



**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: May 10, 2024
TIME: 8:30 a.m.
LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue
Building 65, Suite A
Watkins, CO 80137

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

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

- To attend via Microsoft Teams video-conference use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MWZIMzg1NTItOGRINS00MmM5LWlzMmUtZGQyZDY4MmQyMjEy%40thread.v2/0?context=%7b%22Tid%22%3a%224aa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d
- To attend via telephone, dial **720-547-5281** and enter the following additional information:
Phone Conference ID: **337 156 710#**



<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Mark Harding	President (representing MD 1)	May, 2027
Joe Knopinski	Vice President (representing MD 5)	May, 2025
Marc Spezialy	Treasurer (representing MD 5)	May, 2027
Scott E. Lehman	Secretary (representing MD 3)	May, 2027
Dirk Lashnits	Assistant Secretary (representing MD 5)	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 April 12, 2024 Regular Meeting (enclosure).
- B. Ratify Change Order No. 13 to the Grading Contract with Bemas Construction, Inc. for costs associated with starting the 2nd Phase of the Sky Ranch Neighborhood A&D Grading Contract in the amount of \$1,109,993.10.
- C. Ratify Pay Application No. 1 to the Grading Contract with Bemas Construction in the amount of \$287,498.84.
- D. Ratify approval of Change Order No. 5 with Consolidated Divisions Inc. ("CDI") for Pet Waste Station Services (enclosure).

III. PUBLIC COMMENT

- A. Public Comment.

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

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

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

V. FINANCIAL MATTERS

- A. Review and accept the schedule of cash position updated as of May 6, 2024, accounts



receivable summaries, tax schedules, and developer advance schedule (enclosure).

- B. Consider approval and/or ratification of payables through May 3, 2024 in the amount of \$822,971.60 (enclosure).

VI. CONSTRUCTION MATTERS

- A. Project Manager’s Report (enclosure).
- B. Review and consider approval of Task Order No. 23 to the MSA with KT Engineering, LLC for Filing 4 as-builts and miscellaneous survey services in the amount of \$4,850.00.
- C. Review and consider approval of Task Order No. 24 to the MSA with KT Engineering, LLC for Filing 5 dry utility and fine grading staking in the amount of \$15,745.00.
- D. Engineer’s Report (enclosure).
- E. Review and consider acceptance of Cost Certification Report No. 9 by Independent District Engineering Services, LLC (“IDES”) certifying costs in Filings 1-3 in the amount of \$25,327.50 (enclosure).
- F. Review and consider acceptance of Cost Certification Report No. 11 by Independent District Engineering Services, LLC (“IDES”) certifying costs in Filings 4-7 in the amount of \$4,346,462.93 (enclosure).
- G. Review and consider conveyance of water and sanitary sewer improvements to Rangeview Metropolitan District (enclosure).
- H. Phase I (Filing Nos. 1, 2 and 3) Construction Matters: None.
- I. Phase II (Filing No. 4) Construction Matters:
 - 1. **Grading/Earthwork:** None.
 - 2. **Drainage and Utilities:** None
 - 3. **Erosion Control:** None.
 - 4. **Roadway Improvements:**
 - Paving/Asphalt None
 - Concrete/Striping/Signage Consider approval of Pay Application No. 25



to the Construction Contract with Premier Earthworks & Infrastructure Inc. ("PEI") in the amount of \$44,215.10.

5. Landscape:

Consider approval of Change Order No. 12 to the Landscape Installation Contract with Consolidated Divisions Inc. ("CDI") for additional costs to seed Tract B and surrounding area as requested by SEMWA to mitigate erosion issues in the amount not to exceed \$4,879.80.

6. Fencing

Consider approval of Pay Application No. 11 to the Fencing Contract with Pure Cycle Corporation in the amount of \$61,212.14.

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

1. Grading/Earthwork:

None.

2. Drainage and Utilities:

Consider approval of Change Order No. 4 to the Construction Contract with American West Construction, LLC to remove the sag from the sanitary sewer connection point beneath E. 8th Place for an amount not to exceed \$15,000.00.

Consider approval of Change Order No. 5 to the Construction Contract with American West Construction, LLC for to repair storm and sanitary sewer manholes in Filing 4 for an amount not to exceed \$82,550.00.

Consider approval of Pay Application No. 11 to the Construction Contract with American West Construction, LLC in the amount of \$58,425.00.

3. Erosion Control:

Consider approval of Pay Application No. 4 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$27,128.68.



4. Roadway Improvements:

Paving/Asphalt

Consider approval of Change Order No. 3 to the Paving Contract with Martin Marietta Materials, Inc. for additional costs to rebalance subgrade to meet required specifications and design in the amount of \$59,238.48.

Consider approval of Pay Application No. 1 to the Paving Contract with Martin Marietta Materials, Inc, in the amount of \$617,190.44.

Concrete/Striping/Signage

Consider approval of Change Order No. 5 to the Construction Contract with PEI for street signs required for acceptance in an amount not to exceed \$9,046.19.

Consider approval of Change Order No. 6 to the Construction Contract with PEI for additional costs to regrade alleyways 9, 12, 17, 18, 19, and 21 in an amount not to exceed \$9,071.73.

Consider approval of Pay Application No. 3 to the Construction Contract with PEI in the amount of \$31,831.85.

5. Landscape: None.

K. Phase II (Filing No. 6) Construction Matters:

1. Grading/Earthwork: None.

2. Drainage and Utilities: None.

3. Erosion Control: Consider approval of Pay Application No. 2 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$5,305.28.

4. Roadway Improvements:

Paving/Asphalt

Consider approval of Pay Application No. 2



to the Grading Contract with Bemas Construction, Inc. in the amount of \$329,808.72.

Concrete/Striping/Signage None.

5. Landscape: None.

VII. LEGAL MATTERS

A. Adjourn in Executive Session (if needed).

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Discuss and consider approval of installment of fourteen French drains in Filing No. 1 (a/k/a/Neighborhood B) by Pure Cycle Corporation, in the amount of \$13,100, to be billed monthly to the CAB until paid.

B. Community Manager's Update (enclosures).

a. Update on street parking enforcement.

b. Discuss alley parking guidelines.

c. Update on trash removal proposals.

C. Accounts Receivable Report (enclosure).

IX. OTHER BUSINESS

A. Confirm quorum for June 14, 2024, Board meeting.

X. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (April 2024).

***The Next Regular Board Meeting is Scheduled for
June 14, 2024***



RECORD OF PROCEEDINGS

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

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

Directors in Attendance Were:

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

Absent and excused was Director Joe Knopinski.

Also in Attendance Were:

Lisa Johnson, Alex Clem, Celeste Terrell, and Kaitlin Frey; CliftonLarsonAllen LLP (“CLA”)
 Suzanne Meintzer, Esq., and Tim O’ Connor, Esq.; McGeady Becher P.C.
 Stan Fowler; Independent District Engineering Services, LLC (“IDES”)
 Deb Saya and Cyrena Finnegan; Pure Cycle Corporation

Members of the Public in Attendance:

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

**ADMINISTRATIVE
MATTERS**

The meeting was called to order.

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

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



RECORD OF PROCEEDINGS

The Board reviewed a proposed agenda for the CAB’s regular meeting.

Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved the agenda, as amended.

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

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

- Approve Minutes of the March 8, 2024 Regular Meeting.
- Ratify Change Order No. 4 to the Construction Contract with Earthworks & Infrastructure, Inc. (“PEI”) to install throats for type R inlets located in Filing 5 in the amount of \$24,840.40.
- Ratify Westwood Professional Services, Inc. Task Order No. 2 for Filing 6 and Filing 7 re-lotting in the amount of \$81,800.00 [Note: this item was incorrectly listed as “Task Order No. 21” on the March 8, 2024 Agenda].

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

PUBLIC COMMENT There were no public comments.

CITIZENS
ADVISORY
COMMITTEE
 (“CAC”) MATTERS

CAC Presentation on Recommendations: None.

FINANCIAL
MATTERS

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



RECORD OF PROCEEDINGS

Payables through April 5, 2024: Ms. Johnson reviewed the payables through April 5, 2024 with the Board. Following review, upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved the payables in the amount of \$1,712,102.64.

CONSTRUCTION MATTERS

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

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

Bid Tabulation and Award of Contract for Filing 5 Fencing: Mr. Fowler presented the bid tabulation to the Board. Following review and discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved awarding the Contract for Filing 5 Fencing to Pure Cycle Corporation as the lowest responsible bidder.

Bid Tabulation and Award of Contract for Filing 6 Wet Utilities: Mr. Fowler presented the bid tabulation to the Board. The Board confirmed that it wished to award a contract for materials only by the CAB and that the construction would be contracted directly by Pure Cycle Corporation. Director Harding explained that the Board hoped to achieve cost savings for the community by having the CAB contract for the materials and Pure Cycle Corporation contract for the construction.

Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved awarding the Contract for Filing 6 Wet Utilities to Premier Earthwork & Infrastructure, Inc., said contract to include materials only, subject to approval by the contractor.

Bids for Filing 5 Landscape Installation: The Board directed staff to solicit bids for the Filing 5 landscape installation.

PHASE 1 (FILING NOS. 1, 2 AND 3) CONSTRUCTION MATTERS: None.

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities: None.

Erosion Control:



RECORD OF PROCEEDINGS

Change Order No. 8 to the Erosion Control Contract with Pure Cycle Corporation: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Change Order No. 8 to the Erosion Control Contract with Pure Cycle Corporation for reduced costs to close out the remaining balance on the contract in the reduced amount of \$375,878.70.

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage:

Change Order No. 29 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI"): Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Change Order No. 29 to the Construction Contract with PEI for additional probationary punch list items that were required for acceptance of the Right of Way in the amount of \$44,215.11.

Pay Application No. 24 to the Construction Contract with PEI: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Pay Application No. 24 to the Construction Contract with PEI in the amount of \$2,701.07.

Landscape:

Change Order No. 11 to the Landscape Installation Contract with Consolidated Divisions Inc. ("CDI"): Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Change Order No. 11 to the Landscape Installation Contract with CDI for additional costs to install 3" borings and gate valves for the Filing 4 irrigation system in an amount not to exceed \$7,295.00.

Pay Application No. 13 to the Landscape Installation Contract with CDI: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Pay Application No. 13 to the Landscape Installation Contract with CDI in the amount of \$215,401.03.

Fencing:



RECORD OF PROCEEDINGS

Pay Application No. 10 to the Fencing Installation Contract with Pure Cycle Corporation: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Pay Application No. 10 to the Fencing Installation Contract with Pure Cycle Corporation in the amount of \$25,652.23.

PHASE II (FILING NO. 5) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities:

Pay Application No. 10 to the Construction Contract with American West Construction, LLC: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Pay Application No. 10 to the Construction Contract with American West Construction, LLC in the amount of \$58,425.00.

Erosion Control:

Change Order No. 3 to the Erosion Control Contract with Pure Cycle Corporation: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Change Order No. 3 to the Erosion Control Contract with Pure Cycle Corporation for additional erosion control costs from January 2024 to June 2024 in the amount of \$90,000.00.

Pay Application No. 3 to the Erosion Control Contract with Pure Cycle Corporation: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Pay Application No. 3 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$80,021.35.

Roadway Improvements: None.

Paving/Asphalt: None.

Concrete/Striping/Signage: None.

Landscape: None.



RECORD OF PROCEEDINGS

PHASE II (FILING NO. 6) CONSTRUCTION MATTERS:

Grading/Earthwork:

Change Order No. 13 to the Grading Contract with Bemas Construction, Inc.: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Change Order No. 13 to the Grading Contract with Bemas Construction, Inc. for costs associated with starting the second phase of the Sky Ranch Neighborhoods A&D in the amount of \$1,109,993.10.

Pay Application No. 1 to the Grading Contract with Bemas Construction, Inc.: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Pay Application No. 1 to the Grading Contract with Bemas Construction, Inc. in the amount of \$287,498.84.

Drainage and Utilities: None.

Erosion Control:

Pay Application No. 1 to the Erosion Control Contract with Pure Cycle Corporation: Upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved Pay Application No. 1 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$19,831.25.

Roadway Improvements: None.

Paving/Asphalt: None.

Concrete/Striping/Signage: None.

Landscape: None.

LEGAL MATTERS

Executive Session: No Executive Session was needed at this time.

COMMUNITY MANAGEMENT / COVENANT CONTROL /

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



RECORD OF PROCEEDINGS

OPERATIONS

Proposals for Trash Removal Services: Ms. Terrell presented one proposal received from HBS Trash Services (“HBS”) to the Board. It was noted that HBS revised their proposal to include billing services directly to the residents and increased their per-home cost from \$14.50 to \$18.00 per month. Ms. Terrell and Mr. Clem will continue to solicit additional proposals and present them at a future meeting.

Alley Home Trash Storage: Ms. Terrell discussed with the Board several calls and emails that have been received from alley lot owners related to covenant violations regarding storage of their trash bins. They have indicated that they do not want to keep their bins in the garage due to odor, rodents, etc. No action was taken at this time.

Proposal from Nature’s Workforce, Inc. for Pet Waste Station Services: Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved the proposal from Nature’s Workforce, Inc. and directed legal counsel to draft a change order for this work.

Dog Waste in Common Areas: Ms. Terrell has contacted Pet Scoop to solicit a proposal to enhance services due to recent pet waste complaints received from the community. It is anticipated the cost would increase from \$100 to \$200 per month. Pet waste issues will continue to be monitored for the time being.

Commercial Vehicles and Street Parking: Ms. Terrell presented the research her team completed related to Arapahoe County regulations on commercial vehicle parking on public streets. The Board directed Ms. Terrell to contact covenant enforcement counsel to discuss the issue and seek an opinion.

Accounts Receivable Report: The Board reviewed the Accounts Receivable Report. No action was taken.

OTHER BUSINESS

Quorum for May 10, 2024 Board Meeting: The Board confirmed a quorum for the May 10, 2024 Board meeting.



RECORD OF PROCEEDINGS

ADJOURNMENT

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

Respectfully submitted,

By: _____
Secretary for the Meeting

CHANGE ORDER

Change Order No: 5	Date Issued: April 12, 2024
Name of Agreement: Service Agreement for Landscape Maintenance	
Date of Agreement: November 11, 2022	CAB: Sky Ranch Community Authority Board
Other Party/Parties: Consolidated Divisions Inc. d/b/a CDI Environmental Contractor (the “Consultant,” or “CDI”)	

CHANGE IN TERM AND SCOPE OF SERVICES (describe):

EXHIBIT A – SCOPE OF SERVICES AND COMPENSATION to the Agreement shall be amended to include the Scope of Services and Compensation for Pet Waste Station Maintenance, as listed in **Exhibit 1** to this Change Order No. 5.

CHANGE IN AGREEMENT PRICE:	CHANGE IN TERM OF AGREEMENT:
	N/A
Price with Prior Approved Change Orders (2023 and 2024 Services): Not to Exceed: \$249,293.35	Original Term: Expires December 31, 2023
Increase of this Change Order No. 5 (2024 Pet Waste Station Maintenance): \$4,064.00	New Term: Expires December 31, 2024
Price with all Approved Change Orders: (2023 and 2024 Services) Not to Exceed: \$253,357.35	Agreement Time with all Approved Change Orders: Expires December 31, 2024

APPROVED:	
By:	
	CAB

APPROVED:	
By:	
	Consultant

EXHIBIT 1
SCOPE OF SERVICES AND COMPENSATION FOR
PET WASTE STATION MAINTENANCE

Service seven (7) pet waste stations weekly concurrent with weekly services and winter trash services, to include emptying trash, filling pet waste bags and trash bags.

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Pet Waste Station- Services	40.00	EACH	\$101.60	\$4,064.00
			Total Bid Price:	<u>\$4,064.00</u>

Notes:

- Any fees for billing or project management platforms such as Textura are not included in this proposal and will be billed as an additional cost to the project.
- CDI is a commercial applicator licensed by the Department of Agriculture.

SKY RANCH COMMUNITY AUTHORITY BOARD
 Schedule of Cash Position
 March 31, 2024
 Updated as of May 6, 2024

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<u>In Bank - Checking Account</u>								
Balance as of 3/31/24	\$ 21,495.70	\$ 18,456.49	\$ 12,150.00	\$ 0.21	\$ (2,243.35)	\$ -	\$ 1,158.44	\$ 51,017.49
Subsequent activities:								
4/04/24 - PIF Deposits (Lennar)	29,094.27	-	-	-	-	-	-	29,094.27
4/09/24 - Tax Distribution - (SRMD Nos. 1, 3, 5)	22,704.90	-	-	29,464.05	80,500.27	-	69,376.93	202,046.15
4/09/24 - PIF Deposits (DR Horton)	34,837.32	-	-	-	-	-	-	34,837.32
4/12/24 - Transfer to Money Market	(46,255.33)	-	-	-	-	-	(70,000.00)	(116,255.33)
4/12/24 - Developer Advance/Reimb for Dev. Costs	-	-	-	-	-	937,825.46	-	937,825.46
4/16/24 - Fee Deposit (KB Homes)	-	975.62	135.00	-	-	-	-	1,110.62
4/23/24 - Transfer to UMB	-	-	-	(29,464.02)	(80,500.59)	-	-	(109,964.61)
4/24/24 - Fee Deposit (PC)	-	2,100.00	270.00	-	-	-	-	2,370.00
April Checks (1612-1620)	-	(4,791.33)	-	-	-	(349,764.91)	-	(354,556.24)
April ACH Payments	(41,086.34)	(29,003.47)	-	-	-	(588,060.55)	-	(658,150.36)
April O&M Fee Deposits	-	39,035.20	1,053.00	-	-	-	-	40,088.20
<i>Anticipated balance</i>	<u>20,790.52</u>	<u>26,772.51</u>	<u>13,608.00</u>	<u>0.24</u>	<u>(2,243.67)</u>	<u>-</u>	<u>535.37</u>	<u>59,462.97</u>
<u>In Bank - Money Market Account</u>								
Balance as of 3/31/24	257,617.58	114,000.00	-	-	-	-	45,520.38	417,137.96
Subsequent activities:								
4/12/24 - Transfer from Checking	46,255.33	-	-	-	-	-	70,000.00	116,255.33
4/30/24 - Interest income	946.47	355.08	-	-	-	-	359.81	1,661.36
<i>Anticipated balance</i>	<u>304,819.38</u>	<u>114,355.08</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>115,880.19</u>	<u>535,054.65</u>
<u>UMB - 2019A Revenue Fund</u>								
Balance as of 4/30/24	-	-	-	450,757.30	-	-	-	450,757.30
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>450,757.30</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>450,757.30</u>
<u>UMB - 2019A Bond Fund</u>								
Balance as of 4/30/24	-	-	-	0.19	-	-	-	0.19
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.19</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.19</u>
<u>UMB - 2019A Reserve Fund</u>								
Balance as of 4/30/24	-	-	-	933,554.09	-	-	-	933,554.09
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>933,554.09</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>933,554.09</u>
<u>UMB - 2019A Surplus Fund</u>								
Balance as of 4/30/24	-	-	-	599,279.80	-	-	-	599,279.80
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>599,279.80</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>599,279.80</u>
<u>UMB - 2019A Project Fund</u>								
Balance as of 4/30/24	-	-	-	-	-	5,008.99	-	5,008.99
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,008.99</u>	<u>-</u>	<u>5,008.99</u>
<u>UMB - 2019A Bond Principal Fund</u>								
Balance as of 4/30/24	-	-	-	0.04	-	-	-	0.04
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.04</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.04</u>
<u>UMB - 2019B Revenue Fund</u>								
Balance as of 4/30/24	-	-	-	2.71	-	-	-	2.71
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2.71</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2.71</u>
<u>UMB - 2019B Project Fund</u>								
Balance as of 4/30/24	-	-	-	-	-	810.93	-	810.93
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>810.93</u>	<u>-</u>	<u>810.93</u>
<u>UMB - 2022A Interest Fund</u>								
Balance as of 4/30/24	-	-	-	-	1,616,086.12	-	-	1,616,086.12
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,616,086.12</u>	<u>-</u>	<u>-</u>	<u>1,616,086.12</u>
<u>UMB - 2022A Reserve Fund</u>								
Balance as of 4/30/24	-	-	-	-	2,032,126.88	-	-	2,032,126.88
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,032,126.88</u>	<u>-</u>	<u>-</u>	<u>2,032,126.88</u>
<u>UMB - 2022A Senior Bond Fund</u>								
Balance as of 4/30/24	-	-	-	-	133,530.38	-	-	133,530.38
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>133,530.38</u>	<u>-</u>	<u>-</u>	<u>133,530.38</u>
<u>UMB - 2022A Project Fund</u>								
Balance as of 4/30/24	-	-	-	-	-	1,794.46	-	1,794.46
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,794.46</u>	<u>-</u>	<u>1,794.46</u>
<u>UMB - 2022A Surplus Fund</u>								
Balance as of 4/30/24	-	-	-	-	341,619.62	-	-	341,619.62
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>341,619.62</u>	<u>-</u>	<u>-</u>	<u>341,619.62</u>
<i>Anticipated balance</i>	<u>\$ 325,609.90</u>	<u>\$ 141,127.59</u>	<u>\$ 13,608.00</u>	<u>\$ 1,983,594.37</u>	<u>\$ 3,987,588.95</u>	<u>\$ 7,614.38</u>	<u>\$ 116,415.56</u>	<u>\$ 6,575,558.75</u>

Current Yield (as of 4/30/24)
 UMB invested in ColoTrust Prime - 5.16%
 UMB invested in ColoTrust Plus - 5.33%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2024

	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	\$ 4,929.29	\$ -	\$ 7,889.05	\$ -	\$ (73.94)	\$ -	12,744.40	0.35%	0.35%	\$ 10,994.26	0.65%	0.65%
February	647,543.32	-	6,328.86	-	(9,713.15)	-	644,159.03	46.21%	46.56%	436,106.27	45.51%	46.15%
March	29,866.88	-	5,925.37	12.61	(448.19)	-	35,356.67	2.13%	48.69%	26,629.10	2.16%	48.31%
April							-	0.00%	48.69%	46,956.58	4.43%	52.75%
May							-	0.00%	48.69%	53,830.11	5.09%	57.84%
June							-	0.00%	48.69%	397,651.60	41.42%	99.26%
July							-	0.00%	48.69%	5,184.12	0.00%	99.26%
August							-	0.00%	48.69%	7,101.88	0.10%	99.36%
September							-	0.00%	48.69%	2,164.45	-0.29%	99.07%
October							-	0.00%	48.69%	7,787.63	0.22%	99.30%
November							-	0.00%	48.69%	7,360.27	0.18%	99.48%
December							-	0.00%	48.69%	4,081.87	0.00%	99.48%
	\$ 682,339.49	\$ -	\$ 20,143.28	\$ 12.61	\$ (10,235.28)	\$ -	\$ 692,260.10	48.69%	48.69%	\$ 1,005,848.14	99.48%	99.48%

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

General Fund	\$ 233,566.00	16.67%	\$ 113,720.25	48.69%
Debt Service Fund	1,167,867.00	83.33%	568,619.24	48.69%
	<u>\$ 1,401,433.00</u>	<u>100.00%</u>	<u>\$ 682,339.49</u>	<u>48.69%</u>

Specific Ownership Tax

General Fund	\$ 14,014.00	16.67%	\$ 3,357.13	23.96%
Debt Service Fund	70,072.00	83.33%	16,786.15	23.96%
	<u>\$ 84,086.00</u>	<u>100.00%</u>	<u>\$ 20,143.28</u>	<u>23.96%</u>

Treasurer's Fees

General Fund	\$ 3,503.00	16.67%	\$ 1,705.83	48.70%
Debt Service Fund	17,518.00	83.33%	8,529.45	48.69%
	<u>\$ 21,021.00</u>	<u>100.00%</u>	<u>\$ 10,235.28</u>	<u>48.69%</u>

