



**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 12, 2023
TIME: 8:30 a.m.
LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue
Building 65, Suite A
Watkins, CO 80137

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

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

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

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDk0M2FmNGYtYTA4ZC00ZDMwLTk5NmUtMGUzODYxNzE0YTk2%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

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

Phone Conference ID: **732 803 573#**



<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Mark Harding	President (representing MD 5)	May, 2023
Joe Knopinski	Vice President (representing MD 5)	May, 2025
Kevin McNeill	Treasurer (representing MD 5)	May, 2023
Dirk Lashnits	Assistant Secretary (representing MD 3)	May, 2025
Vacant	(representing MD 1)	May, 2027

I. ADMINISTRATIVE MATTERS

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

II. CONSENT AGENDA

- A. Approve Minutes from the April 14, 2023 Regular Meeting (enclosure).

III. PUBLIC COMMENT

- A. Public Comment.

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

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

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

V. FINANCIAL MATTERS

- A. Review and accept the schedule of cash position as of December 31, 2022, updated as of April 30, 2023, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).
- B. Consider approval of payables through April 30, 2023 in the amount of \$1,040,429.65 (enclosure).
- C. Conduct Public Hearing to consider further amendment of the 2022 Budget. Consider adoption of Resolution to Further Amend the 2022 Budget (enclosure).



VI. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Consider approval of Task Order No. 15 to the Master Services Agreement ("MSA") with KT Engineering, LLC for landscape and misc. staking in the amount of \$2,775.
- C. Consider approval of Task Order No. 9 to the MSA with LSC Transportation Consultants, Inc. for traffic engineering for Filings 6 and 7 in the amount of \$17,100.
- D. Engineer's Report (enclosure).
- E. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
1. **Drainage and Utilities:** None.
 2. **Roadway Improvements:** None.
 3. **Grading/Earthwork:**
 4. **Landscape Improvements:**
 - Phase 1 None.
 - Phase 2 None.
 - Phase 3 None.
- F. Phase II (Filing No. 4) Construction Matters:
1. **Grading/Earthwork:** Consider approval of Change Order No. 11 to the Grading Contract with Bemas Construction, Inc. for costs associated with excavating two sediment basins and providing diversion ditches for the Sky Ranch Filing 5 Project in an amount not to exceed \$49,876.
 2. **Drainage and Utilities:** Consider approval of Change Order No. 19 to the Construction Contract with Nelson Pipeline Constructors, LLC for costs associated with fire hydrants located within a Rangeview Metropolitan District easement in Filing 4 in an amount not to exceed \$15,570.



Consider approval of Pay Application No. 20 to the Construction Contract with Nelson Pipeline in the amount of \$15,570.

3. Erosion Control:

None.

4. Roadway Improvements:

Paving/Asphalt

Consider approval of Change Order No. 13 to the Paving Contract with Martin Marietta for costs associated with balancing roadways and paving changes in an amount not to exceed \$44,188.75.

Consider approval of Pay Application No. 14 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of \$329,833.99.

Concrete/Striping/Signage

Consider approval of Change Order No. 11 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for costs associated with backfill adjustment on East 10th Drive in an amount not to exceed \$1,116.53.

Consider approval of Pay Application No. 15 to the Construction Contract with PEI in the amount of \$58,883.32

5. Landscape:

Consider approval of Pay Application No. 6 to the Landscape Installation Contract with Consolidated Divisions, Inc. in the amount of \$90,568.17.

6. Fencing

Consider approval of Change Order No. 2 to the Fencing Installation Contract with Pure Cycle Corporation for costs associated with the installation of a monument sign in an amount not to exceed \$121,573.45.

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

1. Grading/Earthwork:

None.



2. **Drainage and Utilities:** None.
3. **Erosion Control:** Consider approval of Change Order No. 1 to the Erosion Control Contract with Pure Cycle for costs associated with removing sediment basin construction from the contractor's scope in an amount not to exceed \$20,000.
4. **Roadway Improvements:** None.
Paving/Asphalt
Concrete/Striping/Signage
5. **Landscape:** None.

VII. LEGAL MATTERS

- A. Executive Session (if necessary).

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

- A. Community Manager's Update (enclosure).

IX. OTHER BUSINESS

- A. Confirm quorum for June 9, 2023 Board meeting.

X. ADJOURNMENT

Informational Enclosure:

Monthly summary of website usage (enclosure).

***The Next Regular Board Meeting is Scheduled for
June 9, 2023***



RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD APRIL 14, 2023

A regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the CAB convened on April 14, 2023 at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors in Attendance Were:

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

Absent and excused was Director Scott Lehman.

Also in Attendance Were:

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

**ADMINISTRATIVE
MATTERS**

Ms. Johnson called the meeting to order.

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

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



RECORD OF PROCEEDINGS

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

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

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

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

- Approve Minutes of the March 10, 2023, Regular Meeting.

Upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the Minutes of the March 10, 2023 Regular Meeting.

PUBLIC COMMENT There were no public comments.

CITIZENS
ADVISORY
COMMITTEE
("CAC") MATTERS

CAC Presentation on Recommendations: None.

FINANCIAL
MATTERS

Schedule of Cash Position as of December 31, 2022, Updated as of April 10, 2023, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Following a presentation by Ms. Sutton, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of December 31, 2022, updated as of April 10, 2023, the accounts receivable summaries, tax schedules and developer advance schedule.



RECORD OF PROCEEDINGS

Payables through April 7, 2023: Ms. Finnegan presented the payables through April 7, 2023, to the Board. Following review, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the payables through April 7, 2023, in the amount of \$471,895.20.

2022 Budget Amendment (First Reading): Ms. Sutton presented the proposed amendment to the 2022 Budget to the Board. No action was taken.

Reimbursement to Pure Cycle Corporation under the Facilities Funding and Acquisition Agreement and Phase 2 Facilities Funding and Acquisition Agreement: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved reimbursement to Pure Cycle Corporation under the Facilities Funding and Acquisition Agreement and Phase 2 Facilities Funding and Acquisition Agreement, in the amount of \$487,159.16.

CONSTRUCTION MATTERS

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

Task Order No. 4 to the Master Services Agreement ("MSA") with Independent District Engineering Services, LLC ("IDES") for Continuation of District Oversight Services in an Amount not to Exceed \$50,000.00: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 4 to the MSA with IDES for continuation of District oversight services in an amount not to exceed \$50,000.00.

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

Cost Certification Report No. 6 – Filing Nos. 4-7 by Independent District Engineering Services, LLC ("IDES") in the Amount of \$1,050,089.74: Mr. Fowler presented the report. Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Cost Certification Report No. 6 – Filing Nos. 4-7 by IDES in the amount of \$1,050,089.74.

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

Drainage and Utilities: None.

Roadway Improvements: None.



RECORD OF PROCEEDINGS

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities: None.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage: None.

Landscape:

Pay Application No. 5 to the Landscape Installation Contract with Consolidated Divisions, Inc. ("CDI") in the Amount of \$46,763.90:

Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 5 to the Erosion Control Contract with CDI in the amount of \$46,763.90.

Fencing:

Pay Application No. 4 to the Fencing Installation Contract with Pure Cycle Corporation in the Amount of \$25,412.50:

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



RECORD OF PROCEEDINGS

vote, unanimously carried, the Board approved Pay Application No. 4 to the Fencing Installation Contract with Pure Cycle in the amount of \$25,412.50.

PHASE II (FILING NO. 5) CONSTRUCTION MATTERS:

Grading/earthwork: None.

Drainage and Utilities: None.

Erosion Control:

Bid Analysis and Award of Contract for Grading Erosion and Sediment Control: Mr. Fowler presented to the Board. Director Knopinski provided a summary of his review and recommendation. Following discussion, upon a motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved and awarded the contract to Pure Cycle Corporation in the amount of \$248,939.50.

