



**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:** April 14, 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\\_MTkzY2RiOGItN2I5NC00MzA5LThkNjktZTkYnJQxOGNmZDM1%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTkzY2RiOGItN2I5NC00MzA5LThkNjktZTkYnJQxOGNmZDM1%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: **187 961 491#**



<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 March 10, 2023 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 as of December 31, 2022, updated as of April 10, 2023, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).
- B. Consider approval of payables through April 7, 2023 in the amount of \$471,895.20 (enclosure).
- C. Review and discuss the need for a 2022 Budget Amendment (*First Reading*) (enclosure).



- D. Discuss and consider reimbursement to Pure Cycle Corporation under the Facilities Funding and Acquisition Agreement and Phase 2 Facilities Funding and Acquisition Agreement.
- E. Other.

## VI. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Review and consider approval of Task Order No. 4 to the Master Services Agreement ("MSA") with Independent District Engineering Services, LLC ("IDES") for Filings 4-7 for continuation of oversight services in an amount not to exceed \$50,000.00 (enclosure).
- C. Engineer's Report (enclosure).
- D. Review and consider acceptance of Cost Certification Report No. 6 – Filing Nos. 4-7 in the amount of \$1,050,089.74 (enclosed in Engineer's Report).
- E. 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.
- 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 None.

Concrete/Striping/Signage None

**5. Landscape:**

Consider approval of Pay Application No. 5 to the Landscape Installation Contract with Consolidated Divisions, Inc. in the amount of \$46,763.90.

**6. Fencing**

Consider approval of Pay Application No. 4 to the Fence Installation Contract with Pure Cycle Corporation in the amount of \$25,412.50.

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

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

**2. Drainage and Utilities:** None.

**3. Erosion Control:** Review bid analysis and consider award of a contract for Grading Erosion and Sediment Control to Pure Cycle Corporation in the amount of \$248,939.50 (enclosed in Engineer's Report).

**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 May 12, 2023 Board meeting.

**X. ADJOURNMENT**

**Informational Enclosure:**

Monthly summary of website usage (enclosure).

***The Next Regular Board Meeting is Scheduled for  
May 12, 2023***



## RECORD OF PROCEEDINGS

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

A regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the CAB convened on March 10, 2023 at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

**Directors in Attendance Were:**

Mark Harding, President  
 Joe Knopinski, Vice President  
 Kevin McNeill, Treasurer  
 Scott Lehman, Secretary  
 Dirk Lashnits, Assistant Secretary

**Also in Attendance Were:**

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

**Member of the Public in Attendance:**

Katherine Funk; Resident

**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 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:** Ms. Johnson



**RECORD OF PROCEEDINGS**

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 Director McNeill and, upon vote, unanimously carried, the Board approved the agenda, as amended.

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

Upon a motion duly made by Director Harding, seconded by Director McNeill 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 items under the Consent Agenda:

- Approve Minutes of the February 10, 2023, Regular Meeting.
- Ratify Approval of Pay Application No. 18 to the Construction Contract with Nelson Pipeline Constructors, LLC in the Amount of \$749,998.80 (inadvertently listed as Pay Application No. 8 on previous Agenda).
- Approval of Change Order No. 1 to the Service Agreement for Snow Removal with Consolidated Divisions Inc., dba CDI Environmental Contractor to include snow removal services to the alley lots.

Upon a motion duly made by Director Knopinski, 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.



## RECORD OF PROCEEDINGS

### FINANCIAL MATTERS

**Schedule of Cash Position as of December 31, 2022, Updated as of February 28, 2023, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule:** Following a presentation by Ms. Sutton, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of December 31, 2022, updated as of February 28, 2023, the accounts receivable summaries, tax schedules and developer advance schedule.

**Payables through March 1, 2023:** Ms. Finnegan presented the payables through March 1, 2023 to the Board. Following review, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the payables through March 1, 2023, in the amount of \$319,087.01.

### CONSTRUCTION MATTERS

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

**Task Order No. 10 to the Master Services Agreement ("MSA") with CTL/Thompson, Inc. for Filing 6 Structural Engineering for Custom Inlets in an Amount not to Exceed \$4,000.00:** Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 10 to the MSA with CTL/Thompson, Inc. for Filing 6 structural engineering for custom inlets in an amount not to exceed \$4,000.00.

**Task Order No. 13 to the MSA with KT Engineering, LLC for Staking for Landscaping, Fencing, Field Revisions in an Amount not to Exceed \$12,225.00:** Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 13 to the MSA with KT Engineering, LLC for staking for landscaping, fencing, field revisions in an amount not to exceed \$12,225.00.

**Task Order No. 14 to the MSA with KT Engineering, LLC for Filing 5 Survey Staking in an Amount not to Exceed \$147,590.00:** Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 14 to the MSA with KT Engineering, LLC for Filing 5 survey staking in an amount not to exceed \$147,590.00.

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

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





## RECORD OF PROCEEDINGS

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**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:**

**Pay Application No. 19 to the Construction Contract with Nelson Pipeline Constructors, LLC in the Amount of \$150,000.00:** Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 19 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of \$150,000.00.

**Erosion Control:**

**Change Order No. 6 to the Erosion Control Contract with Pure Cycle for Costs Associated with Maintaining BMP's through October 2023 in the Amount of \$18,500.00:** Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 6 to the Erosion Control Contract with Pure Cycle for costs associated with maintaining BMP's through October 2023 in the amount of \$18,500.00.

**Pay Application No. 8 to the Erosion Control Contract with Pure Cycle Corporation in the Amount of \$67,499.42:** Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon



## RECORD OF PROCEEDINGS

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vote, unanimously carried, the Board approved Pay Application No. 8 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$67,499.42.

### **Roadway Improvements:**

*Paving/Asphalt:* None.

*Concrete/Striping/Signage:* None.

### **Landscape:**

**Pay Application No. 4 to the Landscape Installation Contract with CDI Environmental Contractor in the Amount of \$63,306:** Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 4 to the Erosion Control Contract with CDI Environmental Contractor in the amount of \$63,306.

### **Fencing:**

**Pay Application No. 3 to the Fencing Installation Contract with Pure Cycle Corporation in the Amount of \$12,706.25:** Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 3 to the Fencing Installation Contract with Pure Cycle in the amount of \$12,706.25.

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

**Grading/earthwork:** None.

### **Drainage and Utilities:**

**Notice of Award to American West Construction, LLC for Filing 5 Utilities in an Amount Not to Exceed \$3,863,585.50:** Mr. Fowler presented the IDES bid analysis, noting that he had previously recommended to the committee that the CAB engage American West construction, LLC as the lowest responsible bidder for the Filing 5 Utilities work. Following discussion, upon a motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board ratified approval of the Notice of Award and



## RECORD OF PROCEEDINGS

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approval of the contract with American West Construction, LLC for Filing 5 utilities in an amount not to exceed \$3,863,585.50 and authorized IDES to work with legal counsel on finalizing the contract.

### **Erosion Control:**

**Filing 5 GESC Work Contract Award:** Mr. Fowler presented to the Board. He noted that one bid was received from Pure Cycle Corporation and needs to finish his review prior to providing a recommendation. Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board authorized Director Knopinski to work with IDES to review the recommendation and award the contract, if warranted.

### **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 her report to the Board. Two proposals were presented for dog waste removal services. Following discussion, upon a motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the Pet Scoop, Inc. proposal and authorized Ms. Terrell to obtain a contract.

### **OTHER BUSINESS**

**Quorum for April 14, 2023 Board Meeting:** The Board confirmed a quorum for the April 14, 2023 Board meeting. Director Lehman noted that he will not be available for the April meeting.

**Intergovernmental Agreement ("IGA") with Arapahoe County Relative to a 1601 Study:** Director Harding reported that he is working with Arapahoe County on an IGA where the County will issue and manage a Request for Proposal for a 1601 Study. Once completed, this will result in a permit to construct a new interchange.

### **ADJOURNMENT**

There being no further business to come before the Board at this time, following a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote,



## **RECORD OF PROCEEDINGS**

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unanimously carried, the Board adjourned the meeting at 9:29 a.m.