Sky Ranch Metropolitan District No. 3
Property Taxes Reconciliation
2024

	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	\$ -	\$ -	\$ 4,148.28	\$ -	\$ -	\$ 71,893.31	-	0.00%	0.00%	\$ 16,524.65	1.86%	1.86%
February	170,503.22	-	3,327.88	-	(2,557.55)	(67,745.03)	103,528.52	23.14%	23.14%	15,125.21	1.65%	3.51%
March	164,760.28	-	3,115.72	-	(2,471.40)	-	165,404.60	22.36%	45.50%	288,241.32	40.67%	44.18%
April							-	0.00%	45.50%	229,413.15	32.36%	76.54%
May							-	0.00%	45.50%	151,977.61	21.19%	97.73%
June							-	0.00%	45.50%	11,021.26	1.03%	98.76%
July							-	0.00%	45.50%	5,327.41	0.21%	98.97%
August							-	0.00%	45.50%	4,484.58	0.00%	98.97%
September							-	0.00%	45.50%	-	-12.65%	86.32%
October							-	0.00%	45.50%	-	0.00%	86.32%
November							-	0.00%	45.50%	-	1.03%	87.35%
December							-	0.00%	45.50%	-	0.00%	87.35%
Total	\$ 335,263.50	\$ -	\$ 10,591.88	\$ -	\$ (5,028.95)	\$ -	\$ 268,933.12	45.50%	45.50%	\$ 722,115.19	87.35%	87.35%

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

General Fund	\$ 71,721.00	9.73%	\$ 32,629.95	45.50%
Debt Service Fund	358,646.00	48.67%	163,168.40	45.50%
Regional Improvements	306,546.00	41.60%	139,465.15	45.50%
Total	\$ 736,913.00	100.00%	\$ 335,263.50	45.50%

Specific Ownership Tax

General Fund	\$ 4,303.00	9.73%	\$ 1,030.87	23.96%
Debt Service Fund	21,519.00	48.67%	5,154.93	23.96%
Regional Improvements	18,393.00	41.60%	4,406.08	23.96%
Total	\$ 44,215.00	100.00%	\$ 10,591.88	23.96%

Treasurer's Fees

General Fund	\$ 1,076.00	9.73%	\$ 489.45	45.49%
Debt Service Fund	5,380.00	48.67%	2,447.52	45.49%
Regional Improvements	4,598.00	41.60%	2,091.98	45.50%
Total	\$ 11,054.00	100.00%	\$ 5,028.95	45.49%

**Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2024**

	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	\$ -	\$ -	\$ 1,710.70	\$ -	\$ -	\$ 1,710.70	0.00%	0.00%	\$ 985.87	0.00%	0.00%
February	-	-	1,372.38	-	-	1,372.38	0.00%	0.00%	998.45	0.00%	0.00%
March	-	-	1,284.88	-	-	1,284.88	0.00%	0.00%	1,253.22	0.00%	0.00%
April						-	0.00%	0.00%	193,628.12	100.00%	100.00%
May						-	0.00%	0.00%	1,133.34	0.00%	100.00%
June						-	0.00%	0.00%	1,040.59	0.00%	100.00%
July						-	0.00%	0.00%	1,053.83	0.00%	100.00%
August						-	0.00%	0.00%	1,238.33	0.00%	100.00%
September						-	0.00%	0.00%	1,026.09	0.00%	100.00%
October						-	0.00%	0.00%	1,129.57	0.00%	100.00%
November						-	0.00%	0.00%	1,118.00	0.00%	100.00%
December						-	0.00%	0.00%	829.76	0.00%	100.00%
\$	-	\$ -	\$ 4,367.96	\$ -	\$ -	\$ 4,367.96	0.00%	0.00%	\$ 205,435.17	100.00%	100.00%

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

General Fund	\$ 168,886.00	55.57%	\$ -	0.00%
Regional Improvements	135,007.00	44.43%	-	0.00%
\$	303,893.00	100.00%	\$ -	0.00%

Specific Ownership Tax

General Fund	\$ 10,133.00	55.57%	\$ 2,427.46	23.96%
Regional Improvements	8,100.00	44.43%	1,940.50	23.96%
\$	18,233.00	100.00%	\$ 4,367.96	23.96%

Treasurer's Fees

General Fund	\$ 2,533.00	55.57%	\$ -	0.00%
Regional Improvements	2,025.00	44.43%	-	0.00%
\$	4,558.00	100.00%	\$ -	0.00%

Sky Ranch Community Authority Board

Accounts Receivables Summary

April 30, 2024

	<u>Fees Billed YTD</u>	<u>Outstanding AR</u>
<u>O&M Fees</u>		
KB Homes	975.62	1,442.47
Melody Homes	35,609.14	35,258.44
Pure Cycle	2,100.00	-
Challenger	2,431.31	(33.00)
Lennar	140.68	-
Homeowners	217,300.00	77,642.56
Total O&M	<u>258,556.75</u>	<u>114,310.47</u>
<u>Alleyway Fees</u>		
KB Homes	135.00	-
Melody Homes	270.00	621.00
Pure Cycle	270.00	-
Challenger	437.64	32.64
Homeowners	5,751.00	5,670.00
Total O&M	<u>6,863.64</u>	<u>6,323.64</u>
<u>PIF</u>		
KB Homes	-	10,806.20
DR Horton	70,929.99	-
Challenger	21,087.95	-
Total PIF	<u>92,017.94</u>	<u>10,806.20</u>

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
April 30, 2024

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders													
KB Homes	-	-	975.62	-	-	-	-	-	-	-	-	-	975.62
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	-	-	35,609.14	-	-	-	-	-	-	-	-	-	35,609.14
Pure Cycle	-	-	2,100.00	-	-	-	-	-	-	-	-	-	2,100.00
Challenger	-	-	2,431.31	-	-	-	-	-	-	-	-	-	2,431.31
Lennar	-	-	140.68	-	-	-	-	-	-	-	-	-	140.68
Amount Due	-	-	41,256.75	-	-	-	-	-	-	-	-	-	41,256.75
Payment Received													
KB Homes	(1,442.47)	-	-	(975.62)	-	-	-	-	-	-	-	-	(2,418.09)
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	(31,154.05)	-	-	-	-	-	-	-	-	-	-	-	(31,154.05)
Pure Cycle	(2,100.00)	-	-	(2,100.00)	-	-	-	-	-	-	-	-	(4,200.00)
Challenger	(3,338.80)	-	-	(2,463.95)	-	-	-	-	-	-	-	-	(5,802.75)
Lennar	(551.91)	-	-	(140.68)	-	-	-	-	-	-	-	-	(692.59)
Total Amount Received	(38,587.23)	-	-	(5,680.25)	-	-	-	-	-	-	-	-	(44,267.48)
Balance as of 12/31/2023													
O&M Fees AR - Homebuilders													
KB Homes	2,884.94	(1,442.47)	-	975.62	(975.62)	-	-	-	-	-	-	-	1,442.47
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	30,803.35	(31,154.05)	-	35,609.14	-	-	-	-	-	-	-	-	35,258.44
Pure Cycle	2,100.00	(2,100.00)	-	2,100.00	(2,100.00)	-	-	-	-	-	-	-	-
Challenger	3,338.80	(3,338.80)	-	2,431.31	(2,463.95)	-	-	-	-	-	-	-	(32.64)
Lennar	551.91	(551.91)	-	140.68	(140.68)	-	-	-	-	-	-	-	-
Total O&M Fees AR	39,679.00	(38,587.23)	-	41,256.75	(5,680.25)	-	-	-	-	-	-	-	36,668.27
O&M Fees - Homeowners													
O&M Fees	107,115.00	-	910.00	100,800.00	-	-	-	-	-	-	-	-	208,825.00
Transfer Fees	-	800.00	3,400.00	2,700.00	-	-	-	-	-	-	-	-	6,900.00
Late Fee	-	(60.00)	75.00	1,560.00	-	-	-	-	-	-	-	-	1,575.00
Amount Due	107,115.00	740.00	4,385.00	105,060.00	-	-	-	-	-	-	-	-	217,300.00
Payment Received													
	(32,964.19)	(59,089.80)	(18,613.85)	(35,454.95)	-	-	-	-	-	-	-	-	(146,122.79)
Total O&M Fees AR - Homeowners	6,465.35	74,150.81	(58,349.80)	(14,228.85)	69,605.05	-	-	-	-	-	-	-	77,642.56
Total O&M Fees Billed													
	107,115.00	740.00	45,641.75	105,060.00	-	-	-	-	-	-	-	-	258,556.75
Total Payments Received													
	(71,551.42)	(59,089.80)	(18,613.85)	(41,135.20)	-	-	-	-	-	-	-	-	(190,390.27)
Total Outstanding													
	35,563.58	(58,349.80)	27,027.90	63,924.80	-	-	-	-	-	-	-	-	68,166.48
												Beginning AR Balance	46,144.35
												Total AR Balance	114,310.83

Sky Ranch Community Authority Board
 Accounts Receivables - Alleyway Fees
 April 30, 2024

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
Alleyway Fees - Homebuilders													
KB Homes	-	-	135.00	-	-	-	-	-	-	-	-	-	135.00
Melody Homes	-	-	270.00	-	-	-	-	-	-	-	-	-	270.00
Pure Cycle	-	-	270.00	-	-	-	-	-	-	-	-	-	270.00
Challenger	-	-	437.64	-	-	-	-	-	-	-	-	-	437.64
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	-	-	1,112.64	-	-	-	-	-	-	-	-	-	1,112.64
Payment Received													
KB Homes	(189.00)	-	-	(135.00)	-	-	-	-	-	-	-	-	(324.00)
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	(297.00)	-	-	-	-	-	-	-	-	-	-	-	(297.00)
Pure Cycle	(270.00)	-	-	(270.00)	-	-	-	-	-	-	-	-	(540.00)
Challenger	(459.00)	-	-	(405.00)	-	-	-	-	-	-	-	-	(864.00)
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received	(1,215.00)	-	-	(810.00)	-	-	-	-	-	-	-	-	(2,025.00)
Balance as of 12/31/2023													
Alleyway Fees - Homebuilders	189.00	(189.00)	-	135.00	(135.00)	-	-	-	-	-	-	-	-
KB Homes	189.00	(189.00)	-	135.00	(135.00)	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Melody Homes	648.00	(297.00)	-	270.00	-	-	-	-	-	-	-	-	621.00
Pure Cycle	270.00	(270.00)	-	270.00	(270.00)	-	-	-	-	-	-	-	-
Challenger	459.00	(459.00)	-	437.64	(405.00)	-	-	-	-	-	-	-	32.64
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Total O&M Fees AR	1,566.00	(1,215.00)	-	1,112.64	(810.00)	-	-	-	-	-	-	-	653.64
Alleyway Fees - Homeowners													
Alleyway Fees	2,700.00	-	-	3,051.00	-	-	-	-	-	-	-	-	5,751.00
Amount Due	2,700.00	-	-	3,051.00	-	-	-	-	-	-	-	-	5,751.00
Payment Received													
	(540.00)	(756.00)	(27.00)	(513.00)	-	-	-	-	-	-	-	-	(1,836.00)
Total O&M Fees AR - Homeowners	1,755.00	2,160.00	(756.00)	(27.00)	2,538.00	-	-	-	-	-	-	-	5,670.00
Total Alleyway Fees Billed													
	2,700.00	-	1,112.64	3,051.00	-	-	-	-	-	-	-	-	6,863.64
Total Payments Received													
	(1,755.00)	(756.00)	(27.00)	(1,323.00)	-	-	-	-	-	-	-	-	(3,861.00)
Total Outstanding													
	945.00	(756.00)	1,085.64	1,728.00	-	-	-	-	-	-	-	-	3,002.64
												Beginning AR Balance	3,321.00
												Total AR Balance	<u>6,323.64</u>

Sky Ranch Community Authority Board
 Accounts Receivables - Public Improvement Fees
 April 30, 2024

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Valiant Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
DR Horton	36,092.67	-	-	34,837.32	-	-	-	-	-	-	-	-	70,929.99
Challenger	21,087.95	-	-	-	-	-	-	-	-	-	-	-	21,087.95
Amount Due	<u>57,180.62</u>	-	-	<u>34,837.32</u>	-	-	-	-	-	-	-	-	<u>92,017.94</u>
Payment Received													
KB Homes	-	-	2,835.43	-	-	-	-	-	-	-	-	-	2,835.43
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	8,191.21	-	-	-	-	-	-	-	-	-	8,191.21
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Valiant Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
DR Horton	(23,640.42)	(36,092.67)	-	(34,837.32)	-	-	-	-	-	-	-	-	(94,570.41)
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received	<u>(23,640.42)</u>	<u>(36,092.67)</u>	<u>11,026.64</u>	<u>(34,837.32)</u>	-	-	-	-	-	-	-	-	<u>(83,543.77)</u>
Balance as of													
PIF AR	12/31/2023												
KB Homes	7,970.77	-	2,835.43	-	-	-	-	-	-	-	-	-	10,806.20
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	(8,191.21)	-	8,191.21	-	-	-	-	-	-	-	-	-	-
Lennar	29,094.27	-	(29,094.27)	-	-	-	-	-	-	-	-	-	-
Valiant Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
DR Horton	23,640.42	12,452.25	(36,092.67)	-	-	-	-	-	-	-	-	-	-
Challenger	-	21,087.95	-	(21,087.95)	-	-	-	-	-	-	-	-	-
Total PIF AR	<u>52,514.25</u>	<u>33,540.20</u>	<u>(36,092.67)</u>	<u>(39,155.58)</u>	-	-	-	-	-	-	-	-	<u>10,806.20</u>
Total PIF Billed	57,180.62	-	-	34,837.32	-	-	-	-	-	-	-	-	92,017.94
Total Payments Received	(23,640.42)	(36,092.67)	11,026.64	(34,837.32)	-	-	-	-	-	-	-	-	(83,543.77)
Total Outstanding	<u>33,540.20</u>	<u>(36,092.67)</u>	<u>11,026.64</u>	-	-	-	-	-	-	-	-	-	<u>8,474.17</u>
												Beginning AR Balance	52,514.25
												Total AR Balance	<u><u>60,988.42</u></u>

Sky Ranch Community Authority Board
 Developer Advance Summary
 April 30, 2024

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 2,279,705.75	\$ 541,639.14	\$ 2,821,344.89
Fencing	546,020.52	143,749.81	689,770.33
Advances to CAB for Capital Projects	27,296,637.53	1,189,466.15	28,486,103.68
Total Advances Due	\$ 30,122,363.80	\$ 1,874,855.10	\$ 31,997,218.90

Sky Ranch Community Authority Board
 Developer Advance - Project Management
 April 30, 2024

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/23	\$ 2,279,705.75	\$ 496,045.02	\$ -	\$ -	\$ 2,775,750.77
Accrued Interest	-	45,594.12	-	-	2,821,344.89
Total 2024 Advances (Repayments)	-	45,594.12	-	-	
Outstanding Balance as of 1/31/24 (Net of Repayments)	\$ 2,279,705.75	\$ 541,639.14			\$ 2,821,344.89

Sky Ranch Community Authority Board
 Developer Advance - Fencing
 April 30, 2024

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/23	\$ 546,020.52	\$ 132,829.41	\$ -	\$ -	\$ 678,849.93
Accrued Interest	-	10,920.40	-	-	689,770.33
Total 2024 Advances (Repayments)	-	10,920.40	-	-	
Outstanding Balance as of 1/31/24 (Net of Repayments)	\$ 546,020.52	\$ 143,749.81			\$ 689,770.33

Sky Ranch Community Authority Board
 Developer Advance - Capital Projects
 April 30, 2024

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/23	\$24,716,963.56	\$ 674,934.49	\$ -	\$ -	\$ 25,391,898.05
01/16/2024	2,242.50	-	-	-	25,394,140.55
01/16/2024	470,832.10	-	-	-	25,864,972.65
02/12/2024	390,772.52	-	-	-	26,255,745.17
02/13/2024	4,587.80	-	-	-	26,260,332.97
02/22/2024	49,750.00	-	-	-	26,310,082.97
03/01/2024	25,000.00	-	-	-	26,335,082.97
03/08/2024	698,663.59	-	-	-	27,033,746.56
04/12/2024	937,825.46	-	-	-	27,971,572.02
Accrued Interest	-	514,531.66	-	-	28,486,103.68
Total 2024 Advances (Repayments)	2,579,673.97	514,531.66	-	-	
Outstanding Balance as of 1/31/24 (Net of Repayments)	\$27,296,637.53	\$ 1,189,466.15			\$ 28,486,103.68

Sky Ranch Community Authority Board
Claims Listing as of 5/3/24

Vendor	Number of Invoices	Sum of Net A/P	Sum of EST Reimb	
CAB	23	56,442.35	-	
CliftonLarsonAllen LLP	2	26,248.03	-	
CNA Surety	1	255.00	-	
CO Special Districts	1	85.00	-	<i>To be ratified</i>
Consolidated Divisions Inc	2	7,763.64	-	
Keesen Landscape Management Inc	1	6,350.83	-	
McGeady Becher PC	1	6,151.89	-	
Pet Scoop Inc	1	400.00	-	
Pure Cycle Corporation	1	4,678.55	-	
Rangeview Metro Dist (FUND TRSFR)	12	4,367.82	-	
Xcel Energy AUTOPAY	1	141.59	-	
FFAA	21	815,285.11	822,971.60	
Core & Main	1	4,017.88	4,017.88	
CTL Thompson Incorporated	6	15,068.97	14,249.13	
IDES LLC	1	10,523.09	10,523.09	
Interwest Safety Supply LLC	1	7,190.55	7,190.55	
KT Engineering LLC	2	31,125.00	31,125.00	
Martin Marietta Materials Inc	1	617,190.44	649,674.14	
PCS Group Inc	2	12,632.50	12,632.50	
Premier Earthworks & Infrastructure	2	76,046.95	77,722.31	
Pure Cycle Corporation	1	25,652.23	-	
SE Metro Stormwater Authority	2	6,275.00	6,275.00	
Westwood Professional Services	2	9,562.50	9,562.00	
Grand Total	44	871,727.46	822,971.60	

03 - Sky Ranch Community Autho

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	EST. Reimb	Funding Source	
1010	CO Special Districts	27536	3/22/2024	85.00		n/a CAB	<i>Ratify</i>
1242	CliftonLarsonAllen LLP	L241210009	4/16/2024	19,035.58		n/a CAB	
1242	CliftonLarsonAllen LLP	L241265585	4/29/2024	7,212.45		n/a CAB	
1130	CNA Surety	61383896	4/23/2024	255.00		n/a CAB	
1117	Consolidated Divisions Inc	2013827	4/6/2024	1,324.69		n/a CAB	
1117	Consolidated Divisions Inc	2013987	5/1/2024	6,438.95		n/a CAB	
1332	Keesen Landscape Management Inc	239184	1/29/2024	6,350.83		n/a CAB	
1060	McGeady Becher PC	116110260	3/31/2024	6,151.89		n/a CAB	
1011	Pet Scoop Inc	543029	4/30/2024	400.00		n/a CAB	
1249	Pure Cycle Corporation	J001146	4/26/2024	4,678.55		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	1-0424	4/30/2024	33.95		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	10-0424	4/30/2024	111.32		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	13-0424	4/30/2024	1,176.32		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	14-0424	4/30/2024	977.28		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	2-0424	4/30/2024	82.89		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	3-0424	4/30/2024	519.51		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	4-0424	4/30/2024	301.21		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	5-0424	4/30/2024	481.31		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	6-0424	4/30/2024	468.18		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	7-0424	4/30/2024	32.74		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	8-0424	4/30/2024	55.42		n/a CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	9-0424	4/30/2024	127.69		n/a CAB	
1150	Xcel Energy AUTOPAY	874959503	4/25/2024	141.59		n/a CAB	
CAB16	Core & Main	U565775	4/4/2024	4,017.88	4,017.88	FFAA	
CAB1145	CTL Thompson Incorporated	700998	3/31/2024	604.53	604.53	FFAA	
CAB1145	CTL Thompson Incorporated	701045	3/31/2024	4,355.95	4,355.95	FFAA	
CAB1145	CTL Thompson Incorporated	701172	3/31/2024	819.84		n/a FFAA	
CAB1145	CTL Thompson Incorporated	703307	4/30/2024	156.00	156.00	FFAA	
CAB1145	CTL Thompson Incorporated	703462	4/30/2024	2,580.00	2,580.00	FFAA	
CAB1145	CTL Thompson Incorporated	703692	4/29/2024	6,552.65	6,552.65	FFAA	
CAB1120	IDES LLC	103099	3/31/2024	10,523.09	10,523.09	FFAA	
CAB17	Interwest Safety Supply LLC	086505	4/22/2024	7,190.55	7,190.55	FFAA	
CAB1115	KT Engineering LLC	003234	4/5/2024	4,850.00	4,850.00	FFAA	
CAB1115	KT Engineering LLC	003235	4/1/2024	26,275.00	26,275.00	FFAA	
CAB1324	Martin Marietta Materials Inc	F5ROADPAY1	4/25/2024	617,190.44	649,674.14	FFAA	
CAB1170	PCS Group Inc	016654	4/11/2024	5,147.50	5,147.50	FFAA	
CAB1170	PCS Group Inc	016795	4/29/2024	7,485.00	7,485.00	FFAA	
CAB1080	Premier Earthworks & Infrastructure	F4CSSPAY25	4/25/2024	44,215.10	44,215.10	FFAA	
CAB1080	Premier Earthworks & Infrastructure	F5ROADPAY3	4/25/2024	31,831.85	33,507.21	FFAA	
CAB1249	Pure Cycle Corporation	F4FENPAY10	3/25/2024	25,652.23		n/a FFAA	
CAB1040	SE Metro Stormwater Authority	005520	3/29/2024	6,115.00	6,115.00	FFAA	
CAB1040	SE Metro Stormwater Authority	005561	4/25/2024	160.00	160.00	FFAA	
CAB1125	Westwood Professional Services	1240400353	4/12/2024	7,375.00	7,375.00	FFAA	
CAB1125	Westwood Professional Services	1240401642	4/22/2024	2,187.50	2,187.00	FFAA	
				871,727.46	822,971.60		

56,442.35 CAB
- Debt Service
815,285.11 FFAA
871,727.46

Sky Ranch CAB – Project Manager Board Report

Date: 05/10/24

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I (Filings 1-3)

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

Phase II (Filings 4-7)

- ASP/Plat/CDs – Filing 5 Complete; Filing 6 re-plat amendment; Filing 7 re-lotting
- Grading/GESC – Filing 6 underway
- Utilities – Filing 4 complete; Filing 5 complete (less meter pits); Filing 6 bid review
- Streets – Filing 4 complete – working on punch list for acceptance; Filing 5 started
- I70 Interchange – improvements complete
- School status – school open; minor punch list items; pre-programming high school (delayed 1-yr)

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase II

- American West, CO#4, \$15,000 – repair belly in existing line in 8th
- American West, CO#5, \$82,550.00 – manhole sealants
- American West, CO#6, \$15,000.00 – fix belly in Filing 4 sanitary sewer stub-out
- CDI, CO#12, \$4,879.80 – seeding on future rec center site
- KT Engineering Filing 4, TO#23, \$4,850.00 – as-built and misc survey services
- KT Engineering Filing 5, TO#24, \$15,745.00 – dry utility and fine grading staking
- PEI, CO#5, \$9,046.19 – street sign revisions
- PEI, CO#6, \$9,071.73 – alley dirt balance

