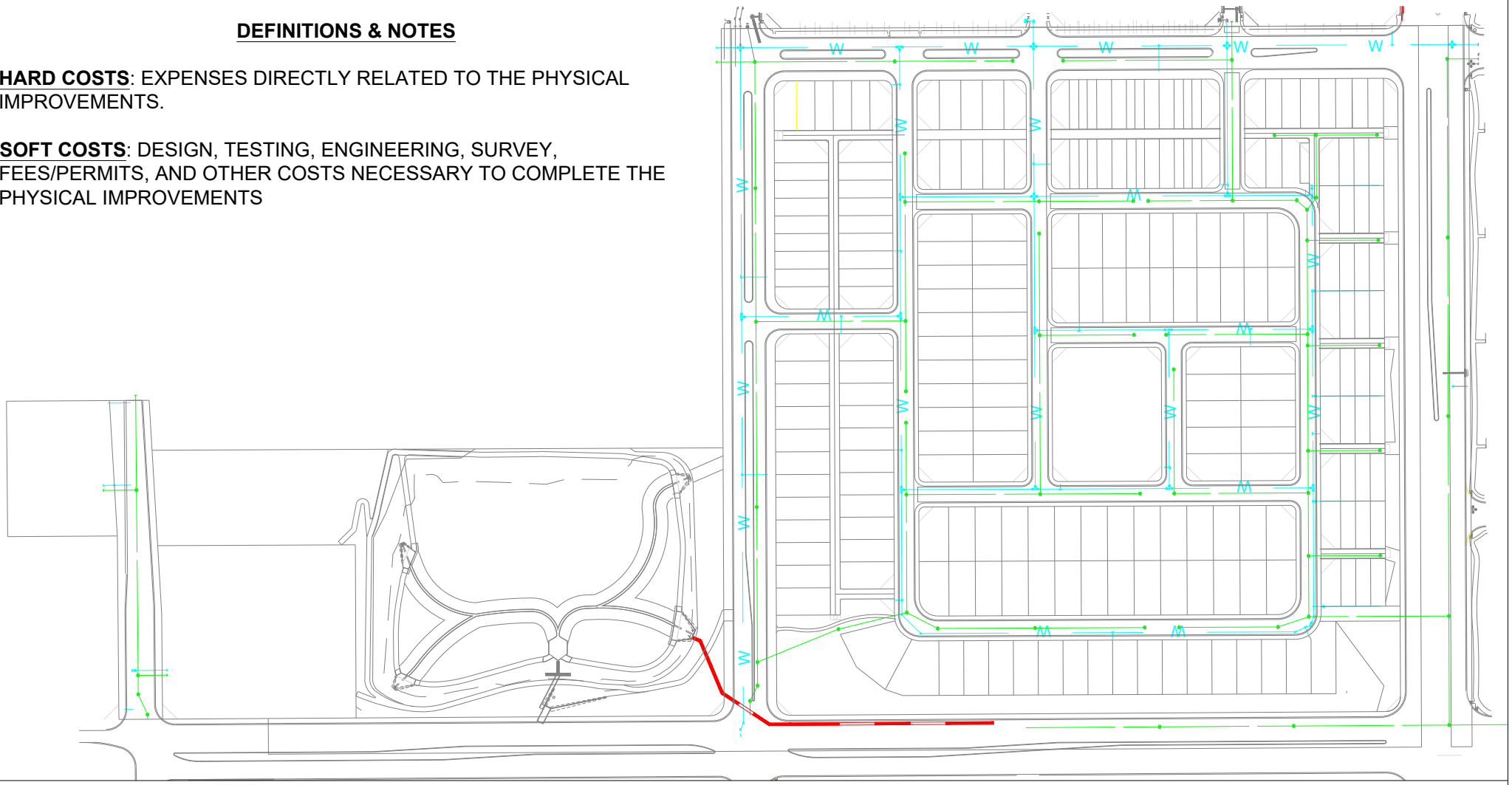
WATER IMPROVEMENTS

SANITARY IMPROVEMENTS

STORM IMPROVEMENTS

## DEFINITIONS & NOTES

- **HARD COSTS**: EXPENSES DIRECTLY RELATED TO THE PHYSICAL IMPROVEMENTS.
- **SOFT COSTS**: DESIGN, TESTING, ENGINEERING, SURVEY, FEES/PERMITS, AND OTHER COSTS NECESSARY TO COMPLETE THE PHYSICAL IMPROVEMENTS