Respectfully submitted,

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

**SKY RANCH COMMUNITY AUTHORITY BOARD**

Schedule of Cash Position  
December 31, 2022  
Updated as of April 10, 2023

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<b>Central Bank &amp; Trust - Checking Account</b>								
Balance as of 12/31/22	101,918.04	102,590.69	918.00	0.09	-	113,953.65	19,666.70	339,047.17
Subsequent activities:								
1/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	749.53	-	-	2,720.34	-	-	183.19	3,653.06
1/18/23 - Checks 1409 - 1419	(6,415.00)	-	-	(2,720.19)	-	(1,188,514.64)	-	(1,197,649.83)
1/18/23 - Developer Advance/Reimbursement for Dev. Costs	-	-	-	-	-	1,267,060.48	-	1,267,060.48
1/27/23 - Fees for Online Payment	-	(906.39)	-	-	-	-	-	(906.39)
January ACH Payments	(43,330.07)	(27,729.92)	-	-	-	(78,545.84)	-	(149,605.83)
January PIF Fee Deposits	192,166.65	-	-	-	-	-	-	192,166.65
January O&M Fee Deposits	-	38,258.78	3,105.00	-	-	-	-	41,363.78
2/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	3,876.61	-	-	9,161.89	7,526.58	-	7,939.69	28,504.77
2/10/23 - Developer Advance/Reimbursement for Dev. Costs	-	-	-	-	-	-	805,744.02	805,744.02
2/10/23 - Checks 1420 - 1430	-	(100.56)	-	(9,161.89)	(7,526.58)	-	(18,079.21)	(34,868.24)
February ACH Payments	(21,100.28)	(15,455.12)	-	-	-	(45,350.92)	(766,873.80)	(848,780.12)
February O&M/Alley Fee Deposits	-	80,284.77	1,107.00	-	-	-	-	81,391.77
Voided Checks (Reissued from new account)	-	5,853.08	-	-	-	16,620.16	-	22,473.24
Transfer funds to new account	(227,865.48)	(182,795.33)	(5,130.00)	(0.24)	-	(85,222.89)	(48,580.59)	(549,594.53)
<i>Anticipated balance</i>	-	-	-	-	-	-	-	-
<b>In Bank - Checking Account</b>								
Balance as of 12/31/22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subsequent activities:								
3/01/23 - Opening Deposit	227,865.48	182,795.33	5,130.00	0.24	-	85,222.89	48,580.59	549,594.53
3/01/23 - Reissue Voided Checks	-	-	-	-	-	(22,473.24)	-	(22,473.24)
3/03/23 - Fees for Online Payment	-	(370.70)	-	-	-	-	-	(370.70)
3/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	74,608.12	-	-	363,421.81	6,889.17	-	7,310.84	452,229.94
3/13/23 - Developer Advance	-	-	-	-	-	4,587.80	-	4,587.80
3/13/23 - Developer Advance	-	-	-	-	-	4,485.00	-	4,485.00
3/16/23 - Checks 1504-1507	-	-	-	(363,422.02)	(6,889.17)	-	-	(370,311.19)
3/29/23 - Arapahoe County Collateral Release	-	-	-	-	-	966,100.73	-	966,100.73
3/29/23 - Developer Advance Repayment	-	-	-	-	-	(966,100.73)	-	(966,100.73)
3/30/23 - Fees for Online Payment	-	(960.62)	-	-	-	-	-	(960.62)
3/31/23 - Developer Advance/Reimbursement for Dev. Costs	-	-	-	-	-	238,535.06	-	238,535.06
March PIF Fee Deposits	102,906.30	-	-	-	-	-	-	102,906.30
March ACH Payments	(17,400.02)	(15,130.67)	-	-	-	(253,460.94)	-	(285,991.63)
March O&M Fee Deposits	-	10,632.33	-	-	-	-	-	10,632.33
4/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	31,377.89	-	-	22,190.91	131,287.11	-	131,267.73	316,123.64
April PIF Fee Deposits	75,575.67	-	-	-	-	-	-	75,575.67
April O&M Fee Deposits	-	2,695.00	-	-	-	-	-	2,695.00
<i>Anticipated Transfer to UMB</i>	-	-	-	(22,190.94)	(131,287.11)	-	-	(153,478.05)
<i>Anticipated balance</i>	494,933.44	179,660.67	5,130.00	-	-	56,896.57	187,159.16	923,779.84
<b>UMB - 2019A Revenue Fund</b>								
Balance as of 12/31/22	-	-	-	7,687.81	-	-	-	7,687.81
Subsequent activities:								
1/27/23 - Transfer from CBT Checking	-	-	-	2,720.19	-	-	-	2,720.19
1/31/23 - Interest Income	-	-	-	27.57	-	-	-	27.57
2/10/23 - Transfer from CBT Checking	-	-	-	9,161.89	-	-	-	9,161.89
2/28/23 - Interest Income	-	-	-	40.68	-	-	-	40.68
3/16/23 - Transfer from Inbank Checking	-	-	-	363,422.02	-	-	-	363,422.02
3/31/23 - Interest Income	-	-	-	523.61	-	-	-	523.61
<i>Anticipated Transfer from Inbank</i>	-	-	-	22,190.94	-	-	-	22,190.94
<i>Anticipated balance</i>	-	-	-	405,774.71	-	-	-	405,774.71
<b>UMB - 2019A Bond Fund</b>								
Balance as of 12/31/22	-	-	-	214.08	-	-	-	214.08
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	0.75	-	-	-	0.75
2/28/23 - Interest Income	-	-	-	0.78	-	-	-	0.78
3/31/23 - Interest Income	-	-	-	0.93	-	-	-	0.93
<i>Anticipated balance</i>	-	-	-	216.54	-	-	-	216.54
<b>UMB - 2019A Reserve Fund</b>								
Balance as of 12/31/22	-	-	-	921,184.42	-	-	-	921,184.42
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	3,260.99	-	-	-	3,260.99
2/28/23 - Interest Income	-	-	-	2,873.64	-	-	-	2,873.64
3/31/23 - Interest Income	-	-	-	3,315.68	-	-	-	3,315.68
<i>Anticipated balance</i>	-	-	-	930,634.73	-	-	-	930,634.73
<b>UMB - 2019A Surplus Fund</b>								
Balance as of 12/31/22	-	-	-	455,906.76	-	-	-	455,906.76
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	1,613.95	-	-	-	1,613.95
2/28/23 - Interest Income	-	-	-	1,422.26	-	-	-	1,422.26
3/31/23 - Interest Income	-	-	-	1,641.00	-	-	-	1,641.00
<i>Anticipated balance</i>	-	-	-	4,608.97	-	-	-	4,608.97
<b>UMB - 2019A Project Fund</b>								
Balance as of 12/31/22	-	-	-	-	-	4,688.54	-	4,688.54
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	-	17.36	-	17.36
2/28/23 - Interest Income	-	-	-	-	-	15.66	-	15.66
3/31/23 - Interest Income	-	-	-	-	-	17.85	-	17.85
<i>Anticipated balance</i>	-	-	-	-	-	4,739.41	-	4,739.41
<b>UMB - 2019B Bond Fund</b>								
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)
2/28/23 - Interest Income	-	-	-	5.23	-	-	-	5.23
3/31/23 - Interest Income	-	-	-	5.97	-	-	-	5.97
<i>Anticipated balance</i>	-	-	-	1,663.30	-	-	-	1,663.30
<b>UMB - 2019B Project Fund</b>								
Balance as of 12/31/22	-	-	-	-	-	759.38	-	759.38
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	-	2.88	-	2.88
2/28/23 - Interest Income	-	-	-	-	-	2.52	-	2.52
3/31/23 - Interest Income	-	-	-	-	-	2.86	-	2.86
<i>Anticipated balance</i>	-	-	-	-	-	767.64	-	767.64

**SKY RANCH COMMUNITY AUTHORITY BOARD**

Schedule of Cash Position  
December 31, 2022  
Updated as of April 10, 2023

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<b><u>UMB - 2022A Interest Fund</u></b>								
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
2/28/23 - Interest Income	-	-	-	-	9,405.55	-	-	9,405.55
3/31/23 - Interest Income	-	-	-	-	10,795.16	-	-	10,795.16
<i>Anticipated balance</i>	-	-	-	-	2,764,829.30	-	-	2,764,829.30
<b><u>UMB - 2022A Reserve Fund</u></b>								
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
2/28/23 - Interest Income	-	-	-	-	6,825.85	-	-	6,825.85
3/31/23 - Interest Income	-	-	-	-	7,834.30	-	-	7,834.30
<i>Anticipated balance</i>	-	-	-	-	2,006,494.69	-	-	2,006,494.69
<b><u>UMB - 2022A Revenue Fund</u></b>								
Balance as of 12/31/22	-	-	-	-	-	-	-	-
Subsequent activities:								
2/10/23 - Transfer from CBT Checking	-	-	-	-	7,526.58	-	-	7,526.58
2/28/23 - Interest Income	-	-	-	-	6.87	-	-	6.87
3/16/23 - Transfer from Inbank Checking	-	-	-	-	6,889.17	-	-	6,889.17
3/31/23 - Interest Income	-	-	-	-	40.03	-	-	40.03
<i>Anticipated Transfer from Inbank</i>	-	-	-	-	131,287.11	-	-	131,287.11
<i>Anticipated balance</i>	-	-	-	-	145,749.76	-	-	145,749.76
<b><u>UMB - 2022A Project Fund</u></b>								
Balance as of 12/31/22	-	-	-	-	-	1,677.10	-	1,677.10
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	-	6.49	-	6.49
2/28/23 - Interest Income	-	-	-	-	-	5.83	-	5.83
3/31/23 - Interest Income	-	-	-	-	-	6.60	-	6.60
<i>Anticipated balance</i>	-	-	-	-	-	1,696.02	-	1,696.02
<i>Anticipated balance</i>	\$ 494,933.44	\$ 179,660.67	\$ 5,130.00	\$ 1,798,873.25	\$ 4,771,323.99	\$ 64,099.64	\$ 187,159.16	\$ 7,501,180.15

**Current Yield (as of 1/31/23)**

UMB invested in ColoTrust Prime - 4.07%  
UMB invested in ColoTrust Plus - 4.52%

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	-	-	-	-	-	-	-	0.00%	48.31%	50,600.68	5.42%	49.46%
May	-	-	-	-	-	-	-	0.00%	48.31%	108,785.20	12.26%	61.71%
June	-	-	-	-	-	-	-	0.00%	48.31%	340,291.75	39.32%	101.04%
July	-	-	-	-	-	-	-	0.00%	48.31%	6,114.32	0.21%	101.24%
August	-	-	-	-	-	-	-	0.00%	48.31%	5,658.32	0.00%	101.24%
September	-	-	-	-	-	-	-	0.00%	48.31%	4,758.73	0.00%	101.24%
October	-	-	-	-	-	-	-	0.00%	48.31%	-	-1.14%	100.10%
November	-	-	-	-	-	-	-	0.00%	48.31%	-	0.00%	100.10%
December	-	-	-	-	-	-	-	0.00%	48.31%	3,264.37	0.00%	100.10%
<b>\$</b>	<b>464,763.51</b>	<b>\$ -</b>	<b>\$ 15,926.48</b>	<b>\$ 11.26</b>	<b>\$ (6,971.62)</b>	<b>\$ -</b>	<b>\$ 473,729.63</b>	<b>48.31%</b>	<b>48.31%</b>	<b>\$ 909,826.98</b>	<b>100.10%</b>	<b>100.10%</b>

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

General Fund	\$ 160,333.00	16.67%	\$ 77,460.67	48.31%
Debt Service Fund	801,664.00	83.33%	387,302.84	48.31%
<b>\$</b>	<b>961,997.00</b>	<b>100.00%</b>	<b>\$ 464,763.51</b>	<b>48.31%</b>

**Specific Ownership Tax**

General Fund	\$ 9,620.00	16.67%	\$ 2,654.41	27.59%
Debt Service Fund	48,100.00	83.33%	13,272.07	27.59%
<b>\$</b>	<b>57,720.00</b>	<b>100.00%</b>	<b>\$ 15,926.48</b>	<b>27.59%</b>

**Treasurer's Fees**

General Fund	\$ 2,405.00	16.67%	\$ 1,161.94	48.31%
Debt Service Fund	12,025.00	83.33%	5,809.68	48.31%
<b>\$</b>	<b>14,430.00</b>	<b>100.00%</b>	<b>\$ 6,971.62</b>	<b>48.31%</b>

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

	Current Year						Prior Year					
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	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	-	-	-	-	-	-	0.00%	44.18%	231.74	17.34%	73.95%	
May	-	-	-	-	-	-	0.00%	44.18%	71.60	5.04%	78.99%	
June	-	-	-	-	-	-	0.00%	44.18%	197.35	14.68%	93.67%	
July	-	-	-	-	-	-	0.00%	44.18%	8.01	0.11%	93.79%	
August	-	-	-	-	-	-	0.00%	44.18%	19.10	0.80%	94.59%	
September	-	-	-	-	-	-	0.00%	44.18%	7.13	0.00%	94.59%	
October	-	-	-	-	-	-	0.00%	44.18%	80.24	5.33%	99.92%	
November	-	-	-	-	-	-	0.00%	44.18%	7.60	0.00%	99.92%	
December	-	-	-	-	-	-	0.00%	44.18%	6.14	0.00%	99.92%	
<b>Total</b>	<b>\$ 312,847.88</b>	<b>\$ -</b>	<b>\$ 11,724.66</b>	<b>\$ 11.53</b>	<b>\$ (4,692.89)</b>	<b>\$ 319,891.18</b>	<b>44.18%</b>	<b>44.18%</b>	<b>\$ 1,385.81</b>	<b>99.92%</b>	<b>99.92%</b>	

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

General Fund	\$ 64,506.00	9.11%	\$ 28,495.69	44.18%
Debt Service Fund	322,567.00	45.55%	142,494.82	44.18%
Regional Improvements	321,124.00	45.34%	141,857.37	44.18%
<b>Total</b>	<b>\$ 708,197.00</b>	<b>100.00%</b>	<b>\$ 312,847.88</b>	<b>44.18%</b>

**Specific Ownership Tax**

General Fund	\$ 3,870.00	9.11%	\$ 1,067.94	27.60%
Debt Service Fund	19,354.00	45.55%	5,340.31	27.59%
Regional Improvements	19,267.00	45.34%	5,316.42	27.59%
<b>Total</b>	<b>\$ 42,491.00</b>	<b>100.00%</b>	<b>\$ 11,724.66</b>	<b>27.59%</b>

**Treasurer's Fees**

General Fund	\$ 968.00	9.11%	\$ 427.45	44.16%
Debt Service Fund	4,839.00	45.55%	2,137.50	44.17%
Regional Improvements	4,817.00	45.34%	2,127.94	44.18%
<b>Total</b>	<b>\$ 10,624.00</b>	<b>100.00%</b>	<b>\$ 4,692.89</b>	<b>44.17%</b>



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

	Current Year							Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	\$ -	\$ -	\$ 985.87	\$ -	\$ -	\$ 985.87	0.00%	0.00%	\$ 405.77	0.00%	0.00%
February	-	-	998.45	-	-	998.45	0.00%	0.00%	1,691.23	1.51%	1.51%
March	-	-	1,253.22	-	-	1,253.22	0.00%	0.00%	41,896.64	51.27%	52.78%
April	-	-	-	-	-	-	0.00%	0.00%	401.96	0.00%	52.79%
May	-	-	-	-	-	-	0.00%	0.00%	381.98	0.00%	52.79%
June	-	-	-	-	-	-	0.00%	0.00%	38,550.54	47.19%	99.98%
July	-	-	-	-	-	-	0.00%	0.00%	421.14	0.02%	100.00%
August	-	-	-	-	-	-	0.00%	0.00%	527.87	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	0.00%	443.94	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	0.00%	424.20	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	0.00%	473.20	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	0.00%	382.55	0.00%	100.00%
<b>\$</b>	<b>-</b>	<b>\$ -</b>	<b>\$ 3,237.54</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,237.54</b>	<b>0.00%</b>	<b>0.00%</b>	<b>\$ 86,001.02</b>	<b>100.00%</b>	<b>100.00%</b>