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage: None.

Landscape: None.

LEGAL MATTERS

1601 Agreement: Attorney Meintzer discussed the status of the 1601 Agreement, noting that the CAB is still waiting on comments from the County. No further action was taken.

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

**COMMUNITY
MANAGEMENT /
COVENANT
CONTROL /
OPERATIONS**

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



RECORD OF PROCEEDINGS

OTHER BUSINESS

Potential Inclusion of Adjacent Property: Director Harding discussed the possibility of including an additional 150 acres within one of the Sy Ranch Metropolitan Districts. The Board took no action at this time.

Quorum for May 12, 2023 Board Meeting: The Board confirmed a quorum for the May 12, 2023 Board meeting. Director Harding noted that he will not be available for the May meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, following a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adjourned the meeting at 9:15 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD

Schedule of Cash Position
December 31, 2022
Updated as of April 30, 2023

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
Central Bank & Trust - Checking Account								
Balance as of 12/31/22	101,918.04	102,590.69	918.00	0.09	-	113,953.65	19,666.70	339,047.17
Subsequent activities:								
1/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	749.53	-	-	2,720.34	-	-	183.19	3,653.06
1/18/23 - Checks 1409 - 1419	(6,415.00)	-	-	(2,720.19)	-	(1,188,514.64)	-	(1,197,649.83)
1/18/23 - Developer Advance/Reimbursement for Dev. Costs	-	-	-	-	-	1,267,060.48	-	1,267,060.48
1/27/23 - Fees for Online Payment	-	(906.39)	-	-	-	-	-	(906.39)
January ACH Payments	(43,330.07)	(27,729.92)	-	-	-	(78,545.84)	-	(149,605.83)
January PIF Fee Deposits	192,166.65	-	-	-	-	-	-	192,166.65
January O&M Fee Deposits	-	38,258.78	3,105.00	-	-	-	-	41,363.78
2/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	3,876.61	-	-	9,161.89	7,526.58	-	7,939.69	28,504.77
2/10/23 - Developer Advance/Reimbursement for Dev. Costs	-	-	-	-	-	-	805,744.02	805,744.02
2/10/23 - Checks 1420 - 1430	-	(100.56)	-	(9,161.89)	(7,526.58)	-	(18,079.21)	(34,868.24)
February ACH Payments	(21,100.28)	(15,455.12)	-	-	-	(45,350.92)	(766,873.80)	(848,780.12)
February O&M/Alley Fee Deposits	-	80,284.77	1,107.00	-	-	-	-	81,391.77
Voided Checks (Reissued from new account)	-	5,853.08	-	-	-	16,620.16	-	22,473.24
Transfer funds to new account	(227,865.48)	(182,795.33)	(5,130.00)	(0.24)	-	(85,222.89)	(48,580.59)	(549,594.53)
Anticipated balance	-	-	-	-	-	-	-	-
In Bank - Checking Account								
Balance as of 12/31/22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subsequent activities:								
3/01/23 - Opening Deposit	227,865.48	182,795.33	5,130.00	0.09	-	85,222.89	48,580.59	549,594.38
3/01/23 - Reissue Voided Checks	-	-	-	-	-	(22,473.24)	-	(22,473.24)
3/03/23 - Fees for Online Payment	-	(370.70)	-	-	-	-	-	(370.70)
3/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	74,608.12	-	-	363,421.81	6,889.17	-	7,310.84	452,229.94
3/13/23 - Developer Advance	-	-	-	-	-	4,587.80	-	4,587.80
3/13/23 - Developer Advance	-	-	-	-	-	4,485.00	-	4,485.00
3/16/23 - Checks 1504-1507	-	-	-	(363,422.02)	(6,889.17)	-	-	(370,311.19)
3/29/23 - Arapahoe County Collateral Release	-	-	-	-	-	966,100.73	-	966,100.73
3/29/23 - Developer Advance Repayment	-	-	-	-	-	(966,100.73)	-	(966,100.73)
3/30/23 - Fees for Online Payment	-	(960.62)	-	-	-	-	-	(960.62)
3/31/23 - Developer Advance/Reimbursement for Dev. Costs	-	-	-	-	-	238,535.06	-	238,535.06
March PIF Fee Deposits	102,906.30	-	-	-	-	-	-	102,906.30
March ACH Payments	(17,400.02)	(15,130.67)	-	-	-	(253,460.94)	-	(285,991.63)
March O&M Fee Deposits	-	10,532.33	-	-	-	-	-	10,532.33
4/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	31,377.89	-	-	22,190.91	131,287.11	-	131,267.73	316,123.64
4/14/23 - Developer Advance/Reimbursement for Dev. Costs	-	-	-	-	-	219,030.67	-	219,030.67
4/14/23 - Developer Advance Repayment	-	-	-	-	-	(487,159.16)	-	(487,159.16)
4/14/23 - Transfer between funds for Dev. Adv. Repayment	(300,000.00)	-	-	-	-	487,159.16	(187,159.16)	-
4/14/23 - Checks 1508-1514	(495.00)	(3,653.00)	-	(22,190.79)	(131,287.11)	(884.65)	-	(158,510.55)
April PIF Fee Deposits	75,575.67	-	-	-	-	-	-	75,575.67
April O&M Fee Deposits	-	18,137.23	-	-	-	-	-	18,137.23
April ACH Payments	(15,990.16)	(70,070.53)	-	-	-	(218,208.67)	-	(304,269.36)
Anticipated balance	178,448.28	121,279.37	5,130.00	-	-	56,833.92	-	361,691.57
UMB - 2019A Revenue Fund								
Balance as of 12/31/22	-	-	-	7,687.81	-	-	-	7,687.81
Subsequent activities:								
1/27/23 - Transfer from CBT Checking	-	-	-	2,720.19	-	-	-	2,720.19
1/31/23 - Interest Income	-	-	-	27.57	-	-	-	27.57
2/10/23 - Transfer from CBT Checking	-	-	-	9,161.89	-	-	-	9,161.89
2/28/23 - Interest Income	-	-	-	40.68	-	-	-	40.68
3/16/23 - Transfer from Inbank Checking	-	-	-	363,422.02	-	-	-	363,422.02
3/31/23 - Interest Income	-	-	-	523.61	-	-	-	523.61
4/07/23 - Trustee Fee	-	-	-	(7,500.00)	-	-	-	(7,500.00)
4/30/2023 - Pledged Revenue	-	-	-	153,477.90	-	-	-	153,477.90
4/30/2023 - Interest Income	-	-	-	1,389.22	-	-	-	1,389.22
Anticipated Transfer from Inbank	-	-	-	22,190.94	-	-	-	22,190.94
Anticipated balance	-	-	-	553,141.83	-	-	-	553,141.83
UMB - 2019A Bond Fund								
Balance as of 12/31/22	-	-	-	214.08	-	-	-	214.08
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	0.75	-	-	-	0.75
2/28/23 - Interest Income	-	-	-	0.78	-	-	-	0.78
3/31/23 - Interest Income	-	-	-	0.93	-	-	-	0.93
4/30/23 - Transfer from Reserve Fund	-	-	-	16,989.33	-	-	-	16,989.33
4/30/23 - Interest Income	-	-	-	31.36	-	-	-	31.36
Anticipated balance	-	-	-	17,237.23	-	-	-	17,237.23
UMB - 2019A Reserve Fund								
Balance as of 12/31/22	-	-	-	921,184.42	-	-	-	921,184.42
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	3,260.99	-	-	-	3,260.99
2/28/23 - Interest Income	-	-	-	2,873.64	-	-	-	2,873.64
3/31/23 - Interest Income	-	-	-	3,315.68	-	-	-	3,315.68
4/30/23 - Interest Income	-	-	-	3,119.63	-	-	-	3,119.63
4/30/23 - Transfer to Bond Fund	-	-	-	(16,989.33)	-	-	-	(16,989.33)
Anticipated balance	-	-	-	916,765.03	-	-	-	916,765.03
UMB - 2019A Surplus Fund								
Balance as of 12/31/22	-	-	-	455,906.76	-	-	-	455,906.76
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	1,613.95	-	-	-	1,613.95
2/28/23 - Interest Income	-	-	-	1,422.26	-	-	-	1,422.26
3/31/23 - Interest Income	-	-	-	1,641.00	-	-	-	1,641.00
4/30/23 - Interest Income	-	-	-	1,559.14	-	-	-	1,559.14
Anticipated balance	-	-	-	462,143.11	-	-	-	462,143.11
UMB - 2019A Project Fund								
Balance as of 12/31/22	-	-	-	-	-	4,688.54	-	4,688.54
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	-	17.36	-	17.36
2/28/23 - Interest Income	-	-	-	-	-	15.66	-	15.66
3/31/23 - Interest Income	-	-	-	-	-	17.85	-	17.85
4/30/23 - Interest Income	-	-	-	-	-	17.08	-	17.08
Anticipated balance	-	-	-	-	-	4,756.49	-	4,756.49

