



**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 10, 2023
TIME: 8:30 a.m.
LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue
Building 65, Suite A
Watkins, CO 80137

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

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

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

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjlmYWVjOTMtZjU4OC00NmNkLTg0MWYtZjAwNDNkNjU1ZWY5%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: **572 895 61#**



<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Mark Harding	President (representing MD 5)	May, 2023
Joe Knopinski	Vice President (representing MD 5)	May, 2025
Kevin McNeill	Treasurer (representing MD 5)	May, 2023
Scott Lehman	Secretary (representing MD 1)	May, 2023
Dirk Lashnits	Assistant Secretary (representing MD 3)	May, 2025

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 13, 2023 Regular Meeting (enclosure).
- B. Ratify approval of Pay Application No. 2 to the Fence Installation Contract with Pure Cycle Corporation in the amount of \$8,537.63.
- C. Ratify approval of Change Order No. 8 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. ("PEI") to extend contract end date to December 31, 2023 in order to maintain their State of Colorado Tax Exemption Certificate status throughout the end of this project in the amount of \$0.

III. PUBLIC COMMENT

- A. Public Comment.

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

IV. SKY RANCH CITIZENS ADVISORY COMMITTEE ("CAC") MATTERS

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



V. FINANCIAL MATTERS

- A. Review and accept the schedule of cash position as of December 31, 2022, updated as of February 3, 2023, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).
- B. Consider approval of payables through February 3, 2023 in the amount of \$716,107.69 (enclosure).
- C. Other.

VI. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Engineer's Report (enclosure).
- C. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:

1. **Drainage and Utilities:** None.

2. **Roadway Improvements:** None.

3. **Grading/Earthwork:**

4. **Landscape Improvements:**

Phase 1 None.

Phase 2 None.

Phase 3 None.

- D. Phase II (Filing No. 4) Construction Matters:

1. **Grading/Earthwork:** None.

2. **Drainage and Utilities:** Consider approval of Change Order No. 15 to the Construction Contract with Nelson Pipeline Constructors, LLC for costs associated with earthwork and non-potable water additional scope in the amount of



\$365,026.43.

Consider approval of Change Order No. 16 to the Construction Contract with Nelson Pipeline Constructors, LLC for costs associated with water and storm additional scope on 8th Place and 10th Avenue in the amount of \$150,651.65.

Consider approval of Change Order No. 17 to the Construction Contract with Nelson Pipeline Constructors, LLC for costs associated with non-potable water and storm sewer additional scope on Monaghan in the amount of \$116,896.24.

Consider approval of Change Order No. 18 to the Construction Contract with Nelson Pipeline Constructors, LLC for costs associated with extending utilities east along Bently in the amount of \$117,424.48.

Consider approval of Pay Application No. 8 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of \$749,998.80.

3. Erosion Control: None.

4. Roadway Improvements:

Paving/Asphalt None.

Concrete/Striping/Signage Consider approval of Change Order No. 9 to the Construction Contract with PEI for costs associated with winter protection in the amount of \$8,934.55.

Consider approval of Change Order No. 10 to the Construction Contract with PEI for costs associated with crossspan at 8th and Carrie in the amount of \$9,037.00.



Consider approval of Pay Application No. 14 to the Construction Contract with Premier Earthworks & Infrastructure (“PEI”) in the amount of \$17,072.97.

5. Landscape: None.

6. Fencing None.

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

1. Grading/Earthwork: None.

2. Drainage and Utilities: None.

3. Erosion Control: None.

4. Roadway Improvements: None.

Paving/Asphalt

Concrete/Striping/Signage

5. Landscape: None.

VII. LEGAL MATTERS

A. Executive Session (if necessary).

B. Other.

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager’s Update (enclosure).

IX. OTHER BUSINESS

A. Confirm quorum for March 10, 2023 Board meeting.

X. ADJOURNMENT

Informational Enclosure:

Monthly summary of website usage (enclosure).

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***The Next Regular Board Meeting is Scheduled for
March 10, 2023***



RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD JANUARY 13, 2023

A regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the CAB convened on January 13, 2023 at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors in Attendance Were:

Mark Harding, President
Kevin McNeill, Treasurer
Dirk Lashnits, Assistant Secretary

Directors Joe Knopinski and Scott Lehman were absent and excused.

Also in Attendance Were:

Lisa Johnson, Shauna D’Amato, Celeste Terrell, and Cathee Sutton (for a portion of the meeting); CliftonLarsonAllen LLP (“CLA”)
MaryAnn McGeady, Esq.; McGeady Becher P.C.
Stan Fowler (for a portion of the meeting); Independent District Engineering Services, LLC (“IDES”)

**ADMINISTRATIVE
MATTERS**

Ms. Johnson called the meeting 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 McGeady noted that all Directors’ Disclosure Statements were filed. Attorney McGeady 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: Ms. Johnson confirmed the presence of a quorum. The Board reviewed a proposed agenda for the CAB’s regular meeting.

Following discussion, upon a motion duly made by Director Harding, seconded by



RECORD OF PROCEEDINGS

Director McNeill and, upon vote, unanimously carried, the Board approved the agenda, as amended, and excused the absences of Directors Knopinski and Lehman.