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

General Fund	\$ 106,934.00	54.68%	\$ -	0.00%
Regional Improvements	88,621.00	45.32%	-	0.00%
<b>\$</b>	<b>195,555.00</b>	<b>100.00%</b>	<b>\$ -</b>	<b>0.00%</b>

**Specific Ownership Tax**

General Fund	\$ 6,416.00	54.68%	\$ 1,770.36	27.59%
Regional Improvements	5,317.00	45.32%	1,467.18	27.59%
<b>\$</b>	<b>11,733.00</b>	<b>100.00%</b>	<b>\$ 3,237.54</b>	<b>27.59%</b>

**Treasurer's Fees**

General Fund	\$ 1,604.00	54.68%	\$ -	0.00%
Regional Improvements	1,329.00	45.32%	-	0.00%
<b>\$</b>	<b>2,933.00</b>	<b>100.00%</b>	<b>\$ -</b>	<b>0.00%</b>

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

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 1,942,111.42	\$ 375,385.61	\$ 2,317,497.03
Advances to CAB for Capital Projects	17,910,650.38	5,810.01	17,916,460.39
<b>Total Advances Due</b>	<b>\$ 19,852,761.80</b>	<b>\$ 381,195.62</b>	<b>\$ 20,233,957.42</b>

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

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
<b>Beginning Balance as of 12/31/22</b>	<b>\$ 1,942,111.42</b>	<b>\$ 346,253.93</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,288,365.35</b>
Accrued Interest	-	29,131.68	-	-	2,317,497.03
<b>Total 2023 Advances (Repayments)</b>	<b>-</b>	<b>29,131.68</b>	<b>-</b>	<b>-</b>	
<b>Outstanding Balance as of 3/31/23 (Net of Repayments)</b>	<b>\$ 1,942,111.42</b>	<b>\$ 375,385.61</b>			<b>\$ 2,317,497.03</b>

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

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
<b>Beginning Balance as of 12/31/22</b>	<b>\$16,084,404.93</b>	<b>\$ 376,992.38</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,461,397.31</b>
01/18/2023	1,267,060.48	-	-	-	17,728,457.79
02/10/2023	648,404.26	-	-	-	18,376,862.05
03/13/2023	4,587.80	-	-	-	18,381,449.85
03/20/2023	4,485.00	-	-	-	18,385,934.85
03/29/2023	-	-	336,827.15	629,273.58	17,419,834.12
03/31/2023	238,535.06	-	-	-	17,658,369.18
Accrued Interest	-	258,091.21	-	-	17,916,460.39
<b>Total 2023 Advances (Repayments)</b>	<b>2,163,072.60</b>	<b>258,091.21</b>	<b>336,827.15</b>	<b>629,273.58</b>	
<b>Outstanding Balance as of 3/31/23 (Net of Repayments)</b>	<b>\$17,910,650.38</b>	<b>\$ 5,810.01</b>			<b>\$ 17,916,460.39</b>

**Sky Ranch Community Authority Board**  
 Accounts Receivables Summary  
 March 31, 2023

	<u>Fees Billed YTD</u>	<u>Outstanding AR</u>
<b><u>O&amp;M Fees</u></b>		
Challenger	660.00	21,588.04
Homeowners	78,531.44	7,233.26
Total O&M	<u>79,191.44</u>	<u>28,821.30</u>
<b><u>Alleyway Fees</u></b>		
Challenger	-	3,348.00
Total O&M	<u>-</u>	<u>3,348.00</u>
<b><u>PIF</u></b>		
KB Homes	-	10,806.20
Richmond	-	(3.00)
Taylor Morrison	-	(8,191.21)
Challenger	-	-
Total PIF	<u>-</u>	<u>2,611.99</u>

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

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>O&amp;M Fees - Homebuilders</b>													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	-	660.00	-	-	-	-	-	-	-	-	-	-	660.00
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	-	660.00	-	-	-	-	-	-	-	-	-	-	660.00
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	-	(17,400.00)	-	-	-	-	-	-	-	-	-	-	(17,400.00)
Total Amount Received	(24,139.75)	(17,400.00)	-	-	-	-	-	-	-	-	-	-	(41,539.75)
<b>Balance as of 12/31/2022</b>													
<b>O&amp;M Fees AR - Homebuilders</b>													
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	-	660.00	-	-	-	-	-	-	-	-	-	21,588.04
Lennar	17,400.00	-	(17,400.00)	-	-	-	-	-	-	-	-	-	-
Total O&M Fees AR	62,467.79	(24,139.75)	(16,740.00)	-	-	-	-	-	-	-	-	-	21,588.04
<b>O&amp;M Fees - Homeowners</b>													
O&M Fees	73,812.00	1,014.44	305.00	-	-	-	-	-	-	-	-	-	75,131.44
Transfer Fees	900.00	700.00	1,800.00	-	-	-	-	-	-	-	-	-	3,400.00
Late Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	74,712.00	1,714.44	2,105.00	-	-	-	-	-	-	-	-	-	78,531.44
Payment Received													
	(14,119.03)	(62,884.77)	(10,532.33)	(565.00)	-	-	-	-	-	-	-	-	(88,101.13)
Total O&M Fees AR - Homeowners	16,802.95	60,592.97	(61,170.33)	(8,427.33)	(565.00)	-	-	-	-	-	-	-	7,233.26
<b>Total O&amp;M Fees Billed</b>													
	74,712.00	2,374.44	2,105.00	-	-	-	-	-	-	-	-	-	79,191.44
<b>Total Payments Received</b>													
	(38,258.78)	(80,284.77)	(10,532.33)	(565.00)	-	-	-	-	-	-	-	-	(129,640.88)
<b>Total Outstanding</b>													
	36,453.22	(77,910.33)	(8,427.33)	(565.00)	-	-	-	-	-	-	-	-	(50,449.44)
												Beginning AR Balance	79,270.74
												Total AR Balance	<b>28,821.30</b>

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

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>Alleyway Fees - Homebuilders</b>													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Payment Received</b>													
KB Homes	(2,835.00)	-	-	-	-	-	-	-	-	-	-	-	(2,835.00)
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	(270.00)	-	-	-	-	-	-	-	-	-	-	-	(270.00)
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	(1,107.00)	-	-	-	-	-	-	-	-	-	-	(1,107.00)
Total Amount Received	(3,105.00)	(1,107.00)	-	-	-	-	-	-	-	-	-	-	(4,212.00)
<b>Balance as of 12/31/2022</b>													
<b>Alleyway Fees - Homebuilders</b>	2,835.00	(2,835.00)	-	-	-	-	-	-	-	-	-	-	-
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
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)	(1,107.00)	-	-	-	-	-	-	-	-	-	3,348.00
<b>Total Alleyway Fees Billed</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Payments Received</b>	(3,105.00)	(1,107.00)	-	-	-	-	-	-	-	-	-	-	(4,212.00)
<b>Total Outstanding</b>	(3,105.00)	(1,107.00)	-	-	-	-	-	-	-	-	-	-	(4,212.00)
												Beginning AR Balance	7,560.00
												Total AR Balance	<u>3,348.00</u>

**Sky Ranch Community Authority Board**  
 Accounts Receivables - Public Improvement Fees  
 March 31, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total	
<b>PIF</b>														
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-	
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-	
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-	
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-	
Amount Due	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Payment Received</b>														
KB Homes	-	-	(102,906.30)	-	-	-	-	-	-	-	-	-	(102,906.30)	
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-	
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-	
Lennar	(192,166.65)	-	-	-	-	-	-	-	-	-	-	-	(192,166.65)	
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-	
Challenger	-	-	-	(75,575.67)	-	-	-	-	-	-	-	-	(75,575.67)	
Total Amount Received	(192,166.65)	-	(102,906.30)	(75,575.67)	-	-	-	-	-	-	-	-	(370,648.62)	
<b>Balance as of 12/31/2022</b>														
<b>PIF AR</b>														
KB Homes	113,712.50	-	(102,906.30)	-	-	-	-	-	-	-	-	-	10,806.20	
Richmond	(3.00)	-	-	-	-	-	-	-	-	-	-	-	(3.00)	
Taylor Morrison	(8,191.21)	-	-	-	-	-	-	-	-	-	-	-	(8,191.21)	
Lennar	192,166.65	(192,166.65)	-	-	-	-	-	-	-	-	-	-	-	
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-	
Challenger	75,575.67	-	-	(75,575.67)	-	-	-	-	-	-	-	-	-	
Total PIF AR	373,260.61	(192,166.65)	-	(102,906.30)	(75,575.67)	-	-	-	-	-	-	-	2,611.99	
<b>Total PIF Billed</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Payments Received</b>	(192,166.65)	-	(102,906.30)	(75,575.67)	-	-	-	-	-	-	-	-	(370,648.62)	
<b>Total Outstanding</b>	(192,166.65)	-	(102,906.30)	(75,575.67)	-	-	-	-	-	-	-	-	(370,648.62)	
													Beginning AR Balance	373,260.61
													Total AR Balance	<u>2,611.99</u>



Row Labels	Count of Invoice Number	Sum of Net A/P	
<b>CAB</b>	<b>27</b>	<b>90,313.83</b>	
Altitude Community Law	3	3,488.00	
Aurora Media Group	1	59.65	
Brittany & Samuel Irwin	1	165.00	
CliftonLarsonAllen LLP	6	15,814.94	
Consolidated Divisions Inc	8	50,947.91	
Keesen Landscape Management Inc	2	7,130.21	
McGeady Becher PC	1	9,916.80	
Rangeview Metropolitan District	1	1,853.00	
T Charles Wilson	1	495.00	
Xcel Energy AUTOPAY	2	254.71	
Xcel Energy AUTOPAY	1	188.61	<i>Payment already made, to be ratified.</i>
<b>Debt Service</b>	<b>2</b>	<b>153,477.90</b>	
UMB	2	153,477.90	
<b>FFAA</b>	<b>13</b>	<b>228,103.47</b>	
CTL Thompson Incorporated	2	4,784.00	
IDES LLC	1	10,109.64	
LSC Transportation	1	405.95	
MPi Designs	1	665.00	
PCS Group Inc	1	8,973.75	
Pure Cycle Corporation	2	92,911.93	
SE Metro Stormwater Authority	1	4,485.00	<i>Payment already made, to be ratified.</i>
SE Metro Stormwater Authority	1	4,587.80	<i>Payment already made, to be ratified.</i>
SE Metro Stormwater Authority	1	160.00	
Westwood Professional Services	2	101,020.40	
<b>Grand Total</b>	<b>42</b>	<b>471,895.20</b>	