SKY RANCH COMMUNITY AUTHORITY BOARD

Schedule of Cash Position
December 31, 2022
Updated as of April 30, 2023

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
UMB - 2019B Bond Fund								
Balance as of 12/31/22	-	-	-	1,683.11	-	-	-	1,683.11
Subsequent activities:								
1/31/23 - Interest Income (Net of Fees)	-	-	-	(31.01)	-	-	-	(31.01)
2/28/23 - Interest Income	-	-	-	5.23	-	-	-	5.23
3/31/23 - Interest Income	-	-	-	5.97	-	-	-	5.97
4/30/23 - Interest Income	-	-	-	5.58	-	-	-	5.58
<i>Anticipated balance</i>	-	-	-	1,668.88	-	-	-	1,668.88
UMB - 2019B Project Fund								
Balance as of 12/31/22	-	-	-	-	-	759.38	-	759.38
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	-	2.88	-	2.88
2/28/23 - Interest Income	-	-	-	-	-	2.52	-	2.52
3/31/23 - Interest Income	-	-	-	-	-	2.86	-	2.86
4/30/23 - Interest Income	-	-	-	-	-	2.80	-	2.80
<i>Anticipated balance</i>	-	-	-	-	-	770.44	-	770.44
UMB - 2022A Interest Fund								
Balance as of 12/31/22	-	-	-	-	2,734,150.25	-	-	2,734,150.25
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	10,478.34	-	-	10,478.34
2/28/23 - Interest Income	-	-	-	-	9,405.55	-	-	9,405.55
3/31/23 - Interest Income	-	-	-	-	10,795.16	-	-	10,795.16
4/30/23 - Interest Income	-	-	-	-	10,101.08	-	-	10,101.08
<i>Anticipated balance</i>	-	-	-	-	2,774,930.38	-	-	2,774,930.38
UMB - 2022A Reserve Fund								
Balance as of 12/31/22	-	-	-	-	1,984,230.87	-	-	1,984,230.87
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	7,603.67	-	-	7,603.67
2/28/23 - Interest Income	-	-	-	-	6,825.85	-	-	6,825.85
3/31/23 - Interest Income	-	-	-	-	7,834.30	-	-	7,834.30
4/30/23 - Interest Income	-	-	-	-	7,330.52	-	-	7,330.52
<i>Anticipated balance</i>	-	-	-	-	2,013,825.21	-	-	2,013,825.21
UMB - 2022A Revenue Fund								
Balance as of 12/31/22	-	-	-	-	-	-	-	-
Subsequent activities:								
2/10/23 - Transfer from CBT Checking	-	-	-	-	7,526.58	-	-	7,526.58
2/28/23 - Interest Income	-	-	-	-	6.87	-	-	6.87
3/16/23 - Transfer from Inbank Checking	-	-	-	-	6,889.17	-	-	6,889.17
3/31/23 - Interest Income	-	-	-	-	40.03	-	-	40.03
4/30/23 - Interest Income	-	-	-	-	53.82	-	-	53.82
<i>Anticipated Transfer from Inbank</i>	-	-	-	-	131,287.11	-	-	131,287.11
<i>Anticipated balance</i>	-	-	-	-	145,803.58	-	-	145,803.58
UMB - 2022A Project Fund								
Balance as of 12/31/22	-	-	-	-	-	1,677.10	-	1,677.10
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	-	6.49	-	6.49
2/28/23 - Interest Income	-	-	-	-	-	5.83	-	5.83
3/31/23 - Interest Income	-	-	-	-	-	6.60	-	6.60
4/30/23 - Interest Income	-	-	-	-	-	6.14	-	6.14
<i>Anticipated balance</i>	-	-	-	-	-	1,702.16	-	1,702.16
<i>Anticipated balance</i>	\$ 178,448.28	\$ 121,279.37	\$ 5,130.00	\$ 1,950,956.08	\$ 4,788,755.59	\$ 64,063.01	\$ -	\$ 7,108,632.33

Current Yield (as of 4/30/23)

UMB invested in ColoTrust Prime - 4.63%
UMB invested in ColoTrust Plus - 4.97%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2023

	Current Year								Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 6,238.01	\$ -	\$ 4,849.82	\$ -	\$ (93.57)	\$ -	10,994.26	0.65%	0.65%	\$ 14,722.13	1.21%	1.21%
February	437,760.97	-	4,911.71	-	(6,566.41)	-	436,106.27	45.51%	46.15%	345,269.73	39.85%	41.06%
March	20,764.53	-	6,164.95	11.26	(311.64)	-	26,629.10	2.16%	48.31%	30,361.75	2.97%	44.03%
April	-	-	-	-	-	-	-	0.00%	48.31%	50,600.68	5.42%	49.46%
May	-	-	-	-	-	-	-	0.00%	48.31%	108,785.20	12.26%	61.71%
June	-	-	-	-	-	-	-	0.00%	48.31%	340,291.75	39.32%	101.04%
July	-	-	-	-	-	-	-	0.00%	48.31%	6,114.32	0.21%	101.24%
August	-	-	-	-	-	-	-	0.00%	48.31%	5,658.32	0.00%	101.24%
September	-	-	-	-	-	-	-	0.00%	48.31%	4,758.73	0.00%	101.24%
October	-	-	-	-	-	-	-	0.00%	48.31%	-	-1.14%	100.10%
November	-	-	-	-	-	-	-	0.00%	48.31%	-	0.00%	100.10%
December	-	-	-	-	-	-	-	0.00%	48.31%	3,264.37	0.00%	100.10%
Total	\$ 464,763.51	\$ -	\$ 15,926.48	\$ 11.26	\$ (6,971.62)	\$ -	\$ 473,729.63	48.31%	48.31%	\$ 909,826.98	100.10%	100.10%