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

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

- Approve Minutes of the December 9, 2022 Regular Meeting.

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

PUBLIC COMMENT There were no public comments.

CITIZENS
ADVISORY
COMMITTEE
("CAC") MATTERS

CAC Presentation on Recommendations: None.

FINANCIAL
MATTERS

Schedule of Cash Position as of September 30, 2022, Updated as of January 6, 2023, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Following a presentation by Ms. Sutton, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of September 30, 2022, updated as of January 6, 2023, the accounts receivable summaries, tax schedules and developer advance schedule.

Payables through January 13, 2023: The Board reviewed the payables through January 13, 2023. Following review, upon a motion duly made by Director Lashnits,



RECORD OF PROCEEDINGS

seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the payables through January 13, 2023, in the amount of \$1,347,255.66.

CONSTRUCTION MATTERS

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

Task Order No. 12 to the Master Services Agreement ("MSA") with KT Engineering, LLC for School Extension Surveying in the Amount of \$9,230.00:

Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Task Order No. 12 to the MSA with KT Engineering, LLC for school extension surveying in the amount of \$9,230.00.

Engineers Report: Mr. Fowler 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.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities: None.

Erosion Control: None.



RECORD OF PROCEEDINGS

Roadway Improvements:

Paving/Asphalt:

Pay Application No. 13 to the Paving Contract with Martin Marietta Materials, Inc. in an Amount not to Exceed \$922,919.86: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 13 to the Paving Contract with Martin Marietta Materials, Inc. in an amount not to exceed \$922,919.86.

Concrete/Striping/Signage:

Pay Application No. 13 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. (“PEI”) in the Amount of \$98,235.44: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 13 to the Construction Contract with PEI in the amount of \$98,235.44.

Change Order No. 8 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. (“PEI”) to Extend Contract End Date to December 31, 2023 in the Amount of \$0: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 8 to the Construction Contract with PEI, in the amount of \$0.

Landscape:

Pay Application No. 3 to the Landscape Installation Contract with Consolidated Divisions, Inc. (“CDI”) in the Amount of \$80,500.44: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 3 to the Landscape Installation Contract with CDI in the amount of \$80,500.44.

Fencing:



RECORD OF PROCEEDINGS

Pay Application No. 2 to the Fence Installation Contract with Pure Cycle Corporation in the Amount of \$8,537.63: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 2 to the Fence Installation Contract with Pure Cycle Corporation in the amount of \$8,537.63.

PHASE II (FILING NO. 5) CONSTRUCTION MATTERS:

Grading/earthwork: None.

Drainage and Utilities: None.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage: None.

Landscape: None.

LEGAL MATTERS

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

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

Community Manager's Report: Ms. Terrell presented the report and updates to the Board. Ms. Johnson reported she is working with CDI on a recent snow removal invoice to discuss the level of service provided and related costs. No action was taken.

OTHER BUSINESS

Quorum for February 10, 2023 Board Meeting: The Board confirmed a quorum for the February 10, 2023 Board meeting. Upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board excused the absence of Director Knopinski.

ADJOURNMENT

There being no further business to come before the Board at this time, following a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adjourned the meeting at 8:51 a.m.

Respectfully submitted,



RECORD OF PROCEEDINGS

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
December 31, 2022
Updated as of February 3, 2023

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<u>UMB - 2019B Bond Fund</u>							
Balance as of 12/31/22	-	-	-	1,683.11	-	-	1,683.11
Subsequent activities:							
1/31/23 - Interest Income (Net of Fees)	-	-	-	(31.01)	-	-	(31.01)
<i>Anticipated balance</i>	-	-	-	1,652.10	-	-	1,652.10
<u>UMB - 2019B Project Fund</u>							
Balance as of 12/31/22	-	-	-	-	759.38	-	759.38
Subsequent activities:							
1/31/23 - Interest Income	-	-	-	-	2.88	-	2.88
<i>Anticipated balance</i>	-	-	-	-	762.26	-	762.26
<u>UMB - 2022A Interest Fund</u>							
Balance as of 12/31/22	-	-	-	2,734,150.25	-	-	2,734,150.25
Subsequent activities:							
1/31/23 - Interest Income	-	-	-	10,478.34	-	-	10,478.34
<i>Anticipated balance</i>	-	-	-	2,744,628.59	-	-	2,744,628.59
<u>UMB - 2022A Reserve Fund</u>							
Balance as of 12/31/22	-	-	-	1,984,230.87	-	-	1,984,230.87
Subsequent activities:							
1/31/23 - Interest Income	-	-	-	7,603.67	-	-	7,603.67
<i>Anticipated balance</i>	-	-	-	1,991,834.54	-	-	1,991,834.54
<u>UMB - 2022A Surplus Fund</u>							
Balance as of 12/31/22	-	-	-	-	-	-	-
Subsequent activities:							
None	-	-	-	-	-	-	-
<i>Anticipated balance</i>	-	-	-	-	-	-	-
<u>UMB - 2022A COI Fund</u>							
Balance as of 12/31/22	-	-	-	-	-	-	-
Subsequent activities:							
None	-	-	-	-	-	-	-
<i>Anticipated balance</i>	-	-	-	-	-	-	-
<u>UMB - 2022A Project Fund</u>							
Balance as of 12/31/22	-	-	-	-	1,677.10	-	1,677.10
Subsequent activities:							
1/31/23 - Interest Income	-	-	-	-	6.49	-	6.49
<i>Anticipated balance</i>	-	-	-	-	1,683.59	-	1,683.59
<u>UMB - 2022B Project Fund</u>							
Balance as of 12/31/22	-	-	-	-	-	-	-
Subsequent activities:							
None	-	-	-	-	-	-	-
<i>Anticipated balance</i>	-	-	-	-	-	-	-
<i>Anticipated balance</i>	\$ 236,386.42	\$ 118,900.14	\$ 4,023.00	\$ 6,130,731.99	\$ 123,121.05	\$ 19,849.89	\$ 6,633,012.49