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

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	-	-	-	-	0%	-
Fees, Permits and Administration	Arapahoe County	122,156.37	122,156.37	-	100,449.18	100%	-
Grading	Bemas	1,004,412.34	1,004,412.35	-	522,294.42	100%	(0.01)
Landscaping	CDI	1,852,028.73	1,389,007.94	69,450.40	1,389,007.94	75%	463,020.79
Fees, Permits and Administration	CDPHE	660.59	660.59	-	543.20	100%	-
Erosion Control	CMS	5,467.50	4,522.03	-	3,718.52	83%	945.47
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	123.02	123.02	-	101.16	100%	-
Water	Copeland	3,457.18	3,457.18	-	-	100%	-
Planning and Engineering	CTL Thompson	2,975.00	1,105.00	-	908.64	37%	1,870.00
Geotech	CTL Thompson	304,393.95	298,731.57	-	245,650.75	98%	5,662.38
Planning and Engineering	CVL Consultants	533,243.01	531,090.25	-	436,715.51	100%	2,152.76
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERC	2,129.48	2,129.48	-	1,751.08	100%	(0.00)
Planning and Engineering	ERO	1,956.13	1,956.13	-	1,608.52	100%	0.00
Water	Ferguson	5,769.96	5,769.96	-	5,769.96	100%	-
Landscaping	Forms and Surfaces	2,822.93	2,822.93	-	2,822.93	100%	-
District	IDES	101,250.00	84,167.60	-	-	83%	17,082.41
Survey	KT Engineering	286,165.25	284,812.05	-	235,878.99	100%	1,353.20
Planning and Engineering	LSC	17,793.00	16,943.45	-	13,932.60	95%	849.55
Asphalt	Martin Marietta	4,088,428.96	4,088,428.94	204,421.45	4,088,428.94	100%	0.02
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	17,361.25	15,584.75	-	12,815.34	90%	1,776.50
Sanitary Sewer	Nelson	1,669,433.27	1,669,433.28	(12,632.51)	1,669,433.28	100%	(0.01)
Water	Nelson	1,802,743.87	1,802,743.87	(3,458.13)	1,802,743.87	100%	-
Storm Sewer	Nelson	3,854,551.61	3,854,551.98	(25,774.11)	3,854,551.98	100%	(0.37)
Asphalt	Nelson	707,856.20	707,856.20	35,392.81	707,856.20	100%	-
Planning and Engineering	PCS Group	148,284.19	143,432.44	-	117,944.49	97%	4,851.75
Concrete	PEI	2,354,004.10	2,316,421.24	63,202.93	2,316,421.24	98%	37,582.86
Warranty and Turnover	PEI	-	-	-	-	0%	-
Landscaping	Pure Cycle Fencing	347,744.88	249,005.22	12,450.26	249,005.22	72%	98,739.66
Erosion Control	Pure Cycle GESC	378,829.95	402,912.99	20,145.65	331,320.45	106%	(24,083.04)
Fees, Permits and Administration	Rangeview	490,091.98	490,091.98	-	403,002.64	100%	-
Fees, Permits and Administration	SEMSWA	24,842.53	24,842.53	-	20,428.02	100%	-
District	Sentinel	350.53	350.53	-	350.53	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	2,890.00	2,890.00	-	2,376.45	100%	-
Fees, Permits and Administration	Tri-County Health	240.30	240.30	-	197.60	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-	-	-	-	-	-	0%	-
-	-	-	-	-	-	0%	-
-	-	-	-	-	-	0%	-
Total		20,138,731.55	19,524,336.13	363,198.74	18,539,601.66	33	614,395.42

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	1,573,628.50	1,461,078.50	73,053.93	1,461,078.50	93%	112,550.00
Water	American West	1,425,745.74	1,487,245.74	74,362.29	1,487,245.74	104%	(61,500.00)
Storm Sewer	American West	1,074,696.00	928,696.00	46,434.80	928,696.00	86%	146,000.00
Planning and Engineering	Aquatech	3,900.00	-	-	-	0%	3,900.00
Fees, Permits and Administration	Arapahoe County	116,865.44	116,865.44	-	96,098.45	100%	-
Grading	Bemas	1,004,412.34	1,004,412.35	-	522,294.42	100%	(0.01)
Landscaping	CDI	222,324.08	81,706.36	4,085.32	81,706.36	37%	140,617.72
Fees, Permits and Administration	CDPHE	611.66	611.66	-	502.97	100%	-
Erosion Control	CMS	12,172.50	9,517.06	-	7,826.00	78%	2,655.44
Geotech	Cole Garner	41.83	-	-	-	0%	41.83
Fees, Permits and Administration	Colorado Geological Survey	113.90	112.05	-	92.14	98%	1.85
Water	Copeland	203.36	203.36	-	-	100%	-
Planning and Engineering	CTL Thompson	175.00	65.00	-	53.45	37%	110.00
Geotech	CTL Thompson	247,949.35	135,282.51	-	111,244.52	55%	112,666.84
Planning and Engineering	CVL Consultants	525,107.59	514,405.12	-	422,995.33	98%	10,702.47
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%	-
Landscaping	Forms and Surfaces	3,487.14	3,487.14	-	3,487.14	100%	-
District	IDES	113,750.00	111,357.62	-	-	98%	2,392.38
Survey	KT Engineering	194,923.25	137,793.65	-	113,309.46	71%	57,129.60
Planning and Engineering	LSC	16,475.00	15,688.39	-	12,900.56	95%	786.61
Asphalt	Martin Marietta	3,324,199.51	240,495.82	12,024.79	240,495.82	7%	3,083,703.69
Legal Title	McGeady Becher	57.40	57.40	-	-	100%	-
Planning and Engineering	MPI Designs	9,381.25	7,471.75	-	6,144.02	80%	1,909.50
Sanitary Sewer	Nelson	98,201.95	98,201.95	(743.09)	98,201.95	100%	-
Water	Nelson	223,468.24	223,468.24	(203.42)	223,468.24	100%	-
Storm Sewer	Nelson	226,738.34	226,738.35	(1,516.12)	226,738.35	100%	(0.01)
Asphalt	Nelson	41,638.60	41,638.60	2,081.93	41,638.60	100%	-
Planning and Engineering	PCS Group	138,040.90	134,312.29	-	110,444.99	97%	3,728.61
Concrete	PEI	2,327,004.49	632,136.22	28,511.63	632,136.22	27%	1,694,868.27
Landscaping	Pure Cycle Fencing	20,455.58	14,647.37	732.37	14,647.37	72%	5,808.21
Erosion Control	Pure Cycle GESG	477,381.61	275,466.76	13,773.34	226,519.80	58%	201,914.85
Fees, Permits and Administration	Rangeview	46,328.94	46,328.94	-	38,096.29	100%	-
Fees, Permits and Administration	SEMSWA	23,777.88	23,777.88	-	19,552.55	100%	-
District	Sentinel	357.12	357.12	-	357.12	100%	-
Planning and Engineering	Studio DH	1,250.00	1,250.00	-	1,250.00	100%	-
Planning and Engineering	Studio Lightning	365.00	170.00	-	139.79	47%	195.00
Fees, Permits and Administration	Tri-County Health	226.70	226.70	-	186.42	100%	-
Planning and Engineering	Underground Consulting	250.00	250.00	-	205.58	100%	-
-	-	-	-	-	-	0%	-
Total		9,425,483.09	4,102,625.48	58,746.74	3,256,184.06	29	5,322,857.61

SKY RANCH COMMUNITY AUTHORITY BOARD

Board Meeting Project Status

May 10th, 2024



*Project Overview from Filing 6
(View: Northeast)*

Cost Certification Reports

Phase I (Filing Nos. 1 – 3)

Cost Certification Report # 09 Certifies \$25,327.50 in Verified Costs.

Phase II (Filing Nos. 4 – 7)

Cost Certification Report # 11 Certifies \$4,346,462.93 in Verified Costs.

Construction Contract Documents

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Filing 4 Fence Installation – Pure Cycle

Recommended for Approval:

Pay Applications

- Pay Application #11: is recommended for payment of \$61,212.14 (\$64,433.93 District, \$0.00 Non-District, \$3,221.69 Retained)
 - \$384,383.60 Billed to Date. \$19,219.17 Retained. \$365,164.43 Paid to Date.

Filing 4 Landscape – Consolidated Divisions Inc.

Recommended for Approval:

Change Orders

- Change Order #12: \$4,879.80 in additional costs to seed Tract B and surround area as requested by SEMSWA to mitigate erosion issues.

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Filing 4 Concrete, Signage, and Striping – Premier Earthworks & Infrastructure, Inc.

Recommended for Approval:

Pay Applications

- Pay Application #25: is recommended for payment of \$44,215.10 (\$44,215.10 District, \$0.00 Non-District, \$0.00 Retained)
 - \$2,914,094.29 Billed to Date. \$61,903.68 Retained. \$2,852,190.61 Paid to Date.

Filing 5 GESG – Pure Cycle

Recommended for Approval:

Pay Applications

- Pay Application #4 is recommended for payment of \$27,128.68 (\$18,428.79 District; \$10,127.71 Non-District; \$1,427.82 Retained)
 - \$280,322.50 Billed to Date. \$14,016.12 Retained. \$266,306.38 Paid to Date.

Filing 5 Wet Utilities – American West Construction

Recommended for Approval:

Change Orders

- Change Order #4: \$15,000.00 in additional costs to remove the sag from the sanitary sewer connection point beneath E 8th Pl.
- Change Order #5: \$82,550.00 in additional costs to repair storm and sanitary sewer manholes in filing 4.

Pay Applications

- Pay Application #11 is recommended for payment of \$58,425.00 (\$0.00 District; \$61,500.00 Non-District; \$3,075.00 Retained)
 - \$4,432,198.74 Billed to Date. \$221,609.93 Retained. \$4,210,588.81 Paid to Date.

Filing 5 Concrete, Signage, and Striping – Premier Earthworks & Infrastructure, Inc.

Recommended for Approval:

Change Orders

- Change Order #5: \$9,046.19 in additional costs related to street signs required for acceptance.
- Change Order #6: \$9,071.73 in additional costs to regrade always 9, 12, 17, 18, 19, & 21.

Pay Applications

- Pay Application #3 is recommended for payment of \$31,831.85 (\$33,507.21 District; \$0.00 Non-District; \$1,675.36 Retained)
 - \$529,383.37 Billed to Date. \$26,469.16 Retained. \$502,914.21 Paid to Date.

Filing 5 Paving – Martin Marietta Materials, Inc.

Recommended for Approval:

Change Orders

- Change Order #3: \$59,238.48 in additional costs to rebalance subgrade to meet required specification and design.

Pay Applications

- Pay Application #1 is recommended for payment of \$617,190.44 (\$649,674.14 District; \$0.00 Non-District; \$32,483.70 Retained)
 - \$649,674.14 Billed to Date. \$32,483.70 Retained. \$617,190.44 Paid to Date.

Filing 6 GESG – Pure Cycle

Recommended for Approval:

Pay Applications

- Pay Application #2 is recommended for payment of \$5,305.28 (\$4,524.45 District, \$1,060.05 Non-District, \$279.22 Retained)
 - \$26,459.50 Billed to Date, \$1,322.97 Retained, \$25,136.53 Paid to Date.

Neighborhood A & D Phase 2 Grading – Bemas Construction

Recommended for Approval:

Pay Applications

- Pay Application #2 is recommended for payment of \$329,808.72 (\$219,195.15 District, \$127,971.93 Non-District, \$17,358.35 Retained)
 - \$649,797.43 Billed to Date, \$32,489.87 Retained, \$617,307.56 Paid to Date.

Contractor / Vendor Agreements

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Filing 4 Wet Utilities

- IDES recommends the transfer of Filing 4 wet utilities from the Sky Ranch CAB to the Rangeview Metropolitan District.

Filing 5 Landscaping

- Bids will be due on May 16, 2024.

Filing 6 Wet Utilities

- IDES has been working on finalizing PEI's contract with the CAB.

Sky Ranch Community Authority Board Cost Certification



**Report #9
May 2024**



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

Sky Ranch Community Authority Board Cost Certification Report #9

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May 10, 2024

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

SKY RANCH COMMUNITY AUTHORITY BOARD – FILINGS 1-3 COST CERTIFICATION REPORT #9

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Sky Ranch Community Authority Board (CAB) to review the materials presented by Pure Cycle Corporation (Developer) and the CAB; and substantiate the costs related to the financing, construction, and installation of the public improvements. The Construction Related Expenses (Construction Related Expenses) reviewed are for the Sky Ranch development located in the County of Arapahoe, Colorado (Project). This cost certification report summarizes the Engineer's approach and declares the total amount of Verified Costs (Verified Costs) for the Construction Related Expenses associated with public improvements.

The Construction Related Expenses for public improvements discussed in this report were paid for by the Developer and are being certified as Verified Costs in the amount of **\$5,373.02**. 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 **\$20,327.50** for a total Verified Cost amount of **\$25,700.52**.

This report generally covers the areas shown in Attachment A. The Verified Costs certified in this report mostly cover District engineering services, drainage fees, plan fees, and street improvements.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- Modified Service Plan for Sky Ranch Metropolitan District No. 1, by McGeady Sisneros, P.C., dated September 14th, 2004
- Facilities Funding and Acquisition Agreement, by and between Sky Ranch Community Authority Board and Pure Cycle Corporation, dated November 13th, 2017.
- Subdivision Improvement Agreement and Restriction on Conveyance, between PCY Holdings, LLC and Board of County Commissioners of Arapahoe County, dated July 13th, 2018.
- 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 documents only as a general guideline in certification of costs.

ASSUMPTIONS

The following assumptions were made for this report.

- No other entity will reimburse the developer for the Verified Costs included in this report.
- The Developer completed all storm water management practice inspections and requirements.
- Invoices presented do not represent the entire Project value, but rather the portion of the Project value provided for the Engineer's review. Other expenditures for the project exist.
- Expenditures that did not have enough information to be certified with this report may be certified in

a future report.

- 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.
- The appropriate land deeds will be granted before the CAB provides reimbursement.
- Public improvements included in this report are to be conveyed to another governmental entity or the CAB. All public improvement conveyances are the responsibility of the Developer.
- Public improvements included in this report without final, preliminary, or conditional acceptance are included as part of the developer agreement (or equivalent) with the applicable government entity requiring completion and final acceptance of such public improvements and the means by which such completion and final acceptance are secured.
- Developer provided invoices included in this report may not be all inclusive of all expenditures incurred for the project during the stated time period. The Developer may submit additional costs incurred during such time period and those costs may be reviewed in a future report.

DISCUSSION

Activities Conducted

For this report, the following activities were performed:

- The reference documents provided by the CAB and the Developer were reviewed.
- The invoices and other materials presented by the Developer were reviewed.
- County assessor's maps were reviewed to confirm the public improvements were constructed on public property or easements.
- A site visit was conducted. Project improvements were photographed when possible.
- Contact was made with Developer to verify knowledge of the work and services performed.
- Select invoiced unit costs were compared to other projects constructed in Colorado. Not all unit costs were compared, only a representative sample to ensure that the expenditures were reasonable overall.
- Select billed quantities were compared to construction document quantities to confirm amounts were reasonable.

This report was prepared with a specific scope and an elaborate analysis was not performed. Daily construction observation was not performed. This is a realistic and reasonable analysis to verify the public expenditures for the invoices and information provided by the Developer. Additional expenditures and information may result in adjustments to our cost certification.

Improvements

The reviewed improvement locations are generally represented in Attachments A and shown on the following documents:

- Sky Ranch – Neighborhood B/Filing 1 Specific Development Plan, by CVL Consultants of Colorado, Inc., dated August 11, 2017.
- Sky Ranch – Neighborhood B/Filing 1 Administrative Site Plan, by CVL Consultants of Colorado, Inc., dated July 25, 2018.
- Sky Ranch Subdivision Filing No. 1 Final Plat, by CVL Consultants of Colorado, Inc., dated June 25, 2018.
- Sky Ranch Subdivision Filing No. 2 Final Plat, by CVL Consultants of Colorado, Inc., dated May 29, 2019.
- Sky Ranch Subdivision Filing No. 3 Plat, by CVL Consultants of Colorado, Inc., revised September 30, 2020.
- Sky Ranch – Filing 1 Grading, Erosion and Sediment Control Plan, by CVL Consultants of Colorado, Inc., dated February 8, 2018.
- Sky Ranch – Neighborhood B Irrigation Plan Set, by CVL Consultants of Colorado, Inc., dated April 16, 2018.
- Sky Ranch – Neighborhood B Landscape Construction Documents, by CVL Consultants of Colorado, Inc., dated August 31, 2018.
- Sky Ranch – Filing 1 – Phase 1 & Phase 2 Roadway & Drainage Construction Plans, by CVL Consultants of Colorado, Inc., dated June 26, 2018 .
- Sky Ranch – Filing 1 – Phase 3 Roadway & Drainage Construction Plans, by CVL Consultants of Colorado, Inc., dated July 3, 2018.
- Sky Ranch – Filing 1 – Phase 1 & Phase 2 Sanitary Sewer & Water Construction Plans, by CVL Consultants of Colorado, Inc., dated June 22, 2018 .
- Sky Ranch – Filing 1 – Phase 3 Sanitary Sewer & Water Construction Plans, by CVL Consultants of Colorado, Inc., dated June 22, 2018.
- Sky Ranch Monaghan Road CDOT Access Construction Plans, by CVL Consultants of Colorado, Inc., dated October 2, 2018.

Review of Expenditures

Expenditures reviewed were invoiced to the Developer between September 2019 and February 2024. Invoices provided by the Developer were considered Verified Costs (eligible for CAB reimbursement) or Non-Verified Expenses (not eligible for CAB reimbursement). These were reviewed only to confirm they are eligible to be considered as Verified Costs to be used for bonding purposes. Non-Verified Costs were private expenditures that do not directly contribute to the construction of the Public Infrastructure. Costs that pertain to both public improvements and private improvements were considered Verified Costs as a Filing Site Percent of 51.66% based on the land area ratio (Filing 1 Site Percent). Attachment C contains a summary of the Construction Related Expenses for the invoices provided.

Developer provided check copies that were reviewed and used to confirm payment. The Engineer confirmed the invoiced amounts matched the amounts paid and that the payments were from the Developers account or the CAB. The Engineer did not collect lien waivers or contact vendors to verify payments for soft costs.

Vendors

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

Site Visit

A site visit was conducted in April 2024. When possible, 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.

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	\$8,312.25	32.34%
Parks and Rec	\$6,197.16	24.11%
Water	\$1,370.37	5.33%
Sanitation	\$1,370.37	5.34%
Storm	\$8,450.37	32.88%
Safety Protection	\$0.00	0.00%
<i>Regional Improvements</i>		
Regional Street	\$0.00	0.00%
Regional Parks & Rec	\$0.00	0.00%
Regional Stormwater	\$0.00	0.00%
TOTAL	\$25,700.52	100%

The table below provides a summation of all expenditures submitted and the associated verified amount for all cost certifications including this report.

Cost Certification Report #	Amount of Expenditures Submitted	Amount Verified
Cost Certification Report #1	\$17,211,299.53	\$13,270,906.37
Cost Certification Report #2	\$16,072,122.87	\$14,240,238.24
Cost Certification Report #3	\$736,433.86	\$452,336.20
Cost Certification Report #4	\$144,616.92	\$115,814.11
Cost Certification Report #5	\$23,381.31	\$6,705.57
Cost Certification Report #6	\$546,020.53	\$546,020.53
Cost Certification Report #7	\$377,349.65	\$112,304.06
Cost Certification Report #8	\$315,423.24	\$311,117.93
Cost Certification Report #9	\$61,154.51	\$25,700.52
TOTAL	\$35,487,802.42	\$29,081,143.52

RECOMMENDATION

In our professional opinion the Construction Related Expenses included in this report were found to be reasonable and appropriate for the type of improvements constructed. Based on the information provided and level of analysis completed, the Engineer certifies the expenditures provided by the Developer as Verified Costs in the amount of **\$25,700.72**.

This report is not an acceptance of improvements, but a certification of the costs associated with the public improvements proposed for reimbursement. The cost certification is only one of the requirements from Facilities Funding and Acquisition Agreement for the CAB to reimburse the Developer.

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

Respectfully Submitted,

Andrew Gattens, PE
Independent District Engineering Services, LLC

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Attachment A

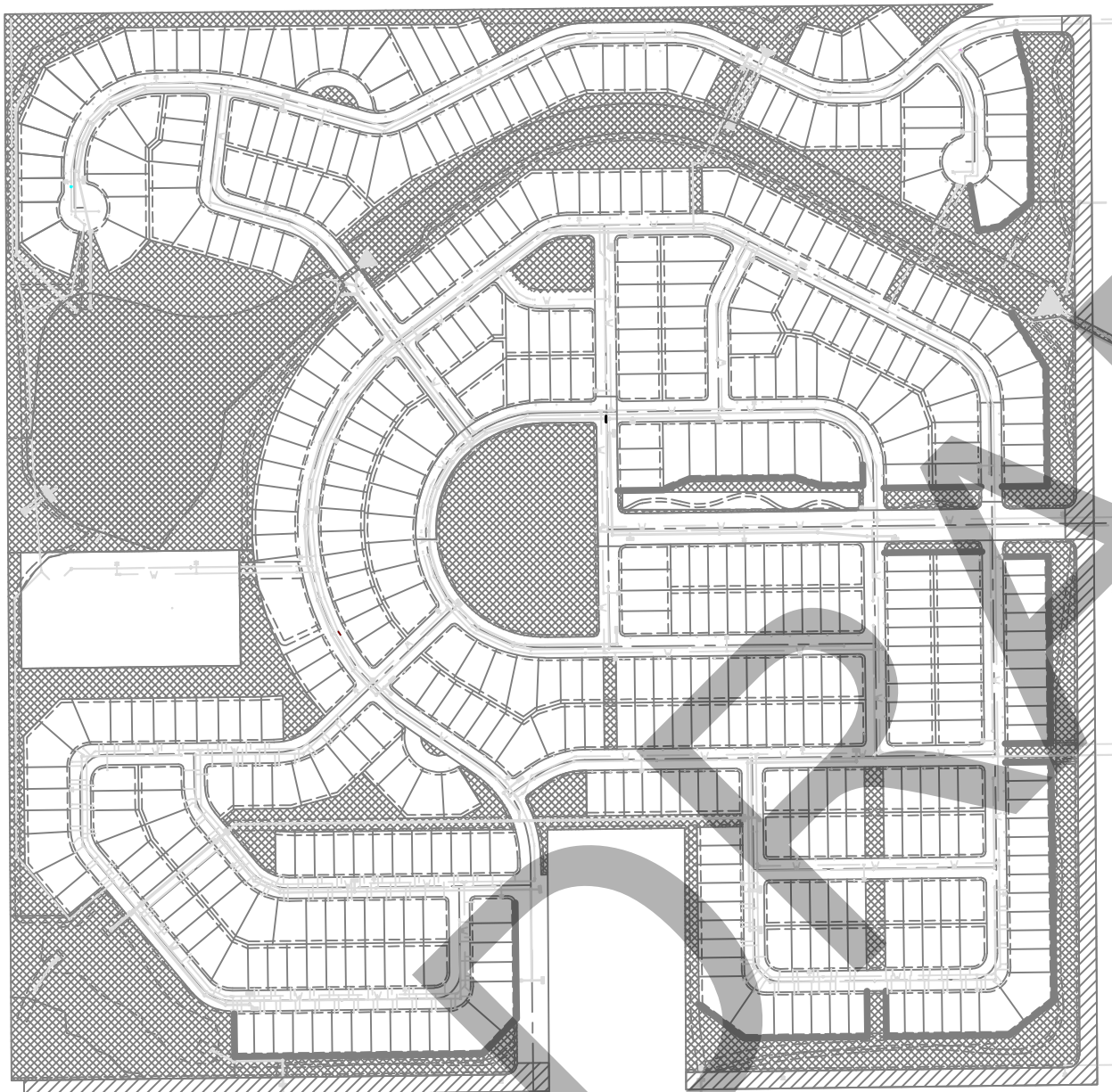
Site Map

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DISTRICT ELIGIBLE EXPENSES

CATEGORIZED EXPENDITURES FROM ATTACHMENT

CAB Improvements	Cost	Percent of Total Cost
<i>Local Improvements</i>		
Street	\$8,312.25	32.34%
Parks and Rec	\$6,197.16	24.11%
Water	\$1,370.37	5.33%
Sanitation	\$1,370.37	5.34%
Storm	\$8,450.37	32.88%
Safety Protection	\$0.00	0.00%
<i>Regional Improvements</i>		
Regional Street	\$0.00	0.00%
Regional Parks & Rec	\$0.00	0.00%
Regional Stormwater	\$0.00	0.00%
TOTAL	\$25,700.52	100%



THE MAJORITY OF EXPENDITURES INCLUDED IN THIS COST CERTIFICATION WERE SOFT COSTS WHICH INCLUDED DISTRICT ENGINEERING SERVICES, DRAINAGE FEES, PLAN FEES, AND STREET IMPROVEMENTS.