INDEPENDENT DES District Engineering SERVICES

INDEPENDENT
DISTRICT ENGINEERING SERVICES, LLC
1626 COLE BOULEVARD #125, LAKEWOOD, CO 80401

SKY RANCH CAB FILING 4
COST CERTIFICATION #1
ATTACHMENT A – PUBLIC IMPROVEMENTS

SHEET 1 of 1
SCALE: NONE
DATE: 12/1/21

# Attachment B
# Vendor Participation

# Attachment B
# Vendor Participation

Following is a Summary of the Contractors, Consultants and Vendor Participation in work and services for the Cost Certification and Bonding Report. Notes include any invoice discrepancies, basis of payment, and basis for reimbursement.

**Arapahoe County** Provided review of the Filing 4 plat and the Sky Ranch general development plan. These Construction Related Expenses are subjected to the CAB site percentage for CAB financing.

**Art and Business One** Provided sales and marketing services. These Construction Related Expenses are not considered eligible for CAB financing.

**Bemas Construction, Inc.** Grading contractor for Sky Ranch Filing 4. Construction Related Expenses related to lots are not considered eligible for CAB financing.

**CMS Environmental Solutions, LLC** Stormwater inspector for the Development. These Construction Related Expenses are subjected to the CAB site percentage for CAB financing.

**Colorado Department of Public Health and Environment** Charged fees for the water quality control permit.

**CTL Thompson** Provided geotechnical and testing services in Filing 4 including grading and sanitary sewer compaction testing. These Construction Related Expenses are subjected to the CAB site percentage for CAB financing.

**CVL Consultants** Provided design engineering services for Filing 4 which included surveying, performing drainage calculations, and drafting a site development plan, preliminary plat, and preliminary development plan.

**CVL a Westwood Team** Provided design engineering services for Filing 4 which included surveying, performing drainage calculations, providing construction support, and drafting a site development plan, preliminary plat, final plat, and preliminary development plan.

**Ecological Resource Consultant** Provided stormwater calculations for the Development. These Construction Related Expenses are considered eligible for CAB financing.

**ERO Resources Group** Provided a wetland and channel delineation of First Creek in Filing 4.

**Independent CAB Engineering Services** Provided CAB Engineering services including project bid, contract documents, general project administration, and cost certification for Filing 4.

**Land Title Guarantee Company** Titling agency for Sky Ranch Filing 4.

**LSC Transportation** Provided traffic studies and trip generation calculations for Filing 4. These Construction Related Expenses are considered eligible for CAB financing.

**McGeady Becher** Provided CAB legal services.

**Nelson Pipeline** Utility contractor for Sky Ranch Filing 4. Water and sanitary sewer service lines are not eligible for CAB financing.

**PCS Group** Provided design services for the completion of the Pre-Development Plan including lot layout, landscape requirements, lighting, and monument design in Filing 4.

**Pure Cycle** Erosion control and maintenance contractor for Sky Ranch Filing 4. These Construction Related Expenses are subject to the CAB site percentage for CAB financing.