Current Yield (as of 12/31/22)
UMB invested in ColoTrust Prime - 4.07%
UMB invested in ColoTrust Plus - 4.52%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2022

	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	\$ 10,530.57	\$ -	\$ 4,349.52	\$ -	\$ (157.96)	\$ -	\$ 14,722.13	1.21%	1.21%	\$ 2,417.93	0.00%	0.00%
February	345,446.55	-	5,004.88	-	(5,181.70)	-	345,269.73	39.85%	41.06%	104,291.16	27.15%	27.15%
March	25,776.47	-	4,961.88	10.20	(386.80)	-	30,361.75	2.97%	44.03%	26,516.25	6.35%	33.50%
April	47,029.88	-	4,268.73	7.63	(705.56)	-	50,600.68	5.42%	49.46%	14,146.55	3.18%	36.68%
May	106,254.84	-	4,094.58	30.05	(1,594.27)	-	108,785.20	12.26%	61.71%	139,129.81	36.34%	73.01%
June	340,914.53	-	4,394.20	98.21	(5,115.19)	-	340,291.75	39.32%	101.04%	103,025.39	26.69%	99.71%
July	1,782.57	-	4,314.96	44.19	(27.40)	-	6,114.32	0.21%	101.24%	2,631.54	0.07%	99.78%
August	-	-	5,658.32	-	-	-	5,658.32	0.00%	101.24%	2,986.21	0.22%	100.00%
September	-	-	4,758.73	-	-	-	4,758.73	0.00%	101.24%	2,401.11	0.00%	100.00%
October	(9,879.10)	-	4,547.08	(735.83)	159.22	(5,908.63)	-	-1.14%	100.10%	2,108.30	0.00%	100.00%
November	-	-	5,072.30	-	-	5,072.30	-	0.00%	100.10%	2,161.60	0.00%	100.00%
December	-	-	4,100.70	-	-	836.33	3,264.37	0.00%	100.10%	2,155.60	0.00%	100.00%
	\$ 867,856.31	\$ -	\$ 55,525.88	\$ (545.55)	\$ (13,009.66)	\$ -	\$ 909,826.98	100.10%	100.10%	\$ 403,971.45	100.00%	100.00%

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

General Fund	\$ 144,483.00	16.67%	\$ 144,633.55	100.10%
Debt Service Fund	722,470.00	83.33%	723,222.76	100.10%
	\$ 866,953.00	100.00%	\$ 867,856.31	100.10%

Specific Ownership Tax

General Fund	\$ 10,114.00	16.67%	\$ 9,253.72	91.49%
Debt Service Fund	50,573.00	83.33%	46,272.16	91.50%
	\$ 60,687.00	100.00%	\$ 55,525.88	91.50%

Treasurer's Fees

General Fund	\$ 2,167.00	16.67%	\$ 2,168.14	100.05%
Debt Service Fund	10,837.00	83.33%	10,841.52	100.04%
	\$ 13,004.00	100.00%	\$ 13,009.66	100.04%

**Sky Ranch Metropolitan District No. 3
Property Taxes Reconciliation
2022**

	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	\$ -	\$ -	\$ 6.52	\$ -	\$ -	\$ 6.52	0.00%	0.00%	\$ -	0.00%	0.00%
February	470.16	-	7.50	-	(7.05)	470.61	35.65%	35.65%	-	0.00%	0.00%
March	276.49	-	7.43	-	(4.15)	279.77	20.96%	56.61%	-	0.00%	0.00%
April	228.78	-	6.39	-	(3.43)	231.74	17.34%	73.95%	-	0.00%	0.00%
May	66.44	-	6.14	0.02	(1.00)	71.60	5.04%	78.99%	-	0.00%	0.00%
June	193.68	-	6.58	-	(2.91)	197.35	14.68%	93.67%	-	0.00%	0.00%
July	1.51	-	6.47	0.05	(0.02)	8.01	0.11%	93.79%	-	0.00%	0.00%
August	10.57	-	8.48	0.21	(0.16)	19.10	0.80%	94.59%	-	0.00%	0.00%
September	-	-	7.13	-	-	7.13	0.00%	94.59%	-	0.00%	0.00%
October	70.36	-	6.81	4.19	(1.12)	80.24	5.33%	99.92%	-	0.00%	0.00%
November	-	-	7.60	-	-	7.60	0.00%	99.92%	-	0.00%	0.00%
December	-	-	6.14	-	-	6.14	0.00%	99.92%	-	0.00%	0.00%
	\$ 1,317.99	\$ -	\$ 83.19	\$ 4.47	\$ (19.84)	\$ 1,385.81	99.92%	99.92%	\$ -	0.00%	0.00%