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

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

Specific Ownership Tax

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

Treasurer's Fees

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

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

	Current Year						Prior Year					
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received		
							Monthly	Y-T-D		Monthly	Y-T-D	
January	\$ 13,151.61	\$ -	\$ 3,570.31	\$ -	\$ (197.27)	\$ 16,524.65	1.86%	1.86%	\$ 6.52	0.00%	0.00%	
February	11,684.61	-	3,615.87	-	(175.27)	15,125.21	1.65%	3.51%	470.61	35.65%	35.65%	
March	288,011.66	-	4,538.48	11.53	(4,320.35)	288,241.32	40.67%	44.18%	279.77	20.96%	56.61%	
April	-	-	-	-	-	-	0.00%	44.18%	231.74	17.34%	73.95%	
May	-	-	-	-	-	-	0.00%	44.18%	71.60	5.04%	78.99%	
June	-	-	-	-	-	-	0.00%	44.18%	197.35	14.68%	93.67%	
July	-	-	-	-	-	-	0.00%	44.18%	8.01	0.11%	93.79%	
August	-	-	-	-	-	-	0.00%	44.18%	19.10	0.80%	94.59%	
September	-	-	-	-	-	-	0.00%	44.18%	7.13	0.00%	94.59%	
October	-	-	-	-	-	-	0.00%	44.18%	80.24	5.33%	99.92%	
November	-	-	-	-	-	-	0.00%	44.18%	7.60	0.00%	99.92%	
December	-	-	-	-	-	-	0.00%	44.18%	6.14	0.00%	99.92%	
Total	\$ 312,847.88	\$ -	\$ 11,724.66	\$ 11.53	\$ (4,692.89)	\$ 319,891.18	44.18%	44.18%	\$ 1,385.81	99.92%	99.92%	

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

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

Specific Ownership Tax

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

Treasurer's Fees

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

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

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

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

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

Specific Ownership Tax

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

Treasurer's Fees

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

Sky Ranch Community Authority Board
 Accounts Receivables Summary
 April 30, 2023

	<u>Fees Billed YTD</u>	<u>Outstanding AR</u>
<u>O&M Fees</u>		
KB Homes	6,002.34	6,002.34
Richmond	1,200.00	1,200.00
Pure Cycle	2,100.00	-
Challenger	7,349.23	28,277.27
Lennar	7,800.00	(545.00)
Homeowners	158,097.44	80,698.03
Total O&M	<u>182,549.01</u>	<u>115,632.64</u>
<u>Alleyway Fees</u>		
KB Homes	999.00	999.00
Pure Cycle	270.00	-
Challenger	1,026.00	4,374.00
Lennar	756.00	-
Homeowners	513.00	513.00
Total O&M	<u>3,564.00</u>	<u>5,886.00</u>
<u>PIF</u>		
KB Homes	-	10,806.20
Richmond	-	(3.00)
Taylor Morrison	-	(8,191.21)
Total PIF	<u>-</u>	<u>2,611.99</u>

Sky Ranch Community Authority Board
 Accounts Receivables - O&M Fees
 April 30, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders													
KB Homes	-	-	-	6,002.34	-	-	-	-	-	-	-	-	6,002.34
Richmond	-	-	-	1,200.00	-	-	-	-	-	-	-	-	1,200.00
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	2,100.00	-	-	-	-	-	-	-	-	2,100.00
Challenger	-	660.00	-	6,689.23	-	-	-	-	-	-	-	-	7,349.23
Lennar	-	-	-	7,800.00	-	-	-	-	-	-	-	-	7,800.00
Amount Due	-	660.00	-	23,791.57	-	-	-	-	-	-	-	-	24,451.57
Payment Received													
KB Homes	(17,303.33)	-	-	-	-	-	-	-	-	-	-	-	(17,303.33)
Richmond	(4,736.42)	-	-	-	-	-	-	-	-	-	-	-	(4,736.42)
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	(2,100.00)	-	-	(2,100.00)	-	-	-	-	-	-	-	-	(4,200.00)
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	(17,400.00)	-	(8,345.00)	-	-	-	-	-	-	-	-	(25,745.00)
Total Amount Received	(24,139.75)	(17,400.00)	-	(10,445.00)	-	-	-	-	-	-	-	-	(51,984.75)
Balance as of 12/31/2022													
O&M Fees AR - Homebuilders													
KB Homes	17,303.33	(17,303.33)	-	6,002.34	-	-	-	-	-	-	-	-	6,002.34
Richmond	4,736.42	(4,736.42)	-	1,200.00	-	-	-	-	-	-	-	-	1,200.00
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	2,100.00	(2,100.00)	-	-	-	-	-	-	-	-	-	-	-
Challenger	20,928.04	-	660.00	6,689.23	-	-	-	-	-	-	-	-	28,277.27
Lennar	17,400.00	-	(17,400.00)	(545.00)	-	-	-	-	-	-	-	-	(545.00)
Total O&M Fees AR	62,467.79	(24,139.75)	-	13,346.57	-	-	-	-	-	-	-	-	34,934.61
O&M Fees - Homeowners													
O&M Fees	73,812.00	1,014.44	305.00	79,800.00	-	-	-	-	-	-	-	-	154,931.44
Transfer Fees	900.00	700.00	1,800.00	(234.00)	-	-	-	-	-	-	-	-	3,166.00
Late Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	74,712.00	1,714.44	2,105.00	79,566.00	-	-	-	-	-	-	-	-	158,097.44
Payment Received													
	(14,119.03)	(62,884.77)	(10,532.33)	(6,666.23)	-	-	-	-	-	-	-	-	(94,202.36)
Total O&M Fees AR - Homeowners	16,802.95	60,592.97	(61,170.33)	(8,427.33)	72,899.77	-	-	-	-	-	-	-	80,698.03
Total O&M Fees Billed													
	74,712.00	2,374.44	2,105.00	103,357.57	-	-	-	-	-	-	-	-	182,549.01
Total Payments Received													
	(38,258.78)	(80,284.77)	(10,532.33)	(17,111.23)	-	-	-	-	-	-	-	-	(146,187.11)
Total Outstanding													
	36,453.22	(77,910.33)	(8,427.33)	86,246.34	-	-	-	-	-	-	-	-	36,361.90
												Beginning AR Balance	79,270.74
												Total AR Balance	<u>115,632.64</u>

Sky Ranch Community Authority Board
 Accounts Receivables - Alleyway Fees
 April 30, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
<u>Alleyway Fees - Homebuilders</u>													
KB Homes	-	-	-	999.00	-	-	-	-	-	-	-	-	999.00
Pure Cycle	-	-	-	270.00	-	-	-	-	-	-	-	-	270.00
Challenger	-	-	-	1,026.00	-	-	-	-	-	-	-	-	1,026.00
Lennar	-	-	-	756.00	-	-	-	-	-	-	-	-	756.00
Amount Due	-	-	-	3,051.00	-	-	-	-	-	-	-	-	3,051.00
Payment Received													
KB Homes	(2,835.00)	-	-	-	-	-	-	-	-	-	-	-	(2,835.00)
Pure Cycle	(270.00)	-	-	(270.00)	-	-	-	-	-	-	-	-	(540.00)
Lennar	-	(1,107.00)	-	(756.00)	-	-	-	-	-	-	-	-	(1,863.00)
Total Amount Received	(3,105.00)	(1,107.00)	-	(1,026.00)	-	-	-	-	-	-	-	-	(5,238.00)
Balance as of 12/31/2022													
Alleyway Fees - Homebuilders													
KB Homes	2,835.00	(2,835.00)	-	999.00	-	-	-	-	-	-	-	-	999.00
Pure Cycle	270.00	(270.00)	-	-	-	-	-	-	-	-	-	-	-
Challenger	3,348.00	-	-	1,026.00	-	-	-	-	-	-	-	-	4,374.00
Lennar	1,107.00	-	(1,107.00)	-	-	-	-	-	-	-	-	-	-
Total O&M Fees AR	7,560.00	(3,105.00)	(1,107.00)	2,025.00	-	-	-	-	-	-	-	-	5,373.00
<u>Alleyway Fees - Homeowners</u>													
Alleyway Fees	-	-	-	513.00	-	-	-	-	-	-	-	-	513.00
Amount Due	-	-	-	513.00	-	-	-	-	-	-	-	-	513.00
Payment Received													
Total O&M Fees AR - Homeowners	-	-	-	513.00	-	-	-	-	-	-	-	-	513.00
Total Alleyway Fees Billed													
	-	-	-	3,564.00	-	-	-	-	-	-	-	-	3,564.00
Total Payments Received	(3,105.00)	(1,107.00)	-	(1,026.00)	-	-	-	-	-	-	-	-	(5,238.00)
Total Outstanding	(3,105.00)	(1,107.00)	-	2,538.00	-	-	-	-	-	-	-	-	(1,674.00)
												Beginning AR Balance	7,560.00
												Total AR Balance	<u>5,886.00</u>