**XCEL Energy** Collected fees for the construction of the new gas and electric mains for the subdivision.

# Attachment C
# Expenditure Data

**Attachment C**
**Sky Ranch Authority Board**

**Engineer's Summary for Filing 4 Cost Certification #1 - Soft Costs**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Paid By | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Invoices paid by the Board - Filing 2** | | | | | | | | | | |
| **Arapahoe County** | | | | | | | | | | |
| Q18-103 Preliminary Plat | 8/2/18 | Yes | 10/15/18 | 1048 | CAB | Preliminary Plat | $29,000.00 | $18,414.30 | $10,585.70 | Site % |
| Q18-103 General Development Plan | 8/2/18 | Yes | 10/15/18 | 1048 | CAB | General Development Plan | $32,500.00 | $20,636.72 | $11,863.28 | Site % |
| SR Fil2 GDP 1.13.20 | 1/10/20 | Yes | 1/13/20 | 1090 | CAB | General Development Plan | $9,250.00 | $5,873.53 | $3,376.47 | Site % |
| SR Fil2 Plat 1.13.20 | 1/10/20 | Yes | 1/13/20 | 1091 | CAB | Preliminary Plat | $8,500.00 | $5,397.30 | $3,102.70 | Site % |
| **Subtotal Arapahoe County** | | | | | | | **$79,250.00** | **$50,321.84** | **$28,928.16** | |
| **CDPHE** | | | | | | | | | | |
| WC211199752 | 3/12/21 | Yes | 4/9/21 | 1138 | CAB | Water Quality Control Permit | $270.00 | $270.00 | $0.00 | |
| **Subtotal CDPHE** | | | | | | | **$270.00** | **$270.00** | **$0.00** | |
| **CTL Thompson, Inc** | | | | | | | | | | |
| 579835 | 4/30/21 | Yes | 8/12/21 | 1194 | CAB | Geotechnical Engineering | $2,250.19 | $1,428.82 | $821.37 | Site % |
| 587168 | 6/30/21 | Yes | 8/12/21 | 1194 | CAB | Geotechnical Engineering | $7,755.79 | $5,969.80 | $1,785.99 | Site % |
| **Subtotal CTL Thompson, Inc** | | | | | | | **$10,005.98** | **$7,398.62** | **$2,607.36** | |
| **CVL Consultants** | | | | | | | | | | |
| 022458 | 3/15/18 | Yes | 6/7/18 | 1015 | CAB | Engineering | $550.00 | 349.2368 | $200.76 | Site %, Need lien |
| 022898 | 4/15/18 | Yes | 6/7/18 | 1015 | CAB | Engineering | $190.00 | $120.65 | $69.35 | Site %, Need lien |
| 022950 | 4/15/18 | Yes | 6/7/18 | 1015 | CAB | Engineering | $3,200.00 | $2,031.92 | $1,168.08 | Site %, Need lien |
| 023479 | 5/15/18 | Yes | 6/27/18 | 1025 | CAB | Engineering | $16,800.00 | $10,667.60 | $6,132.40 | Site %, Need lien |
| 023556 | 5/15/18 | Yes | 6/27/18 | 1025 | CAB | Engineering | $6,375.00 | $4,047.97 | $2,327.03 | Site %, Need lien |
| 024017 | 6/15/18 | Yes | 7/12/18 | 1030 | CAB | Engineering | $2,879.10 | $1,828.16 | $1,050.94 | Site %, Need lien |
| 024453 | 6/15/18 | Yes | 7/12/18 | 1030 | CAB | Engineering | $2,577.50 | $19,236.27 | -$16,658.77 | Site %, Need lien |
| 024581 | 7/15/18 | Yes | 8/20/18 | 1031 | CAB | Engineering | $24,270.00 | $21,249.43 | $3,020.57 | Site %, Need lien |
| 025511 | 8/15/18 | Yes | 9/24/18 | 1044 | CAB | Engineering | $15,474.40 | $8,671.53 | $6,802.87 | Site %, Need lien |
| 025612 | 9/17/18 | Yes | 10/18/18 | 1057 | CAB | Engineering | $7,562.34 | $4,801.90 | $2,760.44 | Site %, Need lien |