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

General Fund	\$ 697.00	52.84%	\$ 696.47	99.92%
Regional Improvements	622.00	47.16%	621.52	99.92%
	<u>\$ 1,319.00</u>	<u>100.00%</u>	<u>\$ 1,317.99</u>	<u>99.92%</u>

Specific Ownership Tax

General Fund	\$ 49.00	52.84%	\$ 43.96	89.71%
Regional Improvements	44.00	47.16%	39.23	89.16%
	<u>\$ 93.00</u>	<u>100.00%</u>	<u>\$ 83.19</u>	<u>89.45%</u>

Treasurer's Fees

General Fund	\$ 10.00	52.84%	\$ 10.48	104.84%
Regional Improvements	9.00	47.16%	9.36	103.95%
	<u>\$ 19.00</u>	<u>100.00%</u>	<u>\$ 19.84</u>	<u>104.42%</u>

**Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2022**

	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	\$ -	\$ -	\$ 405.77	\$ -	\$ -	\$ 405.77	0.00%	0.00%	\$ 800.61	0.00%	0.00%
February	1,242.96	-	466.91	-	(18.64)	1,691.23	1.51%	1.51%	4,108.21	2.81%	2.81%
March	42,064.71	-	462.90	-	(630.97)	41,896.64	51.27%	52.78%	57,789.03	45.56%	48.37%
April	3.79	-	398.23	-	(0.06)	401.96	0.00%	52.79%	4,789.91	3.26%	51.63%
May	-	-	381.98	-	-	381.98	0.00%	52.79%	646.60	0.00%	51.63%
June	38,721.42	-	409.94	-	(580.82)	38,550.54	47.19%	99.98%	61,193.11	48.37%	100.00%
July	18.32	-	402.54	0.56	(0.28)	421.14	0.02%	100.00%	780.49	0.00%	100.00%
August	-	-	527.87	-	-	527.87	0.00%	100.00%	700.78	0.00%	100.00%
September	-	-	443.94	-	-	443.94	0.00%	100.00%	795.04	0.00%	100.00%
October	-	-	424.20	-	-	424.20	0.00%	100.00%	698.09	0.00%	100.00%
November	-	-	473.20	-	-	473.20	0.00%	100.00%	715.74	0.00%	100.00%
December	-	-	382.55	-	-	382.55	0.00%	100.00%	713.75	0.00%	100.00%
	\$ 82,051.20	\$ -	\$ 5,180.03	\$ 0.56	\$ (1,230.77)	\$ 86,001.02	100.00%	100.00%	\$ 133,731.36	100.00%	100.00%

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

Property Tax

General Fund	\$ 43,382.00	52.87%	\$ 43,382.11	100.00%
Regional Improvements	38,669.00	47.13%	38,669.09	100.00%
	<u>\$ 82,051.00</u>	<u>100.00%</u>	<u>\$ 82,051.20</u>	<u>100.00%</u>

Specific Ownership Tax

General Fund	\$ 3,037.00	52.87%	\$ 2,738.79	90.18%
Regional Improvements	2,707.00	47.13%	2,441.24	90.18%
	<u>\$ 5,744.00</u>	<u>100.00%</u>	<u>\$ 5,180.03</u>	<u>90.18%</u>

Treasurer's Fees

General Fund	\$ 651.00	52.87%	\$ 650.73	99.96%
Regional Improvements	580.00	47.13%	580.04	100.01%
	<u>\$ 1,231.00</u>	<u>100.00%</u>	<u>\$ 1,230.77</u>	<u>99.98%</u>

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

	<u>Fees Billed YTD</u>	<u>Outstanding AR</u>
<u>O&M Fees</u>		
Challenger	-	20,928.04
Lennar	-	17,400.00
Homeowners	74,712.00	77,395.92
Total O&M	<u>74,712.00</u>	<u>115,723.96</u>
<u>Alleyway Fees</u>		
Challenger	-	3,348.00
Lennar	-	1,107.00
Total O&M	<u>-</u>	<u>4,455.00</u>
<u>PIF</u>		
KB Homes	-	113,712.50
Richmond	-	(3.00)
Taylor Morrison	-	(8,191.21)
Challenger	-	75,575.67
Total PIF	<u>-</u>	<u>181,093.96</u>