Sky Ranch Community Authority Board
 Accounts Receivables - Public Improvement Fees
 April 30, 2023

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

Sky Ranch Community Authority Board
 Developer Advance Summary
 April 30, 2023

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 1,942,111.42	\$ 385,096.17	\$ 2,327,207.59
Fencing	546,020.52	110,988.61	657,009.13
Advances to CAB for Capital Projects	17,590,326.31	46,264.97	17,636,591.28
Total Advances Due	\$ 20,078,458.25	\$ 542,349.75	\$ 20,620,808.00

Sky Ranch Community Authority Board
 Developer Advance - Project Management
 April 30, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$ 1,942,111.42	\$ 346,253.93	\$ -	\$ -	\$ 2,288,365.35
Accrued Interest	-	38,842.24	-	-	2,327,207.59
Total 2023 Advances (Repayments)	-	38,842.24	-	-	
Outstanding Balance as of 4/30/23 (Net of Repayments)	\$ 1,942,111.42	\$ 385,096.17			\$ 2,327,207.59

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
April 30, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$15,994,148.41	\$ 369,590.19	\$ -	\$ -	\$ 16,363,738.60
01/18/2023	1,267,060.48	-	-	-	17,630,799.08
02/10/2023	648,404.26	-	-	-	18,279,203.34
03/13/2023	4,587.80	-	-	-	18,283,791.14
03/20/2023	4,485.00	-	-	-	18,288,276.14
03/29/2023	-	-	345,534.96	620,565.77	17,322,175.41
03/31/2023	238,535.06	-	-	-	17,560,710.47
04/14/2023	219,030.67	-	-	-	17,779,741.14
04/14/2023	-	-	440,390.41	46,768.75	17,292,581.98
Cost Cert Adjs	-	-	-	-	17,292,581.98
Accrued Interest	-	344,009.30	-	-	17,636,591.28
Total 2023 Advances (Repayments)	2,382,103.27	344,009.30	785,925.37	667,334.52	
Outstanding Balance as of 4/30/23 (Net of Repayments)	\$17,590,326.31	\$ 46,264.97			\$ 17,636,591.28

Sky Ranch Community Authority Board
 Developer Advance - BMP & Inspection Services
 April 30, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$ 546,020.52	\$ 100,068.20	\$ -	\$ -	\$ 646,088.72
Accrued Interest	-	10,920.41	-	-	657,009.13
Total 2023 Advances (Repayments)	-	10,920.41	-	-	
Outstanding Balance as of 4/30/23 (Net of Repayments)	\$ 546,020.52	\$ 110,988.61			\$ 657,009.13

Vendors	Number of Invoices	Sum of Net A/P	
CAB	16	50,120.35	
Blaire Bates	1	334.52	
CliftonLarsonAllen LLP	7	29,527.84	
Consolidated Divisions Inc	1	5,853.08	
Deluxe Checks	1	405.66	<i>Payment already made, to be ratified.</i>
McGeady Becher PC	1	9,707.62	
Pet Scoop Inc	1	270.00	
Rangeview Metro Dist (FUND TRSFR)	2	3,637.54	
RLI ONLINE	1	250.00	<i>Payment already made, to be ratified.</i>
Xcel Energy AUTOPAY	1	134.09	
Debt Service	2	370,311.19	
UMB	2	370,311.19	<i>Payment already made, to be ratified.</i>
FFAA	18	619,998.11	
CMS Environmental Solutions LLC	3	985.00	
Consolidated Divisions Inc	2	137,332.07	
CTL Thompson Incorporated	2	8,066.00	
IDES LLC	1	8,395.00	
KT Engineering LLC	1	2,775.00	
LSC Transportation	1	1,073.80	
Martin Marietta Materials Inc	1	329,834.00	
MPI Designs	1	570.00	
Nelson Pipeline Constructors LLC	1	15,570.00	
PCS Group Inc	1	3,796.37	
Premier Earthworks & Infrastructure	1	58,883.32	
Pure Cycle Corporation	1	12,706.25	
SE Metro Stormwater Authority	1	3,318.80	
Westwood Professional Services	1	36,692.50	
Grand Total	36	1,040,429.65	

03 - Sky Ranch Community Autho
AP - Accounts Payable
Detailed Aged Payables List
As of May03/23
Aged by Invoiced Date

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Funding Source	
4	Blaire Bates	041723	4/17/2023	334.52	CAB	
1242	CliftonLarsonAllen LLP	3642814	4/3/2023	3,172.31	CAB	
1242	CliftonLarsonAllen LLP	3646132	4/7/2023	6,667.64	CAB	
1242	CliftonLarsonAllen LLP	3646133	4/7/2023	4,768.05	CAB	
1242	CliftonLarsonAllen LLP	3646134	4/7/2023	110.25	CAB	
1242	CliftonLarsonAllen LLP	3646135	4/7/2023	48.83	CAB	
1242	CliftonLarsonAllen LLP	3648507	4/12/2023	4,972.29	CAB	
1242	CliftonLarsonAllen LLP	3692275	4/27/2023	9,788.47	CAB	
1117	Consolidated Divisions Inc	2009143	4/30/2023	5,853.08	CAB	
	Deluxe Checks	031323	3/13/2023	405.66	CAB	<i>Payment already made, to be ratified.</i>
1060	McGeady Becher PC	116106238	3/31/2023	9,707.62	CAB	
1011	Pet Scoop Inc	475696	4/30/2023	270.00	CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	J501094	3/3/2023	1,853.00	CAB	
1250	Rangeview Metro Dist (FUND TRSFR)	J501095	4/24/2023	1,784.54	CAB	
1020	RLI ONLINE	1389237	4/11/2023	250.00	CAB	<i>Payment already made, to be ratified.</i>
1150	Xcel Energy AUTOPAY	825673300	4/25/2023	134.09	CAB	
1240	UMB	2019A-0223	3/2/2023	363,422.02	Debt Service	<i>Payment already made, to be ratified.</i>
1240	UMB	2022A-0223	3/2/2023	6,889.17	Debt Service	<i>Payment already made, to be ratified.</i>
CAB1225	CMS Environmental Solutions LLC	149412	4/1/2023	395.00	FFAA	
CAB1225	CMS Environmental Solutions LLC	150099	4/1/2023	195.00	FFAA	
CAB1225	CMS Environmental Solutions LLC	150771	5/1/2023	395.00	FFAA	
CAB1117	Consolidated Divisions Inc	PAYMENT 5	3/25/2023	46,763.90	FFAA	
CAB1117	Consolidated Divisions Inc	PAYMENT 6	4/25/2023	90,568.17	FFAA	
CAB1145	CTL Thompson Incorporated	662755	4/30/2023	4,781.00	FFAA	
CAB1145	CTL Thompson Incorporated	662758	4/30/2023	3,285.00	FFAA	
CAB1120	IDES LLC	037919	3/31/2023	8,395.00	FFAA	
CAB1115	KT Engineering LLC	003158	4/10/2023	2,775.00	FFAA	
CAB1195	LSC Transportation	063453	4/13/2023	1,073.80	FFAA	
CAB1324	Martin Marietta Materials Inc	PAYMENT 14	4/25/2023	329,834.00	FFAA	
CAB1090	MPi Designs	001916	4/18/2023	570.00	FFAA	
CAB1283	Nelson Pipeline Constructors LLC	PAYMENT 20	4/25/2023	15,570.00	FFAA	
CAB1170	PCS Group Inc	014972	4/12/2023	3,796.37	FFAA	
CAB1080	Premier Earthworks & Infrastructure	PAYMENT15	4/25/2023	58,883.32	FFAA	
CAB1249	Pure Cycle Corporation	PAYMENT 3	1/25/2023	12,706.25	FFAA	
CAB1040	SE Metro Stormwater Authority	004552	5/3/2023	3,318.80	FFAA	
CAB1125	Westwood Professional Services	1230401825	4/26/2023	36,692.50	FFAA	
				<u>1,040,429.65</u>		
				50,120.35	CAB	
				370,311.19	Debt Service	
				<u>619,998.11</u>	FFAA	
				<u>1,040,429.65</u>		