| 025809 | 10/25/18 | Yes | 11/15/18 | 1071 | CAB | Engineering | $3,705.60 | $2,352.97 | $1,352.63 | Site %, Need lien |
| 025884 | 11/20/18 | Yes | 12/13/18 | 1079 | CAB | Engineering | $2,814.83 | $1,787.35 | $1,027.48 | Site %, Need lien |
| 026026 | 12/18/18 | Yes | 1/21/19 | 1089 | CAB | Engineering | $875.88 | $556.16 | $319.72 | Site %, Need lien |
| 026121 | 1/21/19 | Yes | 2/11/19 | 1095 | CAB | Engineering | $1,910.00 | $1,212.80 | $697.20 | Site %, Need lien |
| 026471 | 4/22/19 | Yes | 6/17/19 | 1130 | CAB | Engineering | $1,765.56 | $1,141.16 | $624.40 | Site %, Need lien |
| 026613 | 5/28/19 | Yes | 7/15/19 | 1145 | CAB | Engineering | $32,062.39 | $25,879.83 | $6,182.56 | Site %, Need lien |
| 026821 | 7/18/19 | Yes | 9/16/19 | 1163 | CAB | Engineering | $7,357.94 | $6,239.89 | $1,118.05 | Site %, Need lien |
| 026933 | 8/26/19 | Yes | 10/14/19 | 1176 | CAB | Engineering | $8,682.08 | $5,512.91 | $3,169.17 | Site %, Need lien |
| 027067 | 9/26/19 | Yes | 11/11/19 | 1187 | CAB | Engineering | $12,514.08 | $11,596.38 | $917.70 | Site %, Need lien |
| 027217 | 10/29/19 | Yes | 12/16/19 | 1195 | CAB | Engineering | $3,925.14 | $2,943.17 | $981.97 | Site %, Need lien |
| 027315 | 11/27/19 | Yes | 1/13/20 | 1085 | CAB | Engineering | $7,966.59 | $4,106.19 | $3,860.40 | Site %, Need lien |
| 027392 | 12/30/19 | Yes | 2/20/20 | 1098 | CAB | Engineering | $9,100.00 | $7,574.20 | $1,525.80 | Site %, Need lien |
| **Subtotal CVL Consultants** | | | | | | | **$172,558.43** | **$143,907.69** | **$28,650.74** | |
| **CVL a Westwood Team** | | | | | | | | | | |
| 1210300705 | 3/16/21 | Yes | 4/9/21 | 1140 | CAB | Engineering | $39,157.50 | $26,390.33 | $12,767.17 | Site %, Need lien |
| 1210300713 | 3/16/21 | Yes | 4/9/21 | 1140 | CAB | Engineering | $928.43 | $928.43 | $0.00 | Site %, Need lien |
| 1210700751 | 7/20/21 | Yes | 8/12/21 | 1193 | CAB | Engineering | $2,025.00 | $1,285.83 | $739.17 | Site %, Need lien, interest not eligible |
| 1210701056 | 7/21/21 | Yes | 8/12/21 | 1193 | CAB | Engineering | $9,966.60 | $6,209.27 | $3,757.33 | Site %, Need lien, interest not eligible |
| **Subtotal CVL a Westwood Team** | | | | | | | **$52,077.53** | **$34,813.85** | **$17,263.68** | |
| **Ecological Resource Consultant** | | | | | | | | | | |
| 8451 | 8/2/18 | Yes | 10/18/18 | 1064 | CAB | Storm Design | $4,669.50 | $4,669.50 | $0.00 | Need lien |
| 8935 | 2/6/19 | Yes | 4/16/19 | 1119 | CAB | Storm Design | $838.50 | $838.50 | $0.00 | Need lien |
| **Subtotal Ecological Resource Consultant** | | | | | | | **$5,508.00** | **$5,508.00** | **$0.00** | |
| **ERO Resources Group** | | | | | | | | | | |
| 90750 | 8/10/18 | Yes | 6/17/19 | 1133 | CAB | Wetlands Analysis | $651.50 | $651.50 | $0.00 | Need lien |
| 90751 | 8/10/18 | Yes | 9/11/18 | 1041 | CAB | Wetlands Analysis | $612.00 | $612.00 | $0.00 | Need lien |

