



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

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: February 9, 2024
TIME: 8:30 a.m.
LOCATION: Pure Cycle Corporation
 34501 E. Quincy Avenue
 Building 65, Suite A
 Watkins, CO 80137

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

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

1. To attend via Microsoft Teams video-conference use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTMyNjE0MjQtYjRhYi00ZDM2LTg4MGUtNjcwZjZjODVjOTA1%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: **111 928 197#**



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

I. ADMINISTRATIVE MATTERS

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

II. CONSENT AGENDA

- A. Approve Minutes from the January 12, 2024 Regular Meeting (enclosure).

III. PUBLIC COMMENT

- A. Public Comment.

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

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

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

V. FINANCIAL MATTERS

- A. Review and accept the schedule of cash position updated as of February 5, 2024, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).
- B. Consider approval and/or ratification of payables through January 31, 2024 in the amount of \$440,134.62 (enclosure).

VI. CONSTRUCTION MATTERS

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



- B. Consider approval of Task Order No. 12 to the Master Services Agreement with CTL Thompson, Inc. for Filing 6 grading in an amount not to exceed \$40,305.00.
- C. Engineer's Report (enclosure).
- D. Review bid analysis and consider award of Filing 6 Grading, Erosion and Sediment Control Contract (enclosure).
- E. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
1. **Drainage and Utilities:** None.
 2. **Roadway Improvements:** None.
 3. **Grading/Earthwork:** None.
 4. **Landscape Improvements:**
 - Phase 1 None.
 - Phase 2 None.
 - Phase 3 None.
- F. Phase II (Filing No. 4) Construction Matters:
1. **Grading/Earthwork:** None.
 2. **Drainage and Utilities:** None
 3. **Erosion Control:** None.
 4. **Roadway Improvements:**
 - Paving/Asphalt Review and consider approval of Pay Application No. 18 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of \$25,159.32.
 - Concrete/Striping/Signage None
 5. **Landscape:** Review and consider approval or Pay Application No. 12 to the Landscape Contract



with Consolidated Divisions, Inc. in the amount of \$74,604.75.

6. Fencing

Consider approval of Change Order No. 5 to the Fencing Contract with Pure Cycle Corporation for additional costs to install 7 dog waste stations around the site at the request of the community in an amount not to exceed \$4,000.01.

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

1. Grading/Earthwork:

None.

2. Drainage and Utilities:

Consider approval of Pay Application No. 8 to the Construction Contract with American West Construction, LLC in the amount of \$264,860.00.

3. Erosion Control:

None.

4. Roadway Improvements:

Paving/Asphalt

Consider approval of Change Order No. 2 to the Paving Contract with Martin Marietta Materials, Inc. in reduced costs due to the removal of the alley improvement scope of work in the amount of -\$90,414.30.

Concrete/Striping/Signage

Consider approval of Change Order No. 2 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. for additional costs associated with winter protection of concrete installed between November 13, 2023 and December 3, 2023 in an amount not to exceed \$4,344.45.

5. Landscape:

None.

VII. LEGAL MATTERS

- A. Adjourn in Executive Session pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., to receive legal advice regarding negotiation of capital contracts.



VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

- A. Community Manager's Update (enclosure).
- B. Status of request for proposals for trash removal services.
- C. Accounts Receivable Report (enclosure).

IX. OTHER BUSINESS

- A. Confirm quorum for March 8, 2024, Board meeting.

X. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (Dec. 2023 and Jan. 2024).

***The Next Regular Board Meeting is Scheduled for
March 8, 2024***



RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD JANUARY 12, 2024

A regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the CAB convened on January 12, 2024, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors in Attendance Were:

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

Also in Attendance Were:

Lisa Johnson, Shauna D’Amato, Alex Clem, Celeste Terrell, and Thuy Dam (for a portion of the meeting); CliftonLarsonAllen LLP (“CLA”)
 Suzanne Meintzer, Esq., and Tim O’ Connor, Esq.; McGeady Becher P.C.
 Stan Fowler; Independent District Engineering Services, LLC (“IDES”)
 Cyrena Finnegan; Pure Cycle Corporation

Members of the Public in Attendance:

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

**ADMINISTRATIVE
MATTERS**

The meeting was called to order.

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

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



RECORD OF PROCEEDINGS

The Board reviewed a proposed agenda for the CAB’s regular meeting and discussed the designation of the location of the 24-hour posting notice.

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the agenda and designated the website as the 24-hour posting notice.

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

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

- Approve Minutes of the December 8, 2023 Regular Meeting.

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

PUBLIC COMMENT There were no public comments.

CITIZENS
ADVISORY
COMMITTEE
("CAC") MATTERS

CAC Presentation on Recommendations: None.

FINANCIAL
MATTERS

Schedule of Cash Position, Updated as of January 8, 2024, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Ms. Dam presented the Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule to the Board. Following review, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, updated as of January 8, 2024, the Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule.

Payables through January 5, 2024: Ms. Finnegan reviewed the payables through



RECORD OF PROCEEDINGS

January 5, 2024, with the Board and noted that the payables were revised from what was in the packet. Following review, upon a motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the payables in the revised amount of \$2,234,494.19.

CONSTRUCTION MATTERS

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

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

Cost Certification Report No. 10 for Filings 4-7 by IDES in an Amount of \$821,184.88 ("Cost Certification Report No. 10"): Mr. Fowler reviewed Cost Certification Report No. 10 with the Board. Following review, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved the Cost Certification Report No. 10 for Filings 4-7 by IDES, in the amount of \$821,184.88.

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

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities: None.

Erosion Control: None.



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Roadway Improvements:

Paving/Asphalt:

Change Order No. 15 to the Paving Contract with Martin Marietta Materials, Inc. for Additional Costs Associated with Milling and Patch-backing Monaghan Rd Between 10th Dr. and 8th Pl. in an Amount Not to Exceed \$26,483.49: Upon a motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved Change Order No. 15 to the Paving Contract with Martin Marietta Materials, Inc. for additional costs associated with milling and patch-backing Monaghan Rd between 10th Dr. and 8th Pl. in an amount not to exceed \$26,483.49.

Pay Application No. 17 to the Paving Contract with Martin Marietta Materials, Inc. in the Amount of \$39,338.74: Upon a motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved Pay Application No. 17 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of \$39,338.74.

Concrete/Striping/Signage:

Change Order No. 25 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. ("PEI") for Additional Costs Associated with Removing and Replacing the Curb and Gutter Along the Northeast Corner of the Intersection of E. 10th Dr. and Monaghan Rd in the Amount Not to Exceed \$16,714.59: Upon a motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved Change Order No. 25 to the Construction Contract with PEI for additional costs associated with removing and replacing the curb and gutter along the northeast corner of the intersection of E. 10th Dr. and Monaghan Rd. in an amount not to exceed \$16,714.59.

Change Order No. 26 to the Construction Contract with PEI for Costs Associated with Adding a White Edger Along Monaghan Road between E. 10th Dr. and I-70 Frontage Road in an Amount Not to Exceed \$6,069.70: Upon a motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved Change Order No. 26 to the Construction Contract with PEI for costs associated with adding a white



RECORD OF PROCEEDINGS

edger along Monaghan Road between E. 10th Dr. and I-70 Frontage Road in an amount not to exceed \$6,069.70.

Pay Application No. 22 to the Construction Contract with PEI in the Amount of \$22,784.29: Upon a motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved Pay Application No. 22 to the Construction Contract with PEI in the amount of \$22,784.29.

Landscape: None.

Fencing:

Pay Application No. 9 to the Fencing Contract with Pure Cycle Corporation in the Amount of \$28,883.36: Upon a motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved Pay Application No. 9 to the Fencing Contract with Pure Cycle Corporation in the amount of \$28,883.63.

PHASE II (FILING NO. 5) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities:

Pay Application No. 7 to the Construction Contract with American West Construction in the Amount of \$202,101.58: Upon a motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved Pay Application No. 7 to the Construction Contract with American West Construction in the amount of \$202,101.58.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt:

Change Order No. 1 to the Paving Contract with Martin Marietta Materials, Inc. for Additional Costs Not Captured in the Contractors Bid Related to Bottom Lift Thickness in an Amount Not to Exceed \$38,777.85: Upon a



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motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved Change Order No. 1 to the Paving Contract with Martin Marietta Materials, Inc. for additional costs not captured in the Contractors bid related to bottom lift thickness in an amount not to exceed \$38,777.85.

Concrete/Striping/Signage:

Change Order No. 1 to the Construction Contract with PEI for Additional Costs Associated with Moving On-site Soil to Backfill Over Four Waterlines to Obtain Required Depth for the Waterlines in an Amount Not to Exceed \$20,867.18: Upon a motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved Change Order No. 1 to the Construction Contract with PEI for additional costs associated with moving on-site soil to backfill over four waterlines to obtain required depth for the waterlines in an amount not to exceed \$20,867.18.

Pay Application No. 1 to the Construction Contract with PEI in the Amount of \$380,804.93: Upon a motion duly made by Director Lehman, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved the Pay Application No. 1 to the Construction Contract with PEI in the amount of \$380,804.93.

Landscape: None.

LEGAL MATTERS

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

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

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

Alley Lot Trash Service: The Board discussed the trash service to the alley lots. The current provider has notified the CAB that the truck they use to service the alley lots will be transitioned out at some point in the future. The Board directed staff to prepare a request for proposal for trash service to the entire community for consideration at a future meeting.