Attachment B

Vendors

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Attachment B Vendors

The following is a summary of the contractors, consultants and vendors that performed work and services for the report.

Apex Pavement Solutions, LLC Contractor that provides asphalt construction and maintenance services. Expenditures were for asphalt patching in Filing 1 on E 9th Dr. These expenditures were deemed non-capital in nature and deemed not eligible for CAB financing.

Colorado Barricade Co. Contractor that replaced street sign names for the project. Expenditures were considered eligible for CAB financing.

County of Arapahoe Local jurisdiction that charged fees for amendments to the site development plan. Fees were deemed eligible for CAB financing at the District Site Percent.

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 Filings 1 through 3. These expenditures were considered eligible for CAB financing.

Southeast Metro Stormwater Authority Local jurisdiction that charged drainage review and floodplain fees for Filing 2. Expenditures were for District owned tracts and deemed eligible for CAB financing.

Premier Earthworks & Infrastructure, Inc. Flatwork contractor for the Developer who provided mill, patching, and concrete work related to punchlist items required for County of Arapahoe acceptance. These expenditures were considered not eligible for CAB financing.

Attachment C

Expenditure Data

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Attachment C
Sky Ranch Authority Board

Engineer's Summary for Filing 1-3 Cost Certification #8 - Soft Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Invoices paid by the Board - Filing 1-3										
Independent District Engineering Services, LLC										
9879	09/30/23	Yes	10/11/23	03INB D00095	CAB	District Engineering Services	\$ 4,407.50	\$ 4,407.50	\$ -	
9881	11/30/23	Yes	Vender Verified	Vender Verified	CAB	District Engineering Services	\$ 1,000.00	\$ 1,000.00	\$ -	
9878	08/31/23	Yes	10/16/23	03INB D00083	CAB	District Engineering Services	\$ 1,535.00	\$ 1,535.00	\$ -	
9880	10/31/23	Yes	12/11/23	03INB D00107	CAB	District Engineering Services	\$ 1,235.00	\$ 1,235.00	\$ -	
103051	02/29/24	Yes	04/12/24	03INB D00156	CAB	District Engineering Services	\$ 700.00	\$ 700.00	\$ -	
Subtotal Independent District Engineering Services, LLC							\$ 8,877.50	\$ 8,877.50	\$ -	
Southeast Metro Stormwater Authority										
DPR18-00081/D20-00054	09/03/20	Yes	09/25/20	1028	CAB	Filing 2 Drainage Review	\$ 4,370.00	\$ 4,370.00	\$ -	
DPR18-00081-D21-00002	06/09/21	Yes	07/19/21	1189	CAB	Filing 2 SPIP & Floodplain Fee	\$ 7,080.00	\$ 7,080.00	\$ -	
Subtotal Southeast Metro Stormwater Authority							\$ 11,450.00	\$ 11,450.00	\$ -	
Subtotal Invoices paid by the Board - Filing 1-3							\$ 20,327.50	\$ 20,327.50	\$ -	
Invoices paid by the Developer - Filing 1-3										
County of Arapahoe										
AA21-010	04/01/21	Yes	04/01/21	1350	Pure Cycle	SDP Amendment Fee	\$ 500.00	\$ 258.30	\$ 241.70	SDP amendment Eligible at Site Percent
Subtotal County of Arapahoe							\$ 500.00	\$ 258.30	\$ 241.70	
Subtotal invoices paid by the Developer - Filing 1-3							\$ 500.00	\$ 258.30	\$ 241.70	
Total Invoices paid - Board and Developer - Filing 1-3							\$ 20,827.50	\$ 20,585.80	\$ 241.70	

"Verified Costs" is the amount being recommended for reimbursement from the CAB
 "Non Verified Costs" is the difference between the Invoiced Amount and the CAB portion.
 These amounts do not include interest

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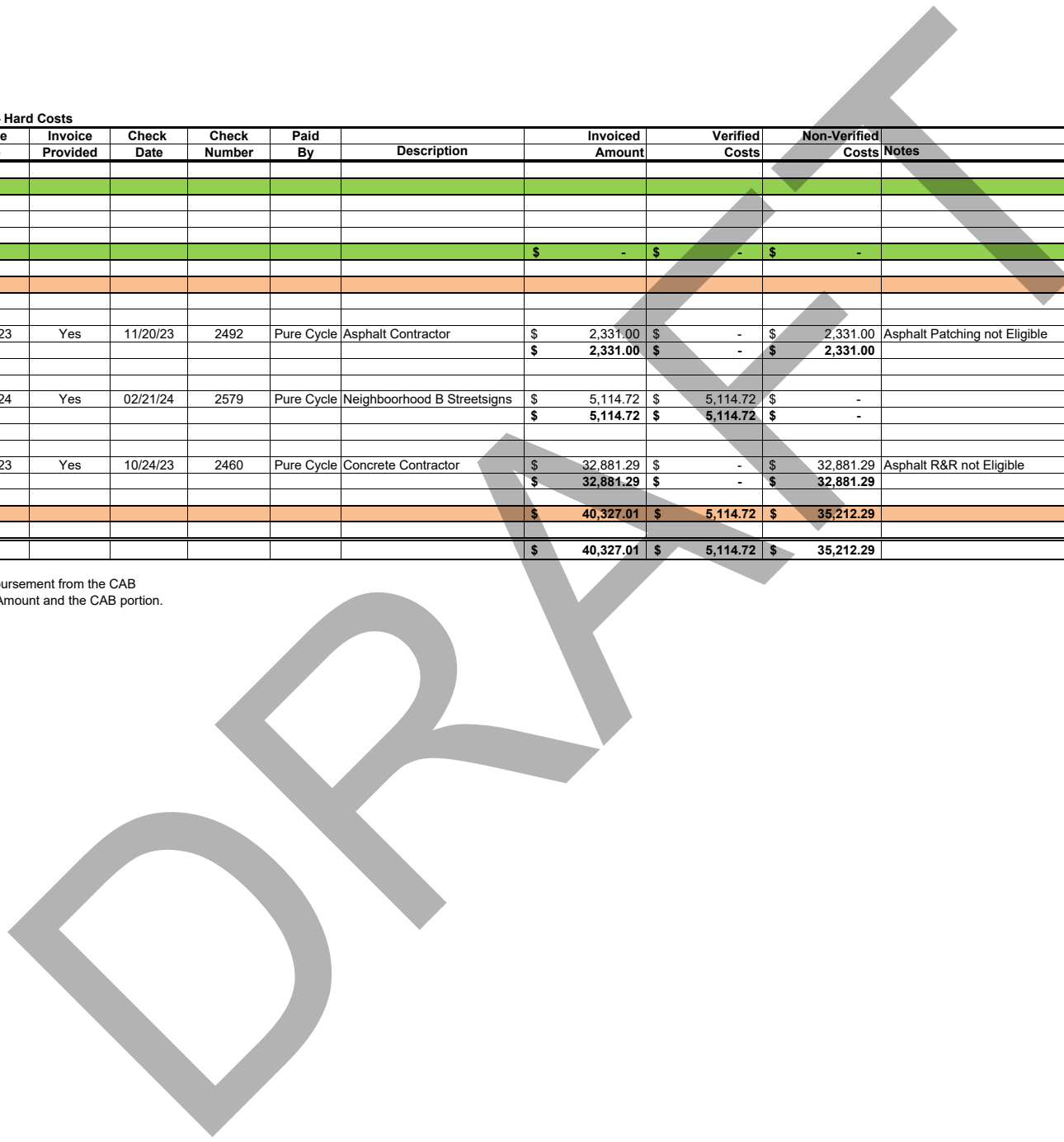
Attachment C

Sky Ranch Authority Board

Engineer's Summary for Filing 1-3 Cost Certification #8 - Hard Costs

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Paid By	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Invoices paid by the Board - Filing 1-3										
No Invoices Paid by the Board										
Subtotal invoices paid by the Board - Filing 1-3							\$ -	\$ -	\$ -	
Invoices paid by the Developer - Filing 1-3										
Apex Pavement Solutions, LLC										
232-397	08/01/23	Yes	11/20/23	2492	Pure Cycle	Asphalt Contractor	\$ 2,331.00	\$ -	\$ 2,331.00	Asphalt Patching not Eligible
Subtotal Apex Pavement Solutions, LLC							\$ 2,331.00	\$ -	\$ 2,331.00	
Colorado Barricade Co.										
65160503-000	02/09/24	Yes	02/21/24	2579	Pure Cycle	Neighborhood B Streetsigns	\$ 5,114.72	\$ 5,114.72	\$ -	
Subtotal Colorado Barricade Co.							\$ 5,114.72	\$ 5,114.72	\$ -	
Premier Earthworks & Infrastructure, Inc.										
TM231014.02	10/04/23	Yes	10/24/23	2460	Pure Cycle	Concrete Contractor	\$ 32,881.29	\$ -	\$ 32,881.29	Asphalt R&R not Eligible
Subtotal Premier Earthworks & Infrastructure, Inc.							\$ 32,881.29	\$ -	\$ 32,881.29	
Subtotal invoices paid by the Developer - Filing 1-3							\$ 40,327.01	\$ 5,114.72	\$ 35,212.29	
Total - Hard Costs - Filing 1-3							\$ 40,327.01	\$ 5,114.72	\$ 35,212.29	

"Verified Costs" is the amount being recommended for reimbursement from the CAB
 "Non Verified Costs" is the difference between the Invoiced Amount and the CAB portion.
 These amounts do not include interest



Attachment D Project Photos

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Sky Ranch CAB Metropolitan District Site Photos



Aerial View
Filings 1-3
(View: Southwest)



Aerial View
Filings 1-3
(View: Northwest)



Aerial View
Filing 2 Drainage Feature
(View: East)



Aerial View
East Side of Filing 2
(View: East)



Aerial View
West Side of Filing 2
(View Southwest)



Aerial View
Filing 2 Overview
(View West)

Sky Ranch Community Authority Board Cost Certification



**Report #11
May 2024**



Independent District Engineering Services, LLC
1626 Cole Blvd, Suite 125
Lakewood, CO 80401
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Sky Ranch Community Authority Board Cost Certification Report #11

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DRAFT

May 10, 2024

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

SKY RANCH COMMUNITY AUTHORITY BOARD – FILINGS 4-7 COST CERTIFICATION REPORT #11

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Sky Ranch Community Authority Board (CAB) to review the materials presented by Pure Cycle Corporation (Developer) and the CAB; and substantiate the costs related to the financing, construction, and installation of the public improvements. The Construction Related Expenses (Construction Related Expenses) reviewed are for the Sky Ranch development located in the County of Arapahoe, Colorado (Project). This cost certification report summarizes the Engineer's approach and declares the total amount of Verified Costs (Verified Costs) for the Construction Related Expenses associated with public improvements.

The Construction Related Expenses for public improvements discussed in this report were paid for by the Developer and are being certified as Verified Costs in the amount of **\$414,480.91**. The Construction Related Expenses paid for directly by the CAB were also reviewed as part of this report and are certified as Verified Costs in the amount of **\$3,931,982.02** for a total Verified Cost amount of **\$4,346,462.93**.

This report generally covers the areas shown on Attachment A. The Verified Costs certified in this report mostly cover street improvements, wet utility improvements, landscape improvements, earthwork, survey, geotechnical engineering, construction staking, erosion control, traffic studies, landscape design, project management and local jurisdictions' fees.

REFERENCE DOCUMENTS

The following documents were used in determining recommendations for this report:

- 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, 2020.
- Subdivision Improvement Agreement and Restriction on Conveyance, between PCY Holdings, LLC and Board of County Commissioners of Arapahoe County, dated July 13, 2018.
- Second Amended and Restated Sky Ranch Community Authority Board Establishment Agreement ("CABEA"), by and among Sky Ranch Metropolitan District Nos. 1, 3 and 5
- 1601 Funding Agreement, by and between Arapahoe County, Sky Ranch Community Authority Board, and Pure Cycle Corporation, dated June 23, 2020.

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

ASSUMPTIONS

The following assumptions were made for this report.

- No other entity will reimburse the developer for the Verified Costs included in this report.
- The Developer completed all storm water management practice inspections and requirements.

- Invoices presented do not represent the entire Project value, but rather the portion of the Project value provided for the Engineer's review. Other expenditures for the project exist.
- Expenditures that did not have enough information to be certified with this report may be certified in a future report.
- 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.
- The appropriate land deeds will be granted before the CAB provides reimbursement.
- Public improvements included in this report are to be conveyed to another governmental entity or the CAB. All public improvement conveyances are the responsibility of the Developer.
- Public improvements included in this report without final, preliminary, or conditional acceptance are included as part of the developer agreement (or equivalent) with the applicable government entity requiring completion and final acceptance of such public improvements and the means by which such completion and final acceptance are secured.
- Developer provided invoices included in this report may not be all inclusive of all expenditures incurred for the project during the stated time period. The Developer may submit additional costs incurred during such time period and those costs may be reviewed in a future report.

DISCUSSION

Activities Conducted

For this report, the following activities were performed:

- The reference documents provided by the CAB and the Developer were reviewed.
- The invoices and other materials presented by the CAB and the Developer were reviewed.
- County assessor's maps were reviewed to confirm the public improvements were constructed on public property or easements.
- A site visit was conducted. Project improvements were photographed when possible.
- Contact was made with Developer to verify knowledge of the work and services performed.
- Select invoiced unit costs were compared to other projects constructed in the Colorado. Not all unit costs were compared, only a representative sample to ensure that the expenditures were reasonable overall.
- Select billed quantities were compared to construction document quantities to confirm amounts were reasonable.

This report was prepared with a specific scope and an elaborate analysis was not performed. Daily construction observation was not performed. This is a realistic and reasonable analysis to verify the public expenditures for the invoices and information provided by the Developer. Additional expenditures and information may result in adjustments to our cost certification.

Improvements

The reviewed improvement locations are generally represented in Attachments A and shown on the following documents:

- Sky Ranch Neighborhoods A, C, D, E, F Preliminary Plat, by CVL Consultants of Colorado, Inc., dated June 3, 2020.
- Sky Ranch Neighborhoods A, C, D, E, F General Development Plan, by CVL Consultants of Colorado, Inc., dated June 29, 2020.
- Sky Ranch – Neighborhoods A & D Mass Grading, Erosion and Sediment Control Plan, by CVL Consultants of Colorado, Inc., dated January 2021.
- Specific Development Plan, by CVL Consultants of Colorado, Inc., dated January 21, 2021.
- Sky Ranch – Filing 4 Roadway & Drainage Construction Plans, by CVL Consultants of Colorado, Inc., dated June 2021.
- Sky Ranch Subdivision Filing No. 4 Final Plat, by CVL Consultants of Colorado, Inc., recorded August 18, 2021.
- Sky Ranch – Filing 4 Landscape Construction Documents, by PCS Group, Inc., dated October 28, 2021.
- Sky Ranch Subdivision Filing No. 5 Final Plat, by Westwood Professional Services, Inc., dated November 8, 2021.
- Sky Ranch – Filing 5, Neighborhood A Utility and Roadway Infrastructure Grading, Erosion and Sediment Control Plan, by Westwood Professional Services, Inc., dated January 2023.
- Sky Ranch – Filing 5 Water and Sanitary Sewer Plans, by Westwood Professional Services, Inc., dated July 13, 2022.
- Sky Ranch Subdivision Filing No. 6 Plat, by Westwood Professional Services, Inc., dated June 22, 2023.
- Sky Ranch – Filing 5 CDOT Improvements Roadway & Drainage Construction Plans, by Westwood Professional Services, Inc., dated 05/24/2023.

Review of Expenditures

Expenditures reviewed were invoiced to the Developer between November 2020 and April 2024. Invoices provided by the Developer were considered Verified Costs (eligible for CAB reimbursement) or Non-Verified Expenses (not eligible for CAB reimbursement). These were reviewed only to confirm they are eligible to be considered as Verified Costs to be used for bonding purposes. Non-Verified Costs were private expenditures that do not directly contribute to the construction of the Public Infrastructure. Costs that pertain to both public improvements and private improvements were considered Verified Costs as a Filing Site Percent based on the land area ratio. These Filing Site Percents were 63.50% (Filing 4 Site Percent), 44.62% (Filing 5 Site Percent), 54.17% (Filing 6 Site Percent), 46.27% (Filing 7 Site Percent), 56.58% (Filing 4 & 5 Site Percent), 55.75% (Filing 4, 5, 6 Site Percent), 53.93% (Filing 4, 5, 6, 7 Site Percent), 50.95% (Filing 6 & 7 Site Percent). Attachment C contains a summary of the Construction Related Expenses for the invoices provided.

Developer provided check copies that were reviewed and used to confirm payment. The Engineer confirmed the invoiced amounts matched the amounts paid and that the payments were from the Developer's account or the CAB's account. The Engineer did not collect lien waivers or contact vendors to verify payments.

Vendors

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

Site Visit

A site visit was conducted in April 2024. When possible, 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.

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	\$ 1,656,980.34	38.12%
Parks and Rec	\$ 577,229.61	13.28%
Water	\$ 810,884.96	18.66%
Sanitation	\$ 439,761.63	10.12%
Storm	\$ 423,738.83	9.75%
Safety Protection	\$ 0.00	0.00%
<i>Regional Improvements</i>		
Regional Street	\$ 393,263.40	9.04%
Regional Parks & Rec	\$ 0.00	0.00%
Regional Stormwater	\$ 44,604.16	1.03%
TOTAL	\$ 4,346,462.93	100.00%

The table below provides a summation of all expenditures submitted and the associated verified amount for all cost certifications including this report.

Cost Certification	Amount of Expenditures Submitted	Amount Verified
Report #1	\$ 4,374,137.63	\$ 3,158,329.59
Report #2	\$ 7,436,291.00	\$ 6,173,323.30
Report #3	\$ 2,666,499.34	\$ 2,279,543.70
Report #4	\$ 4,704,715.57	\$ 4,258,426.14
Report #5	\$ 188,158.50	\$ 92,851.61
Report #6	\$ 1,201,149.77	\$ 1,050,089.75
Report #7	\$ 2,749,412.74	\$ 2,422,765.65
Report #8	\$ 4,399,033.19	\$ 2,657,237.13
Report #9	\$ 2,286,679.14	\$ 1,997,210.30
Report #10	\$ 1,027,791.53	\$ 821,184.88
Report #11	\$ 5,447,264.58	\$ 4,346,462.93
TOTAL	\$ 36,490,314.56	\$ 29,257,424.98

RECOMMENDATION

In our professional opinion the Construction Related Expenses included in this report were found to be reasonable and appropriate for the type of improvements constructed. Based on the information provided and level of analysis completed, the Engineer certifies the expenditures provided by the Developer as Verified Costs in the amount of **\$4,346,462.93**.

This report is not an acceptance of improvements, but a certification of the costs associated with the public improvements proposed for reimbursement. The cost certification is only one of the requirements from Phase 2 Facilities Funding and Acquisition Agreement for the CAB to reimburse the Developer.

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

Respectfully Submitted,

Andrew Gaittens, PE
Independent District Engineering Services, LLC

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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	\$ 218,075.24	30.13%
Parks and Rec	\$ 63,760.06	8.81%
Water	\$ 146,277.42	20.21%
Sanitation	\$ 122,335.45	16.90%
Storm	\$ 122,207.95	16.88%
Safety Protection	\$ 0.00	0.00%
<i>Regional Improvements</i>		
Regional Street	\$ 50,780.52	7.02%
Regional Parks & Rec	\$ 0.00	0.00%
Regional Stormwater	\$ 384.53	0.05%
TOTAL	\$ 723,821.17	100.00%

HARD COSTS

District Improvements	Cost	Percent of Total Cost
<i>Local Improvements</i>		
Street	\$ 1,438,905.10	39.72%
Parks and Rec	\$ 513,469.55	14.17%
Water	\$ 664,607.54	18.35%
Sanitation	\$ 317,426.18	8.76%
Storm	\$ 301,530.87	8.32%
Safety Protection	\$ 0.00	0.00%
<i>Regional Improvements</i>		
Regional Street	\$ 342,482.89	9.45%
Regional Parks & Rec	\$ 0.00	0.00%
Regional Stormwater	\$ 44,219.63	1.22%
TOTAL	\$ 3,622,641.76	100.00%

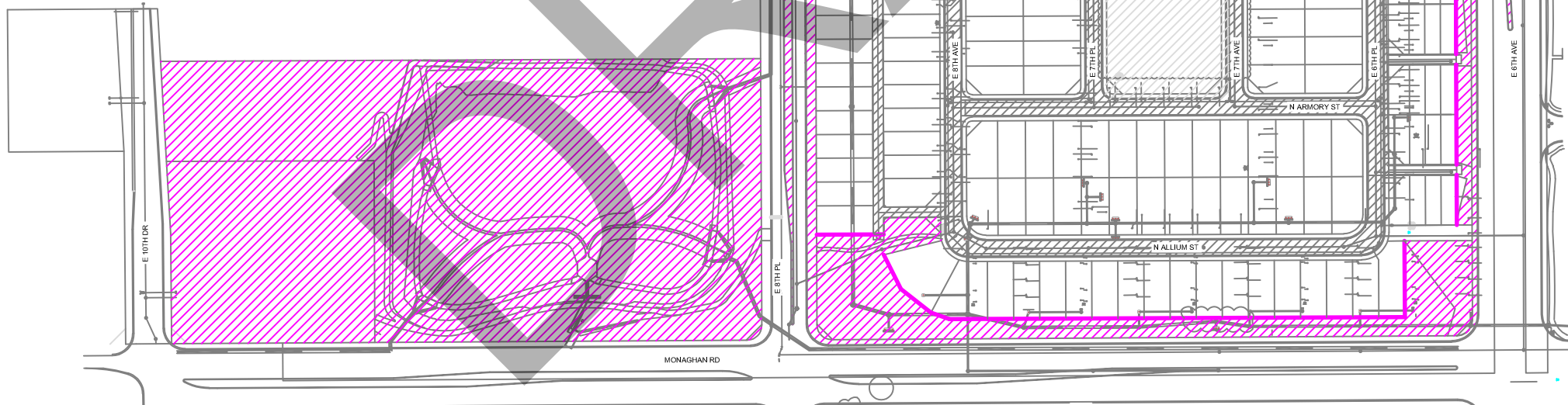
LEGEND

61
PARKS & REC 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



Attachment B

Vendors

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Attachment B Vendors

The following is a summary of the contractors, consultants and vendors that performed work and services for the report.

American Express Miscellaneous costs from the Developer were considered not eligible.

American West Construction Wet utility contractor for Filing 5 of the Project. Construction related expenses associated with sanitary, water, and storm infrastructure were considered eligible for CAB financing. Laterals and service connections for private property were not considered eligible for CAB financing.

Arapahoe County Public Works Governing jurisdiction who provided plan review for the Project. Plan review related to the Right of Way was considered eligible for CAB financing while SDP, ASP and Plat reviewed were considered eligible for CAB financing at the appropriate Site Percent.

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

Aurora Media Group Media conglomerate and owner of the Aurora Sentinel who publishes a newspaper throughout Aurora. Expenditures to publish CAB construction legal notices were considered eligible for CAB financing.