## 03 - Sky Ranch Community Autho

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Funding Source
1171	Altitude Community Law	879348	12/23/2022	140.00	CAB
1171	Altitude Community Law	881625	1/24/2023	50.00	CAB
1171	Altitude Community Law	883835	2/21/2023	3,298.00	CAB
1185	Aurora Media Group	105332	3/21/2023	59.65	CAB
9	Brittany & Samuel Irwin	017150	3/27/2023	165.00	CAB
1242	CliftonLarsonAllen LLP	3597749	3/10/2023	168.53	CAB
1242	CliftonLarsonAllen LLP	3597750	3/10/2023	168.53	CAB
1242	CliftonLarsonAllen LLP	3597752	3/10/2023	403.20	CAB
1242	CliftonLarsonAllen LLP	3597757	3/10/2023	5,083.10	CAB
1242	CliftonLarsonAllen LLP	3601036	3/16/2023	4,984.04	CAB
1242	CliftonLarsonAllen LLP	3601313	3/16/2023	5,007.54	CAB
1117	Consolidated Divisions Inc	2007637	12/30/2022	10,531.00	CAB
1117	Consolidated Divisions Inc	2007743	1/3/2023	4,854.50	CAB
1117	Consolidated Divisions Inc	2008032	1/19/2023	16,858.25	CAB
1117	Consolidated Divisions Inc	2008162	1/28/2023	456.00	CAB
1117	Consolidated Divisions Inc	2008270	2/4/2023	6,038.00	CAB
1117	Consolidated Divisions Inc	2008593	2/28/2023	5,853.08	CAB
1117	Consolidated Divisions Inc	2008683	2/24/2023	504.00	CAB
1117	Consolidated Divisions Inc	2008855	3/24/2023	5,853.08	CAB
1332	Keesen Landscape Management Inc	COM206196	12/28/2022	1,426.04	CAB
1332	Keesen Landscape Management Inc	COM211429	1/25/2023	5,704.17	CAB
1060	McGeady Becher PC	116105778	2/28/2023	9,916.80	CAB
1250	Rangeview Metropolitan District	J501093	3/3/2023	1,853.00	CAB
1100	T Charles Wilson	011692	10/1/2022	495.00	CAB
1150	Xcel Energy AUTOPAY	817726499	2/27/2023	106.88	CAB
1150	Xcel Energy AUTOPAY	821563829	3/27/2023	147.83	CAB
1150	Xcel Energy AUTOPAY	815150874	2/7/2023	188.61	CAB
1240	UMB	2019A0223	3/31/2023	22,190.92	Debt Service
1240	UMB	2022A0323	3/31/2023	131,286.98	Debt Service
CAB1145	CTL Thompson Incorporated	659601	3/31/2023	4,000.00	FFAA
CAB1145	CTL Thompson Incorporated	659667	3/31/2023	784.00	FFAA
CAB1120	IDES LLC	037918	2/28/2023	10,109.64	FFAA
CAB1195	LSC Transportation	063357	3/14/2023	405.95	FFAA
CAB1090	MPi Designs	001896	3/18/2023	665.00	FFAA
CAB1170	PCS Group Inc	014830	3/9/2023	8,973.75	FFAA
CAB1249	Pure Cycle Corporation	PAYMENT 4	3/25/2023	25,412.50	FFAA
CAB1249	Pure Cycle Corporation	PAYMENT 8	2/25/2023	67,499.43	FFAA
CAB1040	SE Metro Stormwater Authority	4151	2/7/2023	4,587.80	FFAA
CAB1040	SE Metro Stormwater Authority	DPR21-0011	2/8/2023	4,485.00	FFAA
CAB1040	SE Metro Stormwater Authority	004211	3/10/2023	160.00	FFAA
CAB1125	Westwood Professional Services	1230201521	2/22/2023	21,220.00	FFAA
CAB1125	Westwood Professional Services	1230300854	3/20/2023	79,800.40	FFAA
				471,895.20	
				90,313.83	CAB
				153,477.90	Debt Service
				228,103.47	FFAA
				471,895.20	

*Payment already made, to be ratified.*

*Payment already made, to be ratified.*

*Payment already made, to be ratified.*

**SKY RANCH COMMUNITY AUTHORITY BOARD  
CAPITAL PROJECTS FUND  
2022 AMENDMENT BUDGET**

	BUDGET 2022	AMENDED 2022
BEGINNING FUND BALANCE	\$ (2,893,861)	\$ (2,893,861)
<b>REVENUES</b>		
Developer advance	12,191,861	17,731,861
Developer advance - Project Management	450,000	450,000
Bond proceeds - 2022A	23,345,000	23,345,000
Bond proceeds - 2022B	6,107,000	6,367,000
Total revenues	42,093,861	47,893,861
Total funds available	39,200,000	45,000,000
<b>EXPENDITURES</b>		
General and Administrative		
Legal	150,000	150,000
Miscellaneous/Contingency	1,672,999	2,230,613
Fees, permits and administration	45,000	45,000
Bond issue costs	900,110	900,110
Promotional activities	105,000	105,000
Capital Projects		
Repay Developer advance	23,493,609	23,735,995
Engineering and management	200,000	200,000
Landscaping	200,000	200,000
Project management fee	450,000	450,000
Streets - grading/erosion control	25,000	25,000
Warranty and turnover	150,000	150,000
Streets	5,000,000	10,000,000
Utility construction	1,750,000	1,750,000
Total expenditures	34,141,718	39,941,718
<b>TRANSFERS OUT</b>		
Transfers to other fund	5,058,282	5,058,282
Total expenditures and transfers out requiring appropriation	39,200,000	45,000,000
ENDING FUND BALANCE	\$ -	\$ -

# Sky Ranch CAB – Project Manager Board Report

Date: 4/14/23

## DESIGN AND CONSTRUCTION

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### Status Report and Progress Updates

#### Phase I

- Grading, Utilities and Streets – final acceptance granted
- 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 and recorded; Final docs received
- Grading/GESC – installing BMPs and sediment basins for utility start
- Utilities – working through specifications and contract docs with American West for F5
- Streets – internal streets paved; working on Monaghan, 6<sup>th</sup> and Bentley for F4
- I70 Interchange – updated access permit from CDOT; working through design details on CDs
- School status – finishing utilities; working on Carrie St paving to school access

## BUDGET

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- Budget review – no changes

## CONTRACTS, CHANGE ORDERS AND TASK ORDERS

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#### Phase I

#### Phase II

- IDES, TO#4, \$50,000 – ongoing District Engineering services
- Pure Cycle, CO7, \$248,939.50 – Filing 5 GESC BMP install



**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	1,141,703.50	-	-	-	0%	1,141,703.50
Water	American West	1,510,906.00	-	-	-	0%	1,510,906.00
Storm Sewer	American West	1,210,976.00	-	-	-	0%	1,210,976.00
Planning and Engineering	Aquatech	3,900.00	-	-	-	0%	3,900.00
Fees, Permits and Administration	Arapahoe County	61,512.30	61,512.30	-	50,581.56	100%	-
Grading	Bemas	1,069,081.09	962,791.10	-	500,651.37	90%	106,289.99
Landscaping	CDI	110,211.30	21,361.55	1,068.08	21,361.55	19%	88,849.75
Fees, Permits and Administration	CDPHE	442.91	442.91	-	364.20	100%	-
Erosion Control	CMS	5,062.50	3,150.81	-	2,590.95	62%	1,911.69
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	47,464.35	51,380.83	-	42,251.11	108%	(3,916.48)
Planning and Engineering	CVL Consultants	462,215.00	425,173.42	-	349,620.10	92%	37,041.58
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	62,500.00	47,626.64	-	-	76%	14,873.36
Survey	KT Engineering	168,015.74	15,298.40	-	12,580.07	9%	152,717.34
Planning and Engineering	LSC	16,475.00	14,516.27	-	11,936.73	88%	1,958.73
Asphalt	Martin Marietta	236,906.29	216,300.10	10,815.01	216,300.10	91%	20,606.19
Legal Title	McGeady Becher	57.40	57.40	-	-	100%	-
Planning and Engineering	MPI Designs	9,191.25	4,612.25	-	3,792.65	50%	4,579.00
Sanitary Sewer	Nelson	108,201.95	98,201.95	44.48	98,201.95	91%	10,000.00
Water	Nelson	223,873.45	222,689.74	488.71	222,689.74	99%	1,183.71
Storm Sewer	Nelson	228,244.92	225,327.03	206.99	225,327.03	99%	2,917.89
Asphalt	Nelson	41,638.60	41,638.60	2,081.93	41,638.60	100%	-
Planning and Engineering	PCS Group	126,895.37	120,359.78	-	98,971.85	95%	6,535.59
Concrete	PEI	122,882.15	118,401.03	5,920.05	118,401.03	96%	4,481.12
Landscaping	Pure Cycle Fencing	13,837.08	8,443.49	422.17	8,443.49	61%	5,393.59
Erosion Control	Pure Cycle GESC	26,075.05	16,335.75	816.79	13,433.09	63%	9,739.30
Fees, Permits and Administration	Rangeview	46,328.94	46,328.94	-	38,096.29	100%	-
Fees, Permits and Administration	SEMSWA	11,826.00	11,826.00	-	9,724.52	100%	-
District	Sentinel	303.99	305.33	-	305.33	100%	(1.34)
Planning and Engineering	Studio DH	1,250.00	1,250.00	-	1,250.00	100%	-
Planning and Engineering	Studio Lightning	365.00	170.00	-	139.79	47%	195.00
Fees, Permits and Administration	Tri-County Health	222.50	226.70	-	186.42	102%	(4.20)
Planning and Engineering	Underground Consulting	250.00	250.00	-	205.58	100%	-
-	-	-	-	-	-	0%	-
<b>Total</b>		<b>3,209,611.36</b>	<b>2,740,481.11</b>	<b>21,864.20</b>	<b>2,092,640.83</b>	<b>28</b>	<b>469,130.25</b>



INDEPENDENT



**District Engineering**  
SERVICES

# METROPOLITAN DISTRICT SERVICES PROPOSAL

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



March 23, 2023

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

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

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

### **SCOPE OF SERVICES**

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

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

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

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

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

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

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

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

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

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

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

## FEE

IDES proposes to perform Services on a Time and Materials Basis in accordance with the Charge Rate Schedule below. We will provide services to the District as requested and bill only for the actual time required to complete the services. Based on our experience, a Not to Exceed amount of \$50,000.00 should allocate the funds required for the tasks, and any excess funds may be used for additional services.

## CHARGE RATE SCHEDULE

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

### Billing Rates:

The following Billing Rates shall apply for the Task Order:

Project Administrator	\$ 115.00 per hour
Senior Contract Administrator	\$ 145.00 per hour
Project Engineer	\$ 140.00 per hour
Project Engineer II	\$ 150.00 per hour
Project Manager	\$ 155.00 per hour
Project Manager II	\$ 165.00 per hour
Professional Engineer	\$ 175.00 per hour
Senior Project Manager	\$ 180.00 per hour
District Engineer	\$ 190.00 per hour
Director	\$ 200.00 per hour

### Reimbursable Expenses

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

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

Respectfully Submitted,  
Independent District Engineering Services, LLC

Barrett Marrocco  
Director

## Attachment

### IDES ADDITIONAL SERVICES

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

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

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

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

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

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

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

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

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

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

# SKY RANCH COMMUNITY AUTHORITY BOARD

## Board Meeting Project Status

### April 14<sup>th</sup>, 2023



**East 8<sup>th</sup> Place**

### Cost Certification Reports

#### Phase I (Filing Nos. 1 – 3)

None

#### Phase II (Filing Nos. 4 – 7)

Cost Certification Report #6 Certifies \$1,050,089.74 in Verified Costs.

### Construction Contract Documents

#### Phase I (Filing Nos. 1 – 3)

None

#### Phase II (Filing Nos. 4 – 7)

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

##### *Change Orders*

- None

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

##### *Pay Applications*

- Pay Application #5 is recommended for payment \$46,763.90 (\$49,225.16 District; \$0.00 Non-District; \$2,461.26 Retained)
  - \$476,456.14 Billed to Date. \$23,822.81 Retained. \$452,633.33 Paid to Date.

##### **Filing 4 Fence Installation – Pure Cycle Corporation**

##### *Change Orders*

- None

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

##### *Pay Applications*

- Pay Application #4 is recommended for payment \$25,412.50 (\$26,750.00 District; \$0.00 Non-District; \$1,337.50 Retained)
  - \$208,994.74 Billed to Date. \$10,449.74 Retained. \$198,545.00 Paid to Date.

## Contractor Agreements

### Phase I (Filing Nos. 1 – 3)

None

### Phase II (Filing Nos. 4 – 7)

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

- Final contract amount and agreement negotiations are in progress.