Accounts Receivable Report: Ms. Terrell presented the Accounts Receivable Report to the Board. The Board discussed delinquent accounts. The Board determined that any account with a delinquent amount over \$500 will be referred to collections counsel. The Board also directed Ms. Terrell to work with Director Spezialy to review the history of



RECORD OF PROCEEDINGS

the accounts that are delinquent less than \$500 to determine next steps. The Board also directed that it wishes to review the delinquency notice letters. Ms. Terrell will provide a copy of the delinquency notice letters to the Board.

OTHER BUSINESS

Quorum for February 9, 2024 Board Meeting: The Board confirmed a quorum for the February 9, 2024 Board meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, following a motion duly made and seconded by Director Harding and, upon vote, unanimously carried, the Board adjourned the meeting at 9:37 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD

Schedule of Cash Position
December 31, 2023
Updated as of February 5, 2024

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<u>In Bank - Checking Account</u>								
Balance as of 12/31/23	\$ 18,671.61	\$ 3,049.36	\$ 8,937.00	\$ 0.22	\$ 0.05	\$ 344,028.22	\$ 1,866.62	\$ 376,553.08
Subsequent activities:								
1/03/24 - Check #1580 (12/21/23)	-	-	-	-	-	(380,804.93)	-	(380,804.93)
1/09/24 - Developer Advance/Reimb for Dev. Costs	-	-	-	-	-	2,370.00	-	2,370.00
1/10/24 - Tax Distribution - (SRMD Nos. 1,3,5)	1,134.04	-	-	3,401.56	-	-	376.03	4,911.63
1/11/24 - Transfer from Money Market	63,309.36	-	-	-	-	-	-	63,309.36
1/11/24 - PIF Deposits (DR Horton)	23,640.42	-	-	-	-	-	-	23,640.42
1/16/24 - Developer Advance/Reimb for Dev. Costs	-	-	-	-	-	470,832.10	-	470,832.10
January Checks (1582-1586, 1588-1590)	(708.00)	(960.00)	-	(3,401.56)	-	(321,216.49)	-	(326,286.05)
January ACH Payments	(29,076.52)	(45,538.23)	-	-	-	(151,858.11)	-	(226,472.86)
January O&M Fee Deposits	-	69,110.39	1,755.00	-	-	-	-	70,865.39
Transfer from GF to CPF	(36,776.71)	-	-	-	-	36,776.71	-	-
<i>Anticipated balance</i>	<u>40,194.20</u>	<u>25,661.52</u>	<u>10,692.00</u>	<u>0.22</u>	<u>0.05</u>	<u>127.50</u>	<u>2,242.65</u>	<u>78,918.14</u>
<u>In Bank - Money Market Account</u>								
Balance as of 12/31/23	260,728.79	44,000.00	-	-	-	-	80,000.00	384,728.79
Subsequent activities:								
1/16/24 - Transfer to Checking	(63,309.36)	-	-	-	-	-	-	(63,309.36)
1/31/24 - Interest income	1,231.51	-	-	-	-	-	-	1,231.51
<i>Anticipated balance</i>	<u>198,650.94</u>	<u>44,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>80,000.00</u>	<u>322,650.94</u>
<u>UMB - 2019A Revenue Fund</u>								
Balance as of 1/31/24	-	-	-	10,655.69	-	-	-	10,655.69
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,655.69</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,655.69</u>
<u>UMB - 2019A Bond Fund</u>								
Balance as of 1/31/24	-	-	-	0.19	-	-	-	0.19
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.19</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.19</u>
<u>UMB - 2019A Reserve Fund</u>								
Balance as of 1/31/24	-	-	-	922,175.54	-	-	-	922,175.54
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>922,175.54</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>922,175.54</u>
<u>UMB - 2019A Surplus Fund</u>								
Balance as of 1/31/24	-	-	-	453,517.89	-	-	-	453,517.89
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>453,517.89</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>453,517.89</u>
<u>UMB - 2019A Project Fund</u>								
Balance as of 1/31/24	-	-	-	-	-	4,944.88	-	4,944.88
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,944.88</u>	<u>-</u>	<u>4,944.88</u>
<u>UMB - 2019A Bond Principal Fund</u>								
Balance as of 1/31/24	-	-	-	0.04	-	-	-	0.04
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.04</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.04</u>
<u>UMB - 2019B Revenue Fund</u>								
Balance as of 1/31/24	-	-	-	2.71	-	-	-	2.71
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2.71</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2.71</u>
<u>UMB - 2019B Project Fund</u>								
Balance as of 1/31/24	-	-	-	-	-	800.39	-	800.39
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>800.39</u>	<u>-</u>	<u>800.39</u>
<u>UMB - 2022A Interest Fund</u>								
Balance as of 1/31/24	-	-	-	-	1,595,507.31	-	-	1,595,507.31
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,595,507.31</u>	<u>-</u>	<u>-</u>	<u>1,595,507.31</u>
<u>UMB - 2022A Reserve Fund</u>								
Balance as of 1/31/24	-	-	-	-	2,006,250.28	-	-	2,006,250.28
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,006,250.28</u>	<u>-</u>	<u>-</u>	<u>2,006,250.28</u>
<u>UMB - 2022A Project Fund</u>								
Balance as of 1/31/24	-	-	-	-	-	1,771.16	-	1,771.16
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,771.16</u>	<u>-</u>	<u>1,771.16</u>
<u>UMB - 2022A Surplus Fund</u>								
Balance as of 1/31/24	-	-	-	-	337,269.42	-	-	337,269.42
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>337,269.42</u>	<u>-</u>	<u>-</u>	<u>337,269.42</u>
<i>Anticipated balance</i>	<u>\$ 238,845.14</u>	<u>\$ 69,661.52</u>	<u>\$ 10,692.00</u>	<u>\$ 1,386,352.28</u>	<u>\$ 3,939,027.06</u>	<u>\$ 7,643.93</u>	<u>\$ 82,242.65</u>	<u>\$ 5,734,464.58</u>

Current Yield (as of 1/31/24)

UMB invested in ColoTrust Prime - 5.15%
UMB invested in ColoTrust Plus - 5.45%

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

	Current Year									Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 6,238.01	\$ -	\$ 4,849.82	\$ -	\$ (93.57)	\$ -	10,994.26	0.65%	0.65%	\$ 14,722.13	1.21%	1.21%
February	437,760.97	-	4,911.71	-	(6,566.41)	-	436,106.27	45.51%	46.15%	345,269.73	39.85%	41.06%
March	20,764.53	-	6,164.95	11.26	(311.64)	-	26,629.10	2.16%	48.31%	30,361.75	2.97%	44.03%
April	42,643.99	-	4,952.04	0.22	(639.67)	-	46,956.58	4.43%	52.75%	50,600.68	5.42%	49.46%
May	48,983.00	-	5,575.26	6.70	(734.85)	-	53,830.11	5.09%	57.84%	108,785.20	12.26%	61.71%
June	398,480.40	-	5,119.01	29.84	(5,977.65)	-	397,651.60	41.42%	99.26%	340,291.75	39.32%	101.04%
July	-	-	5,184.12	-	-	-	5,184.12	0.00%	99.26%	6,114.32	0.21%	101.24%
August	995.66	-	6,091.73	29.87	(15.38)	-	7,101.88	0.10%	99.36%	5,658.32	0.00%	101.24%
September	-	(2,772.43)	5,047.66	(154.69)	43.91	-	2,164.45	-0.29%	99.07%	4,758.73	0.00%	101.24%
October	2,136.68	-	5,556.72	128.20	(33.97)	-	7,787.63	0.22%	99.30%	-	-1.14%	100.10%
November	1,765.19	-	5,499.84	123.57	(28.33)	-	7,360.27	0.18%	99.48%	-	0.00%	100.10%
December	-	-	4,081.87	-	-	-	4,081.87	0.00%	99.48%	3,264.37	0.00%	100.10%
Total	\$ 959,768.43	\$ (2,772.43)	\$ 63,034.73	\$ 174.97	\$ (14,357.56)	\$ -	\$ 1,005,848.14	99.48%	99.48%	\$ 909,826.98	100.10%	100.10%

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

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

Specific Ownership Tax

General Fund	\$ 9,620.00	16.67%	\$ 10,505.79	109.21%
Debt Service Fund	48,100.00	83.33%	52,528.94	109.21%
Total	\$ 57,720.00	100.00%	\$ 63,034.73	109.21%

Treasurer's Fees

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

**Sky Ranch Metropolitan District No. 3
Property Taxes Reconciliation
2023**

	Current Year									Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 13,151.61	\$ -	\$ 3,570.31	\$ -	\$ (197.27)	\$ -	\$ 16,524.65	1.86%	1.86%	\$ 6.52	0.00%	0.00%
February	11,684.61	-	3,615.87	-	(175.27)	-	15,125.21	1.65%	3.51%	470.61	35.65%	35.65%
March	288,011.66	-	4,538.48	11.53	(4,320.35)	-	288,241.32	40.67%	44.18%	279.77	20.96%	56.61%
April	229,182.59	-	3,645.57	23.07	(3,438.08)	-	229,413.15	32.36%	76.54%	231.74	17.34%	73.95%
May	150,095.91	-	4,104.36	29.22	(2,251.88)	-	151,977.61	21.19%	97.73%	71.60	5.04%	78.99%
June	7,304.79	-	3,768.48	58.44	(110.45)	-	11,021.26	1.03%	98.76%	197.35	14.68%	93.67%
July	1,460.95	-	3,816.42	73.05	(23.01)	-	5,327.41	0.21%	98.97%	8.01	0.11%	93.79%
August	-	-	4,484.58	-	-	-	4,484.58	0.00%	98.97%	19.10	0.80%	94.59%
September	-	(89,584.08)	3,715.96	(6,292.36)	1,438.15	90,722.33	-	-12.65%	86.32%	7.13	0.00%	94.59%
October	-	-	4,090.71	-	-	(4,090.71)	-	0.00%	86.32%	80.24	5.33%	99.92%
November	7,304.78	-	4,048.84	496.74	(117.02)	(11,733.34)	-	1.03%	87.35%	7.60	0.00%	99.92%
December	-	-	3,004.97	-	-	(3,004.97)	-	0.00%	87.35%	6.14	0.00%	99.92%
\$	708,196.90	\$(89,584.08)	\$ 46,404.55	\$(5,600.31)	\$ (9,195.18)	\$ 71,893.31	\$ 722,115.19	87.35%	87.35%	\$ 1,385.81	99.92%	99.92%