**Attachment C**
**Sky Ranch Authority Board**

**Engineer's Summary for Filing 4 Cost Certification #1 - Soft Costs**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Paid By | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Subtotal ERO Resources Group** | | | | | | | **$1,263.50** | **$1,263.50** | **$0.00** | |
| | | | | | | | | | | |
| **Independent District Engineering, LLC** | | | | | | | | | | |
| 9836 | 9/30/20 | Yes | 12/15/20 | 1062 | CAB | District Engineering | $940.00 | $940.00 | $0.00 | |
| 9845 | 2/28/21 | Yes | 4/9/21 | 1131 | CAB | District Engineering | $1,593.00 | $1,593.00 | $0.00 | |
| **Subtotal Independent District Engineering, LLC** | | | | | | | **$2,533.00** | **$2,533.00** | **$0.00** | |
| | | | | | | | | | | |
| **LSC Transportation Consultants** | | | | | | | | | | |
| 55631 | 11/6/18 | Yes | 12/13/18 | 1083 | CAB | Transportation Engineering | $2,147.85 | $2,147.85 | $0.00 | Need lien |
| 55960 | 1/8/19 | Yes | 2/11/19 | 1099 | CAB | Transportation Engineering | $941.25 | $941.25 | $0.00 | Need lien |
| 56260 | 3/4/19 | Yes | 4/16/19 | 1120 | CAB | Transportation Engineering | $1,315.80 | $1,315.80 | $0.00 | Need lien |
| 56407 | 4/8/19 | Yes | 6/17/19 | 1135 | CAB | Transportation Engineering | $128.80 | $128.80 | $0.00 | Need lien |
| 56578 | 5/8/19 | Yes | 9/16/19 | 1167 | CAB | Transportation Engineering | $2,173.20 | $2,173.20 | $0.00 | Need lien |
| 56740 | 6/10/19 | Yes | 7/15/19 | 1148 | CAB | Transportation Engineering | $1,637.25 | $1,637.25 | $0.00 | Need lien |
| 57106 | 8/21/19 | Yes | 10/14/19 | 1180 | CAB | Transportation Engineering | $1,252.20 | $1,252.20 | $0.00 | Need lien |
| 57284 | 9/10/19 | Yes | 10/14/19 | 1180 | CAB | Transportation Engineering | $653.50 | $653.50 | $0.00 | Need lien |
| 57442 | 10/8/19 | Yes | 12/16/19 | 1198 | CAB | Transportation Engineering | $730.50 | $730.50 | $0.00 | Need lien |
| **Subtotal LSC Transportation Consultants** | | | | | | | **$10,980.35** | **$10,980.35** | **$0.00** | |
| | | | | | | | | | | |
| **McGeady Becher, P.C.** | | | | | | | | | | |
| 1337M 2/28/21 | 2/28/21 | Yes | 4/9/21 | 1139 | CAB | Legal Services | $20,143.95 | $1,950.00 | $18,193.95 | |
| **Subtotal McGeady Becher, P.C.** | | | | | | | **$20,143.95** | **$1,950.00** | **$18,193.95** | |
| | | | | | | | | | | |
| **PCS Group** | | | | | | | | | | |
| 8692 | 5/9/18 | Yes | 8/20/18 | 1033 | CAB | Planning | $7,447.50 | $2,021.60 | $5,425.90 | Site % need lien |
| 8765 | 5/30/18 | Yes | 8/20/18 | 1033 | CAB | Planning | $12,750.05 | $3,195.55 | $9,554.50 | Site % need lien |
| 8881 | 6/30/18 | Yes | 8/20/18 | 1033 | CAB | Planning | $16,732.50 | $4,967.89 | $11,764.61 | Site % need lien |
| 8988 | 7/31/18 | Yes | 9/11/18 | 1042 | CAB | Planning | $6,605.25 | $4,213.22 | $2,392.03 | Site % need lien |
| 9092 | 8/31/18 | Yes | 10/18/18 | 1063 | CAB | Planning | $7,923.15 | $3,961.08 | $3,962.08 | Site % need lien |
| 9191 | 9/30/18 | Yes | 11/15/18 | 1074 | CAB | Planning | $5,716.30 | $3,229.68 | $2,486.62 | Site % need lien |
| 9290 | 10/31/18 | Yes | 12/13/18 | 1082 | CAB | Planning | $5,423.55 | $2,515.97 | $2,907.58 | Site % need lien |
| 9394 | 11/30/18 | Yes | 1/21/19 | 1092 | CAB | Planning | $3,806.90 | $1,781.27 | $2,025.63 | Site % need lien |
| 9494 | 12/31/18 | Yes | 2/11/19 | 1098 | CAB | Planning | $1,347.05 | $94.96 | $1,252.09 | Site % need lien |
| 9801 | 3/31/19 | Yes | 6/17/19 | 1134 | CAB | Planning | $8,032.40 | $2,971.62 | $5,060.78 | Site % need lien |
| 9897 | 4/30/19 | Yes | 6/17/19 | 1134 | CAB | Planning | $4,838.55 | $2,986.64 | $1,851.91 | Site % need lien |
| 9997 | 5/31/19 | Yes | 7/15/19 | 1147 | CAB | Planning | $5,862.90 | $2,937.02 | $2,925.88 | Site % need lien |
| 10180 | 7/31/19 | Yes | 9/16/19 | 1165 | CAB | Planning | $10,396.95 | $6,237.50 | $4,159.45 | Site % need lien |
| 10279 | 9/10/19 | Yes | 10/14/19 | 1179 | CAB | Planning | $1,387.85 | $657.42 | $730.43 | Site % need lien |
| 10394 | 9/30/19 | Yes | 11/11/19 | 1189 | CAB | Planning | $5,884.75 | $2,331.00 | $3,553.75 | Site % need lien |
| 10493 | 10/31/19 | Yes | 12/16/19 | 1197 | CAB | Planning | $7,524.65 | $4,257.29 | $3,267.36 | Site % need lien |
| 10590 | 12/10/19 | Yes | 2/20/20 | 1100 | CAB | Planning | $4,631.30 | $2,940.76 | $1,690.54 | Site % need lien |
| 11960 | 2/28/21 | Yes | 4/9/21 | 1134 | CAB | Planning | $540.00 | $0.00 | $540.00 | Not eligible |
| 11961 | 2/28/21 | Yes | 4/9/21 | 1134 | CAB | Planning | $15,103.75 | $4,981.54 | $10,122.21 | Site % need lien |
| **Subtotal PCS Group** | | | | | | | **$131,955.35** | **$56,282.01** | **$75,673.34** | |
| | | | | | | | | | | |
| **Subtotal Invoices paid by the Board - Filing 2** | | | | | | | **$486,546.09** | **$315,228.87** | **$171,317.22** | |
| | | | | | | | | | | |
| **Invoices paid by the Developer - Filing 2** | | | | | | | | | | |
| | | | | | | | | | | |
| **Art and Business One LLC** | | | | | | | | | | |
| 3515 | 4/29/21 | Yes | N/A | N/A | Pure Cycle | Sales and Marketing | $12,500.00 | $0.00 | $12,500.00 | Marketing not eligible |
| 3536 | 5/24/21 | Yes | N/A | N/A | Pure Cycle | Sales and Marketing | $5,000.00 | $0.00 | $5,000.00 | Marketing not eligible |
| 3580 | 7/22/21 | Yes | 9/3/21 | 1482 | Pure Cycle | Sales and Marketing | $2,500.00 | $0.00 | $2,500.00 | Marketing not eligible |
| **Subtotal Art and Business One LLC** | | | | | | | **$20,000.00** | **$0.00** | **$20,000.00** | |
| | | | | | | | | | | |
| **CMS Environmental Solutions, LLC** | | | | | | | | | | |
| 117780 | 4/1/21 | Yes | 4/9/21 | 1136 | Pure Cycle | Stormwater Inspection | $375.00 | $238.12 | $136.88 | Site %, Need lien |
| 124320 | 9/1/21 | Yes | 10/11/21 | 1218 | Pure Cycle | Stormwater Inspection | $375.00 | $238.12 | $136.88 | Site %, Need lien |
| **Subtotal CMS Environmental Solutions, LLC** | | | | | | | **$750.00** | **$476.23** | **$273.77** | |