#### **Filing 5 Grading Erosion and Sediment Control (GESC) – Pure Cycle Corporation**

- Bid Analysis conducted (See Attached). Pure Cycles Bid was considered reasonable compared to Denver Area Market unit prices.

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

- Provide a Notice of Award to Pure Cycle Corp. with the Contract amount of \$248,939.50.

## Consultant/Vendor Agreements

### Consultant/Vendor Task Orders

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

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

- Task Order 4 – Service Agreement for District Oversight Services – \$50,000.00

## Other Matters

### Phase I (Filing Nos. 1 – 3)

None

### Phase II (Filing Nos. 4 – 7)

None

# Sky Ranch Community Authority Board Cost Certification Report



**Filing #4-7 - Report #6  
April 2023**



1626 Cole Blvd, Suite 125  
Lakewood, CO 80401

# Sky Ranch Community Authority Board Cost Certification Report

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April 14, 2023

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

## **SKY RANCH COMMUNITY AUTHORITY BOARD – FILINGS 4-7 COST CERTIFICATION REPORT #6**

### **INTRODUCTION**

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

The Construction Related Expenses (Construction Related Expenses) for public improvements discussed in this report were paid for by the Developer and are being certified as Verified Costs (Verified Costs) in the amount of **\$10,084.43**. The Construction Related Expenses paid for directly by the CAB were also reviewed as part of this report and are certified as Verified Costs in the amount of **\$1,040,005.31** for a total Verified Cost amount of **\$1,050,089.74**.

This report generally covers the areas shown on Attachment A. The Verified Costs certified in this report mostly cover street improvements, survey, geotechnical investigations, construction staking, erosion control, traffic studies, and landscape design.

### **GOVERNING DOCUMENTS**

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

- Amended and Restated Service Plan for Sky Ranch Metropolitan District No. 5, by McGeady Becher P.C., dated December 8, 2020.
- Phase 2 Facilities Funding and Acquisition Agreement, by and between Sky Ranch Community Authority Board and Pure Cycle Corporation, dated December 17<sup>th</sup>, 2020.
- Subdivision Improvement Agreement and Restriction on Conveyance, between PCY Holdings, LLC and Board of County Commissioners of Arapahoe County, dated July 13<sup>th</sup>, 2018.
- Sky Ranch Subdivision Filing No. 4 Final Plat, by CVL Consultants of Colorado, Inc., recorded August 18, 2021.
- Second Amended and Restated Sky Ranch Community Authority Board Establishment Agreement ("CABEA"), by and among Sky Ranch Metropolitan District Nos. 1, 3 and 5

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



## ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the CAB and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.
- A site visit was conducted. Project improvements were photographed.
- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other projects constructed in the Denver Metropolitan Area.

## ASSUMPTIONS

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

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

## DISCUSSION

This report consists of expenditures provided between August of 2022 and December of 2022. The improvements reviewed are generally represented in Attachments A and C.

### Vendor Participation

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

### Review of Invoices and Summary of Expenditures

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

For invoices provided by the CAB, the CAB accountant provided a detailed listing. These were reviewed only to confirm they are eligible to be considered as Verified Costs to be used for bonding purposes.

### SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION

The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

CAB Improvements	Cost	Percent of Total Cost
<i>Local Improvements</i>		
Street	\$746,201.79	71.06%
Parks and Rec	\$217,422.46	20.71%
Water	\$23,170.16	2.21%
Sanitation/Storm	\$52,559.15	5.00%
Safety Protection	\$0.00	0.00%
<i>Regional Improvements</i>		
Regional Street	\$10,736.18	1.02%
Regional Stormwater	\$0.00	0.00%
<b>TOTAL</b>	<b>\$1,050,089.74</b>	<b>100%</b>

### FIELD INVESTIGATION RESULTS

A field investigation was conducted in November 2022. Photos were taken of the Project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

### RECOMMENDATION

In our professional opinion the Construction Related Expenses were reviewed and found to be reasonable. The Construction Related Expenses are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as Verified Costs as shown in Attachment C and subject to the level of review presented in this report. These expenditures are certified as Verified Costs in the amount of **\$1,050,089.74**.

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

Respectfully Submitted,

Stan Fowler, P.E.  
Independent CAB Engineering Services, LLC

Attachments

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# Attachment A

## Site Map

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**SOFT COSTS**

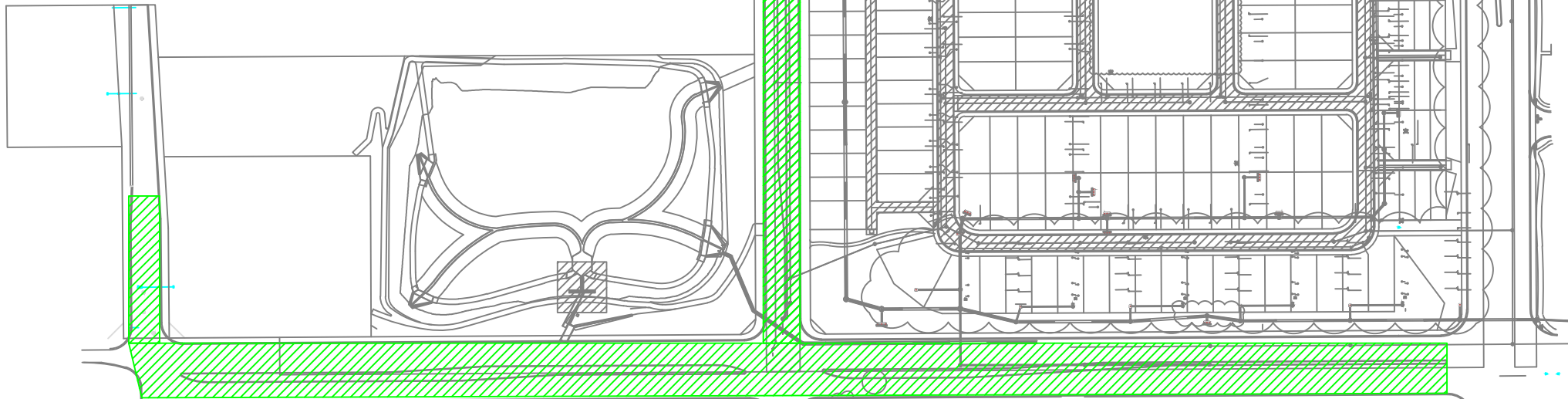
District Improvements	Cost	Percent of Total Cost
<i>Local Improvements</i>		
Street	\$188,870.16	65.96%
Parks and Rec	\$17,788.59	6.21%
Water	\$16,381.96	5.72%
Sanitation/Storm	\$52,559.15	18.36%
Safety Protection	\$0.00	0.00%
<i>Regional Improvements</i>		
Regional Street	\$10,736.18	3.75%
Regional Stormwater	\$0.00	0.00%
<b>TOTAL</b>	<b>\$286,336.04</b>	<b>100%</b>

**HARD COSTS**

District Improvements	Cost	Percent of Total Cost
<i>Local Improvements</i>		
Street	\$557,331.63	72.97%
Parks and Rec	\$199,633.87	26.14%
Water	\$6,788.20	0.89%
Sanitation/Storm	\$0.00	0.00%
Safety Protection	\$0.00	0.00%
<i>Regional Improvements</i>		
Regional Street	\$0.00	0.00%
Regional Storm	\$0.00	0.00%
<b>TOTAL</b>	<b>\$763,753.71</b>	<b>100%</b>

**LEGEND**

 **STREET IMPROVEMENTS**



**DEFINITIONS & NOTES**

**HARD COSTS: EXPENSES DIRECTLY RELATED TO THE PHYSICAL IMPROVEMENTS.**

**SOFT COSTS: DESIGN, TESTING, ENGINEERING, SURVEY, FEES/PERMITS, AND OTHER COSTS NECESSARY TO COMPLETE THE PHYSICAL IMPROVEMENTS**

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# Attachment B

## Vendor Participation

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# Attachment B

## Vendor Participation

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

**American Express** Miscellaneous cost considered not eligible. This may be reviewed in a future report.

**Armstrong Sweeping, Inc** Street maintenance contractor who provided street sweeping for Filing 4 of the Project. Street sweeping services were considered eligible for CAB financing at Filing 4 Site Percent.

**Art and Business One** Marketing agency provided sales and marketing services. Marketing costs were not considered eligible for CAB financing.

**Builders Digital Experience** Internet marketing company who provided listings for the development. Marketing costs were not considered eligible for CAB financing.

**CMS Environmental Solutions, LLC** Stormwater inspector for the development. These Construction Related Expenses were considered eligible for CAB financing at Filing 4 Site Percent.

**Consolidated Divisions, Inc** Environmental contractor who provided landscaping construction for Filing 4 of the Project. Landscaping Construction Related Expenses were considered eligible for CAB financing.

**Copeland Precast, Inc** Precast concrete supplier who provided irrigation water meter pits and manholes. These Construction Related Expenses were considered eligible for CAB financing.

**Core and Main Geosynthetics** Erosion control material supplier. These expenditures were not considered eligible for CAB financing. The scope and contract with the CAB was determined to be unclear by the Engineer. Cost incurred by Core and Main Geosynthetics may be reviewed in a future report.

**CTL Thompson, Inc** Engineering consultant who provided geotechnical investigations, concrete testing, and public improvement compaction testing. These Construction Related Expenses were considered eligible for CAB financing.

**Dana Kepner Company, LLC** Pipe supplier who provided a potable water saddle tap along E 10<sup>th</sup> Drive. These Construction Related Expenses were considered eligible for CAB financing.

**Ferguson Waterworks** Wet utility material supplier requesting payment for wet utility material costs. These Construction Related Expenses were considered eligible for CAB financing.

**Fox Rothschild, LLP** Legal counsel representing the Developer in the transactions with various builders. Expenditures related to Fox Rothschild are not eligible for CAB financing.

**GFL Environmental** Waste management contractor billing removal of waste by the ton. Unknown waste removal was not considered eligible for CAB financing.

**Independent District Engineering Services, LLC** Engineering consultant specializing in metropolitan district services. Consultant provided CAB engineering services including project bid, contract documents, general project administration, and cost certification for Filing 4 and Filing 5. These expenditures were considered eligible for CAB financing.

**Innovative Database Solutions, Inc** Internet marketing company who provided listings for the development. Marketing costs were not considered eligible for CAB financing.

**Kimley Horn** Engineering consultant who provided dry utility coordination for the Project. These costs are not eligible for CAB financing.

**KT Engineering** Civil engineering consultant who provided survey services. Stakeouts and as-built staking were considered eligible for CAB financing at CAB site percent. Dry utilities and re-stakes were not considered eligible.

**Land Title Guarantee Company** Entity responsible for facilitating purchase transactions between the Developer and various builders. Expenditures related to the purchases were not eligible for public financing.

**LSC Transportation Consultants** Provided traffic studies and trip generation calculations for the Project. These Construction Related Expenses were considered eligible for CAB financing.

**Martin Marietta Materials** Paving contractor for Filing 4. Contractor is also supplying the CAB with road base, which must be placed prior to the concrete operations on site. Construction Related Expenses associated with Martin Marietta Materials were considered eligible for CAB financing.

**MPI Designs** Irrigation design consultant for the CAB. MPi works closely with PCS group to provide the irrigation design for the landscaping around and throughout the development. Construction Related Expenses associated with MPi Designs were considered eligible for CAB financing.

**PCS Group, Inc** Site planning consultant who provided design services for the completion of the Administrative Site Plan (ASP) and Specific Development Plan (SDP) in Filing 4. These services were considered eligible for CAB financing at the District site percent. Services for the fire station, school, and layout design for lots were not considered eligible.

**Southwest Metro Stormwater Authority** Stormwater district servicing the Project who collected fees for permits and provided review and approval services for Filing 4 GESC design. Fees generated by SEMSWA were considered eligible for CAB financing at site percent.

**Westwood Professional Services** Engineering consultant who provided design services for Filing 4 which included providing construction support, final plat, and water and sewer construction plans. Costs associated with the water and sewer construction plans were considered eligible for CAB financing. Costs associated with the Plat were considered eligible at site percent. Costs associated with the proposed school, fire station and legal description for lots were not considered eligible for CAB financing.