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

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

Specific Ownership Tax

General Fund	\$ 3,870.00	9.11%	\$ 4,226.75	109.22%
Debt Service Fund	19,354.00	45.55%	21,136.18	109.21%
Regional Improvements	19,267.00	45.34%	21,041.62	109.21%
\$	42,491.00	100.00%	\$ 46,404.55	109.21%

Treasurer's Fees

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

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

	Current Year							Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	\$ -	\$ -	\$ 985.87	\$ -	\$ -	\$ 985.87	0.00%	0.00%	\$ 405.77	0.00%	0.00%
February	-	-	998.45	-	-	998.45	0.00%	0.00%	1,691.23	1.51%	1.51%
March	-	-	1,253.22	-	-	1,253.22	0.00%	0.00%	41,896.64	51.27%	52.78%
April	195,554.79	-	1,006.65	-	(2,933.32)	193,628.12	100.00%	100.00%	401.96	0.00%	52.79%
May	-	-	1,133.34	-	-	1,133.34	0.00%	100.00%	381.98	0.00%	52.79%
June	-	-	1,040.59	-	-	1,040.59	0.00%	100.00%	38,550.54	47.19%	99.98%
July	-	-	1,053.83	-	-	1,053.83	0.00%	100.00%	421.14	0.02%	100.00%
August	-	-	1,238.33	-	-	1,238.33	0.00%	100.00%	527.87	0.00%	100.00%
September	-	-	1,026.09	-	-	1,026.09	0.00%	100.00%	443.94	0.00%	100.00%
October	-	-	1,129.57	-	-	1,129.57	0.00%	100.00%	424.20	0.00%	100.00%
November	-	-	1,118.00	-	-	1,118.00	0.00%	100.00%	473.20	0.00%	100.00%
December	-	-	829.76	-	-	829.76	0.00%	100.00%	382.55	0.00%	100.00%
\$	195,554.79	\$ -	\$ 12,813.70	\$ -	\$ (2,933.32)	\$ 205,435.17	100.00%	100.00%	\$ 86,001.02	100.00%	100.00%

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

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

Specific Ownership Tax

General Fund	\$ 6,416.00	54.68%	\$ 7,006.83	109.21%
Regional Improvements	5,317.00	45.32%	5,806.87	109.21%
\$	11,733.00	100.00%	\$ 12,813.70	109.21%

Treasurer's Fees

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

Sky Ranch Community Authority Board
Accounts Receivables Summary
January 31, 2024

	<u>Fees Billed YTD</u>	<u>Outstanding AR</u>
<u>O&M Fees</u>		
KB Homes	-	1,442.47
Richmond	-	-
Melody Homes	-	(350.70)
Pure Cycle	-	-
Challenger	-	-
Lennar	-	-
Homeowners	97,050.00	70,551.16
Total O&M	<u>97,050.00</u>	<u>71,642.93</u>
<u>Alleyway Fees</u>		
KB Homes	-	-
Melody Homes	-	351.00
Pure Cycle	-	-
Challenger	-	-
Lennar	-	-
Homeowners	2,700.00	3,915.00
Total O&M	<u>2,700.00</u>	<u>4,266.00</u>
<u>PIF</u>		
KB Homes	-	7,970.77
Richmond	-	-
Taylor Morrison	-	(8,191.21)
Lennar	-	29,094.27
Valiant Homes	-	-
DR Horton	-	-
Challenger	-	-
Total PIF	<u>-</u>	<u>28,873.83</u>

Sky Ranch Community Authority Board
 Accounts Receivables - O&M Fees
 January 31, 2024

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	-	-	-	-	-	-	-	-	-	-	-	-	-
Payment Received													
KB Homes	(1,442.47)	-	-	-	-	-	-	-	-	-	-	-	(1,442.47)
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	(31,154.05)	-	-	-	-	-	-	-	-	-	-	-	(31,154.05)
Pure Cycle	(2,100.00)	-	-	-	-	-	-	-	-	-	-	-	(2,100.00)
Challenger	(3,338.80)	-	-	-	-	-	-	-	-	-	-	-	(3,338.80)
Lennar	(551.91)	-	-	-	-	-	-	-	-	-	-	-	(551.91)
Total Amount Received	(38,587.23)	-	-	-	-	-	-	-	-	-	-	-	(38,587.23)
Balance as of 12/31/2023													
O&M Fees AR - Homebuilders													
KB Homes	2,884.94	(1,442.47)	-	-	-	-	-	-	-	-	-	-	1,442.47
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	30,803.35	(31,154.05)	-	-	-	-	-	-	-	-	-	-	(350.70)
Pure Cycle	2,100.00	(2,100.00)	-	-	-	-	-	-	-	-	-	-	-
Challenger	3,338.80	(3,338.80)	-	-	-	-	-	-	-	-	-	-	(0.00)
Lennar	551.91	(551.91)	-	-	-	-	-	-	-	-	-	-	-
Total O&M Fees AR	39,679.00	(38,587.23)	-	-	-	-	-	-	-	-	-	-	1,091.77
O&M Fees - Homeowners													
O&M Fees	97,050.00	-	-	-	-	-	-	-	-	-	-	-	97,050.00
Transfer Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Late Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	97,050.00	-	-	-	-	-	-	-	-	-	-	-	97,050.00
Payment Received													
	(32,964.19)	-	-	-	-	-	-	-	-	-	-	-	(32,964.19)
Total O&M Fees AR - Homeowners	6,465.35	64,085.81	-	-	-	-	-	-	-	-	-	-	70,551.16
Total O&M Fees Billed													
	97,050.00	-	-	-	-	-	-	-	-	-	-	-	97,050.00
Total Payments Received													
	(71,551.42)	-	-	-	-	-	-	-	-	-	-	-	(71,551.42)
Total Outstanding													
	25,498.58	-	-	-	-	-	-	-	-	-	-	-	25,498.58
												Beginning AR Balance	46,144.35
												Total AR Balance	<u>71,642.93</u>

Sky Ranch Community Authority Board
 Accounts Receivables - Alleyway Fees
 January 31, 2024

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
Alleyway Fees - Homebuilders													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	-	-	-	-	-	-	-	-	-	-	-	-	-
Payment Received													
KB Homes	(189.00)	-	-	-	-	-	-	-	-	-	-	-	(189.00)
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	(297.00)	-	-	-	-	-	-	-	-	-	-	-	(297.00)
Pure Cycle	(270.00)	-	-	-	-	-	-	-	-	-	-	-	(270.00)
Challenger	(459.00)	-	-	-	-	-	-	-	-	-	-	-	(459.00)
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received	(1,215.00)	-	-	-	-	-	-	-	-	-	-	-	(1,215.00)
Balance as of 12/31/2023													
Alleyway Fees - Homebuilders													
KB Homes	189.00	(189.00)	-	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	648.00	(297.00)	-	-	-	-	-	-	-	-	-	-	351.00
Pure Cycle	270.00	(270.00)	-	-	-	-	-	-	-	-	-	-	-
Challenger	459.00	(459.00)	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Total O&M Fees AR	1,566.00	(1,215.00)	-	-	-	-	-	-	-	-	-	-	351.00
Alleyway Fees - Homeowners													
Alleyway Fees	2,700.00	-	-	-	-	-	-	-	-	-	-	-	2,700.00
Amount Due	2,700.00	-	-	-	-	-	-	-	-	-	-	-	2,700.00
Payment Received													
	(540.00)	-	-	-	-	-	-	-	-	-	-	-	(540.00)
Total O&M Fees AR - Homeowners	1,755.00	2,160.00	-	-	-	-	-	-	-	-	-	-	3,915.00
Total Alleyway Fees Billed													
	2,700.00	-	-	-	-	-	-	-	-	-	-	-	2,700.00
Total Payments Received													
	(1,755.00)	-	-	-	-	-	-	-	-	-	-	-	(1,755.00)
Total Outstanding													
	945.00	-	-	-	-	-	-	-	-	-	-	-	945.00
												Beginning AR Balance	3,321.00
												Total AR Balance	<u>4,266.00</u>

Sky Ranch Community Authority Board
 Developer Advance Summary
 January 31, 2024

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 2,279,705.75	\$ 507,443.55	\$ 2,787,149.30
Fencing	546,020.52	135,559.51	681,580.03
Advances to CAB for Capital Projects	25,190,165.66	802,058.95	25,992,224.61
Total Advances Due	\$ 28,015,891.93	\$ 1,445,062.01	\$ 29,460,953.94

Sky Ranch Community Authority Board
 Developer Advance - Project Management
 January 31, 2024

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/23	\$ 2,279,705.75	\$ 496,045.02	\$ -	\$ -	\$ 2,775,750.77
Accrued Interest	-	11,398.53	-	-	2,787,149.30
Total 2024 Advances (Repayments)	-	11,398.53	-	-	
Outstanding Balance as of 1/31/24 (Net of Repayments)	\$ 2,279,705.75	\$ 507,443.55			\$ 2,787,149.30