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

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total	
O&M Fees - Homebuilders														
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-	
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-	
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-	
Amount Due	-	-	-	-	-	-	-	-	-	-	-	-	-	
Payment Received														
KB Homes	(17,303.33)	-	-	-	-	-	-	-	-	-	-	-	(17,303.33)	
Richmond	(4,736.42)	-	-	-	-	-	-	-	-	-	-	-	(4,736.42)	
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pure Cycle	(2,100.00)	-	-	-	-	-	-	-	-	-	-	-	(2,100.00)	
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Amount Received	(24,139.75)	-	-	-	-	-	-	-	-	-	-	-	(24,139.75)	
	Balance as of													
	12/31/2022													
O&M Fees AR - Homebuilders														
KB Homes	17,303.33	(17,303.33)	-	-	-	-	-	-	-	-	-	-	-	
Richmond	4,736.42	(4,736.42)	-	-	-	-	-	-	-	-	-	-	-	
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pure Cycle	2,100.00	(2,100.00)	-	-	-	-	-	-	-	-	-	-	-	
Challenger	20,928.04	-	-	-	-	-	-	-	-	-	-	-	20,928.04	
Lennar	17,400.00	-	-	-	-	-	-	-	-	-	-	-	17,400.00	
Total O&M Fees AR	62,467.79	(24,139.75)	-	-	-	-	-	-	-	-	-	-	38,328.04	
O&M Fees - Homeowners														
O&M Fees	73,812.00	-	-	-	-	-	-	-	-	-	-	-	73,812.00	
Transfer Fees	900.00	-	-	-	-	-	-	-	-	-	-	-	900.00	
Late Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	
Amount Due	74,712.00	-	-	-	-	-	-	-	-	-	-	-	74,712.00	
Payment Received														
	(14,119.03)	-	-	-	-	-	-	-	-	-	-	-	(14,119.03)	
Total O&M Fees AR - Homeowners	16,802.95	60,592.97	-	-	-	-	-	-	-	-	-	-	77,395.92	
Total O&M Fees Billed														
	74,712.00	-	-	-	-	-	-	-	-	-	-	-	74,712.00	
Total Payments Received														
	(38,258.78)	-	-	-	-	-	-	-	-	-	-	-	(38,258.78)	
Total Outstanding														
	36,453.22	-	-	-	-	-	-	-	-	-	-	-	36,453.22	
													Beginning AR Balance	79,270.74
													Total AR Balance	<u>115,723.96</u>

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

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
Alleyway Fees - Homebuilders													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	-	-	-	-	-	-	-	-	-	-	-	-	-
Payment Received													
KB Homes	(2,835.00)	-	-	-	-	-	-	-	-	-	-	-	(2,835.00)
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	(270.00)	-	-	-	-	-	-	-	-	-	-	-	(270.00)
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received	(3,105.00)	-	-	-	-	-	-	-	-	-	-	-	(3,105.00)
Balance as of 12/31/2022													
Alleyway Fees - Homebuilders	2,835.00	(2,835.00)	-	-	-	-	-	-	-	-	-	-	-
KB Homes	2,835.00	(2,835.00)	-	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	270.00	(270.00)	-	-	-	-	-	-	-	-	-	-	-
Challenger	3,348.00	-	-	-	-	-	-	-	-	-	-	-	3,348.00
Lennar	1,107.00	-	-	-	-	-	-	-	-	-	-	-	1,107.00
Total O&M Fees AR	7,560.00	(3,105.00)	-	-	-	-	-	-	-	-	-	-	4,455.00
Total Alleyway Fees Billed	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Payments Received	(3,105.00)	-	-	-	-	-	-	-	-	-	-	-	(3,105.00)
Total Outstanding	(3,105.00)	-	-	-	-	-	-	-	-	-	-	-	(3,105.00)
												Beginning AR Balance	7,560.00
												Total AR Balance	<u>4,455.00</u>

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

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 1,942,111.42	\$ 355,964.49	\$ 2,298,075.91
Advances to CAB for Capital Projects	17,352,513.29	461,673.56	17,814,186.85
Total Advances Due	\$ 19,294,624.71	\$ 817,638.05	\$ 20,112,262.76

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

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$ 1,942,111.42	\$ 346,253.93	\$ -	\$ -	\$ 2,288,365.35
Accrued Interest	-	9,710.56	-	-	2,298,075.91
Total 2023 Advances (Repayments)	-	9,710.56	-	-	
Outstanding Balance as of 1/31/23 (Net of Repayments)	<u><u>\$ 1,942,111.42</u></u>	<u><u>\$ 355,964.49</u></u>			\$ 2,298,075.91

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

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$16,085,452.81	\$ 376,996.17	\$ -	\$ -	\$ 16,462,448.98
01/18/2023	1,267,060.48	-	-	-	17,729,509.46
Accrued Interest	-	84,677.39	-	-	17,814,186.85
Total 2023 Advances (Repayments)	1,267,060.48	84,677.39	-	-	
Outstanding Balance as of 1/31/23 (Net of Repayments)	<u><u>\$17,352,513.29</u></u>	<u><u>\$ 461,673.56</u></u>			\$ 17,814,186.85

Vendors	Number of Invoices	Sum of Net A/P
CAB	15	61,115.32
CliftonLarsonAllen LLP	7	18,946.45
Consolidated Divisions Inc	1	5,853.08
McGeady Becher PC	1	9,876.56
Rangeview Metropolitan District	4	26,412.92
Xcel Energy AUTOPAY	2	26.31
Debt Service		
UMB		
FFAA	11	654,992.37
CMS Environmental Solutions LLC	1	395.00
CTL Thompson Incorporated	2	1,457.50
IDES LLC	2	3,542.50
KT Engineering LLC	1	16,775.00
LSC Transportation	1	95.00
Nelson Pipeline Constructors LLC	1	599,347.15
PCS Group Inc	1	516.25
Premier Earthworks & Infrastructure	1	17,072.97
Westwood Professional Services	1	15,791.00
Grand Total	26	716,107.69