Bemas Construction Inc. Grading contractor responsible for the Filing 6 earthwork and related erosion control. Expenditures related to earthwork for streets, parks, and storm improvements were considered eligible for CAB financing and expenditures related to lots were not considered eligible for CAB financing.

Brent Brouillard Individual who was reimbursed by the Developer for expenditures related to the Project. Individual reimbursements 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.

Century Link Dry utility company that relocated two fiber optic manholes in E. 6th Ave. Expenditures were required as part of the construction of E. 6th Ave and were considered eligible for CAB financing.

Clay Gagnon Individual who was reimbursed by the Developer for expenditures related to the Project. Individual reimbursements were not considered eligible for CAB financing.

CMS Environmental Solutions LLC Stormwater inspector for the Project. These construction related expenses were considered eligible for CAB financing at the appropriate site percent. Due to a change in the Filing 6 Site Percent previously reviewed expenditures were re-reviewed and had their eligibility updated.

Colorado Department of Public Health and Environment (CDPHE) Local jurisdictions that charged fees related to water and air quality permits. These fees were considered eligible for CAB financing at the relevant Site Percent. Due to a change in the Filing 6 Site Percent previously reviewed expenditures were re-reviewed and had their eligibility updated.

Colorado Geological Survey Local jurisdiction that charged fees to review geological reports for the project. Expenditures were considered eligible for CAB financing at the Site Percent.

Consolidated Divisions Inc. Landscape contractor who provided landscape construction services for Filing 4 of the Development. Landscaping construction related expenses were considered eligible for CAB financing.

Core & Main LP Erosion control contractor for the Developer who provided erosion control for the offsite I-70 improvements. Expenditures were considered eligible for CAB financing.

County of Arapahoe Local jurisdiction that charged fees for design and plat review. Expenditures were reviewed from previous reports due to a change in the Filing 6 Site Percent and their eligibility has been updated.

CTL Thompson, Inc. Engineering consultant who provided geotechnical investigations, concrete testing, asphalt testing, and public improvement compaction testing. These construction related expenses were considered eligible for CAB financing.

DACS Corporation Flatwork contractor for the Developer who provided paving services for the offsite I-70 improvements. Expenditures were considered eligible for CAB financing.

David Evans and Associates, Inc. Land development planning firm who provided project management, impact fee analysis, and TDM assessment for the I-70 corridor portion of the Project. These expenditures were previously categorized as local streets but have been re-reviewed and categorized as regional streets. No new costs were reviewed.

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.

Fusion Sign and Design Signage company who provided Developer decals. Marketing costs were not considered eligible for CAB financing.

Hampden Press Commercial printing company that provided Sky Ranch brochures. Marketing costs were not considered eligible for CAB financing.

High Country Excavation LLC Earthwork contractor for the Developer who performed the earthwork for the offsite I-70 improvements. Expenditures were considered eligible for CAB financing.

Independent District Engineering Services Engineering consultant specializing in metropolitan district services. Consultant provided CAB engineering services including project bid, contract documents, general project administration, and cost certification for Filings 4 through 7. 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 and Associates Inc Engineering consultant who provided dry utility coordination for the Project. Coordination related to the sleeving for dry utilities was considered eligible for CAB financing.

Kolbe Striping Inc Signage and striping contractor for the developer who performed work for the offsite I-70 improvements. Expenditures were considered eligible for CAB financing.

KT Engineering Civil engineering consultant who provided surveying services. Expenditures related to streets and wet utilities were considered eligible for CAB financing. Expenditures related to grading were considered eligible for CAB financing at the relevant site percent.

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.

Landwise Landscaping contractor for the Developer who provided grading, irrigation, and sod repair services related to paving on Monaghan Rd. Expenditures were considered eligible for CAB 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, Inc. Paving contractor for Filing 4 of the Project. Costs reviewed in this report include asphalt paving on Monaghan Road. 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, 5, 6, and 7. These services were considered eligible for CAB financing at either the Filing 4 Site Percent, Filing 5 Site Percent, Filing 6 Site Percent, or Filing 7 Site Percent, as related to the services provided. Services pertaining to the residential approvals were considered not eligible. Due to a change in the Filing 6 Site Percent previously reviewed expenditures were re-reviewed and had their eligibility updated.

Premier Earthworks & Infrastructure, Inc. - Filing 4 Roadways Concrete contractor for the CAB. The contractor was responsible for all concrete alleys, curb & gutter, and sidewalk in Filing 4. Construction related expenses associated with Premier Earthwork & Infrastructure were considered eligible for public financing.

Premier Earthworks & Infrastructure, Inc. - Filing 5 Roadways Concrete contractor for the CAB. The contractor was responsible for all concrete alleys, curb & gutter, and sidewalk in Filing 5. Construction related expenses associated with Premier Earthwork & Infrastructure were considered eligible for public financing.

Pure Cycle Corp. - Filing 4 Fence Fencing contractor for Filing 4 who provided and installed 6-foot privacy fencing and fence columns. Expenditures were considered eligible for CAB financing.

Pure Cycle Corp. - Filing 4 GESC Erosion control and maintenance contractor for Filing 4. Expenditures were considered eligible for CAB financing on a case-by-case basis. Non-District expenditures were not considered eligible.

Pure Cycle Corp. - Filing 5 GESC Erosion control and maintenance contractor for Filing 5. Expenditures were considered eligible for CAB financing on a case-by-case basis. Non-District expenditures were not considered eligible.

Pure Cycle Corp. - Filing 6 GESC Erosion control and maintenance contractor for Filing 6. Expenditures were considered eligible for CAB financing on a case-by-case basis. Non-District expenditures were not considered eligible.

Rangeview Metropolitan District Local metropolitan district that provided plan review and inspection services for utilities that will be owned and maintained by the Rangeview Metropolitan District. Expenditures were considered Eligible for CAB financing.

Southeast Metro Stormwater Authority Stormwater district servicing the Project who collected fees for renewal of Filing 4 GESG permit and acquisition of the Filing 6 GESG permit. Fees were considered eligible for CAB financing at their respective Site Percent. Due to a change in the Filing 6 Site Percent previously reviewed expenditures were re-reviewed and had their eligibility updated.

Sunstate Equipment Company Equipment rental company that provided equipment to the Developer for work on the Fire Station. Fire Station costs were considered not eligible for CAB financing.

Superior Traffic Control LLC Traffic control contractor for the Developer that provided services for the offsite I-70 project. Expenditures were considered eligible for CAB financing.

Westwood Professional Services Engineering consultant who provided design services for Filing 4, 5, and 6 which included providing construction support, construction plans, and Filing 6 Plat. Costs associated with Pond G construction plans were considered eligible for CAB financing. Costs associated with meetings and coordination were considered eligible at the Filing 4, 5, 6 & 7 (Neighborhoods A & D) Site Percent. Costs associated with Neighborhood A were considered eligible at the Filing 4 & 5 Site Percent. Costs associated with Neighborhood D and Filing 6 Plat were considered eligible at the Filing 6 Site Percent. Costs associated with the fire station and legal description for lots were not considered eligible for CAB financing. Due to a change in the Filing 6 Site Percent previously reviewed expenditures were re-reviewed and had their eligibility updated.

WSB, Inc. Engineering firm that provided third party CDOT inspection services for the offsite I-70 project. Expenditures were considered eligible for CAB financing.

Xcel Energy Dry utility provider that supplied power to the Filing 4 irrigation control located in Tract C. Expenditures were considered eligible for public financing.

Attachment C

Expenditure Data

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Attachment C
Sky Ranch Authority Board
Engineer's Summary for Filing 4-7 Cost Certification #11 - Soft Costs

Invoice ID	Invoice Date	Check Date	Check Number	Paid By	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Invoices paid by the Board - Filing 4-7									
Arapahoe County Public Works									
PI23-0009	11/14/2023	01/16/2024	1587	CAB	Engineering Review	\$ 54,749.39	\$ 54,749.39	\$ 0.00	
AA24-002	02/14/2024	02/22/2024	1596	CAB	SDP Amendment Review	\$ 5,000.00	\$ 3,174.88	\$ 1,825.12	SDP Amendment at Site %
AA24-003	02/14/2024	02/22/2024	1597	CAB	ASP Amendment Review	\$ 5,250.00	\$ 3,333.62	\$ 1,916.38	ASP Amendment at Site %
PF24-001	02/14/2024	02/22/2024	1598	CAB	Plat review	\$ 17,500.00	\$ 9,480.15	\$ 8,019.85	Plat review at Site Percent
PF24-002	02/21/2024	02/22/2024	1599	CAB	Plat review	\$ 22,000.00	\$ 10,179.90	\$ 11,820.10	Plat review at Site Percent
ASP24-003	02/29/2024	03/01/2024	1600	CAB	ASP Review	\$ 25,000.00	\$ 13,179.90	\$ 11,820.10	ASP and General Fees at Site %
Subtotal Arapahoe County Public Works						\$ 129,499.39	\$ 94,097.84	\$ 35,401.55	
Aurora Media Group									
103377	07/01/2022	08/17/2022	1360	CAB	District Construction Legal Notices	\$ 52.00	\$ 52.00	\$ 0.00	
106864	11/15/2023	12/11/2023	1575	CAB	District Construction Legal Notices	\$ 212.50	\$ 212.50	\$ 0.00	
106698	12/18/2023	02/12/2024	1593	CAB	District Construction Legal Notices	\$ 99.70	\$ 99.70	\$ 0.00	
Subtotal Aurora Media Group						\$ 364.20	\$ 364.20	\$ 0.00	
CMS Environmental Solutions LLC									
120513	06/01/2021	06/24/2021	1176	CAB	State Stormwater Permit	\$ 375.00	\$ 238.12	\$ 136.88	Storm Inspection Eligible at Site Percent
138414	08/01/2022	09/27/2022	1371	CAB	State Stormwater Permit	\$ 395.00	\$ 250.82	\$ 144.18	Storm Inspection Eligible at Site Percent
161245	12/01/2023	01/16/2024	03INB D00122	CAB	Storm Inspection Services	\$ 395.00	\$ 223.48	\$ 171.52	Storm Inspection Eligible at Site Percent
161300	12/01/2023	01/16/2024	03INB D00122	CAB	Storm Inspection Services	\$ 395.00	\$ 176.24	\$ 218.76	Storm Inspection Eligible at Site Percent
162519	01/01/2024	01/16/2024	03INB D00122	CAB	Storm Inspection Services	\$ 395.00	\$ 223.48	\$ 171.52	Storm Inspection Eligible at Site Percent
162839	01/01/2024	01/16/2024	03INB D00122	CAB	Storm Inspection Services	\$ 395.00	\$ 176.24	\$ 218.76	Storm Inspection Eligible at Site Percent
163235	01/01/2024	02/13/2024	03INB D00135	CAB	State Stormwater Permit	\$ 195.00	\$ 110.33	\$ 84.67	Stormwater Permit Eligible at Site Percent
164481	02/01/2024	03/11/2024	03INB D00150	CAB	State Stormwater Permit	\$ 395.00	\$ 250.82	\$ 144.18	Storm Inspection Eligible at Site Percent
164633	02/01/2024	03/11/2024	03INB D00150	CAB	Storm Inspection Services	\$ 395.00	\$ 176.24	\$ 218.76	Storm Inspection Eligible at Site Percent
165859	03/01/2024	04/12/2024	03INB D00160	CAB	State Stormwater Permit	\$ 395.00	\$ 250.82	\$ 144.18	Storm Inspection Eligible at Site Percent
165916	03/01/2024	04/12/2024	03INB D00160	CAB	State Stormwater Permit	\$ 395.00	\$ 176.24	\$ 218.76	Storm Inspection Eligible at Site Percent
167279	04/01/2024	04/12/2024	03INB D00160	CAB	State Stormwater Permit	\$ 395.00	\$ 250.82	\$ 144.18	Storm Inspection Eligible at Site Percent
167375	04/01/2024	04/12/2024	03INB D00160	CAB	State Stormwater Permit	\$ 395.00	\$ 176.24	\$ 218.76	Storm Inspection Eligible at Site Percent
Subtotal CMS Environmental Solutions LLC						\$ 4,915.00	\$ 2,679.87	\$ 2,235.13	
Colorado Department of Public Health and Environment (CDPHE)									
WC221120514	07/27/2021	08/24/2021	1460	CAB	Water Quality Permit Annual Fee	\$ 540.00	\$ 342.89	\$ 197.11	Eligible at Filing 4 Site Percent
WC231129897	07/29/2022	09/10/2022	1375	CAB	Water Quality Permit Annual Fee	\$ 540.00	\$ 342.89	\$ 197.11	Eligible at Filing 4 Site Percent
APCD-223	N/A	02/16/2021	1105	CAB	Air Pollution Emissions Notice & SWMP	\$ 286.63	\$ 154.57	\$ 132.06	Eligible at Filing 4, 5, 6 & 7 Site Percent
Subtotal Colorado Department of Public Health and Environment (CDPHE)						\$ 1,366.63	\$ 840.34	\$ 526.29	
Colorado Geological Survey									
21-0011	01/26/2021	02/16/2021	1106	CAB	Geological Survey Review	\$ 270.76	\$ 171.93	\$ 98.83	Geological Review eligible at Site Percent
Subtotal Colorado Geological Survey						\$ 270.76	\$ 171.93	\$ 98.83	
CTL Thompson, Inc.									
631121	06/30/2022	08/17/2022	03INB D00036	CAB	Geotechnical Engineering	\$ 2,400.00	\$ 1,523.94	\$ 876.06	Preliminary Geotech Investigation at Site %
631259	06/30/2022	08/17/2022	03INB D00036	CAB	Geotechnical Engineering	\$ 1,100.00	\$ 1,100.00	\$ 0.00	
638987	08/31/2022	09/10/2022	03INB D0003E	CAB	Geotechnical Engineering	\$ 16,010.25	\$ 16,010.25	\$ 0.00	
686664	11/30/2023	12/11/2023	03INB D00109	CAB	Geotechnical Engineering	\$ 2,906.50	\$ 2,906.50	\$ 0.00	
686668	11/30/2023	12/11/2023	03INB D00109	CAB	Geotechnical Engineering	\$ 8,980.00	\$ 8,980.00	\$ 0.00	
690062	12/31/2023	01/16/2024	03INB D00120	CAB	Geotechnical Engineering	\$ 7,558.00	\$ 7,558.00	\$ 0.00	
690064	12/31/2023	01/16/2024	03INB D00120	CAB	Geotechnical Engineering	\$ 14,915.00	\$ 14,915.00	\$ 0.00	
692447	01/31/2024	02/13/2024	03INB D00132	CAB	Geotechnical Engineering	\$ 4,475.75	\$ 4,475.75	\$ 0.00	
692816	01/31/2024	02/13/2024	03INB D00132	CAB	Geotechnical Engineering	\$ 7,285.00	\$ 7,285.00	\$ 0.00	
695779	02/29/2024	03/11/2024	03INB D00147	CAB	Geotechnical Engineering	\$ 2,146.50	\$ 2,146.50	\$ 0.00	
695781	02/29/2024	03/11/2024	03INB D00147	CAB	Geotechnical Engineering	\$ 6,945.00	\$ 6,945.00	\$ 0.00	
700014	03/31/2024	04/12/2024	03INB D00158	CAB	Geotechnical Engineering	\$ 3,258.00	\$ 3,258.00	\$ 0.00	
700016	03/31/2024	04/12/2024	03INB D00158	CAB	Geotechnical Engineering	\$ 5,247.50	\$ 5,247.50	\$ 0.00	
Subtotal CTL Thompson, Inc.						\$ 83,227.50	\$ 82,351.44	\$ 876.06	
Independent District Engineering Services									
37907	03/31/2022	06/06/2022	1316	CAB	District Engineering Services	\$ 8,434.76	\$ 8,434.76	\$ 0.00	
37911	07/31/2022	09/21/2022	1368	CAB	District Engineering Services	\$ 7,797.50	\$ 7,797.50	\$ 0.00	
41401	07/31/2022	09/21/2022	1368	CAB	District Engineering Services	\$ 4,075.00	\$ 4,075.00	\$ 0.00	
37926	10/31/2023	12/11/2023	03INB D00107	CAB	District Engineering Services	\$ 14,876.80	\$ 14,876.80	\$ 0.00	
37927	11/30/2023	01/16/2024	03INB D00118	CAB	District Engineering Services	\$ 11,850.50	\$ 11,850.50	\$ 0.00	
37928	12/31/2023	02/13/2024	03INB D00130	CAB	District Engineering Services	\$ 9,645.49	\$ 9,645.49	\$ 0.00	
27929	01/31/2024	03/11/2024	03INB D00145	CAB	District Engineering Services	\$ 11,228.64	\$ 11,228.64	\$ 0.00	
103055	02/29/2024	04/12/2024	03INB D00156	CAB	District Engineering Services	\$ 14,621.24	\$ 14,621.24	\$ 0.00	

Attachment C
Sky Ranch Authority Board
Engineer's Summary for Filing 4-7 Cost Certification #11 - Soft Costs

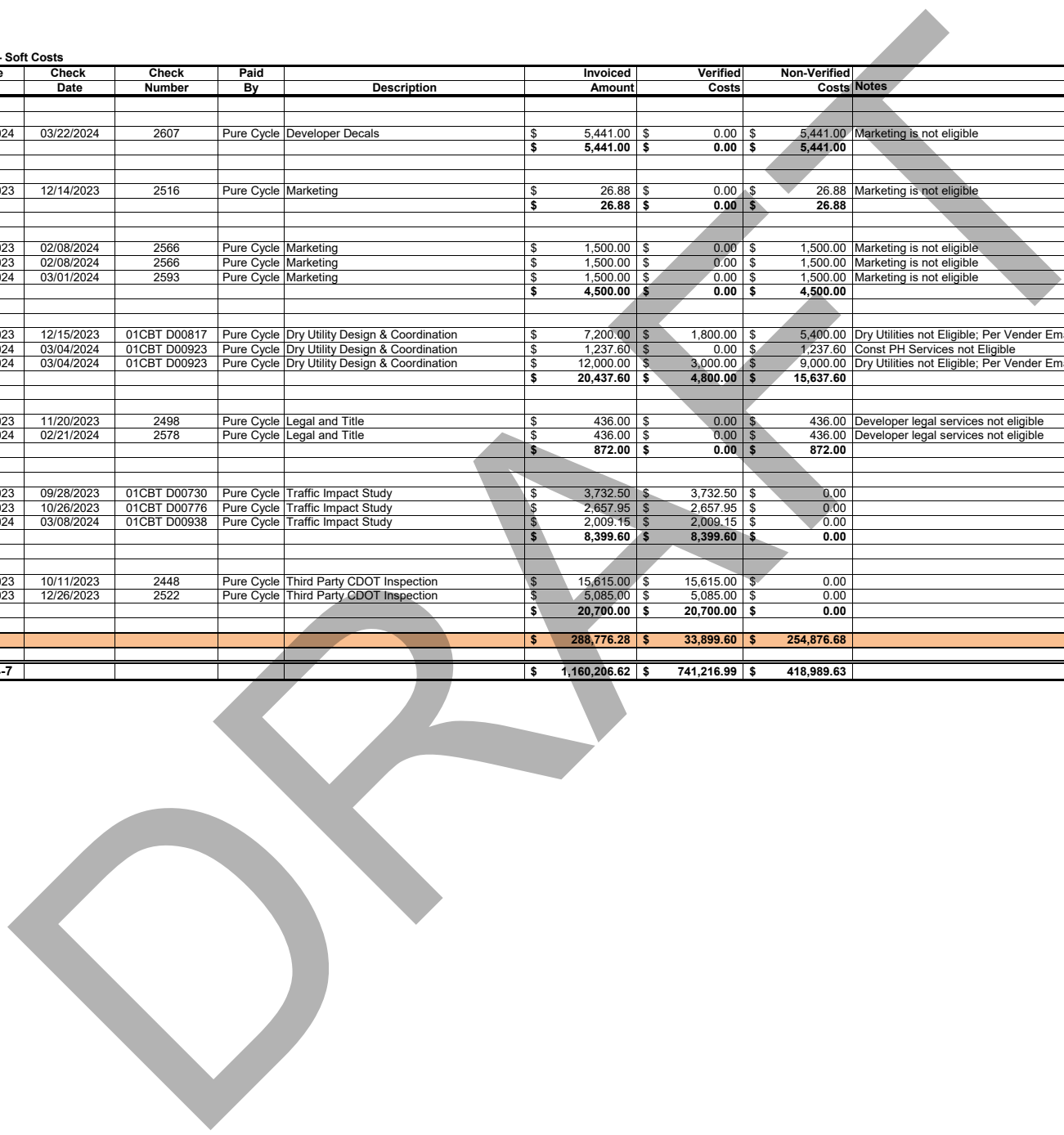
Invoice ID	Invoice Date	Check Date	Check Number	Paid By	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Subtotal Independent District Engineering Services						\$ 82,529.93	\$ 82,529.93	\$ 0.00	
KT Engineering									
3189	10/30/2023	12/11/2023	03INB D00105	CAB	Construction Staking	\$ 5,600.00	\$ 5,300.68	\$ 299.32	Grading Eligible at Site Percent
3210	01/31/2024	03/11/2024	03INB D00143	CAB	Construction Staking	\$ 5,300.00	\$ 5,026.46	\$ 273.54	Grading and General As-builts at Site Percent
3211	1/31/2024	03/11/2024	03INB D00143	CAB	Construction Staking	\$ 34,355.00	\$ 27,384.34	\$ 6,970.66	Dry Utility, Lot, and restakes not eligible
Subtotal KT Engineering						\$ 45,255.00	\$ 37,711.48	\$ 7,543.52	
LSC Transportation Consultants, Inc.									
61842	05/09/2022	06/24/2022	1329	CAB	Traffic Impact Study	\$ 1,942.70	\$ 1,942.70	\$ 0.00	
62330	08/09/2022	09/23/2022	1370	CAB	Traffic Impact Study	\$ 3,108.85	\$ 3,108.85	\$ 0.00	
64042	08/07/2023	09/12/2023	03INB D00073	CAB	Traffic Impact Study	\$ 362.05	\$ 362.05	\$ 0.00	
64440	11/06/2023	12/11/2023	03INB D00111	CAB	Traffic Impact Study	\$ 237.50	\$ 237.50	\$ 0.00	
69723	01/10/2024	02/13/2024	03INB D00134	CAB	Traffic Impact Study	\$ 990.50	\$ 990.50	\$ 0.00	
69858	02/07/2024	03/11/2024	03INB D00149	CAB	Traffic Impact Study	\$ 304.25	\$ 304.25	\$ 0.00	
Subtotal LSC Transportation Consultants, Inc.						\$ 6,945.85	\$ 6,945.85	\$ 0.00	
MPI Designs									
2016	11/20/2023	12/11/2023	1574	CAB	Irrigation Design	\$ 1,140.00	\$ 1,140.00	\$ 0.00	
2017	11/20/2023	12/11/2023	1574	CAB	Irrigation Design	\$ 1,995.00	\$ 1,995.00	\$ 0.00	
2045	02/19/2024	03/08/2024	1608	CAB	Irrigation Design	\$ 2,375.00	\$ 2,375.00	\$ 0.00	
2058	03/19/2024	04/12/2024	1618	CAB	Irrigation Design	\$ 1,140.00	\$ 1,140.00	\$ 0.00	
Subtotal MPI Designs						\$ 6,650.00	\$ 6,650.00	\$ 0.00	
PCS Group Inc.									
13325	04/01/2022	05/26/2022	1317	CAB	Landscape Architect	\$ 3,922.50	\$ 2,435.61	\$ 1,486.89	Coordination Eligible at Site Percent; Residential Items not Eligible
13806	08/01/2022	09/19/2022	1369	CAB	Landscape Architect	\$ 14,190.00	\$ 10,178.08	\$ 4,011.92	Coordination Eligible at Site Percent; Fire Station Items not Eligible
15986	11/08/2023	12/11/2023	03INB D00110	CAB	Landscape Architect	\$ 4,268.15	\$ 3,711.05	\$ 557.10	Coordination and Pre-App Eligible at Site Percent
15987	11/08/2023	02/13/2024	03INB D00133	CAB	Landscape Architect	\$ 2,108.83	\$ 1,957.32	\$ 151.51	Coordination and Expenses Eligible at Site Percent
16127	12/05/2023	01/16/2024	03INB D00121	CAB	Landscape Architect	\$ 2,433.75	\$ 1,647.82	\$ 785.93	Coordination and Pre-App Eligible at Site Percent; Retot work not Eligible
16128	12/05/2023	01/16/2024	03INB D00121	CAB	Landscape Architect	\$ 390.00	\$ 296.25	\$ 93.75	Residential Approvals not eligible
16253	01/11/2024	02/13/2024	03INB D00133	CAB	Landscape Architect	\$ 2,673.75	\$ 2,033.66	\$ 640.09	Coordination and Pre-App Eligible at Site Percent; Retot work not Eligible
16254	01/11/2024	02/13/2024	03INB D00133	CAB	Landscape Architect	\$ 281.25	\$ 125.00	\$ 156.25	Residential Approvals and Answers not eligible
16381	02/13/2024	02/13/2024	03INB D00133	CAB	Landscape Architect	\$ 7,447.50	\$ 3,609.33	\$ 3,838.17	Coordination and Expenses Eligible at Site Percent
16382	02/13/2024	03/11/2024	03INB D00148	CAB	Landscape Architect	\$ 1,504.50	\$ 1,504.50	\$ 0.00	
16521	03/13/2024	04/12/2024	03INB D00159	CAB	Landscape Architect	\$ 3,386.25	\$ 2,959.25	\$ 427.00	Coordination Eligible at Site Percent
16523	03/13/2024	04/12/2024	03INB D00159	CAB	Landscape Architect	\$ 1,215.00	\$ 1,080.00	\$ 135.00	Residential and Homeowner items not Eligible
Subtotal PCS Group Inc.						\$ 43,821.48	\$ 31,537.87	\$ 12,283.61	
Rangeview Metropolitan District									
J001042	11/30/2021	N/A	N/A	CAB	Inspection Services	\$ 14,910.00	\$ 14,910.00	\$ 0.00	
J001043	12/31/2021	N/A	N/A	CAB	Inspection Services	\$ 10,050.00	\$ 10,050.00	\$ 0.00	
J001051	02/07/2022	N/A	N/A	CAB	Inspection Services	\$ 3,740.00	\$ 3,740.00	\$ 0.00	
J001064	04/30/2022	N/A	N/A	CAB	Inspection Services	\$ 7,955.60	\$ 7,955.60	\$ 0.00	
J001070	05/31/2022	N/A	N/A	CAB	Inspection Services	\$ 880.00	\$ 880.00	\$ 0.00	
J001078	08/31/2022	N/A	N/A	CAB	Inspection Services	\$ 6,570.00	\$ 6,570.00	\$ 0.00	
J001079	08/31/2022	N/A	N/A	CAB	Plan Review	\$ 17,500.00	\$ 17,500.00	\$ 0.00	
J501096	05/31/2023	07/24/2023	03INB D00052	CAB	Inspection Services	\$ 14,820.00	\$ 14,820.00	\$ 0.00	
J501097	06/30/2023	09/11/2023	03INB D00077	CAB	Inspection Services	\$ 2,080.00	\$ 2,080.00	\$ 0.00	
J501098	07/31/2023	09/11/2023	03INB D00077	CAB	Inspection Services	\$ 3,020.00	\$ 3,020.00	\$ 0.00	
J501099	08/31/2023	12/11/2023	03INB D00113	CAB	Inspection Services	\$ 3,300.00	\$ 3,300.00	\$ 0.00	
J501100	09/30/2023	12/11/2023	03INB D00113	CAB	Inspection Services	\$ 3,800.00	\$ 3,800.00	\$ 0.00	
J501101	10/31/2023	01/16/2024	03INB D00126	CAB	Inspection Services	\$ 2,100.00	\$ 2,100.00	\$ 0.00	
J501102	11/30/2023	01/16/2024	03INB D00126	CAB	Inspection Services	\$ 2,400.00	\$ 2,400.00	\$ 0.00	
J501103	12/31/2023	02/12/2024	03INB D00137	CAB	Inspection Services	\$ 1,200.00	\$ 1,200.00	\$ 0.00	
J501104	02/29/2024	04/12/2024	03INB D00164	CAB	Inspection Services	\$ 3,500.00	\$ 3,500.00	\$ 0.00	
J501105	03/31/2024	04/12/2024	03INB D00164	CAB	Plan Review	\$ 1,100.00	\$ 1,100.00	\$ 0.00	
Subtotal Rangeview Metropolitan District						\$ 98,925.60	\$ 98,925.60	\$ 0.00	
Southeast Metro Stormwater Authority									
DPR18-00081	11/30/2020	12/15/2020	1071	CAB	GESC Inspection Fee	\$ 9,015.60	\$ 5,100.78	\$ 3,914.82	GESC at Filings 4 & 5 Site Percent
DPR18-00081/D21-00002	05/18/2021	06/04/2021	1160	CAB	GESC Inspection Fee	\$ 6,637.60	\$ 6,637.60	\$ 0.00	
4211	03/10/2023	04/25/2023	1509	CAB	GESC Inspection Fee	\$ 160.00	\$ 101.60	\$ 58.40	GESC at Filing 4 Site Percent
DPR2200055	10/11/2023	12/11/2023	1572	CAB	GESC Inspection Fee	\$ 7,485.00	\$ 4,054.79	\$ 3,430.21	GESC at Filing 6 Site Percent
4987	11/29/2023	12/11/2023	1572	CAB	GESC Inspection Fee	\$ 3,580.00	\$ 2,273.21	\$ 1,306.79	GESC at Filing 4 Site Percent
5004	12/07/2023	01/11/2024	1582	CAB	GESC Inspection Fee	\$ 2,242.50	\$ 1,423.93	\$ 818.57	GESC at Filing 4 Site Percent
5072	01/31/2024	03/08/2024	1605	CAB	GESC Inspection Fee	\$ 4,587.80	\$ 2,474.01	\$ 2,113.79	GESC at Filing 4 Site Percent/Mass Grading Permit Renewal At Site %
5166	02/22/2024	03/08/2024	1605	CAB	GESC Inspection Fee	\$ 160.00	\$ 86.68	\$ 73.32	GESC at Filing 6 Site Percent
Subtotal Southeast Metro Stormwater Authority						\$ 33,868.50	\$ 22,152.60	\$ 11,715.90	