**Attachment C**
**Sky Ranch Authority Board**

**Engineer's Summary for Filing 4 Cost Certification #1 - Soft Costs**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Paid By | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Land Title Guarantee Company** | | | | | | | | | | |
| CC-183401 | 9/14/18 | Yes | 10/25/18 | 15754 | Pure Cycle | Legal and Title | $421.00 | $0.00 | $421.00 | Not Eligible |
| **Subtotal Land Title Guarantee Company** | | | | | | | **$421.00** | **$0.00** | **$421.00** | |
| | | | | | | | | | | |
| **LSC Transportation Consultants** | | | | | | | | | | |
| 55471 | 10/8/18 | Yes | 10/25/18 | 15743 | Pure Cycle | Engineering | $1,201.05 | $1,201.05 | $0.00 | Need lien |
| 55797 | 12/11/18 | Yes | 1/8/19 | 16099 | Pure Cycle | Engineering | $3,853.30 | $3,853.30 | $0.00 | Need lien |
| **Subtotal LSC Transportation Consultants** | | | | | | | **$5,054.35** | **$5,054.35** | **$0.00** | |
| | | | | | | | | | | |
| **Xcel Energy** | | | | | | | | | | |
| 53-0013703096-0 | 8/20/21 | Yes | 9/3/21 | 1464 | Pure Cycle | Engineering | $341,573.61 | $0.00 | $341,573.61 | Energy improvements not eligible |
| **Subtotal Xcel Energy** | | | | | | | **$341,573.61** | **$0.00** | **$341,573.61** | |
| | | | | | | | | | | |
| **Subtotal invoices paid by the Developer - Filing 2** | | | | | | | **$367,798.96** | **$5,530.58** | **$362,268.38** | |
| **Total invoices paid - Board and Developer - Filing 2** | | | | | | | **$854,345.05** | **$320,759.45** | **$533,585.60** | |

"District Eligible Expenses" is the amount being recommended for reimbursement from the District
"Non Eligible Expenses" is the difference between the Invoiced Amount and the District Portion
These amounts do not include interest

| | | |
|---|---|---|
| Filing No. 4 is | 63.50% | percent district |
| | 30.83% | are Roads/ROW |
| | 32.67% | are Parks/Open Space |
| | 16.85% | percent storm is regional storm |
| | 10.42% | percent street is regional street |
| | 5.69% | percent parks is regional parks |