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

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

RESOLUTION NO. 2023-05-01

RESOLUTION TO AMEND BUDGET

**RESOLUTION OF THE SKY RANCH COMMUNITY AUTHORITY BOARD TO
AMEND THE 2022 BUDGET**

Pursuant to Section 29-1-109, C.R.S., the Board of Sky Ranch Community Authority Board (the “**CAB**”), hereby certifies that a special meeting of the Board of Directors of the CAB, was held on November 12, 2021, at the offices of Pure Cycle Corporation, 34501 E. Quincy Avenue, Building 34, Watkins, Colorado 80137. Members of the public attended via teleconference or web-enabled video conference.

A. At such meeting, the Board of Directors of the CAB adopted that certain Resolution No. 2021-11-04 to Adopt Budget appropriating funds for the fiscal year 2022 as follows:

Capital Projects Fund \$9,725,000

B. On August 12, 2022, the Board of Directors of the CAB adopted Resolution No. 2022-08-01, to Amend the 2022 Budget appropriating funds for the fiscal year 2022 as follows:

Capital Projects Fund \$39,200,000

C. The necessity has arisen for additional Capital Projects Fund appropriations requiring the expenditure of funds in excess of those appropriated for the fiscal year 2022.

D. The source and amount of revenues for such expenditures, the purposes for which such revenues are being appropriated, and the fund(s) which shall make such supplemental expenditures are described on **Exhibit A**, attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Sky Ranch Community Authority Board shall and hereby does amend the budget for the fiscal year 2022 as follows:

Capital Projects Fund \$45,000,000

BE IT FURTHER RESOLVED, that such sum is hereby appropriated from unexpected revenues available to the CAB to the Capital Projects Fund for the purpose stated.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION OF THE SKY RANCH COMMUNITY
AUTHORITY BOARD TO AMEND THE 2022 BUDGET]**

RESOLUTION APPROVED AND ADOPTED on May 12, 2023.

**SKY RANCH COMMUNITY
AUTHORITY BOARD**

By: _____
President

Attest:

By: _____
Secretary

EXHIBIT A

Original and Amended Budget Appropriations

Sky Ranch CAB – Project Manager Board Report

Date: 5/12/23

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

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

Phase II

- SDP Amendment 2 – in final review
- ASP/Plat/CDs – Filing 5 Complete; Filing 6 in final review
- Grading/GESC – installing BMPs and sediment basins for utility start
- Utilities – working through specifications and contract docs with American West for F5
- Streets – paving mostly complete – working on intersection tie-ins on Monaghan at 6th and 10th
- I70 Interchange – updated access permit from CDOT; working through design details on CDs
- School status – finishing utilities; working on Carrie St paving to school access

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

Phase II

- Bemas, CO11, \$49,876.00 – Filing 5 sediment basins
- KT Engineering, TO#15, \$2,775.00 – landscape and misc staking
- LSC, TO#9, \$17,100.00 – traffic engineering for Filings 6 & 7
- Marin Marietta, CO13, \$44,188.75 – balance, re-mobilization and asphalt increase
- Nelson, CO19, \$15,570.00 – re-mob and re-test for long lead-time fire hydrants
- PEI, CO11, \$1,116.53 – fine grade and backfill along E. 10th Ave
- Pure Cycle Fencing, CO#2, \$121,573.45 – primary monument

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	4,212.00	-	-	-	0%	4,212.00
Fees, Permits and Administration	Arapahoe County	121,504.32	121,504.32	-	99,913.00	100%	-
Grading	Bemas	1,069,081.09	962,791.10	-	500,651.37	90%	106,289.99
Landscaping	CDI	1,873,591.89	363,146.34	18,157.32	363,146.34	19%	1,510,445.55
Fees, Permits and Administration	CDPHE	478.34	478.34	-	393.34	100%	-
Erosion Control	CMS	5,467.50	3,402.88	-	2,798.23	62%	2,064.62
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	123.02	123.02	-	101.16	100%	-
Water	Copeland	3,457.18	3,457.18	-	-	100%	-
Planning and Engineering	CTL Thompson	2,975.00	1,105.00	-	908.64	37%	1,870.00
Geotech	CTL Thompson	296,893.95	285,538.70	-	234,802.09	96%	11,355.25
Planning and Engineering	CVL Consultants	482,710.20	488,373.19	-	401,589.28	101%	(5,662.99)
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERC	4,289.22	2,129.48	-	1,751.08	50%	2,159.74
Planning and Engineering	ERO	1,956.13	1,956.13	-	1,608.52	100%	0.00
Water	Ferguson	5,769.96	5,769.96	-	5,769.96	100%	-
District	IDES	67,500.00	54,166.36	-	-	80%	13,333.65
Survey	KT Engineering	347,237.50	260,072.80	-	215,535.59	75%	87,164.70
Planning and Engineering	LSC	17,793.00	15,787.15	-	12,981.77	89%	2,005.85
Asphalt	Martin Marietta	4,027,406.75	3,677,101.55	183,855.08	3,677,101.55	91%	350,305.20
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	14,131.25	12,193.25	-	10,026.51	86%	1,938.00
Sanitary Sewer	Nelson	1,839,433.27	1,669,433.28	756.19	1,669,433.28	91%	169,999.99
Water	Nelson	1,809,632.40	1,789,509.37	8,308.03	1,789,509.37	99%	20,123.03
Storm Sewer	Nelson	3,880,163.66	3,830,559.53	3,518.77	3,830,559.53	99%	49,604.13
Asphalt	Nelson	707,856.20	707,856.20	35,392.81	707,856.20	100%	-
Planning and Engineering	PCS Group	137,047.00	129,988.57	-	106,889.60	95%	7,058.43
Concrete	PEI	2,088,996.52	2,012,817.48	100,640.87	2,012,817.48	96%	76,179.04
Warranty and Turnover	PEI	137,399.65	-	-	-	0%	137,399.65
Landscaping	Pure Cycle Fencing	338,567.78	177,645.53	8,882.28	177,645.53	52%	160,922.25
Erosion Control	Pure Cycle GESC	443,275.85	277,707.78	13,885.39	228,362.62	63%	165,568.07
Fees, Permits and Administration	Rangeview	490,091.98	490,091.98	-	403,002.64	100%	-
Fees, Permits and Administration	SEMSWA	20,522.17	20,522.17	-	16,875.38	100%	-
District	Sentinel	293.15	293.15	-	293.15	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	6,205.00	2,890.00	-	2,376.45	47%	3,315.00
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		20,250,576.72	17,370,334.07	373,396.74	16,476,469.26	29	2,880,242.65