Attachment C
Sky Ranch Authority Board
Engineer's Summary for Filing 4-7 Cost Certification #11 - Soft Costs

Invoice ID	Invoice Date	Check Date	Check Number	Paid By	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Westwood Professional Services									
1220301260	03/22/2022	08/17/2022	03AP D00035	CAB	Monaghan Rd Drainage	\$ 235.25	\$ 235.25	\$ 0.00	
1220800810	08/17/2022	09/10/2022	03AP D0003D	CAB	Engineering for Neighborhood A, C, and D	\$ 100,621.50	\$ 81,084.61	\$ 19,536.89	Eligible On Per-Item Basis
1231101033	11/16/2023	12/11/2023	03INB D00108	CAB	Engineering for Neighborhood A, C, and D	\$ 9,243.75	\$ 4,984.76	\$ 4,258.99	Eligible On Per-Item Basis
1231101046	11/16/2023	12/11/2023	03INB D00108	CAB	Filing 7 Design	\$ 48,883.75	\$ 41,696.32	\$ 7,187.43	Eligible On Per-Item Basis
1231200360	12/08/2023	01/16/2024	03INB D00119	CAB	Engineering for Neighborhood A, C, and D	\$ 3,192.50	\$ 1,721.58	\$ 1,470.92	Eligible On Per-Item Basis
1231200363	12/08/2023	01/16/2024	03INB D00119	CAB	Filing 7 Design	\$ 75,555.00	\$ 57,460.85	\$ 18,094.15	Eligible On Per-Item Basis
1240100201	01/15/2024	02/13/2024	03INB D00131	CAB	Engineering for Neighborhood A, C, and D	\$ 15,367.50	\$ 8,287.04	\$ 7,080.46	Eligible On Per-Item Basis
1240201289	02/16/2024	03/11/2024	03INB D00146	CAB	Engineering for Neighborhood A, C, and D	\$ 13,696.25	\$ 7,385.81	\$ 6,310.44	Eligible On Per-Item Basis
1240300248	03/06/2024	04/12/2024	03INB D00157	CAB	Engineering for Neighborhood A, C, and D	\$ 7,535.00	\$ 4,063.31	\$ 3,471.69	Eligible On Per-Item Basis
1240301229	03/14/2024	04/12/2024	03INB D00157	CAB	Filing 7 Design	\$ 59,460.00	\$ 33,438.91	\$ 26,021.09	Eligible On Per-Item Basis
Subtotal Westwood Professional Services						\$ 333,790.50	\$ 240,358.44	\$ 93,432.06	
Subtotal Invoices paid by the Board - Filing 4-7						\$ 871,430.34	\$ 707,317.39	\$ 164,112.95	
Invoices paid by the Developer - Filing 4-7									
American Express									
82523	08/25/2023	09/11/2023	01CBT D00715	Pure Cycle	Charges for Construction Safety Supply	\$ 62,150.50	\$ 0.00	\$ 62,150.50	Charges not eligible
Subtotal American Express						\$ 62,150.50	\$ 0.00	\$ 62,150.50	
Art and Business One									
4234	11/01/2023	11/21/2023	01CBT D00802	Pure Cycle	Community Marketing	\$ 1,178.49	\$ 0.00	\$ 1,178.49	Marketing is not eligible
4247	12/01/2023	12/15/2023	01CBT D00825	Pure Cycle	Community Marketing	\$ 16,912.50	\$ 0.00	\$ 16,912.50	Marketing is not eligible
4273	01/02/2024	01/10/2024	01CBT D00857	Pure Cycle	Community Marketing	\$ 1,137.50	\$ 0.00	\$ 1,137.50	Marketing is not eligible
4315	03/01/2024	03/08/2024	01CBT D00939	Pure Cycle	Community Marketing	\$ 177.18	\$ 0.00	\$ 177.18	Marketing is not eligible
Subtotal Art and Business One						\$ 19,405.67	\$ 0.00	\$ 19,405.67	
Brent Brouillard									
82523	08/25/2023	09/06/2023	2421	Pure Cycle	Job Site Equipment	\$ 944.13	\$ 0.00	\$ 944.13	Individual reimbursement not eligible
Subtotal Brent Brouillard						\$ 944.13	\$ 0.00	\$ 944.13	
Builders Digital Experience									
414680	11/30/2023	12/15/2023	01CBT D00826	Pure Cycle	Web Advertising	\$ 500.00	\$ 0.00	\$ 500.00	Web Advertising not Eligible
416324	12/31/2023	01/10/2024	01CBT D00859	Pure Cycle	Web Advertising	\$ 500.00	\$ 0.00	\$ 500.00	Web Advertising not Eligible
417827	01/31/2024	02/09/2024	01CBT D00900	Pure Cycle	Web Advertising	\$ 500.00	\$ 0.00	\$ 500.00	Web Advertising not Eligible
419888	02/29/2024	03/08/2024	01CBT D00940	Pure Cycle	Web Advertising	\$ 500.00	\$ 0.00	\$ 500.00	Web Advertising not Eligible
Subtotal Builders Digital Experience						\$ 2,000.00	\$ 0.00	\$ 2,000.00	
Clay Gagnon									
80723	08/07/2023	08/22/2023	2408	Pure Cycle	Signage	\$ 95.95	\$ 0.00	\$ 95.95	Individual reimbursement not eligible
81623	08/11/2023	08/22/2023	2408	Pure Cycle	Signage	\$ 4,027.22	\$ 0.00	\$ 4,027.22	Individual reimbursement not eligible
83023	08/30/2023	09/06/2023	2426	Pure Cycle	Signage	\$ 107.73	\$ 0.00	\$ 107.73	Individual reimbursement not eligible
Subtotal Clay Gagnon						\$ 4,230.90	\$ 0.00	\$ 4,230.90	
Fox Rothschild LLP									
3291705	11/09/2023	11/21/2023	01CBT D00801	Pure Cycle	Legal Services	\$ 5,840.50	\$ 0.00	\$ 5,840.50	Developer Legal Services not Eligible
3291706	11/09/2023	11/21/2023	01CBT D00801	Pure Cycle	Legal Services	\$ 1,109.00	\$ 0.00	\$ 1,109.00	Developer Legal Services not Eligible
3291708	11/09/2023	11/21/2023	01CBT D00801	Pure Cycle	Legal Services	\$ 7,524.50	\$ 0.00	\$ 7,524.50	Developer Legal Services not Eligible
3291709	11/09/2023	11/21/2023	01CBT D00801	Pure Cycle	Legal Services	\$ 400.00	\$ 0.00	\$ 400.00	Developer Legal Services not Eligible
3293369	11/11/2023	11/21/2023	01CBT D00801	Pure Cycle	Legal Services	\$ 14,208.00	\$ 0.00	\$ 14,208.00	Developer Legal Services not Eligible
3293370	11/11/2023	11/21/2023	01CBT D00801	Pure Cycle	Legal Services	\$ 4,131.00	\$ 0.00	\$ 4,131.00	Developer Legal Services not Eligible
3313146	12/13/2023	12/27/2023	01CBT D00839	Pure Cycle	Legal Services	\$ 13,856.00	\$ 0.00	\$ 13,856.00	Developer Legal Services not Eligible
3313148	12/13/2023	12/27/2023	01CBT D00839	Pure Cycle	Legal Services	\$ 301.00	\$ 0.00	\$ 301.00	Developer Legal Services not Eligible
3313150	12/13/2023	12/27/2023	01CBT D00839	Pure Cycle	Legal Services	\$ 2,550.00	\$ 0.00	\$ 2,550.00	Developer Legal Services not Eligible
3313151	12/13/2023	12/27/2023	01CBT D00839	Pure Cycle	Legal Services	\$ 4,043.00	\$ 0.00	\$ 4,043.00	Developer Legal Services not Eligible
3326720	01/12/2024	01/26/2024	01CBT D00877	Pure Cycle	Legal Services	\$ 9,896.50	\$ 0.00	\$ 9,896.50	Developer Legal Services not Eligible
3326722	01/12/2024	01/26/2024	01CBT D00877	Pure Cycle	Legal Services	\$ 1,868.00	\$ 0.00	\$ 1,868.00	Developer Legal Services not Eligible
3326723	01/12/2024	01/26/2024	01CBT D00877	Pure Cycle	Legal Services	\$ 987.00	\$ 0.00	\$ 987.00	Developer Legal Services not Eligible
3326724	01/12/2024	01/26/2024	01CBT D00877	Pure Cycle	Legal Services	\$ 828.00	\$ 0.00	\$ 828.00	Developer Legal Services not Eligible
3326725	01/12/2024	01/26/2024	01CBT D00877	Pure Cycle	Legal Services	\$ 29,104.00	\$ 0.00	\$ 29,104.00	Developer Legal Services not Eligible
3345884	02/11/2024	02/22/2024	01CBT D00915	Pure Cycle	Legal Services	\$ 4,249.50	\$ 0.00	\$ 4,249.50	Developer Legal Services not Eligible
3345885	02/11/2024	02/22/2024	01CBT D00915	Pure Cycle	Legal Services	\$ 2,751.80	\$ 0.00	\$ 2,751.80	Developer Legal Services not Eligible
3345886	02/11/2024	02/22/2024	01CBT D00915	Pure Cycle	Legal Services	\$ 4,503.40	\$ 0.00	\$ 4,503.40	Developer Legal Services not Eligible
3345887	02/11/2024	02/22/2024	01CBT D00915	Pure Cycle	Legal Services	\$ 4,388.80	\$ 0.00	\$ 4,388.80	Developer Legal Services not Eligible
3345888	02/11/2024	02/22/2024	01CBT D00915	Pure Cycle	Legal Services	\$ 3,646.00	\$ 0.00	\$ 3,646.00	Developer Legal Services not Eligible
3368217	03/12/2024	03/25/2024	01CBT D00954	Pure Cycle	Legal Services	\$ 23,482.00	\$ 0.00	\$ 23,482.00	Developer Legal Services not Eligible
Subtotal Fox Rothschild LLP						\$ 139,668.00	\$ 0.00	\$ 139,668.00	

Attachment C
 Sky Ranch Authority Board
 Engineer's Summary for Filing 4-7 Cost Certification #11 - Soft Costs

Invoice ID	Invoice Date	Check Date	Check Number	Paid By	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Fusion Sign and Design									
221480	03/11/2024	03/22/2024	2607	Pure Cycle	Developer Decals	\$ 5,441.00	\$ 0.00	\$ 5,441.00	Marketing is not eligible
Subtotal Fusion Sign and Design						\$ 5,441.00	\$ 0.00	\$ 5,441.00	
Hampden Press									
217486	11/24/2023	12/14/2023	2516	Pure Cycle	Marketing	\$ 26.88	\$ 0.00	\$ 26.88	Marketing is not eligible
Subtotal Hampden Press						\$ 26.88	\$ 0.00	\$ 26.88	
Innovative Database Solutions Inc.									
10404	09/25/2023	02/08/2024	2566	Pure Cycle	Marketing	\$ 1,500.00	\$ 0.00	\$ 1,500.00	Marketing is not eligible
10462	10/16/2023	02/08/2024	2566	Pure Cycle	Marketing	\$ 1,500.00	\$ 0.00	\$ 1,500.00	Marketing is not eligible
10871	02/19/2024	03/01/2024	2593	Pure Cycle	Marketing	\$ 1,500.00	\$ 0.00	\$ 1,500.00	Marketing is not eligible
Subtotal Innovative Database Solutions Inc.						\$ 4,500.00	\$ 0.00	\$ 4,500.00	
Kimley Horn and Associates Inc									
196370002-1023	10/31/2023	12/15/2023	01CBT D00817	Pure Cycle	Dry Utility Design & Coordination	\$ 7,200.00	\$ 1,800.00	\$ 5,400.00	Dry Utilities not Eligible; Per Vender Email: 25% Design for Sleeving
196370001-0124	01/31/2024	03/04/2024	01CBT D00923	Pure Cycle	Dry Utility Design & Coordination	\$ 1,237.60	\$ 0.00	\$ 1,237.60	Const PH Services not Eligible
196370002-0124	01/31/2024	03/04/2024	01CBT D00923	Pure Cycle	Dry Utility Design & Coordination	\$ 12,000.00	\$ 3,000.00	\$ 9,000.00	Dry Utilities not Eligible; Per Vender Email: 25% Design for Sleeving
Subtotal Kimley Horn and Associates Inc						\$ 20,437.60	\$ 4,800.00	\$ 15,637.60	
Land Title Guarantee Company									
CC-229805	11/08/2023	11/20/2023	2498	Pure Cycle	Legal and Title	\$ 436.00	\$ 0.00	\$ 436.00	Developer legal services not eligible
CC-230091	02/05/2024	02/21/2024	2578	Pure Cycle	Legal and Title	\$ 436.00	\$ 0.00	\$ 436.00	Developer legal services not eligible
Subtotal Land Title Guarantee Company						\$ 872.00	\$ 0.00	\$ 872.00	
LSC Transportation Consultants, Inc.									
64172	09/07/2023	09/28/2023	01CBT D00730	Pure Cycle	Traffic Impact Study	\$ 3,732.50	\$ 3,732.50	\$ 0.00	
64334	10/17/2023	10/26/2023	01CBT D00776	Pure Cycle	Traffic Impact Study	\$ 2,657.95	\$ 2,657.95	\$ 0.00	
69966	03/04/2024	03/08/2024	01CBT D00938	Pure Cycle	Traffic Impact Study	\$ 2,009.15	\$ 2,009.15	\$ 0.00	
Subtotal LSC Transportation Consultants, Inc.						\$ 8,399.60	\$ 8,399.60	\$ 0.00	
WSB, Inc.									
R-02333-000 - 1	08/30/2023	10/11/2023	2448	Pure Cycle	Third Party CDOT Inspection	\$ 15,615.00	\$ 15,615.00	\$ 0.00	
R-02333-000 - 2	09/29/2023	12/26/2023	2522	Pure Cycle	Third Party CDOT Inspection	\$ 5,085.00	\$ 5,085.00	\$ 0.00	
Subtotal WSB, Inc.						\$ 20,700.00	\$ 20,700.00	\$ 0.00	
Subtotal invoices paid by the Developer - Filing 4-7						\$ 288,776.28	\$ 33,899.60	\$ 254,876.68	
Total invoices paid - Board and Developer - Filing 4-7						\$ 1,160,206.62	\$ 741,216.99	\$ 418,989.63	



Attachment C
 Sky Ranch Authority Board
 Engineer's Summary for Filing 4-7 Cost Certification #11 - Re-reviewed Soft Costs