03 - Sky Ranch Community Autho
AP - Accounts Payable
Detailed Aged Payables List
As of Feb03/23

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Funding Source
1242	CliftonLarsonAllen LLP	3539958	1/16/2023	3,901.25	CAB
1242	CliftonLarsonAllen LLP	3540235	1/16/2023	282.45	CAB
1242	CliftonLarsonAllen LLP	3540236	1/16/2023	483.53	CAB
1242	CliftonLarsonAllen LLP	3540237	1/16/2023	505.58	CAB
1242	CliftonLarsonAllen LLP	3540249	1/16/2023	3,767.61	CAB
1242	CliftonLarsonAllen LLP	3540250	1/16/2023	3,821.48	CAB
1242	CliftonLarsonAllen LLP	3550166	1/27/2023	6,184.55	CAB
1117	Consolidated Divisions Inc	2007917	1/25/2023	5,853.08	CAB
1060	McGeady Becher PC	11610528	12/31/2022	9,876.56	CAB
1250	Rangeview Metropolitan District	I000026	9/21/2022	24,559.92	CAB
1250	Rangeview Metropolitan District	J501090	11/30/2022	6,241.08	CAB
1250	Rangeview Metropolitan District	J501091	12/31/2022	1,853.00	CAB
1250	Rangeview Metropolitan District	J501092	11/30/2022	(6,241.08)	CAB
1150	Xcel Energy AUTOPAY	812019932	1/13/2023	14.35	CAB
1150	Xcel Energy AUTOPAY	812445374	1/18/2023	11.96	CAB
1240	UMB		2/6/2023		Debt Service
CAB1225	CMS Environmental Solutions LLC	145257	1/1/2023	395.00	FFAA
CAB1145	CTL Thompson Incorporated	653586	1/31/2023	815.00	FFAA
CAB1145	CTL Thompson Incorporated	653588	1/31/2023	642.50	FFAA
CAB1120	IDES LLC	009874	12/31/2022	1,357.50	FFAA
CAB1120	IDES LLC	037916	12/31/2022	2,185.00	FFAA
CAB1115	KT Engineering LLC	003142	1/10/2023	16,775.00	FFAA
CAB1195	LSC Transportation	063073	1/22/2023	95.00	FFAA
CAB1283	Nelson Pipeline Constructors LLC	PAYMENT 18	1/25/2023	599,347.15	FFAA
CAB1170	PCS Group Inc	014534	1/3/2023	516.25	FFAA
CAB1080	Premier Earthworks & Infrastructure	PAYMENT 14	1/25/2023	17,072.97	FFAA
CAB1125	Westwood Professional Services	1230101083	1/26/2023	15,791.00	FFAA
				<u>683,243.72</u>	
				61,115.32	CAB
				-	Debt Service
				<u>654,992.37</u>	FFAA
				<u>716,107.69</u>	

Sky Ranch CAB – Project Manager Board Report

Date: 2/10/23

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

- Grading, Utilities and Streets – final acceptance punch list repairs
- Landscaping – install and turnover complete
- Maintaining SEMSWA and Urban Drainage compliance – field work complete – working on turnover/acceptance process

Phase II

- SDP Amendment 2 – in final review
- ASP/Plat/CDs – Filing 5 Plat approved; Working through final comments on entitlement docs
- Grading – processing groundwater and consolidation results for F6/F7 design
- Utilities – working on detention pond and school extension
- Streets – internal streets paved; working on Monaghan, 6th and Bentley
- I70 Interchange – updated access permit from CDOT; working through design details on CDs
- School status – subex complete; water line near complete; storm ongoing

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

Phase II

- Nelson, CO?, \$365,027.00 – misc COs – see summary sheet attached
- Nelson, CO?, \$117,424.00 – extend utilities to F5 on Bentley – see summary sheet attached
- Nelson, CO?, \$150,653.00 – school extension, 10th ave storm – see summary sheet attached
- Nelson, CO?, \$116,896.00 – F6 utility extensions – see summary sheet attached
- PEI, CO#9, \$8,934.55 – winter protection
- PEI, CO#10, \$9,037.00 – crossspan at 8th and Carrie