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# Attachment C Expenditure Data

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Attachment C  
Sky Ranch Authority Board

Engineer's Summary for Filing 4-7 Cost Certification #6 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Filing No.	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
<b>Invoices paid by the Board - Filing 4-7</b>											
<b>Art and Business One</b>											
3937	11/1/22	Yes	12/9/22	1408	CAB	All	Community Marketing	\$1,047.88	\$0.00	\$1,047.88	Community Marketing not eligible
<b>Subtotal Art and Business One</b>								<b>\$1,047.88</b>	<b>\$0.00</b>	<b>\$1,047.88</b>	
<b>CMS Environmental Solutions, LLC</b>											
139722	9/1/22	Yes	10/17/22	1384	CAB	4	Bi-Weekly Inspection	\$395.00	\$250.82	\$144.18	Stormwater Inspections Eligible at Filing 4 Site Percent
141064	10/1/22	Yes	10/17/22	1384	CAB	4	Bi-Weekly Inspection	\$395.00	\$250.82	\$144.18	Stormwater Inspections Eligible at Filing 4 Site Percent
142528	11/1/22	Yes	12/9/22	1405	CAB	4	Bi-Weekly Inspection	\$395.00	\$250.82	\$144.18	Stormwater Inspections Eligible at Filing 4 Site Percent
143869	12/1/22	Yes	12/9/22	1405	CAB	4	Bi-Weekly Inspection	\$395.00	\$250.82	\$144.18	Stormwater Inspections Eligible at Filing 4 Site Percent
<b>Subtotal CMS Environmental Solutions, LLC</b>								<b>\$1,580.00</b>	<b>\$1,003.26</b>	<b>\$576.74</b>	
<b>CTL Thompson, Inc.</b>											
645090	10/31/22	Yes	11/16/22	03AP D00042	CAB	4	Geotechnical Engineering	\$342.00	\$342.00	\$0.00	
646077	10/31/22	Yes	11/16/22	03AP D00042	CAB	4	Geotechnical Engineering	\$30,000.00	\$30,000.00	\$0.00	
646219	10/31/22	Yes	11/16/22	03AP D00042	CAB	4	Geotechnical Engineering	\$10,451.00	\$10,451.00	\$0.00	
649134	11/30/22	Yes	12/9/22	03AP D00049	CAB	4	Geotechnical Engineering	\$694.00	\$694.00	\$0.00	
649137	11/30/22	Yes	12/9/22	03AP D00049	CAB	4	Geotechnical Engineering	\$7,735.00	\$7,735.00	\$0.00	
<b>Subtotal CTL Thompson, Inc.</b>								<b>\$49,222.00</b>	<b>\$49,222.00</b>	<b>\$0.00</b>	
<b>Dana Kepner Company, LLC</b>											
1565799-00	8/2/22	Yes	12/9/22	03AP D00047	CAB	4	Potable Water Saddle Tap	\$1,247.36	\$1,247.36	\$0.00	
<b>Subtotal Dana Kepner Company, LLC</b>								<b>\$1,247.36</b>	<b>\$1,247.36</b>	<b>\$0.00</b>	
<b>Independent District Engineering Services, LLC</b>											
37912	8/31/22	Yes	10/17/22	1380	CAB	All	District Engineering Services	\$17,743.30	\$17,743.30	\$0.00	
37913	9/30/22	Yes	11/16/22	1395	CAB	All	District Engineering Services	\$6,651.56	\$6,651.56	\$0.00	
37914	10/31/22	Yes	12/9/22	1402	CAB	All	District Engineering Services	\$7,315.00	\$7,315.00	\$0.00	
<b>Subtotal Independent District Engineering Services, LLC</b>								<b>\$31,709.86</b>	<b>\$31,709.86</b>	<b>\$0.00</b>	
<b>KT Engineering</b>											
2442	9/6/22	Yes	10/17/22	1378	CAB	4	Construction Staking	\$30,285.00	\$18,510.17	\$11,774.83	Dry Utilities & Restakes not eligible. Stakeouts and as-builts at Site %
<b>Subtotal KT Engineering</b>								<b>\$30,285.00</b>	<b>\$18,510.17</b>	<b>\$11,774.83</b>	
<b>LSC Transportation Consultants</b>											
62513	9/8/22	Yes	10/17/22	1383	CAB	All	Traffic Impact Study	\$390.50	\$390.50	\$0.00	
62660	10/12/22	Yes	11/16/22	1398	CAB	All	Traffic Impact Study	\$380.00	\$380.00	\$0.00	
62802	11/9/22	Yes	12/9/22	1404	CAB	All	Traffic Impact Study	\$1,946.05	\$1,946.05	\$0.00	
<b>Subtotal LSC Transportation Consultants</b>								<b>\$2,716.55</b>	<b>\$2,716.55</b>	<b>\$0.00</b>	
<b>MPI Designs</b>											
1789	8/22/22	Yes	10/17/22	1377	CAB	4	Plan Review	\$380.00	\$380.00	\$0.00	
1826	10/20/22	Yes	11/16/22	1393	CAB	6	Plan Review	\$2,565.00	\$2,565.00	\$0.00	
<b>Subtotal MPI Designs</b>								<b>\$2,945.00</b>	<b>\$2,945.00</b>	<b>\$0.00</b>	
<b>PCS Group, Inc</b>											
13957	9/2/22	Yes	10/17/22	1381	CAB	All	Landscape Architect	\$18,355.00	\$9,554.20	\$8,800.80	ASP & SDP at site %. Fire Station, school, lot design and printing NE
14123	10/14/22	Yes	11/16/22	1396	CAB	All	Landscape Architect	\$10,670.00	\$3,454.72	\$7,215.28	ASP & SDP at site %. Fire Station, school, lot design and printing NE
14273	11/1/22	Yes	12/9/22	1403	CAB	All	Landscape Architect	\$5,602.50	\$3,812.91	\$1,789.59	ASP & SDP at site %. Fire Station, school, lot design and printing NE
<b>Subtotal PCS Group, Inc</b>								<b>\$34,627.50</b>	<b>\$16,821.84</b>	<b>\$17,805.66</b>	
<b>Southwest Metro Stormwater Authority</b>											
3968	8/31/22	Yes	10/17/22	1376	CAB	All	Review Fee	\$440.00	\$279.39	\$160.61	Eligible at Site Percent
4032	10/28/22	Yes	11/16/22	1391	CAB	All	GESC Inspection Fee	\$160.00	\$101.60	\$58.40	Eligible at Site Percent
4033	10/28/22	Yes	11/16/22	1391	CAB	All	GESC Inspection Fee	\$660.00	\$419.08	\$240.92	Eligible at Site Percent
4034	10/28/22	Yes	11/16/22	1391	CAB	All	GESC Inspection Fee	\$160.00	\$101.60	\$58.40	Eligible at Site Percent
<b>Subtotal Southwest Metro Stormwater Authority</b>								<b>\$1,420.00</b>	<b>\$901.67</b>	<b>\$518.33</b>	

Attachment C  
Sky Ranch Authority Board

Engineer's Summary for Filing 4-7 Cost Certification #6 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Filing No.	Description	Invoice Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
<b>Westwood Professional Services, Inc</b>											
1220901232	9/21/22	Yes	10/17/22	03AP D0003M	CAB	4	Surveying for Neighborhood A, C, and D	\$84,040.25	\$71,556.59	\$12,483.66	Legal descriptions and Fire station not eligible. Plat and construction support at Site Percent
1221001305	10/26/22	Yes	11/16/22	03AP D00041	CAB	4	Surveying for Neighborhood A, C, and D	\$29,563.75	\$23,582.26	\$5,981.49	Legal descriptions and Fire station not eligible. Plat and construction support at Site Percent
1221101606	11/21/22	Yes	12/9/22	03AP D00048	CAB	4	Surveying for Neighborhood A, C, and D	\$70,171.75	\$62,672.32	\$7,499.43	Legal descriptions and Fire station not eligible. Plat and construction support at Site Percent
<b>Subtotal Westwood Professional Services, Inc</b>								<b>\$183,775.75</b>	<b>\$157,811.17</b>	<b>\$25,964.58</b>	
<b>Subtotal Invoices paid by the Board - Filing 4-7</b>								<b>\$340,576.90</b>	<b>\$282,888.88</b>	<b>\$57,688.02</b>	
<b>Invoices paid by the Developer - Filing 4-7</b>											
<b>American Express</b>											
92522	9/9/22	Yes	11/1/22	01CBT D00201	Pure Cycle	All	Unknown	\$109.56	\$0.00	\$109.56	Unknown cost not eligible
<b>Subtotal American Express</b>								<b>\$109.56</b>	<b>\$0.00</b>	<b>\$109.56</b>	
<b>Armstrong Sweeping, Inc</b>											
68839	9/14/22	Yes	9/23/22	1881	Pure Cycle	4	Street Sweeping	\$452.40	\$287.26	\$165.14	Street sweeping Eligible at Filing 4 Site Percent
69173	9/21/22	Yes	10/13/22	1911	Pure Cycle	4	Street Sweeping	\$754.00	\$478.77	\$275.23	Street sweeping Eligible at Filing 4 Site Percent
69228	9/28/22	Yes	9/30/22	1899	Pure Cycle	4	Street Sweeping	\$301.60	\$191.51	\$110.09	Street sweeping Eligible at Filing 4 Site Percent
69338	9/30/22	Yes	10/13/22	1911	Pure Cycle	4	Street Sweeping	\$678.60	\$430.89	\$247.71	Street sweeping Eligible at Filing 4 Site Percent
69418	10/11/22	Yes	10/28/22	1926	Pure Cycle	4	Street Sweeping	\$603.20	\$383.02	\$220.18	Street sweeping Eligible at Filing 4 Site Percent
69555	10/18/22	Yes	10/28/22	1926	Pure Cycle	4	Street Sweeping	\$603.20	\$383.02	\$220.18	Street sweeping Eligible at Filing 4 Site Percent
69830	10/28/22	Yes	11/11/22	1939	Pure Cycle	4	Street Sweeping	\$527.80	\$335.14	\$192.66	Street sweeping Eligible at Filing 4 Site Percent
70014	11/8/22	Yes	11/28/22	1950	Pure Cycle	4	Street Sweeping	\$678.60	\$430.89	\$247.71	Street sweeping Eligible at Filing 4 Site Percent
70140	11/15/22	Yes	11/28/22	1950	Pure Cycle	4	Street Sweeping	\$678.60	\$430.89	\$247.71	Street sweeping Eligible at Filing 4 Site Percent
70375	11/22/22	Yes	12/9/22	1964	Pure Cycle	4	Street Sweeping	\$150.80	\$95.75	\$55.05	Street sweeping Eligible at Filing 4 Site Percent
<b>Subtotal Armstrong Sweeping, Inc</b>								<b>\$5,428.80</b>	<b>\$3,447.16</b>	<b>\$1,981.64</b>	
<b>Art and Business One</b>											
3905	9/9/22	Yes	9/26/22	01CBT D000MF	Pure Cycle	All	Community Marketing	\$125.93	\$0.00	\$125.93	Community Marketing not eligible
3908	9/12/22	Yes	9/26/22	01CBT D000MF	Pure Cycle	All	Community Marketing	\$8,000.00	\$0.00	\$8,000.00	Community Marketing not eligible
3924	10/10/22	Yes	10/31/22	01CBT D000ON	Pure Cycle	All	Community Marketing	\$10,953.93	\$0.00	\$10,953.93	Community Marketing not eligible
3947	11/15/22	Yes	12/12/22	01CBT D00192	Pure Cycle	All	Community Marketing	\$4,000.00	\$0.00	\$4,000.00	Community Marketing not eligible
<b>Subtotal Art and Business One</b>								<b>\$23,079.86</b>	<b>\$0.00</b>	<b>\$23,079.86</b>	
<b>Builders Digital Experience</b>											
385941	9/30/22	Yes	10/14/22	01CBT D000NT	Pure Cycle	All	Listing of Real Estate	\$500.00	\$0.00	\$500.00	Marketing is not eligible
389267	10/31/22	Yes	11/29/22	01CBT D00135	Pure Cycle	All	Listing of Real Estate	\$500.00	\$0.00	\$500.00	Marketing is not eligible
391611	11/30/22	Yes	12/12/22	01CBT D00194	Pure Cycle	All	Listing of Real Estate	\$500.00	\$0.00	\$500.00	Marketing is not eligible
<b>Subtotal Builders Digital Experience</b>								<b>\$1,500.00</b>	<b>\$0.00</b>	<b>\$1,500.00</b>	
<b>Core &amp; Main Geosynthetics</b>											
R665562	9/28/22	Yes	9/30/22	1907	Pure Cycle	4	Erosion Control	\$681.90	\$0.00	\$681.90	Cost Can Be Reviewed In A Future Cost Certification
R679428	9/30/22	Yes	10/13/22	1918	Pure Cycle	4	Erosion Control	\$608.79	\$0.00	\$608.79	Cost Can Be Reviewed In A Future Cost Certification
R690841	10/3/22	Yes	10/13/22	1918	Pure Cycle	4	Erosion Control	\$608.79	\$0.00	\$608.79	Cost Can Be Reviewed In A Future Cost Certification
R730842	10/10/22	Yes	10/28/22	1935	Pure Cycle	4	Erosion Control	\$626.75	\$0.00	\$626.75	Cost Can Be Reviewed In A Future Cost Certification
R765650	10/14/22	Yes	10/28/22	1935	Pure Cycle	4	Erosion Control	\$608.79	\$0.00	\$608.79	Cost Can Be Reviewed In A Future Cost Certification
R819343	10/24/22	Yes	11/11/22	1944	Pure Cycle	4	Erosion Control	\$608.79	\$0.00	\$608.79	Cost Can Be Reviewed In A Future Cost Certification
R831937	10/26/22	Yes	11/11/22	1944	Pure Cycle	4	Erosion Control	\$1,024.34	\$0.00	\$1,024.34	Cost Can Be Reviewed In A Future Cost Certification
R836105	10/26/22	Yes	11/11/22	1944	Pure Cycle	4	Erosion Control	\$608.79	\$0.00	\$608.79	Cost Can Be Reviewed In A Future Cost Certification
R860771	11/1/22	Yes	11/28/22	1959	Pure Cycle	4	Erosion Control	\$4,308.90	\$0.00	\$4,308.90	Cost Can Be Reviewed In A Future Cost Certification
R967466	11/18/22	Yes	12/9/22	1976	Pure Cycle	4	Erosion Control	\$1,633.13	\$0.00	\$1,633.13	Cost Can Be Reviewed In A Future Cost Certification
<b>Subtotal Core &amp; Main Geosynthetics</b>								<b>\$11,318.97</b>	<b>\$0.00</b>	<b>\$11,318.97</b>	