Sky Ranch Community Authority Board
 Developer Advance - Fencing
 January 31, 2024

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/23	\$ 546,020.52	\$ 132,829.41	\$ -	\$ -	\$ 678,849.93
Accrued Interest	-	2,730.10	-	-	681,580.03
Total 2024 Advances (Repayments)	-	2,730.10	-	-	
Outstanding Balance as of 1/31/24 (Net of Repayments)	\$ 546,020.52	\$ 135,559.51			\$ 681,580.03

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
January 31, 2024

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/23	\$24,716,963.56	\$ 674,934.49	\$ -	\$ -	\$ 25,391,898.05
01/09/2024	2,370.00	-	-	-	25,394,268.05
01/16/2024	470,832.10	-	-	-	25,865,100.15
Accrued Interest	-	127,124.46	-	-	25,992,224.61
Total 2024 Advances (Repayments)	473,202.10	127,124.46	-	-	
Outstanding Balance as of 1/31/24 (Net of Repayments)	<u><u>\$25,190,165.66</u></u>	<u><u>\$ 802,058.95</u></u>			\$ 25,992,224.61

Sky Ranch CAB Claims List - 2/9/24 Meeting

Vendor Names	Number of Invoices	Sum of Net A/P	Sum of Est. Reimb.
CAB	20	49,362.10	-
Altitude Community Law	2	3,145.00	-
CliftonLarsonAllen LLP	3	19,923.85	-
McGeady Becher PC	2	23,030.10	-
Pure Cycle Corporation (FUND TRSFR)	1	262.50	-
Rangeview Metro Dist (FUND TRSFR)	11	2,802.56	-
Xcel Energy AUTOPAY	1	198.09	-
Debt Service			-
UMB			-
FFAA	14	390,772.52	318,378.10
American West Construction LLC	1	264,860.00	199,638.00
Aurora Media Group	1	99.70	99.70
CMS Environmental Solutions LLC	1	195.00	160.35
Consolidated Divisions Inc	1	74,604.75	74,604.75
CTL Thompson Incorporated	3	18,745.75	15,414.64
IDES LLC	1	9,645.49	9,645.49
LSC Transportation	1	990.50	814.49
PCS Group Inc	3	5,063.83	4,163.98
Rangeview Metropolitan District	1	1,200.00	1,200.00
Westwood Professional Services	1	15,367.50	12,636.70
Grand Total	34	440,134.62	318,378.10

03 - Sky Ranch Community Autho
AP - Accounts Payable
Detailed Aged Payables List
As of Jan31/24
Aged by Invoiced Date

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Est. Reimb.	Funding Source
1171	Altitude Community Law	886019	3/24/2023	2,585.00	n/a	CAB
1171	Altitude Community Law	903156	12/21/2023	560.00	n/a	CAB
1242	CliftonLarsonAllen LLP	L241045100	1/31/2024	19,826.19	n/a	CAB
1242	CliftonLarsonAllen LLP	L241046696	1/31/2024	48.83	n/a	CAB
1242	CliftonLarsonAllen LLP	L241047706	1/31/2024	48.83	n/a	CAB
1060	McGeady Becher PC	116107796	8/31/2023	8,946.73	n/a	CAB
1060	McGeady Becher PC	116109252	12/31/2023	14,083.37	n/a	CAB
1249	Pure Cycle Corporation (FUND TRSFR)	J001138	12/31/2023	262.50	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	1-12	12/31/2023	32.74	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	13-12	12/31/2023	579.50	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	14-12	12/31/2023	311.03	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	2-12	12/31/2023	32.74	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	3-12	12/31/2023	504.20	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	4-12	12/31/2023	301.21	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	5-12	12/31/2023	356.87	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	6-12	12/31/2023	468.18	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	7-12	12/31/2023	32.74	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	8-12	12/31/2023	55.66	n/a	CAB
1250	Rangeview Metro Dist (FUND TRSFR)	9-12	12/31/2023	127.69	n/a	CAB
1150	Xcel Energy AUTOPAY	862500316	1/25/2024	198.09	n/a	CAB
1240	UMB				n/a	Debt Service
CAB1014	American West Construction LLC	F5WUPAY8	1/25/2024	264,860.00	199,638.00	FFAA
CAB1185	Aurora Media Group	106698	12/18/2023	99.70	99.70	FFAA
CAB1225	CMS Environmental Solutions LLC	163235	1/1/2024	195.00	160.35	FFAA
CAB1117	Consolidated Divisions Inc	F4LSIPAY12	1/25/2024	74,604.75	74,604.75	FFAA
CAB1145	CTL Thompson Incorporated	692447	1/31/2024	4,475.75	3,680.41	FFAA
CAB1145	CTL Thompson Incorporated	692459	1/31/2024	6,985.00	5,743.77	FFAA
CAB1145	CTL Thompson Incorporated	692616	1/31/2024	7,285.00	5,990.46	FFAA
CAB1120	IDES LLC	037928	12/31/2023	9,645.49	9,645.49	FFAA
CAB1195	LSC Transportation	069723	1/10/2024	990.50	814.49	FFAA
CAB1170	PCS Group Inc	015987	11/8/2023	2,108.83	1,734.09	FFAA
CAB1170	PCS Group Inc	016253	12/20/2023	2,673.75	2,198.62	FFAA
CAB1170	PCS Group Inc	016254	12/19/2023	281.25	231.27	FFAA
CAB1250	Rangeview Metropolitan District	J501103	12/31/2023	1,200.00	1,200.00	FFAA
CAB1125	Westwood Professional Services	1240100201	1/15/2024	15,367.50	12,636.70	FFAA
				440,134.62	318,378.10	
					49,362.10	CAB
					-	Debt Service
					390,772.52	FFAA
					440,134.62	

Sky Ranch CAB – Project Manager Board Report

Date: 02/09/24

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I (Filings 1-3)

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

Phase II (Filings 4-7)

- ASP/Plat/CDs – Filing 5 Complete; Filing 6 re-plat amendment; Filing 7 re-lotting
- Grading/GESC – programming Filing 6 start
- Utilities – Filing 4 complete; Filing 5 sanitary sewer complete, water 80% complete, storm 90% complete
- Streets – Filing 4 complete – working on punch list for acceptance; Filing 5 bids – award to MMM for paving and PEI for concrete
- I70 Interchange – improvements complete
- School status – school open; minor punch list items; pre-programming high school (delayed 1-yr)

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase II

- CTL, TO#12, \$40,305.00 – Filing 6 grading
- Martin Marietta, CO#2, (\$90,414.30) – deduct to remove alley scope (in PEIs contract)
- PEI – Filing 5, CO#2, \$4,344.45 – winter protection for concrete for Bently lots
- Pure Cycle Fencing, CO5, \$4,000.01 – dog waste stations

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

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	-	-	-	-	0%	-
Fees, Permits and Administration	Arapahoe County	122,156.37	122,156.37	-	100,449.18	100%	-
Grading	Bemas	1,004,412.34	1,004,412.35	-	522,294.42	100%	(0.01)
Landscaping	CDI	1,845,827.98	1,129,529.08	56,476.45	1,129,529.08	61%	716,298.90
Fees, Permits and Administration	CDPHE	660.59	660.59	-	543.20	100%	-
Erosion Control	CMS	5,467.50	4,522.03	-	3,718.52	83%	945.47
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	123.02	123.02	-	101.16	100%	-
Water	Copeland	3,457.18	3,457.18	-	-	100%	-
Planning and Engineering	CTL Thompson	2,975.00	1,105.00	-	908.64	37%	1,870.00
Geotech	CTL Thompson	296,893.95	298,731.57	-	245,650.75	101%	(1,837.62)
Planning and Engineering	CVL Consultants	533,243.01	531,090.25	-	436,715.51	100%	2,152.76
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERC	2,129.48	2,129.48	-	1,751.08	100%	(0.00)
Planning and Engineering	ERO	1,956.13	1,956.13	-	1,608.52	100%	0.00
Water	Ferguson	5,769.96	5,769.96	-	5,769.96	100%	-
District	IDES	101,250.00	84,167.60	-	-	83%	17,082.41
Survey	KT Engineering	319,081.50	276,184.55	-	228,784.48	87%	42,896.95
Planning and Engineering	LSC	17,793.00	16,943.45	-	13,932.60	95%	849.55
Asphalt	Martin Marietta	4,075,918.59	4,065,917.97	203,295.90	4,065,917.97	100%	10,000.62
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	17,361.25	15,584.75	-	12,815.34	90%	1,776.50
Sanitary Sewer	Nelson	1,669,433.27	1,669,433.28	(12,632.51)	1,669,433.28	100%	(0.01)
Water	Nelson	1,802,743.87	1,802,743.87	(3,458.13)	1,802,743.87	100%	-
Storm Sewer	Nelson	3,854,551.61	3,854,551.98	(25,774.11)	3,854,551.98	100%	(0.37)
Asphalt	Nelson	707,856.20	707,856.20	35,392.81	707,856.20	100%	-
Planning and Engineering	PCS Group	148,284.19	143,432.44	-	117,944.49	97%	4,851.75
Concrete	PEI	2,266,034.35	2,263,884.01	60,576.06	2,263,884.01	100%	2,150.34
Warranty and Turnover	PEI	-	-	-	-	0%	-
Landscaping	Pure Cycle Fencing	347,744.88	249,005.22	12,450.26	249,005.22	72%	98,739.66
Erosion Control	Pure Cycle GESC	443,116.85	370,448.09	18,522.40	304,624.15	84%	72,668.76
Fees, Permits and Administration	Rangeview	490,091.98	490,091.98	-	403,002.64	100%	-
Fees, Permits and Administration	SEMSWA	24,842.53	24,842.53	-	20,428.02	100%	-
District	Sentinel	350.53	350.53	-	350.53	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	2,890.00	2,890.00	-	2,376.45	100%	-
Fees, Permits and Administration	Tri-County Health	240.30	240.30	-	197.60	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-	-	-	-	-	-	0%	-
-	-	-	-	-	-	0%	-
-	-	-	-	-	-	0%	-
Total		20,118,930.90	19,145,893.74	344,849.14	18,168,460.87	32	973,037.16