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

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Sanitary Sewer	American West	1,141,703.50	-	-	-	0%	1,141,703.50
Water	American West	1,510,906.00	-	-	-	0%	1,510,906.00
Storm Sewer	American West	1,210,976.00	-	-	-	0%	1,210,976.00
Planning and Engineering	Aquatech	3,900.00	-	-	-	0%	3,900.00
Fees, Permits and Administration	Arapahoe County	61,512.30	61,512.30	-	50,581.56	100%	-
Grading	Bemas	1,069,081.09	962,791.10	-	500,651.37	90%	106,289.99
Landscaping	CDI	110,211.30	21,361.55	1,068.08	21,361.55	19%	88,849.75
Fees, Permits and Administration	CDPHE	442.91	442.91	-	364.20	100%	-
Erosion Control	CMS	5,062.50	3,150.81	-	2,590.95	62%	1,911.69
Geotech	Cole Garner	41.83	-	-	-	0%	41.83
Fees, Permits and Administration	Colorado Geological Survey	113.90	112.05	-	92.14	98%	1.85
Water	Copeland	203.36	203.36	-	-	100%	-
Planning and Engineering	CTL Thompson	175.00	65.00	-	53.45	37%	110.00
Geotech	CTL Thompson	47,464.35	51,420.03	-	42,283.34	108%	(3,955.68)
Planning and Engineering	CVL Consultants	462,215.00	450,428.52	-	370,387.37	97%	11,786.49
Planning and Engineering	David Evans	1,625.00	-	-	-	0%	1,625.00
Planning and Engineering	ERC	3,971.50	1,971.75	-	1,621.37	50%	1,999.76
Planning and Engineering	ERO	1,811.23	1,811.23	-	1,489.37	100%	-
Water	Ferguson	339.41	339.41	-	339.41	100%	-
District	IDES	62,500.00	50,154.05	-	-	80%	12,345.95
Survey	KT Engineering	168,015.74	15,298.40	-	12,580.07	9%	152,717.34
Planning and Engineering	LSC	16,475.00	14,617.76	-	12,020.18	89%	1,857.24
Asphalt	Martin Marietta	236,906.29	216,300.10	10,815.01	216,300.10	91%	20,606.19
Legal Title	McGeady Becher	57.40	57.40	-	-	100%	-
Planning and Engineering	MPI Designs	9,191.25	5,277.25	-	4,339.48	57%	3,914.00
Sanitary Sewer	Nelson	108,201.95	98,201.95	44.48	98,201.95	91%	10,000.00
Water	Nelson	223,873.45	222,689.74	488.71	222,689.74	99%	1,183.71
Storm Sewer	Nelson	228,244.92	225,327.03	206.99	225,327.03	99%	2,917.89
Asphalt	Nelson	41,638.60	41,638.60	2,081.93	41,638.60	100%	-
Planning and Engineering	PCS Group	126,895.37	120,359.78	-	98,971.85	95%	6,535.59
Concrete	PEI	122,882.16	118,401.03	5,920.05	118,401.03	96%	4,481.13
Landscaping	Pure Cycle Fencing	19,915.75	10,449.74	522.49	10,449.74	52%	9,466.01
Erosion Control	Pure Cycle GESC	26,075.05	16,335.75	816.79	13,433.09	63%	9,739.30
Fees, Permits and Administration	Rangeview	46,328.94	46,328.94	-	38,096.29	100%	-
Fees, Permits and Administration	SEMSWA	12,947.25	12,947.25	-	10,646.52	100%	-
District	Sentinel	303.99	305.33	-	305.33	100%	(1.34)
Planning and Engineering	Studio DH	1,250.00	1,250.00	-	1,250.00	100%	-
Planning and Engineering	Studio Lightning	365.00	170.00	-	139.79	47%	195.00
Fees, Permits and Administration	Tri-County Health	222.50	226.70	-	186.42	102%	(4.20)
Planning and Engineering	Underground Consulting	250.00	250.00	-	205.58	100%	-
-	-	-	-	-	-	0%	-
Total		3,216,811.29	2,772,196.81	21,964.51	2,116,998.88	28	444,614.48

SKY RANCH COMMUNITY AUTHORITY BOARD

Board Meeting Project Status

May 12th, 2023



Filing 4

Cost Certification Reports

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Cost Certification Report #7 will be presented to the board at the June Board Meeting.

Construction Contract Documents

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Grading Neighborhood A & D Phase 1 – BEMAS Construction

Recommended for Approval:

Change Orders

- Change Order #11: \$49,876.00 for costs associated excavating two sediment basins and providing diversion ditches for the Sky Ranch Filing 5 project.

Filing 4 Paving – Martin Marietta

Recommended for Approval:

Change Orders

- Change Order #13: \$44,188.75 for costs associated with balancing roadways and paving changes.

Pay Applications

- Pay Application #14 is recommended for payment \$329,833.99 (\$347,193.68 District; \$0.00 Non-District; \$17,359.68 Retained)
 - \$4,673,195.50 Billed to Date. \$233,659.77 Retained. \$4,439,535.73 Paid to Date.

Filing 4 Concrete – Premier Earthworks & Infrastructure

Recommended for Approval:

Change Orders

- Change Order #11: \$1,116.53 for costs associated with backfill adjustment on East 10th Drive.

Pay Applications

- Pay Application #15 is recommended for payment \$58,883.32 (\$61,982.44 District; \$0.00 Non-District; \$3,099.12 Retained)
 - \$2,430,003.01 Billed to Date. \$121,500.16 Retained. \$2,308,502.85 Paid to Date.

Filing 4 Wet Utilities – Nelson Pipeline

Recommended for Approval:

Change Orders

- Change Order #19: \$15,570.00 for costs associated with fire hydrants located within a Rangeview easement or Filing 4.

Pay Applications

- Pay Application #20 is recommended for payment \$15,570.00 (\$15,570.00 District; \$0.00 Non-District; \$0.00 Retained)
 - \$9,961,480.25 Billed to Date. \$64,056.17 Retained. \$9,897,424.07 Paid to Date.

Filing 4 Fence Installation – Pure Cycle

Recommended for Approval:

Change Orders

- Change Order #2: \$121,573.45 for costs associated with the installation of a monument sign.

Filing 4 Landscape – Consolidated Divisions Inc.

Recommended for Approval:

Pay Applications

- Pay Application #6 is recommended for payment \$90,568.17 (\$95,334.92 District; \$0.00 Non-District; \$4,766.75 Retained)
 - \$571,791.06 Billed to Date. \$28,589.55 Retained. \$543,201.50 Paid to Date.

Filing 5 Erosion Control – Pure Cycle

Recommended for Approval:

Change Orders

- Change Order #1: - \$20,000.00 for costs associated with removing Sediment basin construction from the contractor's scope.

Contractor Agreements

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Filing 5 Wet Utilities – American West Construction, LLC

- Final contract amount and agreement negotiations are in progress.

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

- Contract is out for execution by contractor.