**Attachment C**

**Sky Ranch Authority Board**

**Engineer's Summary for Filing 4 Cost Certification #1 - Hard Costs**

| Invoice ID | Invoice Date | Invoice Provided | Check Date | Check Number | Paid By | Description | Invoiced Amount | Verified Costs | Non- Eligible Expenses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|
| **Bemas Construction, Inc.** | | | | | | | | | | |
| Pay Application #1 | 2/25/21 | Yes | 3/16/21 | 1127 | CAB | Grading Contractor | $36,878.05 | $32,957.36 | $3,920.69 | |
| Pay Application #2 | 4/26/21 | Yes | 5/17/21 | 1159 | CAB | Grading Contractor | $248,918.01 | $168,765.16 | $80,152.85 | |
| Pay Application #3 | 5/25/21 | Yes | 6/15/21 | 1173 | CAB | Grading Contractor | $189,325.05 | $174,381.53 | $14,943.52 | |
| Pay Application #4 | 6/25/21 | Yes | 7/9/21 | 1187 | CAB | Grading Contractor | $343,798.67 | $176,472.13 | $167,326.54 | |
| **Subtotal Bemas Construction, Inc.** | | | | | | | **$818,919.78** | **$552,576.19** | **$266,343.59** | |
| **Nelson Pipeline** | | | | | | | | | | |
| Pay Application #1 | 6/25/21 | Yes | 8/12/21 | 1203 | CAB | Utility Contractor | $548,178.50 | $548,178.50 | $0.00 | |
| Pay Application #2 | 7/25/21 | Yes | 9/14/21 | 1209 | CAB | Utility Contractor | $761,870.55 | $524,750.55 | $237,120.00 | |
| Pay Application #3 | 8/25/21 | Yes | 10/11/21 | 1222 | CAB | Utility Contractor | $1,318,287.45 | $1,167,807.45 | $150,480.00 | |
| **Subtotal Nelson Pipeline** | | | | | | | **$2,628,336.50** | **$2,240,736.50** | **$387,600.00** | |
| **Pure Cycle** | | | | | | | | | | |
| Pay Application #1 | 3/31/21 | Yes | 10/11/21 | 1220 | CAB | Erosion Control Contractor | $42,278.80 | $26,789.05 | $15,489.75 | |
| Pay Application #2 | 7/25/21 | Yes | 10/11/21 | 1220 | CAB | Erosion Control Contractor | $30,257.50 | $17,468.40 | $12,789.10 | |
| **Subtotal Pure Cycle** | | | | | | | **$72,536.30** | **$44,257.45** | **$28,278.85** | |
| **Total - Hard Costs - Filing 4** | | | | | | | **$3,519,792.58** | **$2,837,570.14** | **$682,222.44** | |

"District Eligible Expenses" is the amount being recommended for reimbursement from the District
"Non Eligible Expenses" is the difference between the Invoiced Amount and the District Portion
These amounts do not include interest

| | | |
|---|---|---|
| Filing No. 4 is | 63.50% | percent district |
| | 30.83% | are Roads/ROW |
| | 32.67% | are Parks/Open Space |
| | 16.85% | percent storm is regional storm |
| | 10.42% | percent street is regional street |
| | 5.69% | percent parks is regional parks |

# Attachment D
# Project Photos

# Sky Ranch CAB Filing 4 Site Photos

Sanitary Sewer Install

Sanitary Sewer Install

Manholes

Grading Work

Stockpiled Storm Pipe On Site

Detention Pond

CliftonLarsonAllen

# Manager Memorandum

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TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, District Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, December 10, 2021

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## ACC Requests

9 architectural requests have been received since the last meeting. Most of the requests were for backyard landscaping, concrete, and solar panels. All requests were approved.

## Violation Report

Inspection of the Community was completed on November 15th resulting in 16 violation notices being sent to owners. Violations were for visible trash cans and weeds.

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

Please let us know if there are any questions.

Celeste Terrell, CMCA, AMS
Community Manager

SERVING WITH INTEGRITY
ARAPAHOE SHERIFF
SINCE 1858

August 16, 2021

Dear Service Recipient,

The Sheriff's Office takes great pride in providing the best customer service and professionalism to our community. In order to provide this outstanding level of service, we have established the attached extra duty rate schedule. Keep in mind extra duty employment is voluntary for our Deputies and is in addition to their regularly scheduled 40-hour work week. We do not compel them to sign up for extra work. Some service recipients may voluntarily offer higher pay rates in an attempt to fill a job or ensure holiday coverage.