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	21,095.00	21,095.00	0.00	17,346.69	100%	0.00	1,054.75
Geotech	CTL Thompson	446,818.50	446,818.50	0.00	367,424.51	100%	0.00	22,340.93
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,542,915.92	3,542,915.92	422.76	3,542,915.92	100%	0.00	177,145.80
Engineering	ERO Resources Group	580.35	580.35	0.00	477.23	100%	0.00	0.00
Erosion Control	Erosion Controls of CO	70,964.58	70,964.58	0.00	58,355.07	100%	0.00	3,548.23
Erosion Control	Ewing Irrigation & Landscape	1,163.14	1,163.14	0.00	956.46	100%	0.00	58.16
Legal and Title	Hoffman, Parker, etc	8,304.06	8,304.06	0.00	0.00	100%	0.00	0.00
District	IDES	290,000.00	266,036.50	0.00	218,765.18	92%	23,963.50	0.00
Survey	KT Engineering	551,870.00	551,870.00	0.00	453,809.68	100%	0.00	27,593.50
District	McGeady Becher	59,359.80	59,359.80	0.00	48,812.31	100%	0.00	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	153,638.03
Dry Utilities	PEI	196,156.66	196,156.66	(523.49)	0.00	100%	0.00	3,540.71
Concrete	PEI	3,648,101.78	3,648,101.78	(65,040.91)	3,648,101.78	100%	0.00	0.00
Asphalt	PEI	5,159,994.54	5,159,994.54	64,196.28	5,159,994.54	100%	0.00	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	36,322.50	36,322.50	0.00	29,868.45	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	2,378,197.44	2,378,197.44	0.00	597,189.14	100%	0.00	118,909.87
Total		28,370,875.95	28,338,742.45	422.76	25,286,382.90		32,133.50	742,838.41

SKY RANCH COMMUNITY AUTHORITY BOARD

Board Meeting Project Status

February 10th, 2023

Construction Contract Documents

Filing 4 Concrete – Premier Earthworks & Infrastructure

Recommend Approval:

Change Orders

- None

Pay Applications

- Pay Application #14 is recommended for payment \$17,072.97 (\$17,971.55 District; \$0.00 Non-District; \$898.58 Retained)
 - \$2,368,020.56 Billed to Date. \$118,401.03 Retained. \$2,249,619.53 Paid to Date.

Filing 4 Wet Utilities – Nelson Pipeline

Recommend Approval:

Change Orders

- Change order #15: \$365,026.43 for costs associated with earthwork and non-potable water additional scope.
- Change order #16: \$150,651.65 for costs associated with water and storm additional scope on 8th Place and 10th Avenue.
- Change order #17: \$116,896.24 for costs associated with non-potable water and storm sewer additional scope on Monaghan.
- Change order #18: \$117,424.48 for costs associated with extending utilities east along Bently.

Pay Applications

- Pay Application #8 is recommended for payment \$749,998.80 (\$592,659.04 District; \$157,339.76 Non-District; \$0.00 Retained)
 - \$9,945,910.27 Billed to Date. \$214,056.17 Retained. \$9,731,854.09 Paid to Date.

Filing 4 Erosion Control – Pure Cycle

Change Orders

- None

Pay Applications

- None

Filing 4 Paving – Martin Marietta

Change Orders

- None

Pay Applications

- None

Filing 4 Landscape – Consolidated Divisions Inc.

Change Orders

- None

Pay Applications

- None

Filing 4 Fence Installation – Pure Cycle

Change Orders

- None

Pay Applications

- None

Other Matters

- Filing 5 Wet Utilities Bid Update – Meetings perspective bidders were held Monday 2/6/23.
- Filing 5 GESB Bid Invitation will be posted in the Aurora Sentinel Thursday February 16th, 2023.
- Cost Certification for Filings 4-7 are being prepared for the March Meeting

Sky Ranch Community Authority Board

Contractors Change Order Log Paid-To-Date Summary

Contractor	Change Orders	Total Contract Amount	Amount Billed	Remaining
PEI - Grading	10	\$1,580,213.82	\$1,580,213.82	\$0.00
PEI - Drainage & Utilities	28	\$10,259,670.46	\$10,259,670.46	\$0.00
PEI - Roadways	20	\$8,803,411.96	\$8,803,411.96	\$0.00
PEI - G, U, R	4	\$50,000.00	\$50,000.00	\$0.00
EDI - Landscape P1	30	\$2,076,304.28	\$2,076,304.28	\$0.00
EDI - Landscape P2	4	\$169,603.96	\$169,603.96	\$0.00
EDI - Landscape P3	18	\$1,296,483.38	\$1,296,483.38	\$0.00
BEMAS - Grading A&D P1	10	\$1,962,426.63	\$1,962,426.63	\$0.00
BEMAS - Grading A&D P2	0	\$819,045.20	\$0.00	\$819,045.20
Pure Cycle - EC F4	5	\$734,658.98	\$203,768.35	\$530,890.63
Pure Cycle - Fence F4	0	\$276,741.59	\$0.00	\$276,741.59
Nelson - F4 Wet Utilities	14	\$9,195,911.45	\$8,981,855.29	\$214,056.16
Martin Marietta - F4 Paving	12	\$4,731,950.15	\$3,146,096.60	\$1,585,853.55
PEI - F4 Concrete & SS	8	\$2,552,320.67	\$1,926,840.39	\$625,480.28
CDI - F4 Landscape	1	\$2,164,735.01	\$185,506.06	\$1,979,228.95
Total		\$46,673,477.54	\$40,642,181.18	\$6,031,296.36