Sky Ranch Community Authority Board

Contractors Change Order Log Paid-To-Date Summary

Contractor	Change Orders	Total Contract Amount	Amount Billed	Remaining
PEI - Grading	10	\$1,580,213.82	\$1,580,213.82	\$0.00
PEI - Drainage & Utilities	28	\$10,259,670.46	\$10,259,670.46	\$0.00
PEI - Roadways	20	\$8,803,411.96	\$8,803,411.96	\$0.00
PEI - G, U, R	4	\$50,000.00	\$50,000.00	\$0.00
EDI - Landscape P1	30	\$2,076,304.28	\$2,076,304.28	\$0.00
EDI - Landscape P2	4	\$169,603.96	\$169,603.96	\$0.00
EDI - Landscape P3	18	\$1,296,483.38	\$1,296,483.38	\$0.00
BEMAS - Grading A&D P1	10	\$1,962,426.63	\$1,962,426.63	\$0.00
BEMAS - Grading A&D P2	0	\$819,045.20	\$0.00	\$819,045.20
Pure Cycle - EC F4	6	\$753,158.98	\$310,379.27	\$442,779.71
Pure Cycle - Fence F4	0	\$276,741.59	\$198,545.00	\$78,196.59
Nelson - F4 Wet Utilities	18	\$9,945,910.25	\$9,881,854.07	\$64,056.18
Martin Marietta - F4 Paving	12	\$4,731,950.15	\$4,109,701.73	\$622,248.42
PEI - F4 Concrete & SS	10	\$2,570,292.22	\$2,249,619.53	\$320,672.69
CDI - F4 Landscape	1	\$2,164,735.01	\$452,633.33	\$1,712,101.68
Pure Cycle - F5 GESC	0	\$248,939.50	\$0.00	\$248,939.50
Total		\$47,708,887.39	\$43,400,847.42	\$4,308,039.97

Sky Ranch Community Authority Board Summary of Contract Changes

Change Order Log

#	Contractor	Original Contract Amount	Days	Executed CO's		New Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	\$1,418,885.53	0	\$161,328.29	39	\$1,580,213.82	39
2	PEI - Drainage & Utilities	\$8,971,057.30	0	\$1,288,613.16	113.5	\$10,259,670.46	113.5
3	PEI - Roadways	\$8,368,649.67	0	\$434,762.29	59	\$8,803,411.96	59
4	PEI - G, U, R	\$0.00	0	\$50,000.00	0	\$50,000.00	0
5	EDI - Landscape Ph 1	\$1,633,252.04	96	\$443,052.24	174	\$2,076,304.28	270
6	EDI - Landscape Ph 2	\$155,431.26	210	\$14,172.70	3	\$169,603.96	213
7	EDI - Landscape Ph 3	\$1,293,395.48	210	\$3,087.90	73	\$1,296,483.38	283
8	Bemas - Grading A&D P1	\$1,574,333.75	44	\$388,092.88	12	\$1,962,426.63	56
9	Bemas - Grading A&D P2	\$819,045.20	26	\$0.00	0	\$819,045.20	26
10	Pure Cycle - EC F4	\$467,001.00	0	\$286,157.98	0	\$753,158.98	0
11	Pure Cycle - Fence F4	\$262,543.79	0	\$14,197.80	0	\$276,741.59	0
12	Nelson - F4 Wet Utilities	\$7,376,353.00	165	\$2,569,557.25	445.2	\$9,945,910.25	610.2
13	Martin Marietta - F4 Paving	\$4,700,851.60	129	\$31,098.55	0	\$4,731,950.15	129
14	PEI - F4 Concrete & SS	\$2,267,308.82	129	\$302,983.40	399	\$2,570,292.22	528
15	CDI - F4 Landscape	\$2,154,077.51	132	\$10,657.50	0	\$2,164,735.01	132
16	Pure Cycle - F5 GESC	\$248,939.50	0	\$0.00	0	\$248,939.50	0
17							
	Total	\$41,711,125.45		\$5,997,761.94		\$47,708,887.39	

Potential Change Order Log

#	Contractor	Current Contract	Days	Potential Change Orders		Potential Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	\$1,580,213.82	39	\$0.00	0	\$1,580,213.82	39
2	PEI - Drainage & Utilities	\$10,259,670.46	113.5	\$0.00	0	\$10,259,670.46	113.5
3	PEI - Roadways	\$8,803,411.96	59	\$0.00	0	\$8,803,411.96	59
4	PEI - G, U, R	\$50,000.00	0	\$0.00	0	\$50,000.00	0
5	EDI - Landscape P1	\$2,076,304.28	270	\$0.00	0	\$2,076,304.28	270.0
6	EDI - Landscape P2	\$169,603.96	213	\$0.00	0	\$169,603.96	213
7	EDI - Landscape P3	\$1,296,483.38	283	\$0.00	0	\$1,296,483.38	283
8	Bemas - Grading A&D P1	\$1,962,426.63	56	\$49,876.00	0	\$2,012,302.63	56
9	Bemas - Grading A&D P2	\$819,045.20	26	\$0.00	0	\$819,045.20	26
10	Pure Cycle - EC F4	\$753,158.98	0	\$0.00	0	\$753,158.98	0
11	Pure Cycle - Fence F4	\$276,741.59	0	\$121,573.45	30	\$398,315.04	30
12	Nelson - F4 Wet Utilities	\$9,945,910.25	610.2	\$15,570.00	0	\$9,961,480.25	610.2
13	Martin Marietta - F4 Paving	\$4,731,950.15	129	\$44,188.75	0	\$4,776,138.90	129
14	PEI - F4 Concrete & SS	\$2,570,292.22	129	\$1,116.53	0	\$2,571,408.75	129
15	CDI - F4 Landscape	\$2,164,735.01	132	\$0.00	0	\$2,164,735.01	132
16	Pure Cycle - F5 GESC	\$248,939.50	0	-\$20,000.00	0	\$228,939.50	0
17							
	Total	\$47,708,887.39		\$212,324.73		\$47,921,212.12	
				Potential Total of All Change Orders		\$212,324.73	

Force Account Log

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



Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, May 12th, 2023

ACC Requests

4 architectural requests have been received since the last meeting. The requests were for landscaping, solar, and a patio. All requests were approved.

Violation Report

Inspection of the Community was completed on April 10th and April 28th resulting in 126 violation notices being sent to owners. Violations were for visible trash cans, landscaping maintenance, holiday decorations, unapproved modifications, and commercial vehicle storage.

Dog Waste Clean Up

Pet Scoop completed has been onsite every Wednesday for the past month. They completed an initial clean up in early April and reported the property has been looking much better since the initial clean.

Please let us know if there are any questions.

Celeste Terrell
Community Manager

Basic Traffic Report

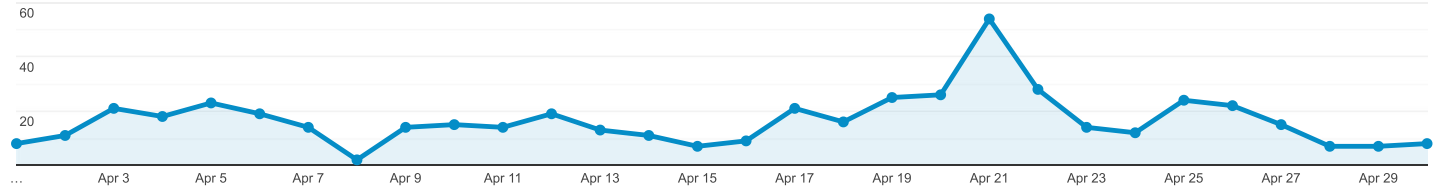
39

Apr 1, 2023 - Apr 30, 2023

All Users
100.00% Sessions

Report Tab

Sessions



Page	Sessions	Avg. Session Duration	Users
	497 % of Total: 100.00% (497)	00:01:49 Avg for View: 00:01:49 (0.00%)	401 % of Total: 100.00% (401)
1. /	224 (45.07%)	00:02:20	214 (23.88%)
2. /your-community/sky-ranch-academy	114 (22.94%)	00:01:11	118 (13.17%)
3. /resource-center/meeting-minutes/sky-ranch-community-authority-board	24 (4.83%)	00:03:57	30 (3.35%)
4. /resource-center/community-management/covenant-control	21 (4.23%)	00:01:50	30 (3.35%)
5. /rangeview-metropolitan-district-water/wastewater	18 (3.62%)	00:01:04	23 (2.57%)
6. /services	9 (1.81%)	00:05:23	49 (5.47%)
7. /your-community/management	7 (1.41%)	00:00:30	25 (2.79%)
8. /contact-us	6 (1.21%)	00:00:15	29 (3.24%)
9. /your-community/community-maps	4 (0.80%)	00:00:47	24 (2.68%)
10. /search	3 (0.60%)	00:00:00	21 (2.34%)

Rows 1 - 10 of 94