Please contact our Extra Duty Coordinator, Sgt. Mark Orrino at (303)994-6132, Lt. Tammy Townsell-Twombly at (720)874-3807 or myself with any questions or concerns.

Regards,

Laurie Halaba, Captain

Patrol Services, Public Safety Bureau
Arapahoe County Sheriff's Office
13101 E. Broncos Parkway
Centennial CO 80112
(720)874-3782

SERVING WITH INTEGRITY
ARAPAHOE SHERIFF
SINCE 1858

The extra duty employment rates for the Arapahoe County Sheriff's Office are:

- 5 or more business days' notice - $55/hour
- 3-4 business days' notice - $60/hour
- 0-2 business days' notice - $65/hour

For supervisory positions where the position must be filled by a sergeant or person of higher rank:

- 5 or more business days' notice - $60/hour
- 3-4business days' notice - $65/hour
- 0-2 business days' notice - $70/hour

$90/hour for all Arapahoe County recognized holidays

$60/hour for road construction related traffic control

Vehicle charges are included in the deputy hourly rate except for special circumstances. The Extra Duty Coordinator may determine if a $10/hour vehicle charge is warranted based on anticipated use of the vehicle. The Extra Duty Coordinator may also authorize and charge for paid travel time for job locations at extended distances from our stations. This travel time will also include time before and after the job for retrieval, fueling and return of the vehicle. This includes the use of agency motorcycles.

There is a 3-hour minimum for all jobs (Example: If client needs 3 deputies for a two hour period, they will be billed for 3 hours per deputy).

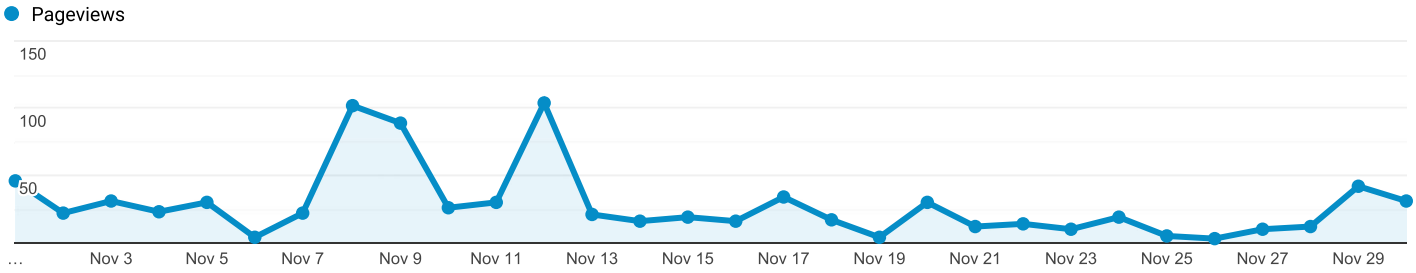
If a service recipient cancels a job less than 24 hours before the event is scheduled to take place, or fails to cancel, the 3 hour minimum is charged (each scheduled deputy will receive 3 hours of pay at the specified pay rate). To cancel a planned job during business hours, call the Extra Duty Coordinator. To cancel after business hours, call the ACSO Communications Center at (303) 795-4711 and ask to speak to the on-duty Patrol Watch Commander.

## Overview

All Users
100.00% Pageviews

Nov 1, 2021 - Nov 30, 2021

**Overview**




| Pageviews | Unique Pageviews | Avg. Time on Page | Bounce Rate | % Exit |
|---|---|---|---|---|
| 844 | 633 | 00:01:15 | 39.69% | 30.69% |

| | Page | Pageviews | % Pageviews |
|---|---|---|---|
| 1. | / | 252 | 29.86% |
| 2. | /services | 55 | 6.52% |
| 3. | /your-community | 40 | 4.74% |
| 4. | /contact-us | 36 | 4.27% |
| 5. | /resource-center | 31 | 3.67% |
| 6. | /meetings | 27 | 3.20% |
| 7. | /resource-center/community-management/covenant-control | 25 | 2.96% |
| 8. | /your-community/sky-ranch-community-meeting-august-27-2020-6pm | 25 | 2.96% |
| 9. | /events/sky-ranch-community-authority-board | 23 | 2.73% |
| 10. | /your-community/community-maps | 19 | 2.25% |

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