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

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Sanitary Sewer	American West	1,461,078.50	1,461,078.50	73,053.93	1,461,078.50	100%	-
Water	American West	1,208,706.00	982,484.00	49,124.20	982,484.00	81%	226,222.00
Storm Sewer	American West	1,210,976.00	711,660.00	35,583.00	711,660.00	59%	499,316.00
Planning and Engineering	Aquatech	3,900.00	-	-	-	0%	3,900.00
Fees, Permits and Administration	Arapahoe County	116,865.44	116,865.44	-	96,098.45	100%	-
Grading	Bemas	1,004,412.34	1,004,412.35	-	522,294.42	100%	(0.01)
Landscaping	CDI	108,578.13	66,442.89	3,322.14	66,442.89	61%	42,135.24
Fees, Permits and Administration	CDPHE	611.66	611.66	-	502.97	100%	-
Erosion Control	CMS	12,172.50	6,952.06	-	5,716.77	57%	5,220.44
Geotech	Cole Garner	41.83	-	-	-	0%	41.83
Fees, Permits and Administration	Colorado Geological Survey	113.90	112.05	-	92.14	98%	1.85
Water	Copeland	203.36	203.36	-	-	100%	-
Planning and Engineering	CTL Thompson	175.00	65.00	-	53.45	37%	110.00
Geotech	CTL Thompson	247,949.35	109,182.76	-	89,782.36	44%	138,766.59
Planning and Engineering	CVL Consultants	500,107.59	493,173.87	-	405,536.87	99%	6,933.72
Planning and Engineering	David Evans	1,625.00	-	-	-	0%	1,625.00
Planning and Engineering	ERC	3,971.50	1,971.75	-	1,621.37	50%	1,999.76
Planning and Engineering	ERO	1,811.23	1,811.23	-	1,489.37	100%	-
Water	Ferguson	339.41	339.41	-	339.41	100%	-
District	IDES	93,750.00	89,783.49	-	-	96%	3,966.51
Survey	KT Engineering	172,219.50	76,656.15	-	63,035.32	45%	95,563.35
Planning and Engineering	LSC	16,475.00	15,688.39	-	12,900.56	95%	786.61
Asphalt	Martin Marietta	3,264,225.13	239,171.65	11,958.58	239,171.65	7%	3,025,053.48
Legal Title	McGeady Becher	57.40	57.40	-	-	100%	-
Planning and Engineering	MPI Designs	9,381.25	7,471.75	-	6,144.02	80%	1,909.50
Sanitary Sewer	Nelson	98,201.95	98,201.95	(743.09)	98,201.95	100%	-
Water	Nelson	223,468.24	223,468.24	(203.42)	223,468.24	100%	-
Storm Sewer	Nelson	226,738.34	226,738.35	(1,516.12)	226,738.35	100%	(0.01)
Asphalt	Nelson	41,638.60	41,638.60	2,081.93	41,638.60	100%	-
Planning and Engineering	PCS Group	138,040.90	132,807.79	-	109,207.84	96%	5,233.11
Concrete	PEI	2,188,187.05	534,016.93	23,605.66	534,016.93	24%	1,654,170.12
Landscaping	Pure Cycle Fencing	20,455.58	14,647.37	732.37	14,647.37	72%	5,808.21
Erosion Control	Pure Cycle GESC	270,014.55	57,791.06	2,889.55	47,522.32	21%	212,223.49
Fees, Permits and Administration	Rangeview	46,328.94	46,328.94	-	38,096.29	100%	-
Fees, Permits and Administration	SEMSWA	19,190.08	19,190.08	-	15,780.00	100%	-
District	Sentinel	357.12	357.12	-	357.12	100%	-
Planning and Engineering	Studio DH	1,250.00	1,250.00	-	1,250.00	100%	-
Planning and Engineering	Studio Lightning	365.00	170.00	-	139.79	47%	195.00
Fees, Permits and Administration	Tri-County Health	222.50	226.70	-	186.42	102%	(4.20)
Planning and Engineering	Underground Consulting	250.00	250.00	-	205.58	100%	-
-	-	-	-	-	-	0%	-
Total		8,829,795.37	3,628,055.78	42,127.61	2,862,678.82	27	5,201,739.59

SKY RANCH COMMUNITY AUTHORITY BOARD

Board Meeting Project Status

January 12th, 2024



Filing 4
(View: Southeast)

Cost Certification Reports

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

None

Construction Contract Documents

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Filing 4 Paving – Martin Marietta Materials

Recommended for Approval:

Pay Applications

- Pay Application #18 is recommended for payment of \$25,159.32 (\$26,483.49 District; \$0.00 Non-District; \$1,324.17 Retained)
 - \$4,809,916.39 Billed to Date. \$240,495.82 Retained. \$4,569,420.57 Paid to Date.

Filing 4 Landscape – Consolidated Divisions Inc.

Recommended for Approval:

Pay Applications

- Pay Application #12 is recommended for payment of \$74,604.75 (\$78,531.32 District; \$0.00 Non-District; \$3,926.57 Retained)

Filing 4 Fence – Pure Cycle

Recommended for Approval:

Change Order

- Change Order #5: \$4,000.01 in additional costs to install 7 dog waste stations around the site at the request of the community. The locations of these dog waste stations is unknown at this time.

Filing 5 Wet Utilities – American West Construction

Recommended for Approval:

Pay Applications

- Pay Application #8 is recommended for payment of \$264,860.00 (\$278,800.00 District; \$0.00 Non-District; \$13,940.00 Retained)
 - \$3,848,539.00 Billed to Date. \$192,426.95 Retained. \$3,656,112.05 Paid to Date.

Filing 5 Paving – Martin Marietta Materials

Recommended for Approval:

Change Orders

- Change Order #2: \$90,414.30 in reduced costs due to the removal of the alley improvement scope of work. This scope was awarded to PEI.

Filing 5 Concrete – Premier Earthworks & Infrastructure

Recommended for Approval:

Change Orders

- Change Order #2: \$4,344.45 for additional costs associated with winter protection of concrete installed between November 13, 2023, and December 3, 2023.

Contractor / Vendor Agreements

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Filing 6 Grading, Erosion, and Sediment Control

- IDES reviewed the bid received and compared the unit prices to similar projects in the Denver Metro Area. IDES recommends the contract be awarded to Pure Cycle.

Filing 5 Fencing

- Bids will be due March 3, 2024.

Filing 6 Wet Utilities

- Bids will be due March 14, 2024.

Sky Ranch CAB Site Photos



Filing 4: Fencing along E 6th Ave
(View: Northwest)



Filing 4: Tract C Monument Sign
(View: Northwest)



Filing 5: Storm Sewer Materials
(View: Southwest)



Filing 5: Conduits by Tract F
(View: South)



Filing 5: Tract K Drainage Improvement
(View: West)



Filing 5: Overview
(View: North)

Sky Ranch Community Authority Board

Contractors Change Order Log Paid-To-Date Summary

Contractor	Change Orders	Total Contract Amount	Amount Billed	Remaining
PEI - Grading	10	\$1,580,213.82	\$1,580,213.82	\$0.00
PEI - Drainage & Utilities	28	\$10,259,670.46	\$10,259,670.46	\$0.00
PEI - Roadways	20	\$8,803,411.96	\$8,803,411.96	\$0.00
PEI - G, U, R	4	\$50,000.00	\$50,000.00	\$0.00
EDI - Landscape P1	30	\$2,076,304.28	\$2,076,304.28	\$0.00
EDI - Landscape P2	4	\$169,603.96	\$169,603.96	\$0.00
EDI - Landscape P3	18	\$1,296,483.38	\$1,296,483.38	\$0.00
BEMAS - Grading A&D P1	12	\$2,045,669.13	\$2,045,669.13	\$0.00
BEMAS - Grading A&D P2	0	\$819,045.20	\$0.00	\$819,045.20
Pure Cycle - EC F4	7	\$853,158.98	\$417,188.96	\$435,970.02
Pure Cycle - Fence F4	3	\$405,111.63	\$278,299.96	\$126,811.67
Nelson - F4 Wet Utilities	22	\$9,989,706.66	\$9,989,706.66	\$0.00
Martin Marietta - F4 Paving	15	\$4,809,916.39	\$4,544,261.25	\$265,655.14
PEI - F4 Concrete & SS	26	\$2,808,070.69	\$2,746,167.00	\$61,903.69
CDI - F4 Landscape	9	\$2,171,562.33	\$1,198,825.83	\$972,736.50
Pure Cycle - F5 GESC	1	\$228,939.50	\$34,200.00	\$194,739.50
AWC - F5 Wet Utilities	2	\$4,374,439.00	\$2,601,690.52	\$1,772,748.48
PEI - F5 Concrete & SS	1	\$2,050,546.44	\$0.00	\$2,050,546.44
Martin Marietta - F5 Paving	1	\$3,114,879.50	\$0.00	\$3,114,879.50
Total		\$57,906,733.31	\$48,091,697.17	\$9,815,036.14