Attachment C  
Sky Ranch Authority Board

Engineer's Summary for Filing 4-7 Cost Certification #6 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Filing No.	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
<b>Fox Rothschild, LLP</b>											
3036712	9/15/22	Yes	10/3/22	01CBT D000NB	Pure Cycle	All	Legal Services	\$1,548.50	\$0.00	\$1,548.50	Developer Legal Services not eligible
3036713	9/15/22	Yes	10/3/22	01CBT D000NB	Pure Cycle	All	Legal Services	\$905.00	\$0.00	\$905.00	Developer Legal Services not eligible
3036715	9/15/22	Yes	10/3/22	01CBT D000NB	Pure Cycle	All	Legal Services	\$190.00	\$0.00	\$190.00	Developer Legal Services not eligible
3052303	10/13/22	Yes	10/31/22	01CBT D000OM	Pure Cycle	All	Legal Services	\$4,465.00	\$0.00	\$4,465.00	Developer Legal Services not eligible
3052304	10/13/22	Yes	10/31/22	01CBT D000OM	Pure Cycle	All	Legal Services	\$1,472.50	\$0.00	\$1,472.50	Developer Legal Services not eligible
3052308	10/13/22	Yes	10/31/22	01CBT D000OM	Pure Cycle	All	Legal Services	\$4,420.00	\$0.00	\$4,420.00	Developer Legal Services not eligible
3071273	11/10/22	Yes	11/29/22	01CBT D00132	Pure Cycle	All	Legal Services	\$7,545.00	\$0.00	\$7,545.00	Developer Legal Services not eligible
3071274	11/10/22	Yes	11/29/22	01CBT D00132	Pure Cycle	All	Legal Services	\$435.00	\$0.00	\$435.00	Developer Legal Services not eligible
3071277	11/10/22	Yes	11/29/22	01CBT D00132	Pure Cycle	All	Legal Services	\$3,825.00	\$0.00	\$3,825.00	Developer Legal Services not eligible
<b>Subtotal Fox Rothschild, LLP</b>								<b>\$24,806.00</b>	<b>\$0.00</b>	<b>\$24,806.00</b>	
<b>GFL Environmental</b>											
57121256	8/31/22	Yes	9/30/22	1909	Pure Cycle	All	Waste Management	\$96.46	\$0.00	\$96.46	Unknown waste not eligible
<b>Subtotal GFL Environmental</b>								<b>\$96.46</b>	<b>\$0.00</b>	<b>\$96.46</b>	
<b>Hampden Press</b>											
207809	9/29/22	Yes	10/13/22	1920	Pure Cycle	All	Marketing	\$1,423.07	\$0.00	\$1,423.07	Marketing is not eligible
<b>Subtotal Hampden Press</b>								<b>\$1,423.07</b>	<b>\$0.00</b>	<b>\$1,423.07</b>	
<b>Innovative Database Solutions Inc.</b>											
9419	10/3/22	Yes	10/13/22	1921	Pure Cycle	All	Marketing	\$1,500.00	\$0.00	\$1,500.00	Marketing is not eligible
9504	10/31/22	Yes	11/28/22	1961	Pure Cycle	All	Marketing	\$1,500.00	\$0.00	\$1,500.00	Marketing is not eligible
9552	11/15/22	Yes	12/9/22	1978	Pure Cycle	All	Marketing	\$1,500.00	\$0.00	\$1,500.00	Marketing is not eligible
<b>Subtotal Innovative Database Solutions Inc.</b>								<b>\$4,500.00</b>	<b>\$0.00</b>	<b>\$4,500.00</b>	
<b>Kimley Horn</b>											
196370001-0822	8/31/22	Yes	10/3/22	01CBT D000N8	Pure Cycle	5	Dry Utility Design & Coordination	\$6,480.00	\$0.00	\$6,480.00	Dry Utilities not eligible
20790946	9/30/22	Yes	10/31/22	01CBT D000OK	Pure Cycle	5	Dry Utility Design & Coordination	\$11,270.00	\$0.00	\$11,270.00	Dry Utilities not eligible
196370001-0922	9/30/22	Yes	10/31/22	01CBT D000OK	Pure Cycle	5	Dry Utility Design & Coordination	\$4,320.00	\$0.00	\$4,320.00	Dry Utilities not eligible
196370001-1022	10/31/22	Yes	12/12/22	01CBT D00186	Pure Cycle	5	Dry Utility Design & Coordination	\$2,160.00	\$0.00	\$2,160.00	Dry Utilities not eligible
<b>Subtotal Kimley Horn</b>								<b>\$24,230.00</b>	<b>\$0.00</b>	<b>\$24,230.00</b>	
<b>Land Title Guarantee Company</b>											
CC-228043	8/18/22	Yes	10/28/22	1936	Pure Cycle	6	Legal and Title	\$436.00	\$0.00	\$436.00	Developer legal services not eligible
<b>Subtotal Land Title Guarantee Company</b>								<b>\$436.00</b>	<b>\$0.00</b>	<b>\$436.00</b>	
<b>Subtotal invoices paid by the Developer - Filing 4-7</b>								<b>\$96,819.16</b>	<b>\$3,447.16</b>	<b>\$93,372.00</b>	
<b>Total invoices paid - Board and Developer - Filing 4-7</b>								<b>\$437,396.06</b>	<b>\$286,336.04</b>	<b>\$151,060.02</b>	

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

Attachment C

Sky Ranch Authority Board

Engineer's Summary for Filing 4-7 Cost Certification #6 - Hard Costs

Invoice ID	Invoice Date	Invoice Provided	Lien Waiver Provided	Check Date	Check Number	Paid By	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
<b>Invoices paid by the Board - Filing 4-7</b>											
<b>Consolidated Divisions, Inc</b>											
Pay Application #1	9/25/22	Yes	Yes	10/17/22	1379	CAB	Landscape Contractor	\$185,506.06	\$185,506.06	\$0.00	
<b>Subtotal Consolidated Divisions, Inc</b>								<b>\$185,506.06</b>	<b>\$185,506.06</b>	<b>\$0.00</b>	
<b>Copeland Precast, Inc.</b>											
195333	8/25/22	Yes	No	10/17/22	1389	CAB	Irrigation Meter Pit Supplier	\$4,067.27	\$4,067.27	\$0.00	
197110	11/14/22	Yes	No	12/9/22	1407	CAB	Irrigation Meter Pit Supplier	\$3,423.27	\$3,423.27	\$0.00	
<b>Subtotal Copeland Precast, Inc.</b>								<b>\$7,490.54</b>	<b>\$7,490.54</b>	<b>\$0.00</b>	
<b>Ferguson Waterworks</b>											
1363606	9/7/22	Yes	No	10/17/22	03APD0003L	CAB	Waterworks Equipment Supplier	\$778.59	\$778.59	\$0.00	
1366274	9/8/22	Yes	No	10/17/22	03APD0003L	CAB	Waterworks Equipment Supplier	\$40.46	\$40.46	\$0.00	
1362916	9/14/22	Yes	No	10/17/22	03APD0003L	CAB	Waterworks Equipment Supplier	\$2,668.48	\$2,668.48	\$0.00	
1364809	9/14/22	Yes	No	10/17/22	03APD0003L	CAB	Waterworks Equipment Supplier	\$836.57	\$836.57	\$0.00	
1362916-1	9/27/22	Yes	No	10/17/22	03APD0003L	CAB	Waterworks Equipment Supplier	\$774.34	\$774.34	\$0.00	
1371972	9/27/22	Yes	No	10/17/22	03APD0003L	CAB	Waterworks Equipment Supplier	\$341.46	\$341.46	\$0.00	
1371942	9/30/22	Yes	No	10/17/22	03APD0003L	CAB	Waterworks Equipment Supplier	\$1,049.18	\$1,049.18	\$0.00	
1372794	9/30/22	Yes	No	10/17/22	03APD0003L	CAB	Waterworks Equipment Supplier	\$299.12	\$299.12	\$0.00	
<b>Subtotal Ferguson Waterworks</b>								<b>\$6,788.20</b>	<b>\$6,788.20</b>	<b>\$0.00</b>	
<b>Martin Marietta Materials</b>											
Pay Application #10	9/25/22	Yes	Yes	10/17/22	1386	CAB	Paving Contractor	\$55,299.98	\$55,299.98	\$0.00	
Pay Application #11	10/25/22	Yes	Yes	11/16/22	1400	CAB	Paving Contractor	\$149,846.22	\$149,846.22	\$0.00	
Pay Application #12	11/25/22	Yes	Yes	12/9/22	1406	CAB	Paving Contractor	\$40,685.27	\$40,685.27	\$0.00	
<b>Subtotal Martin Marietta Materials</b>								<b>\$245,831.47</b>	<b>\$245,831.47</b>	<b>\$0.00</b>	
<b>Premier Earthworks &amp; Infrastructure</b>											
Pay Application #11	10/25/22	Yes	Yes	11/16/22	1392	CAB	Earthwork/Paving Contractor	\$104,029.44	\$104,029.44	\$0.00	
Pay Application #12	11/25/22	Yes	Yes	12/9/22	1401	CAB	Earthwork/Paving Contractor	\$207,470.73	\$207,470.73	\$0.00	
<b>Subtotal Premier Earthworks &amp; Infrastructure</b>								<b>\$311,500.17</b>	<b>\$311,500.17</b>	<b>\$0.00</b>	
<b>Subtotal invoices paid by the Board - Filing 4-7</b>								<b>\$757,116.44</b>	<b>\$757,116.44</b>	<b>\$0.00</b>	
<b>Invoices paid by the Developer - Filing 4-7</b>											
<b>Copeland Precast, Inc.</b>											
195392	8/29/22	Yes	No	9/23/22	1891	Pure Cycle	Irrigation Meter Pit Supplier	\$6,237.27	\$6,237.27	\$0.00	
195836	9/16/22	Yes	No	9/30/22	1904	Pure Cycle	Irrigation Meter Pit Supplier	\$400.00	\$400.00	\$0.00	
<b>Subtotal Copeland Precast, Inc.</b>								<b>\$6,637.27</b>	<b>\$6,637.27</b>	<b>\$0.00</b>	
<b>Subtotal invoices paid by the Developer - Filing 4-7</b>								<b>\$6,637.27</b>	<b>\$6,637.27</b>	<b>\$0.00</b>	
<b>Total - Hard Costs - Filing 4-7</b>								<b>\$763,753.71</b>	<b>\$763,753.71</b>	<b>\$0.00</b>	