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	\$388,092.88	12	\$1,962,426.63	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	\$267,657.98	0	\$734,658.98	0
11	Pure Cycle - Fence F4	\$262,543.79	0	\$14,197.80	0	\$276,741.59	0
12	Nelson - F4 Wet Utilities	\$7,376,353.00	165	\$1,819,558.45	400.6	\$9,195,911.45	565.6
13	Martin Marietta - F4 Paving	\$4,700,851.60	129	\$31,098.55	0	\$4,731,950.15	129
14	PEI - F4 Concrete & SS	\$2,267,308.82	129	\$285,011.85	399	\$2,552,320.67	528
15	CDI - F4 Landscape	\$2,154,077.51	132	\$10,657.50	0	\$2,164,735.01	132
16							
	Total	\$41,462,185.95		\$5,211,291.59		\$46,673,477.54	

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	\$1,962,426.63	56	\$0.00	0	\$1,962,426.63	56
9	Bemas - Grading A&D P2	\$819,045.20	26	\$0.00	0	\$819,045.20	26
10	Pure Cycle - EC F4	\$734,658.98	0	\$0.00	0	\$734,658.98	0
11	Pure Cycle - Fence F4	\$276,741.59	0	\$0.00	0	\$276,741.59	0
12	Nelson - F4 Wet Utilities	\$9,195,911.45	565.6	\$749,998.80	44.6	\$9,945,910.25	610.2
13	Martin Marietta - F4 Paving	\$4,731,950.15	129	\$0.00	0	\$4,731,950.15	129
14	PEI - F4 Concrete & SS	\$2,552,320.67	129	\$17,971.55	0	\$2,570,292.22	129
15	CDI - F4 Landscape	\$2,164,735.01	132	\$0.00	0	\$2,164,735.01	132
16							
	Total	\$46,673,477.54		\$767,970.35		\$47,441,447.89	
				Potential Total of All Change Orders		\$767,970.35	

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					
	Total			\$0.00	\$0.00



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 10, 2023

ACC Requests

3 architectural requests have been received since the last meeting. The requests were for a fence, backyard improvements (patio, landscaping and fence) and from yard landscaping. The fence and backyard improvements were approved. The front yard landscaping request is still open awaiting additional information from the owner.

Violation Report

Inspection of the Community was completed on January 24th resulting in 81 violation notices being sent to owners. Violations were for visible trash cans, improper vehicle storage, and holiday decorations. Please note- violations sent for holiday decorations were only for homes with decorations in their lawn. We did not issue violations for holiday lights due to the large amount of snow that was on the roofs at the time of inspection.

Please let us know if there are any questions.

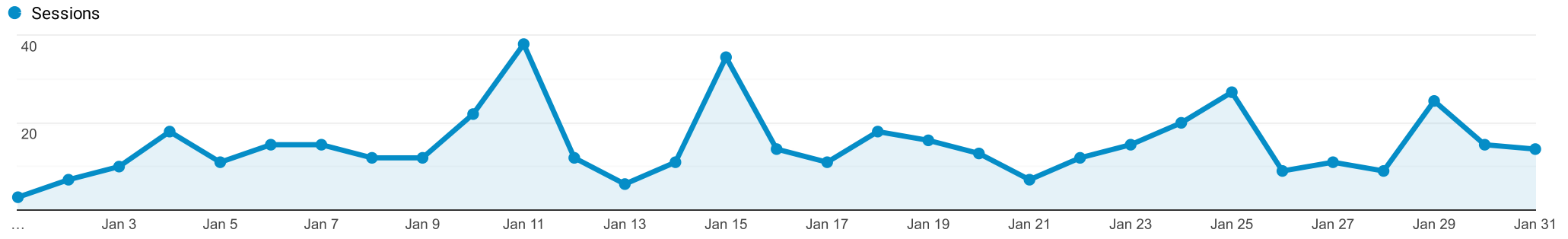
Celeste Terrell
Community Manager

Basic Traffic Report

Jan 1, 2023 - Jan 31, 2023

All Users
100.00% Sessions

Report Tab



Page	Sessions	Avg. Session Duration	Users
	463 % of Total: 100.00% (463)	00:01:55 Avg for View: 00:01:55 (0.00%)	372 % of Total: 100.00% (372)
1. /	156 (33.69%)	00:02:05	171 (22.27%)
2. /your-community/sky-ranch-academy	140 (30.24%)	00:01:24	134 (17.45%)
3. /resource-center/meeting-minutes/sky-ranch-community-authority-board	29 (6.26%)	00:03:13	30 (3.91%)
4. /resource-center/community-management/covenant-control	21 (4.54%)	00:08:20	19 (2.47%)
5. /rangeview-metropolitan-district-water/wastewater	12 (2.59%)	00:01:06	17 (2.21%)
6. /your-community/management	12 (2.59%)	00:00:50	16 (2.08%)
7. /services	10 (2.16%)	00:00:55	46 (5.99%)
8. /blog-post/understanding-your-metropolitan-district-taxes-and-fees	8 (1.73%)	00:00:01	7 (0.91%)
9. /election-notice	7 (1.51%)	00:00:01	7 (0.91%)
10. /blog-post/i-70/airpark-watkins-interchange-study	5 (1.08%)	00:00:02	8 (1.04%)

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