Sky Ranch Community Authority Board Summary of Contract Changes

Change Order Log

#	Contractor	Original Contract Amount	Days	Executed CO's		New Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	\$1,418,885.53	0	\$161,328.29	39	\$1,580,213.82	39
2	PEI - Drainage & Utilities	\$8,971,057.30	0	\$1,288,613.16	113.5	\$10,259,670.46	113.5
3	PEI - Roadways	\$8,368,649.67	0	\$434,762.29	59	\$8,803,411.96	59
4	PEI - G, U, R	\$0.00	0	\$50,000.00	0	\$50,000.00	0
5	EDI - Landscape Ph 1	\$1,633,252.04	96	\$443,052.24	174	\$2,076,304.28	270
6	EDI - Landscape Ph 2	\$155,431.26	210	\$14,172.70	3	\$169,603.96	213
7	EDI - Landscape Ph 3	\$1,293,395.48	210	\$3,087.90	73	\$1,296,483.38	283
8	Bemas - Grading A&D P1	\$1,574,333.75	44	\$471,335.38	12	\$2,045,669.13	56
9	Bemas - Grading A&D P2	\$819,045.20	26	\$0.00	0	\$819,045.20	26
10	Pure Cycle - EC F4	\$467,001.00	0	\$386,157.98	0	\$853,158.98	0
11	Pure Cycle - Fence F4	\$262,543.79	0	\$142,567.84	30	\$405,111.63	30
12	Nelson - F4 Wet Utilities	\$7,376,353.00	165	\$2,613,353.66	448.8	\$9,989,706.66	613.8
13	Martin Marietta - F4 Paving	\$4,700,851.60	129	\$109,064.79	0	\$4,809,916.39	129
14	PEI - F4 Concrete & SS	\$2,267,308.82	129	\$540,761.87	401	\$2,808,070.69	530
15	CDI - F4 Landscape	\$2,154,077.51	132	\$17,484.82	0	\$2,171,562.33	132
16	Pure Cycle - F5 GESC	\$248,939.50	0	-\$20,000.00	0	\$228,939.50	0
17	AWC - F5 Wet Utilities	\$3,863,585.50	167	\$510,853.50	46	\$4,374,439.00	213
18	PEI - F4 Concrete & SS	\$2,029,679.26	90	\$20,867.18	0	\$2,050,546.44	90
19	Martin Marietta - F5 Paving	\$3,076,101.65	120	\$38,777.85	0	\$3,114,879.50	120
	Total	\$50,680,491.86		\$7,226,241.45		\$57,906,733.31	

Potential Change Order Log

#	Contractor	Current Contract	Days	Potential Change Orders		Potential Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	\$1,580,213.82	39	\$0.00	0	\$1,580,213.82	39
2	PEI - Drainage & Utilities	\$10,259,670.46	113.5	\$0.00	0	\$10,259,670.46	113.5
3	PEI - Roadways	\$8,803,411.96	59	\$0.00	0	\$8,803,411.96	59
4	PEI - G, U, R	\$50,000.00	0	\$0.00	0	\$50,000.00	0
5	EDI - Landscape P1	\$2,076,304.28	270	\$0.00	0	\$2,076,304.28	270.0
6	EDI - Landscape P2	\$169,603.96	213	\$0.00	0	\$169,603.96	213
7	EDI - Landscape P3	\$1,296,483.38	283	\$0.00	0	\$1,296,483.38	283
8	Bemas - Grading A&D P1	\$2,045,669.13	56	\$0.00	0	\$2,045,669.13	56
9	Bemas - Grading A&D P2	\$819,045.20	26	\$0.00	0	\$819,045.20	26
10	Pure Cycle - EC F4	\$853,158.98	0	\$0.00	0	\$853,158.98	0
11	Pure Cycle - Fence F4	\$405,111.63	30	\$4,000.01	0	\$409,111.64	30
12	Nelson - F4 Wet Utilities	\$9,989,706.66	613.8	\$0.00	0	\$9,989,706.66	613.8
13	Martin Marietta - F4 Paving	\$4,809,916.39	129	\$0.00	0	\$4,809,916.39	129
14	PEI - F4 Concrete & SS	\$2,808,070.69	129	\$0.00	0	\$2,808,070.69	129
15	CDI - F4 Landscape	\$2,171,562.33	132	\$0.00	0	\$2,171,562.33	132
16	Pure Cycle - F5 GESC	\$228,939.50	0	\$0.00	0	\$228,939.50	0
17	AWC - F5 Wet Utilities	\$4,374,439.00	46	\$0.00	0	\$4,374,439.00	46
18	PEI - F4 Concrete & SS	\$2,050,546.44	90	\$4,344.45	0.5	\$2,054,890.89	91
19	Martin Marietta - F5 Paving	\$3,114,879.50	120	-\$90,414.30	0	\$3,024,465.20	120
	Total	\$57,906,733.31		-\$82,069.84		\$57,824,663.47	
				Potential Total of All Change Orders		-\$82,069.84	

Force Account Log

#	Contractor	Original Amount	Change	New Balance
1	PEI - Grading	\$0.00	\$0.00	\$0.00
2	PEI - Drainage & Utilities	\$0.00	\$0.00	\$0.00
3	PEI - Roadways	\$0.00	\$0.00	\$0.00
4	PEI - G, U, R	\$0.00	\$0.00	\$0.00
5	EDI - Landscape P1	\$0.00	\$0.00	\$0.00
6	EDI - Landscape P2	\$0.00	\$0.00	\$0.00
7	EDI - Landscape P3	\$0.00	\$0.00	\$0.00
8	Bemas - Grading A&D P1	\$0.00	\$0.00	\$0.00
9	Bemas - Grading A&D P2	\$0.00	\$0.00	\$0.00
10	Pure Cycle - EC F4	\$0.00	\$0.00	\$0.00
11	Pure Cycle - Fence F4	\$0.00	\$0.00	\$0.00
12	Nelson - F4 Wet Utilities	\$0.00	\$0.00	\$0.00
13	Martin Marietta - F4 Paving	\$0.00	\$0.00	\$0.00
14	PEI - F4 Concrete & SS	\$0.00	\$0.00	\$0.00
15	CDI - F4 Landscape	\$0.00	\$0.00	\$0.00
16	Pure Cycle - F5 GESC	\$0.00	\$0.00	\$0.00
17	AWC - F5 Wet Utilities	\$0.00	\$0.00	\$0.00
18	PEI - F4 Concrete & SS	\$0.00	\$0.00	\$0.00
19	Martin Marietta - F5 Paving	\$0.00	\$0.00	\$0.00
	Total		\$0.00	\$0.00

January 18, 2024

Sky Ranch Community Authority Board
c/o Mark Harding
8390 E Crescent Parkway, Suite 300
Greenwood Village, CO 80111

SKY RANCH CAB FILING 6 GRADING EROSION AND SEDIMENT CONTROL BID ANALYSIS MEMO

INTRODUCTION

Independent District Engineering Services (Engineer) has been engaged by the Sky Ranch Community Authority Board (CAB) to conduct the bid process for the Sky Ranch CAB Filing 6 Grading Erosion and Sediment Control (GESC) (Project) and then make a recommendation to the board for contractor selection. During the Project bid process, bidders were notified that the lowest most responsible bidder would be determined from a combination of factors; pricing, contractor qualifications, experience with similar projects, references, and demonstrated understanding of the Project. The CAB received one bid for the Project in the amount of **\$299,275.20**. Due to there only being one bid received, the engineer compared the bid to unit prices from similar projects in the Greater Denver Area. A summary of the comparison between the bid received unit prices from similar projects in the Greater Denver Area market has been included in Attachment A.

Attachment A: Sky Ranch - Filing 6 GESC - Unit Cost Analysis (Using Greater Denver Area Unit Prices)

BID TAB SUMMARY

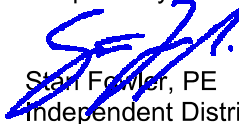
Prospective bidders were asked to perform their own take-offs using plans made available to them at the time of the bid. Pure Cycle Corporation (Pure Cycle) was the only contractor to submit a bid for this Project. Since there are no other bids to compare with, the Engineer finds it necessary to compare unit pricing with the average market unit prices in the Greater Denver Area.

The contract pricing is for the initial installation of all BMPs to be used on the Project. These unit prices will be used for all Change Orders and Pay Applications throughout the Project. Additionally, included in the bid is an Annual Maintenance allowance to cover the cost of repairs and routine maintenance necessary to stay in compliance with stormwater regulations. BMPs damaged by home builders and other contractors working on private work or other projects will be covered by the responsible party, and costs will not be certified as eligible for District financing through this project.

RECOMMENDATION

After a review of Pure Cycle's bid, qualifications, experience with similar projects, and references, the Engineer determined Pure Cycle is qualified to complete the project. The Unit Cost Analysis determined that Pure Cycle's unit pricing compared to market unit prices from the Greater Denver Area are similar in nature and are considered reasonable. Pure Cycle's proposal is 0.1% higher than the Engineer's estimated cost. It is the recommendation of the Engineer to Award the Bid to Pure Cycle as the Lowest Most Responsible Bidder.