\*District Eligible Expenses\* is the amount being recommended for reimbursement from the District

\*Non Eligible Expenses\* is the difference between the Invoiced Amount and the District Portion

These amounts do not include interest

Filing No. 4 is	63.50%	percent district
	30.83%	are Roads/ROW
	32.67%	are Parks/Open Space
	8.38%	GDP is eligible
	16.85%	percent storm is regional storm
	10.42%	percent street is regional street
	5.69%	percent parks is regional parks

Filing No. 5 is	44.62%	percent district
	29.08%	are Roads/ROW
	15.54%	are Parks/Open Space

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# Attachment D Project Photos

DRAFT

## Sky Ranch CAB Filing 4 Project Photos



Monaghan Road (View: South)



E 8th Place (View: East)



E 8th Place and Carrie St (View: East)



E 8th Place (View: West)



Carrie St (View: North)



Carrie St (View: South)



Independent District Engineering Services LLC  
1626 Cole Blvd, Suite 125  
Lakewood, CO 80401  
www.idesllc.com

March 16, 2023

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

**SKY RANCH CAB FILING 5 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 5 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 \$248,939.50. 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 5 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 Greater Denver Area market unit prices are similar in nature and are considered reasonable. Pure Cycle's proposal is 2.5% lower 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



CAB Filing 5 GESC Committee Approval:

  
Joe Knopinski

3/23/23  
Date



Independent District Engineering Services LLC  
 1626 Cole Blvd, Suite 125  
 Lakewood, CO 80401  
 www.idesllc.com

**Attachment A: Sky Ranch - Filing 5 GESC - Unit Cost Analysis (Using Greater Denver Area Unit Prices)**

<b>Sky Ranch CAB - Filing 5 GESC - Unit Cost Analysis</b>						
<b>Item</b>			<b>Pure Cycle</b>		<b>Greater Denver Area Market</b>	
<b>Item Description</b>	<b>Unit</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Extension</b>	<b>Unit Price</b>	<b>Extension</b>
Vehicle Tracking Control	EA	10	\$1,750.00	\$17,500.00	\$1,530.00	\$15,300.00
Concrete Washout Area	EA	3	\$500.00	\$1,500.00	\$1,030.00	\$3,090.00
Crimp Mulching/Surface Roughening	AC	29	\$750.00	\$21,750.00	\$981.26	\$28,456.54
Seed & Mulching	AC	29	\$1,050.00	\$30,450.00	\$1,020.00	\$29,580.00
Silt Fence	LF	5,915	\$1.50	\$8,872.50	\$1.17	\$6,920.55
Erosion Control Blanket	SY	2,715	\$3.00	\$8,145.00	\$2.26	\$6,135.90
Stabilized Staging Area	SY	2,230	\$7.00	\$15,610.00	\$6.40	\$14,272.00
Construction Markers	LF	4,920	\$1.00	\$4,920.00	\$2.25	\$11,070.00
Sediment Basin	EA	2	\$10,000.00	\$20,000.00	\$15,169.75	\$30,339.50
Inlet Protection	EA	27	\$300.00	\$8,100.00	\$280.50	\$7,573.50
Rock Curb Sock (RCS)	EA	19	\$68.00	\$1,292.00	\$65.28	\$1,240.32
Cut Back Curb	LF	10,200	\$4.00	\$40,800.00	\$3.07	\$31,314.00
Annual Maintenance (12 mo)*	EA	1	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
<b>Total Erosion Control</b>				<b>\$248,939.50</b>		<b>\$255,292.31</b>

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



# Sky Ranch Community Authority Board

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

<b>Contractor</b>	<b>Change Orders</b>	<b>Total Contract Amount</b>	<b>Amount Billed</b>	<b>Remaining</b>
PEI - Grading	10	\$1,580,213.82	\$1,580,213.82	\$0.00
PEI - Drainage & Utilities	28	\$10,259,670.46	\$10,259,670.46	\$0.00
PEI - Roadways	20	\$8,803,411.96	\$8,803,411.96	\$0.00
PEI - G, U, R	4	\$50,000.00	\$50,000.00	\$0.00
EDI - Landscape P1	30	\$2,076,304.28	\$2,076,304.28	\$0.00
EDI - Landscape P2	4	\$169,603.96	\$169,603.96	\$0.00
EDI - Landscape P3	18	\$1,296,483.38	\$1,296,483.38	\$0.00
BEMAS - Grading A&D P1	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	6	\$753,158.98	\$310,379.27	\$442,779.71
Pure Cycle - Fence F4	0	\$276,741.59	\$198,545.00	\$78,196.59
Nelson - F4 Wet Utilities	18	\$9,945,910.25	\$9,881,854.07	\$64,056.18
Martin Marietta - F4 Paving	12	\$4,731,950.15	\$4,109,701.73	\$622,248.42
PEI - F4 Concrete & SS	10	\$2,570,292.22	\$2,249,619.53	\$320,672.69
CDI - F4 Landscape	1	\$2,164,735.01	\$452,633.33	\$1,712,101.68
<b>Total</b>		\$47,459,947.89	\$43,400,847.42	\$4,059,100.47

## 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	\$286,157.98	0	\$753,158.98	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	\$2,569,557.25	445.2	\$9,945,910.25	610.2
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	\$302,983.40	399	\$2,570,292.22	528
15	CDI - F4 Landscape	\$2,154,077.51	132	\$10,657.50	0	\$2,164,735.01	132
16							
	<b>Total</b>	<b>\$41,462,185.95</b>		<b>\$5,997,761.94</b>		<b>\$47,459,947.89</b>	

### Potential Change Order Log

#	Contractor	Current Contract	Days	Potential Change Orders		Potential Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	\$1,580,213.82	39	\$0.00	0	\$1,580,213.82	39
2	PEI - Drainage & Utilities	\$10,259,670.46	113.5	\$0.00	0	\$10,259,670.46	113.5
3	PEI - Roadways	\$8,803,411.96	59	\$0.00	0	\$8,803,411.96	59
4	PEI - G, U, R	\$50,000.00	0	\$0.00	0	\$50,000.00	0
5	EDI - Landscape P1	\$2,076,304.28	270	\$0.00	0	\$2,076,304.28	270.0
6	EDI - Landscape P2	\$169,603.96	213	\$0.00	0	\$169,603.96	213
7	EDI - Landscape P3	\$1,296,483.38	283	\$0.00	0	\$1,296,483.38	283
8	Bemas - Grading A&D P1	\$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	\$753,158.98	0	\$0.00	0	\$753,158.98	0
11	Pure Cycle - Fence F4	\$276,741.59	0	\$0.00	0	\$276,741.59	0
12	Nelson - F4 Wet Utilities	\$9,945,910.25	610.2	\$0.00	0	\$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	\$2,570,292.22	129	\$0.00	0	\$2,570,292.22	129
15	CDI - F4 Landscape	\$2,164,735.01	132	\$0.00	0	\$2,164,735.01	132
16							
	<b>Total</b>	<b>\$47,459,947.89</b>		<b>\$0.00</b>		<b>\$47,459,947.89</b>	
				Potential Total of All Change Orders		\$0.00	

### 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				
	<b>Total</b>		<b>\$0.00</b>	<b>\$0.00</b>



## Manager Memorandum

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TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, April 14, 2023

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### **ACC Requests**

9 architectural requests have been received since the last meeting. The requests were for a fence, a storm door, landscaping, driveway extension, a hot tub, and solar panels. All requests were approved except for one front yard landscaping request that was denied due to the request not following the guidelines.

### **Violation Report**

Inspection of the Community was completed on March 10th resulting in 35 violation notices being sent to owners. Violations were for visible trash cans, improper vehicle storage, holiday decorations, unapproved modifications, and lot maintenance.

Reminder that twice per month inspections take place from April to October.

Please let us know if there are any questions.

Celeste Terrell  
Community Manager

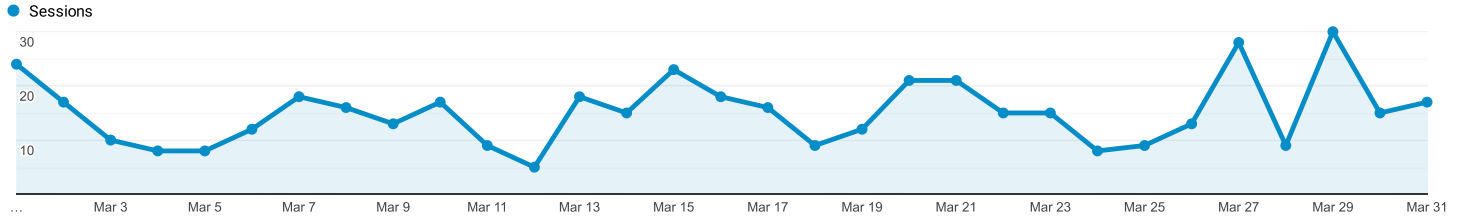
Basic Traffic Report

60

Mar 1, 2023 - Mar 31, 2023

All Users  
100.00% Sessions

Report Tab



Page	Sessions	Avg. Session Duration	Users
	<b>469</b> % of Total: 100.00% (469)	<b>00:02:01</b> Avg for View: 00:02:01 (0.00%)	<b>356</b> % of Total: 100.00% (356)
1. /	<b>205</b> (43.71%)	00:02:11	<b>188</b> (23.15%)
2. /your-community/sky-ranch-academy	<b>109</b> (23.24%)	00:00:53	<b>114</b> (14.04%)
3. /resource-center/community-management/covenant-control	<b>28</b> (5.97%)	00:02:25	<b>34</b> (4.19%)
4. /rangeview-metropolitan-district-water/wastewater	<b>19</b> (4.05%)	00:01:14	<b>24</b> (2.96%)
5. /your-community/management	<b>16</b> (3.41%)	00:00:10	<b>23</b> (2.83%)
6. /resource-center/meeting-minutes/sky-ranch-community-authority-board	<b>14</b> (2.99%)	00:01:52	<b>19</b> (2.34%)
7. /services	<b>13</b> (2.77%)	00:10:47	<b>34</b> (4.19%)
8. /contact-us	<b>10</b> (2.13%)	00:01:08	<b>47</b> (5.79%)
9. /media/411	<b>8</b> (1.71%)	00:00:07	<b>8</b> (0.99%)
10. /resource-center/taxes-and-fees	<b>7</b> (1.49%)	00:00:00	<b>11</b> (1.35%)

Rows 1 - 10 of 63