Invoice ID	Invoice Date	Check Date	Check Number	Paid By	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Invoices paid by the Board - Filing 4-7									
CMS Environmental Solutions LLC									
159846 (re-review)	11/01/2023	11/10/2023	03INB D00099	CAB	Storm Inspection Services	\$ 0.00	\$ (11.82)	\$ 11.82	Storm Inspection Eligible at Site Percent
Subtotal CMS Environmental Solutions LLC						\$ 0.00	\$ (11.82)	\$ 11.82	
Colorado Department of Public Health and Environment (CDPHE)									
WC231134619 (re-review)	04/25/2023	06/13/2023	1522	CAB	Water Quality Permit	\$ 0.00	\$ (4.04)	\$ 4.04	Eligible at Filing 4, 5, 6 & 7 Site Percent
WC641142623 (re-review)	08/02/2023	09/11/2023	1547	CAB	Water Quality Permit Annual Fee	\$ 0.00	\$ (16.15)	\$ 16.15	Eligible at Filing 4, 5, 6 & 7 Site Percent
Subtotal Colorado Department of Public Health and Environment (CDPHE)						\$ 0.00	\$ (20.19)	\$ 20.19	
David Evans and Associates, Inc.									
485241 (Re-review)	04/05/2021	06/30/2021	1432	CAB	Traffic Engineering	\$ 0.00	\$ 0.00	\$ 0.00	Costs moved from "Streets" to "Regional Streets"
Subtotal David Evans and Associates, Inc.						\$ 0.00	\$ 0.00	\$ 0.00	
PCS Group Inc.									
14972 (re-review)	04/12/2023	05/16/2023	03INB D00024	CAB	Landscape Architect	\$ 0.00	\$ (17.58)	\$ 17.58	Eligible at Filing 5 Site Percent and Filing 6 Site Percent respectively. Residential
15245 (re-review)	06/13/2023	07/24/2023	03INB D00048	CAB	Landscape Architect	\$ 0.00	\$ (185.12)	\$ 185.12	Eligible at Site Percent per respective filing. Parks and ROW 100% eligible. Fire
15381 (re-review)	07/13/2023	08/14/2023	03INB D00061	CAB	Landscape Architect	\$ 0.00	\$ (130.98)	\$ 130.98	Eligible at Site Percent per respective filing. Parks and ROW 100% eligible. Fire
15525 (re-review)	08/15/2023	09/12/2023	03INB D00072	CAB	Landscape Architect	\$ 0.00	\$ (393.79)	\$ 393.79	Eligible at Site Percent per respective filing. Parks and ROW 100% eligible. Res
15667 (re-review)	09/12/2023	10/16/2023	03INB D00086	CAB	Landscape Architect	\$ 0.00	\$ (87.34)	\$ 87.34	Eligible at Filing 5 and 7 Site Percent. Residential Approvals not eligible
Subtotal PCS Group Inc.						\$ 0.00	\$ (814.82)	\$ 814.82	
Southeast Metro Stormwater Authority									
Design Approval 09/12/2023 (Re-review)	09/12/2023	11/10/2023	1565	CAB	GESC Inspection Fee	\$ 0.00	\$ (7,065.70)	\$ 7,065.70	Site Percent of Collateral cost revised
Subtotal Southeast Metro Stormwater Authority						\$ 0.00	\$ (7,065.70)	\$ 7,065.70	
Westwood Professional Services									
1230401825 (re-review)	04/26/2023	05/16/2023	03INB D00022	CAB	Engineering for Neighborhood A, C, and D	\$ 0.00	\$ (1,728.91)	\$ 1,728.91	Plat eligible at Filing 6 Site Percent. Meetings and Coordination eligible at Filing
1230500635 (re-review)	05/18/2023	06/14/2023	03INB D00035	CAB	Engineering for Neighborhood A, C, and D	\$ 0.00	\$ (594.93)	\$ 594.93	Plat eligible at Filing 6 Site Percent. Meetings and Coordination eligible at Filing
1230600227 (re-review)	06/12/2023	07/24/2023	03INB D00046	CAB	Engineering for Neighborhood A, C, and D	\$ 0.00	\$ (953.83)	\$ 953.83	Meetings and Coordination eligible at Filing 4, 5, 6 & 7 Site Percent. Neighborho
1230701789 (re-review)	07/24/2023	08/14/2023	03INB D00059	CAB	Engineering for Neighborhood A, C, and D	\$ 0.00	\$ (810.72)	\$ 810.72	Plat eligible at Filing 6 Site Percent. Meetings and Coordination eligible at Filing
1230801471 (re-review)	08/21/2023	09/12/2023	03INB D00069	CAB	Engineering for Neighborhood A, C, and D	\$ 0.00	\$ (563.54)	\$ 563.54	Meetings and Coordination eligible at Filing 4, 5, 6 & 7 Site Percent. Neighborho
1230901084 (re-review)	09/18/2023	10/16/2023	03INB D00084	CAB	Engineering for Neighborhood A, C, and D	\$ 0.00	\$ (408.31)	\$ 408.31	Meetings and Coordination eligible at Filing 4, 5, 6 & 7 Site Percent. Neighborho
1231000422 (re-review)	10/17/2023	11/10/2023	03INB D00096	CAB	Engineering for Neighborhood A, C, and D	\$ 0.00	\$ (122.34)	\$ 122.34	Eligible On Per-Item Basis
Subtotal Westwood Professional Services						\$ 0.00	\$ (5,182.58)	\$ 5,182.58	
Subtotal Invoices paid by the Board - Filing 4-7						\$ 0.00	\$ (13,095.11)	\$ 13,095.11	
Invoices paid by the Developer - Filing 4-7									
County of Arapahoe									
PF22-007 (re-review)	12/08/2022	12/12/2022	1982	Pure Cycle	County Filing 6 Fees	\$ 0.00	\$ (2,192.23)	\$ 2,192.23	Eligible at Filing 6 Site Percent.
ASP22-009 (re-review)	12/09/2022	12/12/2022	1982	Pure Cycle	County Filing 6 Fees	\$ 0.00	\$ (2,009.55)	\$ 2,009.55	Eligible at Filing 6 Site Percent. Landscaping & Irrigation, Pavement Designs, a
ASP22-009 (re-review)	05/31/2023	06/02/2023	2134	Pure Cycle	County Filing 6 Fees	\$ 0.00	\$ (91.34)	\$ 91.34	Eligible at Filing 6 Site Percent.
PF22-007 - F6 Plat (re-review)	08/18/2023	08/18/2023	2188	Pure Cycle	County Fees - Plat	\$ 0.00	\$ (7.58)	\$ 7.58	Eligible at Filing 6 Site Percent
Subtotal County of Arapahoe						\$ 0.00	\$ (4,300.71)	\$ 4,300.71	
Subtotal Invoices paid by the Developer - Filing 4-7						\$ 0.00	\$ (4,300.71)	\$ 4,300.71	
Total Invoices paid - Board and Developer - Filing 4-7						\$ 0.00	\$ (17,395.82)	\$ 17,395.82	

Verified Costs is the amount being recommended for reimbursement from the CAB

Attachment C

Sky Ranch Authority Board
 Engineer's Summary for Filing 4-7 Cost Certification #11 - Hard Costs

Invoice ID	Invoice Date	Check Date	Check Number	Paid By	Description	Invoiced Amount	Verified Costs	Non-Verified Costs	Notes
Invoices paid by the Board - Filing 4-7									
American West Construction									
Pay Application #5	10/25/2023	12/12/2023	1576	CAB	Filing 5 Wet Utilities Contractor	\$ 523,111.80	\$ 523,111.80	\$ 0.00	
Pay Application #6	11/25/2023	12/11/2023	1571	CAB	Filing 5 Wet Utilities Contractor	\$ 587,459.96	\$ 557,857.96	\$ 29,602.01	Non-District expenditures are not eligible
Pay Application #7	12/25/2023	01/16/2024	1585	CAB	Filing 5 Wet Utilities Contractor	\$ 202,101.58	\$ 202,101.58	\$ 0.00	
Pay Application #8	01/25/2024	02/12/2024	1591	CAB	Filing 5 Wet Utilities Contractor	\$ 264,860.00	\$ 264,860.00	\$ 0.00	
Pay Application #9	02/25/2024	03/08/2024	1604	CAB	Filing 5 Wet Utilities Contractor	\$ 437,626.76	\$ 131,299.25	\$ 306,327.51	Non-District expenditures are not eligible
Pay Application #10	03/25/2024	04/12/2024	1615	CAB	Filing 5 Wet Utilities Contractor	\$ 58,425.00	\$ 0.00	\$ 58,425.00	Non-District expenditures are not eligible
Subtotal American West Construction						\$ 2,073,585.10	\$ 1,679,230.59	\$ 394,354.51	
Bemas Construction Inc - P2 Grading									
Pay Application #1	03/25/2024	04/12/2024	1620	CAB	Filing 6 Earthwork Contractor	\$ 287,498.84	\$ 189,753.76	\$ 97,745.08	Non-District expenditures are not eligible
Subtotal Bemas Construction Inc - P2 Grading						\$ 287,498.84	\$ 189,753.76	\$ 97,745.08	
Consolidated Divisions Inc. - Filing 4 Landscape									
Pay Application #11	11/25/2023	12/11/2023	03INB D00106	CAB	Filing 4 Landscape Contractor	\$ 63,589.01	\$ 63,589.00	\$ 0.01	Payment for \$63,589.00
Pay Application #12	01/25/2024	02/13/2024	03INB D00129	CAB	Filing 4 Landscape Contractor	\$ 74,604.75	\$ 74,604.75	\$ 0.00	
Pay Application #13	03/25/2024	04/12/2024	03INB D00155	CAB	Filing 4 Landscape Contractor	\$ 215,401.03	\$ 215,401.03	\$ 0.00	
Subtotal Consolidated Divisions Inc. - Filing 4 Landscape						\$ 353,594.79	\$ 353,594.78	\$ 0.01	
Martin Marietta Materials, Inc.									
Pay Application #17	11/25/2023	01/16/2024	1590	CAB	Filing 4 Paving Contractor	\$ 39,338.74	\$ 39,338.74	\$ 0.00	
Pay Application #18	01/25/2024	03/08/2024	1610	CAB	Filing 4 Paving Contractor	\$ 25,159.32	\$ 25,159.32	\$ 0.00	
Subtotal Martin Marietta Materials, Inc.						\$ 64,498.06	\$ 64,498.06	\$ 0.00	
Premier Earthworks & Infrastructure, Inc. - Filing 4 Roadways									
Pay Application #20	10/25/2023	12/11/2023	1573	CAB	Filing 4 Concrete Contractor	\$ 104,158.81	\$ 104,158.81	\$ 0.00	
Pay Application #21	11/25/2023	12/11/2023	1573	CAB	Filing 4 Concrete Contractor	\$ 9,437.71	\$ 9,437.71	\$ 0.00	
Pay Application #22	12/25/2023	01/16/2024	1586	CAB	Filing 4 Concrete Contractor	\$ 22,784.29	\$ 22,784.29	\$ 0.00	
Pay Application #23	02/25/2024	03/08/2024	1607	CAB	Filing 4 Concrete Contractor	\$ 59,107.44	\$ 59,107.44	\$ 0.00	
Pay Application #24	03/25/2024	04/12/2024	1617	CAB	Filing 4 Concrete Contractor	\$ 2,701.07	\$ 2,701.07	\$ 0.00	
Subtotal Premier Earthworks & Infrastructure, Inc. - Filing 4 Roadways						\$ 198,189.32	\$ 198,189.32	\$ 0.00	
Premier Earthworks & Infrastructure, Inc. - Filing 5 Roadways									
Pay Application #1	12/25/2023	12/25/2023	01INB D00407	CAB	Filing 5 Concrete Contractor	\$ 380,804.93	\$ 380,804.93	\$ 0.00	
Pay Application #2	02/25/2024	03/08/2024	1607	CAB	Filing 5 Concrete Contractor	\$ 90,277.43	\$ 90,277.43	\$ 0.00	
Subtotal Premier Earthworks & Infrastructure, Inc. - Filing 5 Roadways						\$ 471,082.36	\$ 471,082.36	\$ 0.00	
Pure Cycle Corp. - Filing 4 Fence									
Pay Application #7	09/25/2023	10/16/2023	03INB D00079	CAB	Filing 4 Fence Installation Services	\$ 11,030.30	\$ 11,030.30	\$ 0.00	
Pay Application #9	12/25/2023	01/16/2024	03INB D00125	CAB	Filing 4 Fence Installation Services	\$ 28,883.36	\$ 28,883.36	\$ 0.00	
Subtotal Pure Cycle Corp. - Filing 4 Fence						\$ 39,913.66	\$ 39,913.66	\$ 0.00	
Pure Cycle Corp. - Filing 4 GESC									
Pay Application #9	08/25/2023	10/16/2023	03INB D00079	CAB	Filing 4 Erosion Control Contractor	\$ 106,809.69	\$ 88,825.69	\$ 17,984.00	Non-District expenditures are not eligible
Pay Application #10	02/25/2024	04/12/2024	03INB D00163	CAB	Filing 4 Erosion Control Contractor	\$ 36,284.30	\$ 27,001.85	\$ 9,282.45	Non-District expenditures are not eligible
Subtotal Pure Cycle Corp. - Filing 4 GESC						\$ 143,093.99	\$ 115,827.54	\$ 27,266.45	
Pure Cycle Corp. - Filing 5 GESC									
Pay Application #1	08/25/2023	10/16/2023	03INB D00079	CAB	Filing 5 GESC Contractor	\$ 34,200.00	\$ 15,259.34	\$ 18,940.66	Erosion Control Eligible at Site Percent
Pay Application #2	02/25/2024	04/12/2024	03INB D00163	CAB	Filing 5 GESC Contractor	\$ 124,956.35	\$ 57,325.01	\$ 67,631.34	Erosion Control Eligible at Site Percent
Pay Application #3	03/25/2024	04/12/2024	03INB D00163	CAB	Filing 5 GESC Contractor	\$ 80,021.35	\$ 42,058.16	\$ 37,963.19	Erosion Control Eligible at Site Percent
Subtotal Pure Cycle Corp. - Filing 5 GESC						\$ 239,177.70	\$ 114,642.52	\$ 124,535.18	
Pure Cycle Corp. - Filing 6 GESC									
Pay Application #1	03/25/2024	04/12/2024	03INB D00163	CAB	Filing 6 GESC Contractor	\$ 19,831.25	\$ 11,027.15	\$ 8,804.10	Erosion Control Eligible at Site Percent
Subtotal Pure Cycle Corp. - Filing 6 GESC						\$ 19,831.25	\$ 11,027.15	\$ 8,804.10	
Subtotal invoices paid by the Board - Filing 4-7						\$ 3,890,465.07	\$ 3,237,759.74	\$ 652,705.33	
Invoices paid by the Developer - Filing 4-7									
Century Link									
P216495	04/05/2024	04/08/2024	01CBT D00967	Pure Cycle	Handhole Replacements	\$ 51,139.37	\$ 51,139.37	\$ 0.00	
Subtotal Century Link						\$ 51,139.37	\$ 51,139.37	\$ 0.00	
Core & Main LP									

Attachment C

Sky Ranch Authority Board
 Engineer's Summary for Filing 4-7 Cost Certification #11 - Hard Costs

Invoice ID	Invoice Date	Check Date	Check Number	Paid By	Description	Invoked Amount	Verified Costs	Non-Verified Costs	Notes
T414166	08/17/2023	08/22/2023	2407	Pure Cycle	Erosion Control	\$ 1,363.86	\$ 1,363.86	\$ 0.00	
T446193	08/23/2023	09/06/2023	2422	Pure Cycle	Erosion Control	\$ 1,309.41	\$ 1,309.41	\$ 0.00	
U427466	02/23/2024	03/07/2024	2598	Pure Cycle	Meter Pit Materials	\$ 8,832.00	\$ 0.00	\$ 8,832.00	Meter Pits not Eligible
Subtotal Core & Main LP						\$ 11,505.27	\$ 2,673.27	\$ 8,832.00	
DACS Corporation									
3595	09/11/2023	09/26/2023	2428	Pure Cycle	Concrete & Paving Contractor	\$ 115,432.00	\$ 115,432.00	\$ 0.00	
3596	09/11/2023	09/26/2023	2428	Pure Cycle	Concrete & Paving Contractor	\$ 68,018.00	\$ 68,018.00	\$ 0.00	
Subtotal DACS Corporation						\$ 183,450.00	\$ 183,450.00	\$ 0.00	
High Country Excavation LLC									
4827	07/06/2023	07/07/2023	2159	Pure Cycle	Earthwork Contractor	\$ 12,850.00	\$ 12,850.00	\$ 0.00	
4999	07/28/2023	08/07/2023	2177	Pure Cycle	Earthwork Contractor	\$ 89,593.00	\$ 89,593.00	\$ 0.00	
Subtotal High Country Excavation LLC						\$ 102,443.00	\$ 102,443.00	\$ 0.00	
Kolbe Striping Inc									
23032-01	08/31/2023	09/26/2023	2429	Pure Cycle	Striping (I-70)	\$ 21,539.82	\$ 21,539.82	\$ 0.00	
23032-01 Retainage Release	08/31/2023	01/25/2024	2543	Pure Cycle	Striping (I-70)	\$ 1,133.68	\$ 1,133.68	\$ 0.00	
Subtotal Kolbe Striping Inc						\$ 22,673.50	\$ 22,673.50	\$ 0.00	
Landwise, LLC									
5284	10/16/2023	10/26/2023	01CBT D00765	Pure Cycle	Grading Irrigation and Sod Repair	\$ 10,000.00	\$ 10,000.00	\$ 0.00	
Subtotal Landwise, LLC						\$ 10,000.00	\$ 10,000.00	\$ 0.00	
Sunstate Equipment Company, LLC									
11860598-001	08/16/2023	09/06/2023	2415	Pure Cycle	Earthwork Equipment (I-70)	\$ 2,878.87	\$ 0.00	\$ 2,878.87	Fire Station Costs not eligible
Subtotal Sunstate Equipment Company, LLC						\$ 2,878.87	\$ 0.00	\$ 2,878.87	
Xcel Energy									
851533085	11/01/2023	12/15/2023	01CBT D00834	Pure Cycle	Filing 4 Irrigation Controller Hookup	\$ 12,502.88	\$ 12,502.88	\$ 0.00	
Subtotal Xcel Energy						\$ 12,502.88	\$ 12,502.88	\$ 0.00	
Subtotal invoices paid by the Developer - Filing 4-7						\$ 396,592.89	\$ 384,882.02	\$ 11,710.87	
Total - Hard Costs - Filing 4-7						\$ 4,287,057.96	\$ 3,622,641.76	\$ 664,416.20	

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Attachment D Project Photos

DRAFT

Sky Ranch CAB Metropolitan District Site Photos



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



Filing 4 Tract O (Park)
(View: Southeast)



Filing 5 8th PI
(View: Northeast)



Filing 5 Alley 8
(View: South)



Filing 6 Overview
(View: Southeast)



Filing 6 Tract H (Detention Pond)
(View: West)

May 10, 2024

Rangeview Metropolitan District
 c/o CliftonLarsonAllen LLP
 8390 East Crescent Parkway, Suite 300
 Greenwood Village, CO 80111

SKY RANCH CAB WATER AND SANITARY SEWER IMPROVEMENTS TURNOVER TO RANGEVIEW METROPOLITAN DISTRICT MEMO

The Sky Ranch Community Authority Board (CAB) has contracted and then built the water and sanitary sewer improvements for Filing 4 of the Sky Ranch development. These improvements are being recommended for turnover to the Rangeview Metropolitan District (District).

Independent District Engineering Services (IDES) was engaged by the CAB to review the construction expenses associated with the water and sanitary sewer improvements proposed for construction within Filing 4 of the Sky Ranch development located in Arapahoe County, Colorado. The improvements were constructed by Nelson Pipeline Constructors, LLC. The final pay application was used to calculate the cost of the improvements. While the analysis for the cost of improvement does not include planning, engineering, materials testing, survey, or other related soft costs, IDES used a conservative assumption of 15% to estimate the soft costs associated with the work completed. The costs include public & private improvements including the portions of the systems located inside of the private lots.

The cost of improvements is as described in the following table:

Water and Sanitary Sewer Cost Summary	
Water Public	\$ 1,306,503.27
Water Private	\$ 625,515.55
Sanitary Sewer Public	\$ 1,383,523.75
Sanitary Sewer Private	\$ 502,508.45
Associated Soft Costs (Est. 15%)	\$ 572,707.65
Total	\$ 4,390,758.67

The Improvements are complete, have been accepted by the District, and IDES recommends turnover of the Improvements to the District for Ownership and maintenance.

Please feel free to contact me if there are any questions or comments.

Sincerely,

Andrew Gaittens, P.E.
 Independent District Engineering Services
 (on behalf of the Sky Ranch Community Authority Board)

Attachment A

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**SKY RANCH COMMUNITY AUTHORITY BOARD
FILING 4 WATER & SANITARY IMPROVEMENTS
CONSTRUCTION COSTS**

Contractor: Nelson Pipeline
6300 S Syracuse Way, Suite 420
Centennial, CO 80111

Cost Code	Cost Type	Description	Unit	Unit Cost	Contract Schedule of Values	
					Qty	Extension
General						
20-1012	3001	Mobilization	LS	\$8,794.12	1	\$ 8,794.12
20-1013	3001	Bonds & Insurance	LS	\$48,367.71	1	\$ 48,367.71
Subtotal General						\$ 57,161.83
Sanitary Sewer						
20-1021	3006	6" PVC Sanitary Sewer	LF	\$47.00	67	\$ 3,149.00
20-1021	3006	8" PVC Sanitary Sewer	LF	\$50.00	9700	\$ 485,000.00
20-1021	3006	12" PVC Sanitary Sewer	LF	\$98.00	919	\$ 90,062.00
20-1021	3006	15" PVC Sanitary Sewer	LF	\$100.00	1406	\$ 140,600.00
20-1021	3006	18" PVC Sanitary Sewer	LF	\$117.00	854	\$ 99,918.00
20-1021	3006	48" Sanitary Sewer Manhole w/ CIP Base	EA	\$3,700.00	65	\$ 240,500.00
20-1021	3006	48" Sanitary Sewer Manhole w/ CIP Mexican Hat Base	EA	\$5,600.00	1	\$ 5,600.00
20-1021	3006	8"x4" PVC Sanitary Sewer Wye Fitting	EA	\$160.00	255	\$ 40,800.00
21-1021	3006	4" PVC Sanitary Sewer Lateral	EA	\$1,600.00	255	\$ 408,000.00
20-1021	3006	6" Sanitary Sewer Cap/Plug	EA	\$75.00	2	\$ 150.00
20-1021	3006	8" Sanitary Sewer Cap/Plug	EA	\$190.00	4	\$ 760.00
20-1021	3006	12" Sanitary Sewer Cap/Plug	EA	\$290.00	1	\$ 290.00
20-1021	3006	15" Sanitary Sewer Cap/Plug	EA	\$430.00	1	\$ 430.00
20-1021	3001	4" SS Cleanout	EA	\$650.00	6	\$ 3,900.00
20-1021	3001	Sanitary Sewer Testing	LS	\$64,800.00	1	\$ 64,800.00
20-1021	3001	Manhole Testing	LS	\$16,800.00	1	\$ 16,800.00
20-1021	3006	Cross Under Existing Fiber/Water Lines	EA	\$3,200.00	3	\$ 9,600.00
20-1021	3001	Potholing	HR	\$280.00	30	\$ 8,400.00
Subtotal Sanitary Sewer						\$ 1,618,759.00
Water						
20-1020	3005	6" PVC Waterline	LF	\$37.00	760	\$ 28,120.00
20-1020	3005	8" PVC Waterline	LF	\$43.00	10100	\$ 434,300.00
20-1020	3005	6" Gate Valve w/ Box	EA	\$1,400.00	28	\$ 39,200.00
20-1020	3005	8" Gate Valve w/ Box	EA	\$1,800.00	57	\$ 102,600.00
20-1020	3005	12" Gate Valve w/ Box	EA	\$3,200.00	2	\$ 6,400.00
20-1020	3005	8"x6" MJ Tee	EA	\$740.00	24	\$ 17,760.00
20-1020	3005	8"x8" MJ Tee	EA	\$810.00	13	\$ 10,530.00
20-1020	3005	16"x6" MJ Tee	EA	\$3,600.00	2	\$ 7,200.00
20-1020	3005	8"x8" MJ Cross	EA	\$790.00	4	\$ 3,160.00
20-1020	3005	12"x8" MJ Cross	EA	\$2,300.00	1	\$ 2,300.00
20-1020	3005	6" 22.5 Bend	EA	\$450.00	2	\$ 900.00
20-1020	3005	8" 22.5 Bend	EA	\$990.00	30	\$ 29,700.00
20-1020	3005	8" 45 Bend	EA	\$1,000.00	11	\$ 11,000.00
20-1020	3005	6" 90 Bend	EA	\$480.00	1	\$ 480.00
20-1020	3005	6" Blow-Off Assembly	EA	\$1,900.00	5	\$ 9,500.00
20-1020	3005	8"x6" MJ Reducer	EA	\$420.00	1	\$ 420.00
20-1020	3005	12"x8" MJ Reducer	EA	\$1,200.00	1	\$ 1,200.00
20-1020	3005	16"x12" MJ Reducer	EA	\$2,900.00	2	\$ 5,800.00
20-1020	3005	Fire Hydrant Assembly	EA	\$5,000.00	20	\$ 100,000.00
20-1020	3005	8" Water Cap/Plug	EA	\$1,900.00	4	\$ 7,600.00
21-1020	3005	1" Water Service **	EA	\$3,800.00	9	\$ 34,200.00
21-1020	3005	3/4" Water Service **	EA	\$1,700.00	264	\$ 448,800.00
21-1020	3005	2" Water Service w/ Valve and Cap	EA	\$2,400.00	1	\$ 2,400.00
20-1020	3001	Water Line Testing	LS	\$25,200.00	1	\$ 25,200.00
20-1020	3005	Cross Under Existing Fiber/Water Lines	EA	\$2,200.00	1	\$ 2,200.00
Subtotal Water						\$ 1,330,970.00
Original Contract Subtotal						\$ 3,006,890.83