Respectfully Submitted,


Stan Fowler, PE
Independent District Engineering Services, LLC

Digitally signed by Stanley E. Fowler
Jr. P.E.
Date: 2024.01.18 15:35:01-07'00'

CAB Filing 6 GESC Committee Approval:

Joe Knopinski

Date



Attachment A: Sky Ranch - Filing 6 GESC - Unit Cost Analysis (Using Greater Denver Area Market Unit Prices)

Sky Ranch CAB - Filing 6 GESC - Unit Cost Analysis						
Item			Pure Cycle		Greater Denver Area Market	
Item Description	Unit	Qty	Unit Price	Extension	Unit Price	Extension
Check Dam (CD)	LF	50	\$15.00	\$750.00	\$24.00	\$1,200.00
Concrete Washout Area (CWA)	EA	2	\$1,000.00	\$2,000.00	\$1,728.00	\$3,456.00
Construction Markers (CM)	LF	2,812	\$1.00	\$2,812.00	\$0.20	\$562.40
Cut Back Curb (CBC)	LF	18,580	\$4.00	\$74,320.00	\$4.05	\$75,161.88
Erosion Control Blanket (ECB)	SY	12,554	\$3.00	\$37,662.00	\$2.80	\$35,151.20
Inlet Protection - Interim (IP)	EA	34	\$300.00	\$10,200.00	\$315.00	\$10,710.00
Sediment Control Log (SCL)	LF	20,191	\$2.70	\$54,515.70	\$2.70	\$54,515.70
Silt Fence (SF)	LF	3,765	\$1.50	\$5,647.50	\$1.65	\$6,212.25
Stabilized Staging Area (SSA)	SY	2,336	\$7.00	\$16,352.00	\$6.90	\$16,118.40
Vehicle Tracking Control (VTC)	EA	1	\$2,500.00	\$2,500.00	\$2,592.00	\$2,592.00
Rough Cut Street Control (RCS)	EA	37	\$68.00	\$2,516.00	\$90.00	\$3,330.00
Annual Maintenance (12 mo)*	MO	12	\$7,500.00	\$90,000.00	\$7,500.00	\$90,000.00
Total Erosion Control				\$299,275.20		\$299,009.83

*Annual Maintenance is included as an allowance. This allowance will be billed against on an as-needed basis.



Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, February 9th, 2024

ACC Requests

2 architectural requests have been received since the last meeting. The requests were for a fence and a storm door.

Violation Report

Inspection of the Community was completed on January 23rd with 23 violations being sent to owners. A violation summary has been included in this report.

Collections Report

Included in the packet is the current accounts receivable report, showing balances on all homeowner accounts as of 12/31/2023. The list is in order from highest to lowest balances. (Note that owners names, account numbers and addresses have been removed from this list so as not to show owner information during the meeting, however I can send a list that includes this information to Board members upon request.) We have added notes to the report showing what accounts have been turned over to legal, and dates of ownership.

Melody Homes has paid their delinquent accounts in full.

Please let us know if there are any questions.

Celeste Terrell
Community Manager



Violation Type / Item	Escalation	Item Count	# Letters	# Violations
Landscaping	Open			
Unsightly Conditions	Level Fine Notice - \$50	1		
	Total Items / Letters Open	1	1	
	Total Landscaping	1	1	1
Trash	Open			
Trash	Level First Notice	16		
Trash	Level Second Notice-\$25	1		
Trash	Level Fine Notice - \$50	1		
	Total Items / Letters Open	18	18	
	Total Trash	18	18	18
Unapproved Modifications	Closed			
Unapproved Shed	Level First Notice	1		
	Total Items / Letters Closed	1	1	
Unapproved Shed	Level First Notice	2		
	Total Items / Letters Open	2	2	
	Total Unapproved Modifications	3	3	3
Vehicles and Parking	Open			
Commercial Vehicle must be parked in garage	Level First Notice	1		
	Total Items / Letters Open	1	1	



Violations Summary

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Sky Ranch Community Authority Board

From 01/23/2024 to 01/31/2024

Violation Type / Item	Escalation	Item Count	# Letters	# Violations
	Total Vehicles and Parking	1	1	1
	Total for Sky Ranch Community Authority Board	23	23	23

	Balance_	notes from billing	Ownership Date
1	2755	has been with legal since 2022	5/2021
2	2115.99	has been with legal since 2022	8/2020
3	1925	has been with legal since 2022	10/2020
4	1273	turned over to legal on 1/16/24	7/2021
5	1140	turned over to legal on 1/16/24	10/2021
6	806	turned over to legal on 1/16/24	12/2021
7	722.04		7/2021
8	645		6/2021
9	645		6/2020
10	595		10/2022
11	561		4/2023
12	557.11		5/2023
13	510		12/2020
14	505		7/2020
15	480		6/2020
16	480		11/2022
17	480		5/2023
18	465		4/2020
19	415		3/2021
20	399		12/2022
21	390		10/2020
22	369		12/2022
23	369		4/2023
24	368.92		5/2023
25	368.77		4/2023
26	368.24		7/2023
27	365		6/2020
28	365		12/2020
29	349.2		6/2020
30	325		9/2023
31	320		12/2020
32	315		12/2019
33	315		6/2020
34	315		8/2020
35	315		3/2021
36	315		12/2021
37	315		11/2021
38	315		6/2022
39	315		8/2022
40	315		4/2023
41	315		6/2023
42	315		6/2023
43	315		2/2023

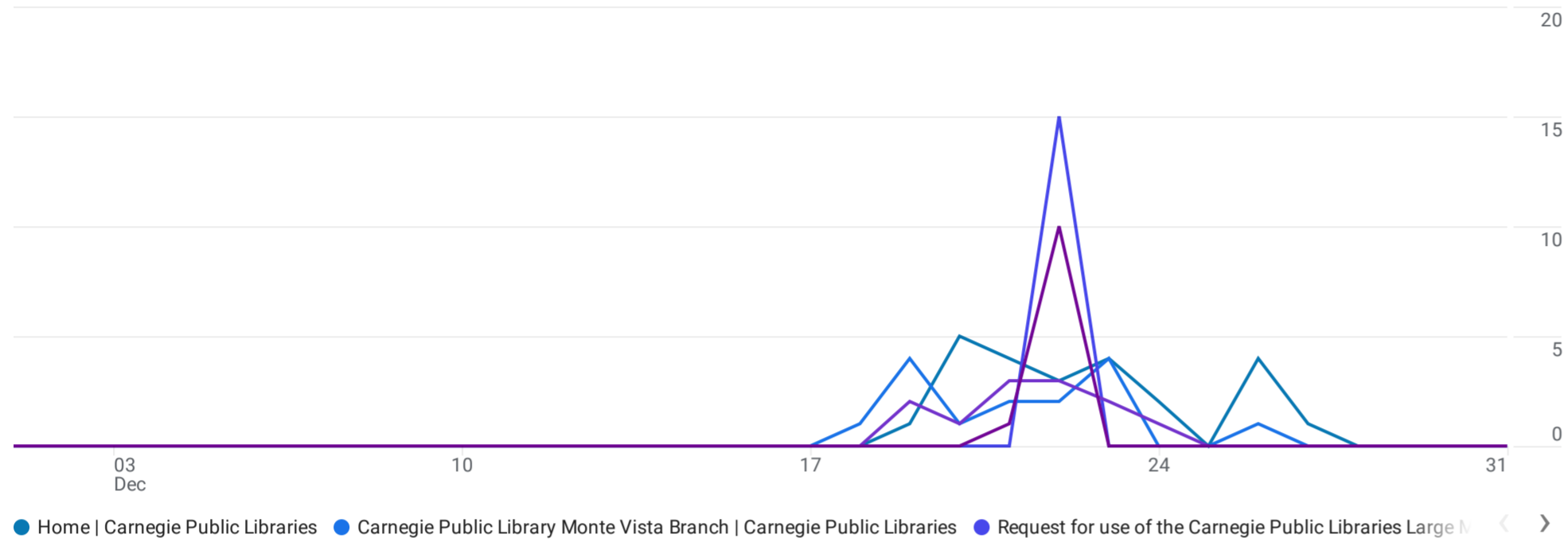
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Custom Dec 1 - Dec 31, 2023

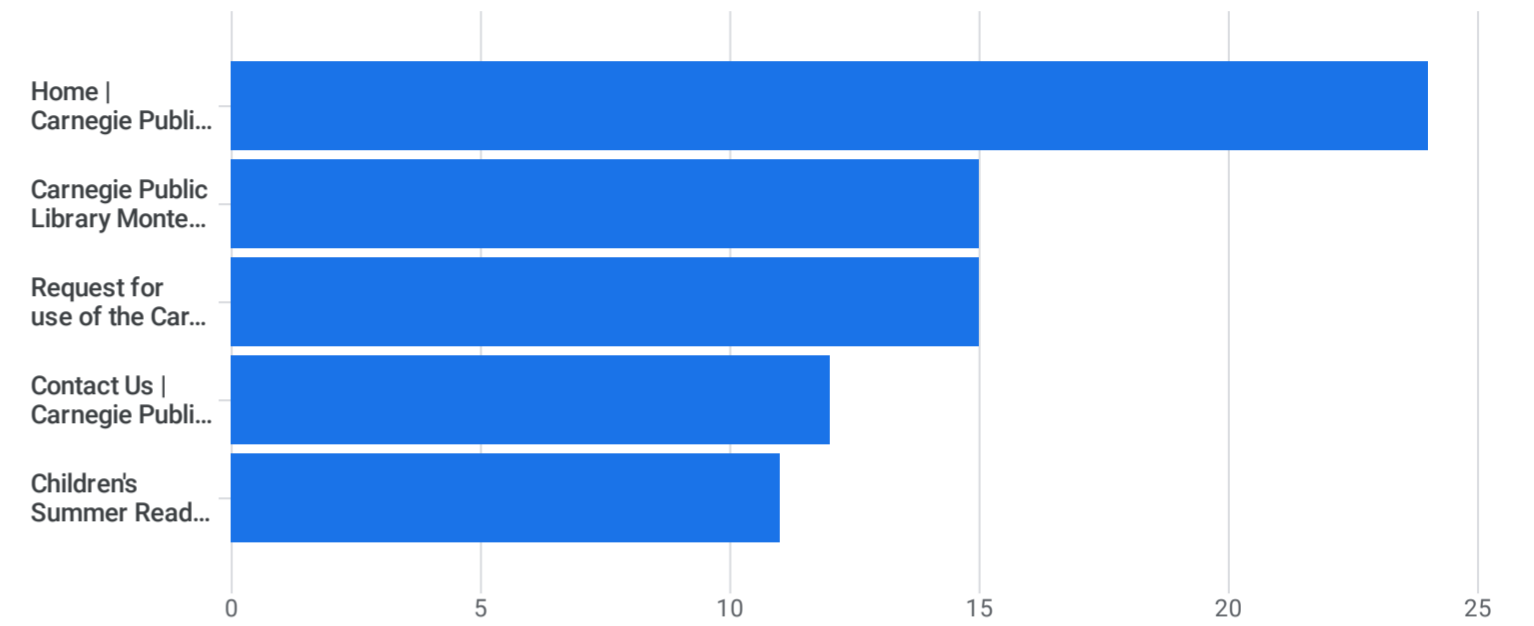
Pages and screens: Page title and screen class

Add filter +

Views by Page title and screen class over time



Views by Page title and screen class



Search... Rows per page: 10 Go to: 1 1-10 of 37

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			164 100% of total	42 100% of total	3.90 Avg 0%	2m 07s Avg 0%	548 100% of total	0.00	\$0.00
1	Home Carnegie Public Libraries	/	24	17	1.41	37s	74	0.00	\$0.00
2	Carnegie Public Library Monte Vista Branch Carnegie Public Libraries	/a-history-of-the/carnegie-public-library-monte-vista-branch	15	12	1.25	37s	58	0.00	\$0.00
3	Contact Us Carnegie Public Libraries	/contact-us	12	9	1.33	40s	38	0.00	\$0.00
4	Children's Summer Reading Program Carnegie Public Libraries	/the-childrens-corner/childrens-summer-reading-program	11	2	5.50	1m 19s	23	0.00	\$0.00
5	melanie.heart Carnegie Public Libraries	/user/43441	11	2	5.50	33s	39	0.00	\$0.00
6	Edit Basic page Children's Summer Reading Program Carnegie Public Libraries	/node/10011/edit	8	1	8.00	4m 40s	39	0.00	\$0.00
7	Large Meeting Rooms Carnegie Public Libraries	/large-meeting-rooms	8	2	4.00	2m 34s	21	0.00	\$0.00
8	Meeting Rooms Carnegie Public Libraries	/meeting-rooms	7	2	3.50	15s	16	0.00	\$0.00
9	Helpful Links Carnegie Public Libraries	/helpful-links	6	3	2.00	1m 36s	42	0.00	\$0.00
10	Carnegie Public Library South Fork Branch Carnegie Public Libraries	/a-history-of-the/carnegie-public-library-south-fork-branch	5	5	1.00	1s	19	0.00	\$0.00

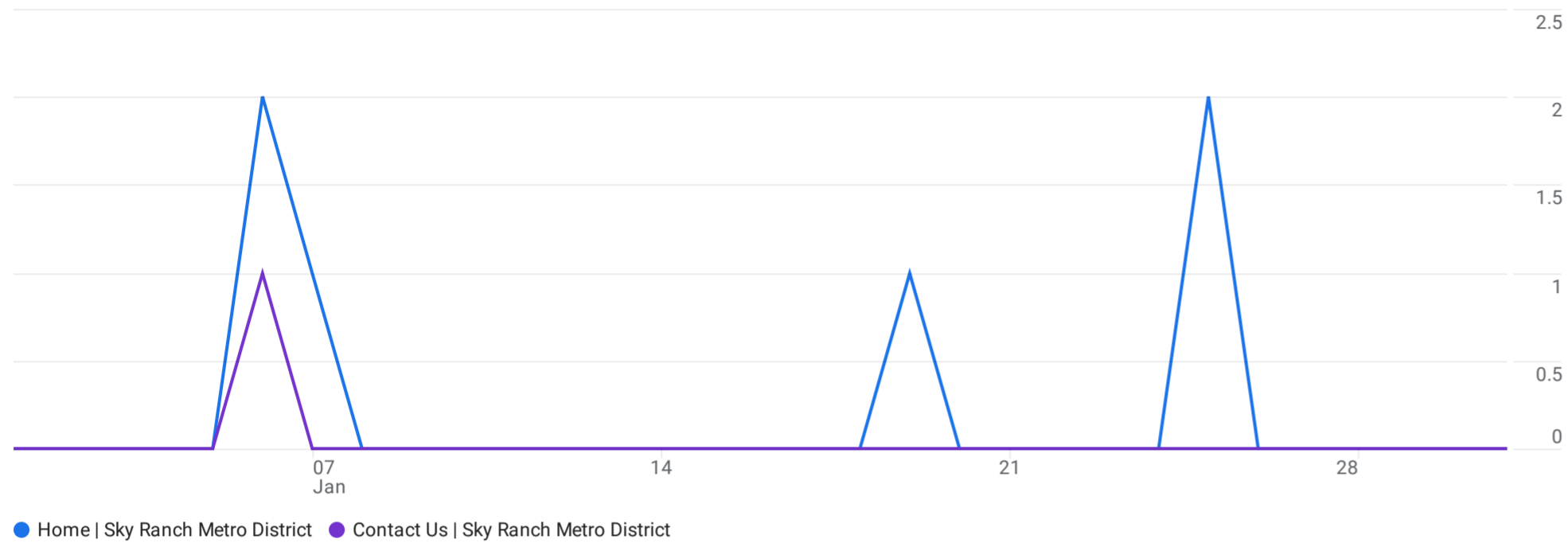
All Users Add comparison +

Custom Jan 1 - Jan 31, 2024

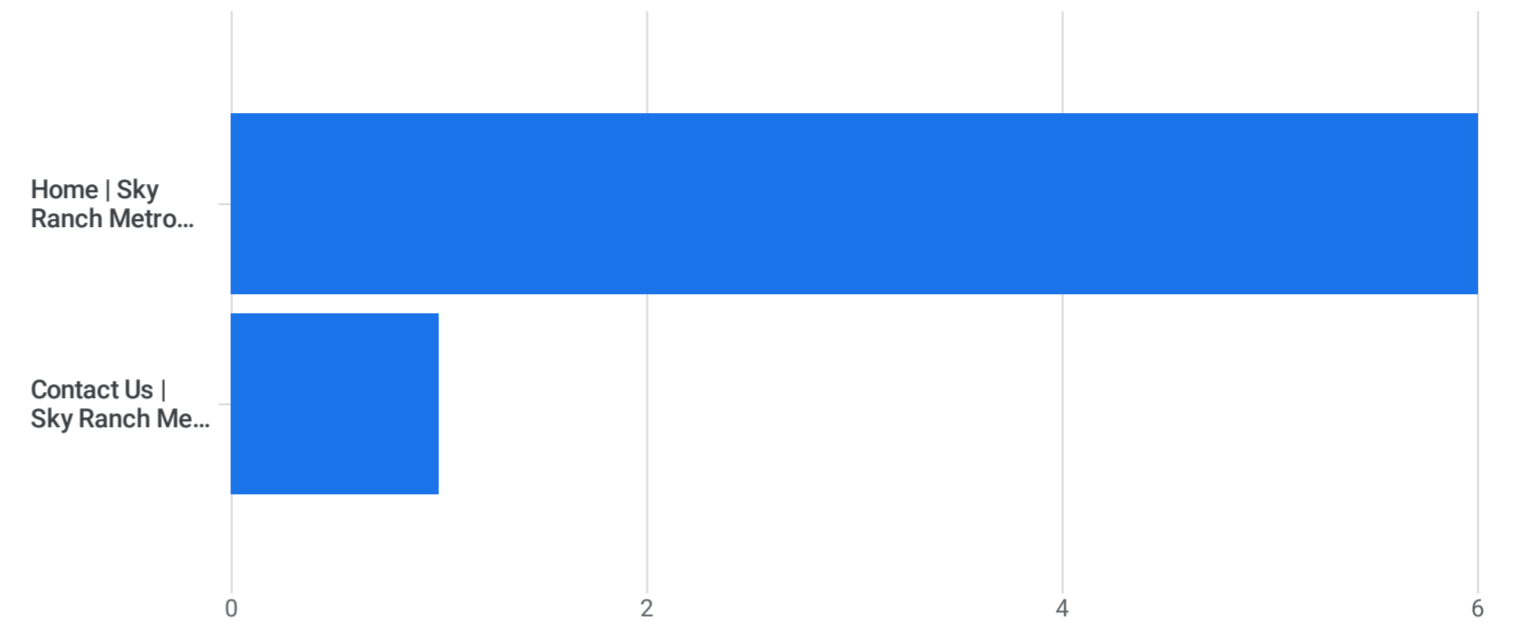
Pages and screens: Page title and screen class ✓

Add filter +

Views by Page title and screen class over time



Views by Page title and screen class



Search...

Rows per page: 10 1-2 of 2

	Page title and screen class	Page path and screen class	↓ Views	Users	Views per user	Average engagement time	Event count All events	Conversions All events	Total revenue
			7 100% of total	4 100% of total	1.75 Avg 0%	0s Avg 0%	24 100% of total	0.00	\$0.00
1	Home Sky Ranch Metro District	/	6	4	1.50	0s	22	0.00	\$0.00
2	Contact Us Sky Ranch Metro District	/contact-us	1	0	0.00	0s	2	0.00	\$0.00