Change Order 1							
Water							
20-1020	3005	Raise Existing Water Line	LS	\$49,292.32	1	\$	49,292.32
20-1020	3005	Water and Irrigation Tie In Redesign	LS	\$5,100.41	1	\$	5,100.41
Change Order 4							
Sanitary Sewer							
20-1021	3006	Removing 8" Sanitary Sewer Line North of MH18 & Sett	LS	\$3,251.55	1	\$	3,251.55
20-1021	3006	Installing new sleeve for 6" Sanitary Service	LS	\$2,071.19	1	\$	2,071.19
21-1021	3006	Installing 6" Service and Capping Stub	LS	\$1,937.57	1	\$	1,937.57
20-1021	3004	Aurora Bedding Backfill Stub	LS	\$1,887.46	1	\$	1,887.46
20-1021	3006	Materials from Core & Main, Safety Equip. & Tools	LS	\$862.65	1	\$	862.65
21-1021	3006	Materials from Core & Main	LS	\$110.06	1	\$	110.06
21-1021	3001	Sales Tax on Equipment	LS	\$140.00	1	\$	140.00
20-1021	3001	2% Bond	LS	\$205.21	1	\$	205.21
Change Order 5							
Water							
20-1020	3005	Expose Existing 16" Watermain	LS	\$3,128.86	1	\$	3,128.86
21-1020	3001	Sales Tax	LS	\$48.60	1	\$	48.60
20-1020	3001	2% Bond	LS	\$63.55	1	\$	63.55
Change Order 6							
Water							
20-1020	3005	Expose Non Potable Water Line	LS	\$1,676.77	1	\$	1,676.77
20-1020	3005	Remove 20' Section of Waterline & Install Bends	LS	\$2,316.59	1	\$	2,316.59
20-1020	3005	Poured Kickers and Squeegee line	LS	\$1,130.72	1	\$	1,130.72
20-1020	3004	Backfill Excavated Area	LS	\$937.67	1	\$	937.67
20-1020	3005	Materials, Safety Equip. & Tools from Core & Main	LS	\$2,368.54	1	\$	2,368.54
20-1020	3005	Concrete Materials, Safety Equip. & Tools	LS	\$2,565.90	1	\$	2,565.90
21-1020	3001	Sales Tax on Equipment	LS	\$312.66	1	\$	312.66
20-1020	3001	2% Bond	LS	\$226.18	1	\$	226.18
Change Order 8							
General							
20-1012	3001	Mobilization	LS	\$556.96	1	\$	556.96
Sanitary Sewer							
20-1021	3006	8" Sanitary Tie Into Existing Stub	EACH	\$2,400.00	1	\$	2,400.00
20-1021	3006	8" SDR-35 PVC Sanitary Sewer Mainline	LF	\$66.00	396	\$	26,136.00
21-1021	3006	4" SDR-26 PVC Sanitary Sewer Service	EACH	\$5,810.00	4	\$	23,240.00
20-1021	3006	4' Diameter Sanitary Sewer Manhole	EACH	\$6,970.00	1	\$	6,970.00
20-1021	3001	Sanitary Sewer Jet, Camera, Testing	LF	\$10.00	764	\$	7,640.00
Water							
20-1020	3005	Connect to Existing - 8" Dia	EACH	\$1,595.00	1	\$	1,595.00
20-1020	3005	8" C-900 DR 14 PVC Water Main W/ Squeegee Bedding	LF	\$69.00	640	\$	44,160.00
20-1020	3005	8" MJ Gate Valve W/ Box & Restraints	EACH	\$2,970.00	4	\$	11,880.00
20-1020	3005	8" X 8" Cross & Restraints	EACH	\$2,385.00	1	\$	2,385.00
20-1020	3005	8" Depression W/ Restraints	EACH	\$5,690.00	2	\$	11,380.00
20-1020	3005	8" PVC Plug W/ 2" BO Assy TB & Restraints	EACH	\$3,390.00	3	\$	10,170.00
20-1020	3005	Fire Hydrant Assy 5 1/2" Bury (Inc. Tree)	EACH	\$7,850.00	2	\$	15,700.00
20-1020	3005	CI - Clear Water & Pressure Test	EACH	\$2,240.00	1	\$	2,240.00
21-1020	3005	3/4" Water Service Complete	EACH	\$3,760.00	2	\$	7,520.00
Change Order 9							
Water							
20-1020	3005	Adjust Fire Hydrant Line Elevation on Bentley at STA 18	LS	\$2,420.00	1	\$	2,420.00
20-1020	3005	Adjust Fire Hydrant Height on Bersshine St.	LS	\$1,280.00	1	\$	1,280.00
20-1020	3005	Adjust Fire Hydrant Height on N. Armory St.	LS	\$800.00	1	\$	800.00
20-1020	3005	Install 6" Fire Hydrant Extension on E. 7th Ave. at STA 1	LS	\$260.00	1	\$	260.00
20-1020	3005	Adjust Fire Hydrant Height on 8th Pl. at STA 20+27.84	LS	\$800.00	1	\$	800.00
20-1020	3005	Adjust Fire Hydrant Height at SE corner of 6th Ave. & Be	LS	\$2,180.00	1	\$	2,180.00
20-1020	3005	Install 12" Fire Hydrant Extension at SW corner of Allium	LS	\$710.00	1	\$	710.00
20-1020	3005	Install 12" Fire Hydrant Extension on Allium St. at STA 14	LS	\$710.00	1	\$	710.00
20-1020	3005	Material & Small Tools	LS	\$8,414.00	1	\$	8,414.00
20-1020	3005	2% Bond	LS	\$351.48	1	\$	351.48

<i>Change Order 10</i>						
Sanitary						
21-1021	3006	Original Proposal Installation (Deduct - 28 Services)	LS	-\$39,200.00	1	\$ (39,200.00)
21-1021	3006	Excavation and Trenching for Sanitary Line (3 Services)	LS	\$2,389.15	1	\$ 2,389.15
21-1021	3006	Install sewer services (5 Services on 12/14/21)	LS	\$5,688.70	1	\$ 5,688.70
21-1021	3006	Install & backfill sanitary sewer services (5 Services on	LS	\$8,440.95	1	\$ 8,440.95
21-1021	3006	Install & backfill sanitary sewer services (4 Services on	LS	\$9,303.99	1	\$ 9,303.99
21-1021	3006	Install & backfill sanitary sewer services (4 Services on	LS	\$10,114.41	1	\$ 10,114.41
21-1021	3006	Install & backfill sanitary sewer services (4 Services on	LS	\$7,172.71	1	\$ 7,172.71
21-1021	3006	Install & Backfill Sanitary Sewer Services (2 Services on	LS	\$9,244.00	1	\$ 9,244.00
21-1021	3006	Backfill Sanitary Sewer Services on Bently (12/22/21)	LS	\$12,366.73	1	\$ 12,366.73
21-1021	3006	Backfill Sanitary Sewer Services on Bently (12/23/21)	LS	\$7,451.62	1	\$ 7,451.62
21-1021	3006	Backfill Sanitary Sewer Services on Bently (1/3/22)	LS	\$5,704.48	1	\$ 5,704.48
21-1021	3006	Backfill Sanitary Sewer Services on Bently (1/4/22)	LS	\$5,704.48	1	\$ 5,704.48
21-1021	3006	Small Tools and Safety Equipment	LS	\$1,200.89	1	\$ 1,200.89
21-1021	3006	4.5% Sales Tax	LS	\$927.18	1	\$ 927.18
21-1021	3006	2% Bond	LS	\$930.19	1	\$ 930.19
<i>Change Order 12</i>						
Sanitary						
20-1021	3006	8" Sanitary (24" Trench - .04 Tns/LF)	LF	\$1.82	67	\$ 122.04
20-1021	3006	12" Sanitary (24" Trench - .04 Tns/LF)	LF	\$1.82	9700	\$ 17,669.09
20-1021	3006	15" Sanitary (36" Trench - .05 Tns/LF)	LF	\$2.15	919	\$ 1,978.37
20-1021	3006	18" Sanitary (36" Trench - .05 Tns/LF)	LF	\$2.15	1406	\$ 3,026.76
21-1021	3006	Sales Tax on Material and Equipment	LS	\$820.39	1	\$ 820.39
20-1021	3006	2% Bond	LS	\$472.33	1	\$ 472.33
Water						
20-1020	3005	6" Waterline (24" Trench - .04 Tns/LF)	LF	\$1.82	760	\$ 1,384.36
20-1020	3005	8" Waterline (24" Trench - .04 Tns/LF)	LF	\$1.82	10100	\$ 18,397.40
20-1020	3013	4" Non-Pot Line (24" Trench - .04 Tns/LF)	LF	\$1.82	1050	\$ 1,912.60
20-1020	3013	8" Non-Pot Line (24" Trench - .04 Tns/LF)	LF	\$1.82	3000	\$ 5,464.58
21-1020	3005	Sales Tax on Material and Equipment	LS	\$972.88	1	\$ 972.88
20-1020	3005	2% Bond	LS	\$562.64	1	\$ 562.64
<i>Change Order 14</i>						
General						
20-1012	3001	Mobilization	EA	\$3,869.42	1	\$ 3,869.42
Water						
20-1020	3005	Connect To Existing- 8" Dia Water Line	EA	\$3,380.00	1	\$ 3,380.00
20-1020	3005	8" C-900 DR 18 PVC Water Main	LF	\$73.00	472	\$ 34,456.00
20-1020	3005	8" MJ Gate Valve W/Box & Restraints	EA	\$2,950.00	1	\$ 2,950.00
20-1020	3005	8" x 8" MJ Tee	EA	\$1,260.00	1	\$ 1,260.00
20-1020	3005	FH Assy (Inc. Tee-GV-Pipe-FH)	EA	\$9,420.00	2	\$ 18,840.00
20-1020	3001	CI- Clear Water & Pressure Test	LS	\$2,430.00	1	\$ 2,430.00
20-1020	3005	6" Fire Line Stub (Connection By Others)	LS	\$9,730.00	1	\$ 9,730.00
<i>Change Order 15</i>						
General						
21-1015	3021	Punchlist	LS	\$36,037.08	1	\$ 36,037.08
21-1015	3021	Sales Tax	LS	\$541.41	1	\$ 541.41
21-1015	3021	2% Bond	LS	\$789.46	1	\$ 789.46
Earthwork						
<i>95% Compaction</i>						
20-1014	3004	Subgrade Prep	LS	\$7,950.95	1	\$ 7,950.95
20-1014	3004	Class 6 Roadbase	LS	\$551.53	1	\$ 551.53
21-1014	3004	Sales Tax	LS	\$522.61	1	\$ 522.61
20-1013	3004	2% Bond	LS	\$186.96	1	\$ 186.96
<i>Dewatering</i>						
20-1014	3004	Dewatering	LS	\$20,186.74	1	\$ 20,186.74
21-1014	3004	Sales Tax	LS	\$1,155.20	1	\$ 1,155.20
20-1013	3004	2% Bond	LS	\$443.33	1	\$ 443.33
<i>Hydrant Depressions</i>						
20-1020	3005	Full Depression	LS	\$20,057.98	1	\$ 20,057.98
20-1020	3005	Half Depression	LS	\$10,029.50	1	\$ 10,029.50
20-1020	3005	Vertical Shoe	LS	\$10,281.44	1	\$ 10,281.44
20-1020	3005	Aurora Bedding	LS	\$994.48	1	\$ 994.48
20-1020	3005	Concrete	LS	\$1,937.97	1	\$ 1,937.97
20-1020	3005	Additional Costs	LS	\$11,716.56	1	\$ 11,716.56
21-1020	3005	Sales Tax	LS	\$1,709.33	1	\$ 1,709.33
20-1013	3005	2% Bond	LS	\$358.88	1	\$ 358.88
Storm						
20-1013	3007	2% Bond	LS	\$303.17	1	\$ 303.17
Park						
20-1013	3007	2% Bond	LS	\$92.00	1	\$ 92.00

Water						
21-1020	3005	Meter Pits after Dry Utilities & Irrigation	LS	\$65,648.00	1	\$ 65,648.00
21-1013	3005	2% Bond	LS	\$1,351.68	1	\$ 1,351.68
21-1020	3005	Water Service Adjustment	LS	\$17,394.92	1	\$ 17,394.92
21-1020	3005	Sales Tax	LS	\$250.16	1	\$ 250.16
21-1013	3005	2% Bond	LS	\$363.30	1	\$ 363.30
20-1020	3005	4" Gate Valve on Carrie St.	LS	\$2,192.00	1	\$ 2,192.00
20-1013	3005	2% Bond	LS	\$13.87	1	\$ 13.87
Non-Potable Water						
20-1020	3005	8" Gate Valve on Non-Potable	LS	\$3,008.00	1	\$ 3,008.00
20-1020	3005	2% Bond	LS	\$64.90	1	\$ 64.90
Irrigation						
20-1013	3013	2% Bond	LS	\$30.78	1	\$ 30.78
Concrete						
21-1014	3004	Backfill Efforts for SiteWise	LS	\$5,374.15	1	\$ 5,374.15
Change Order 16						
Storm						
20-1013	3007	2% Bond	LS	\$267.44	1	\$ 267.44
20-1013	3007	2% Bond	LS	\$359.84	1	\$ 359.84
Water						
21-1020	3005	8th Place Services	LS	\$20,291.20	1	\$ 20,291.20
21-1020	3005	Sales Tax	LS	\$27.00	1	\$ 27.00
21-1013	3005	2% Bond	LS	\$418.35	1	\$ 418.35
Storm						
20-1013	3007	2% Bond	LS	\$177.13	1	\$ 177.13
Change Order 17						
Storm						
Other						
20-1013	3007	2% Bond	LS	\$320.36	1	\$ 320.36
Water						
20-1020	3005	Potholing (7/29)	HRS	\$295.63	8	\$ 2,365.02
20-1020	3005	Potholing (8/1)	HRS	\$295.63	8	\$ 2,365.02
20-1020	3005	Potholing (8/2)	HRS	\$295.63	8	\$ 2,365.02
20-1020	3005	16" to 12" Reducer	EA	\$3,399.72	2	\$ 6,799.43
20-1020	3005	12"x8" Tee	EA	\$2,079.59	1	\$ 2,079.59
20-1020	3005	Cross Existing Utilities	EA	\$2,415.99	2	\$ 4,831.98
20-1020	3005	8" 22-Deg Fittings	EA	\$1,211.05	2	\$ 2,422.11
20-1020	3005	12" Gate Valve	EA	\$3,914.52	2	\$ 7,829.03
20-1020	3005	8" Gate Valve	EA	\$2,110.17	1	\$ 2,110.17
20-1020	3005	8" Gate Valve R&R	EA	\$2,110.17	1	\$ 2,110.17
20-1020	3005	8" C-900	LF	\$86.61	60	\$ 5,196.93
20-1020	3005	12" C-900	LF	\$132.52	20	\$ 2,650.45
20-1020	3005	Blow Off Valve	EA	\$3,722.87	1	\$ 3,722.87
20-1020	3005	Valve Key Extension	EA	\$1,223.29	1	\$ 1,223.29
20-1020	3005	Concrete Kickers	EA	\$907.27	2	\$ 1,814.54
21-1020	3005	Sales Tax	LS	\$80.10	1	\$ 80.10
20-1013	3005	2% Bond	LS	\$316.11	1	\$ 316.11
Non-Potable						
20-1013	3013	2% Bond	LS	\$87.45	1	\$ 87.45
Change Order 18						
General						
20-1014	3021	2% Bond	LS	\$727.18	1	\$ 727.18
Sanitary						
20-1021	3006	8" SDR35	LF	\$53.52	120	\$ 6,422.12
20-1021	3006	8" C-900	LF	\$45.87	180	\$ 8,257.01
20-1021	3006	8" C-900 NP	LF	\$48.93	60	\$ 2,935.83
20-1021	3006	8" MJ Fittings	EA	\$1,070.35	2	\$ 2,140.71
20-1021	3006	4" C-900 NP	LF	\$37.72	60	\$ 2,263.03
20-1021	3006	Mobilization to Locations	EA	\$1,274.23	4	\$ 5,096.92
20-1021	3006	Jetting/Video Sanitary	LF	\$6.12	120	\$ 733.96
20-1021	3006	Sanitary Testing	LF	\$3.57	120	\$ 428.14
20-1021	3006	Potholing	HRS	\$295.62	10	\$ 2,956.22
20-1021	3006	8" Sanitary CTE	EA	\$2,691.18	2	\$ 5,382.35
20-1021	3006	8" C-900 CTE	EA	\$2,742.15	3	\$ 8,226.44
20-1021	3006	8" C-900 NP CTE	EA	\$2,660.59	1	\$ 2,660.59
20-1021	3006	4" C-900 NP CTE	EA	\$2,242.65	1	\$ 2,242.65
21-1021	3006	Sales Tax	LS	\$82.57	1	\$ 82.57
Water						
20-1020	3005	Remove and Reinstall Blow Off	EA	\$101.94	5	\$ 509.69
20-1020	3005	Kickers at Water Stubs (1CY)	EA	\$407.75	5	\$ 2,038.77
21-1020	3005	Sales Tax	LS	\$45.87	1	\$ 45.87

<i>Change Order 19</i>							
Water							
20-1020	3005	Fire Hydrant (Secondary Installation)	EA	\$1,475.00	6	\$	8,850.00
20-1020	3005	Fire Hydrant (Testing)	EA	\$2,240.00	3	\$	6,720.00
Change Order Subtotal							\$811,160.19
TOTAL CONTRACT (with Change Orders)							\$ 3,818,051.02

SUMMARY OF CATEGORY & ELIGIBILITY							
Water (Public)							
20-1020						\$	1,306,503.27
Water (Private)							
20-1020						\$	625,515.55
Sanitary Sewer (Public)							
20-1021						\$	1,383,523.75
Sanitary Sewer (Private)							
20-1021						\$	502,508.45
TOTAL CONTRACT (with Change Orders)							\$ 3,818,051.02

DRAFT



Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, District Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, May 10, 2024

ACC Requests

20 ACC requests were received in April. Requests were for landscaping, solar, patios, fence installation, sheds, and playground equipment. All requests were approved.

Violation Report

Inspection of the Community was completed on April 10th and April 25th resulting in 99 violations. Violations were for landscaping, visible trash cans, holiday decorations and unapproved shed installation.

Aged Report

An updated aged report is included in the packet. The owners currently with Altitude for collections are noted in the report.

Street Parking Enforcement

CLA contacted David Firmin with Altitude Law regarding if the CAB has the authority to enforce parking restrictions on the streets within Sky Ranch. David stated that due to House Bill 22-1139, the CAB cannot enforce parking restrictions in the Public Right of Way. However, the CAB does have the authority to enforce parking in the alleys.

Alley Parking Language for Guidelines

Suggested language to add to prohibit parking in the alleys: Parking in the alleys is prohibited. Alleys are intended as access to each garage unit and not for storage. Homeowners must keep alleys clear of obstructions. Any trees or plants hanging over a rear fence into the alley must be trimmed back to the fence line. Construction materials, storage bins, ladders, landscaping materials and debris cannot be stored in the alley.

Pet Waste

CLA has been monitoring the common areas and has not seen an increased amount of dog waste. We will continue to monitor during our inspections.

Please let us know if there are any questions.

Celeste Terrell, CMCA, AMS
Community Manager



Violation Type / Item	Escalation	Item Count	# Letters	# Violations
Covenant Violation	Open			
Holiday Decorations	Level Warning	1		
Holiday Decorations	Level Second Fine \$50	1		
	Total Items / Letters Open	2	2	
	Total Covenant Violation	2	2	2
Landscaping	Open			
Unightly Conditions	Level Warning	43		
Unightly Conditions	Level First Fine \$25	5		
Unightly Conditions	Level Second Fine \$50	3		
	Total Items / Letters Open	51	52	
	Total Landscaping	51	52	51
Trash	Open			
Trash	Level Warning	37		
Trash	Level First Fine \$25	3		
Trash	Level Second Fine \$50	1		
	Total Items / Letters Open	41	41	
	Total Trash	41	41	41
Unapproved Modifications	Open			
Unapproved Modification	Level Warning	2		
Unapproved Shed	Level Second Fine \$50	3		



Violations Summary

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Sky Ranch Community Authority Board

From 04/01/2024 to 04/30/2024

Violation Type / Item	Escalation	Item Count	# Letters	# Violations
Unapproved Modifications	Open			
	Total Items / Letters Open	5	5	
	Total Unapproved Modifications	5	5	5
	Total for Sky Ranch Community Authority Board	99	100	99

	Balance	Billing Notes
1	2280.99	WITH ALTITUDE
2	2215	WITH ALTITUDE
3	1315.61	WITH ALTITUDE
4	971	WITH ALTITUDE
5	810	
6	774.11	
7	755	
8	753	
9	645	
10	645	
11	645	
12	561	
13	560.24	
14	555	
15	525	
16	490	
17	480	
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21	480	
22	480	
23	405	
24	377	
25	375	
26	369.21	
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31	315	
32	315	
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485	125
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487	115
488	102.5
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490	100
491	92.31
492	70.88
493	62.64
494	58.35
495	54
496	50
497	50
498	43.1
499	37.91
500	35.01
501	30.76
502	29.3
503	18.33
504	14.84
505	14
506	5.84
507	3.42
508	0.83
509	0.7
510	0.17
511	-0.01
512	-0.17
513	-4.9
514	-10
515	-16.3
516	-30.7

517	-42.63
518	-75
519	-96.7
520	-119.24
521	-125
522	-150
523	-151.63
524	-177
525	-177
526	-177
527	-184.78
528	-193.57
529	-262.57
530	-270.33
531	-286.81
532	-300
533	-300
534	-300
535	-300
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537	-338.44
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540	-354
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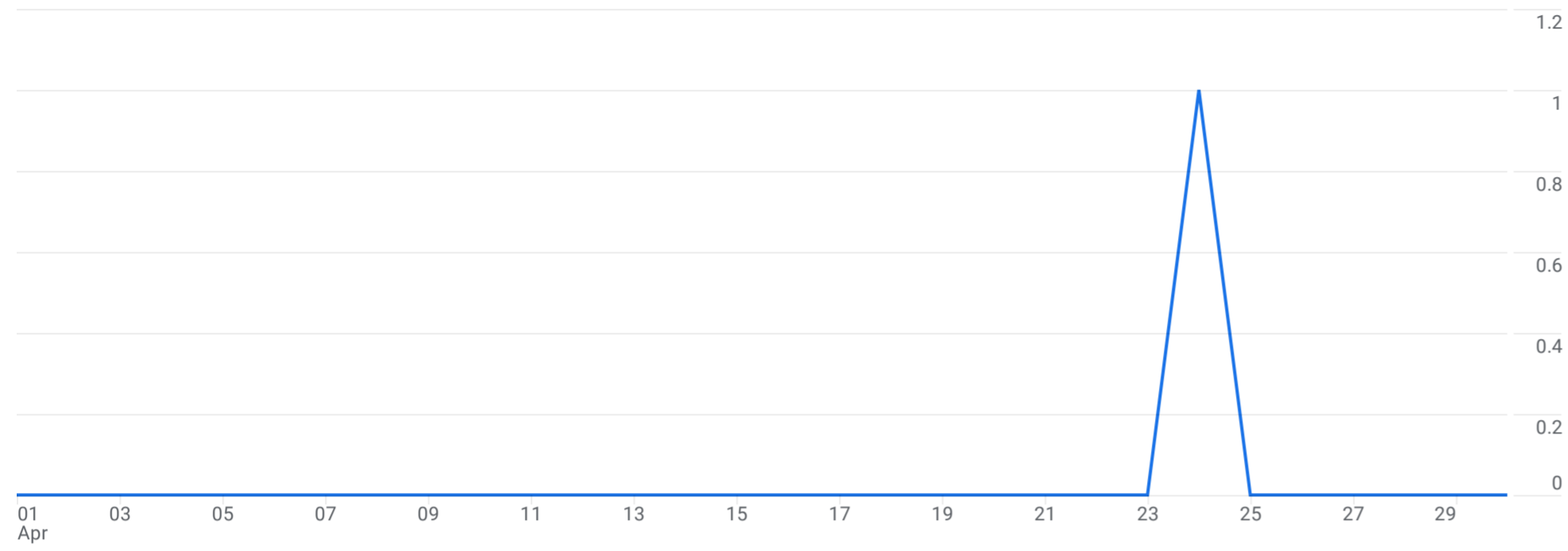
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