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: July 8, 2022

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 BY 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_YWQwZGU3NDAtZWI0ZS00NzVhLWIzODktMjlhNzZlZDQzOTY0%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

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

   Phone Conference ID: **368 108 797#**

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

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Confirm quorum, location of the meeting and posting of meeting notices. Approve Agenda.

II. CONSENT AGENDA

A. Approve Minutes from the June 13, 2022 Special Meeting (enclosure).

B. Ratify Notice of Award for Filing 4 Landscape Improvements to Consolidated Divisions Incorporated ("CDI") in the amount of $2,154,077.51 (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. Discuss and consider approval of recommendation from CAC regarding term limits in CAC Bylaws (enclosure).

B. CAC presentation to the CAB Board regarding CAC recommendations.

V. FINANCIAL MATTERS

A. Review and accept the schedule of cash position through March 31, 2022, updated as

of June 30, 2022, and accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).

B. Consider approval of payables through June 30, 2022 in the amount of $741,738.54 (enclosure).

C. Review and discuss the need for a 2022 Budget amendment ***(First Reading)*** (enclosure).

D. ***[First Reading]*** Discuss proposed Resolution authorizing the issuance of the CAB's Limited Tax Supported District No. 3 Senior Bonds (Tax-Exempt Fixed Rate) Series 2022A (the "Series 2022A Bonds") and Limited Tax Supported District No. 3 Subordinate Bonds (Tax-Exempt Fixed Rate) Series 2022B(3) (the "Series 2022B Bonds", and together with the Series 2022A Bonds, the "2022 Bonds"), in an estimated aggregate total principal of approximately $40,000,000, for the purpose of paying, reimbursing, and financing certain public improvements and paying the costs incidental to the issuance of the 2022 Bonds; and, in connection therewith, approving an indenture of trust; a capital pledge agreement by and between the CAB and Sky Ranch Metropolitan District No. 3; a bond purchase agreement, a continuing disclosure agreement, and all other agreements, documents, instruments, certificates, and actions necessary or appropriate in connection with the issuance of the 2022 Bonds (collectively, the "Financing Documents"); authorizing the execution and delivery of the Financing Documents; approving, ratifying and confirming other actions; making determinations and findings as to other matters related to such financing; authorizing incidental action; and repealing prior inconsistent actions.

E. Other.

VI. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Engineer's Report (enclosure).

C. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:

1. Drainage and Utilities: None.

2. Roadway Improvements: None.

3. Grading/Earthwork: None.

4. Landscape Improvements:

Phase 1 None.

Phase 2 None.

Phase 3 None.

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

1. Grading/Earthwork: None.

2. Drainage and Utilities: Consider approval of Change Order No. 13 to the Construction Contract with Nelson Pipeline Constructors, LLC for extending State of Colorado Tax Exemption Certificate to 12/31/2022 in the amount of $0.

Consider approval of Pay Application No. 14 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of $61,579.00.

Consider approval of Pay Application No. 15 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of $75,000.

3. Erosion Control None.

4. Roadway Improvements:

Paving/Asphalt Consider approval of Change Order No. 8 to the Construction Contract with Martin Marietta Materials, Inc. for costs associated with grading and balancing public roadways and pavement due to design changes in the amount of $36,219.60.

Consider approval of Change Order No. 9 to the Construction Contract with Martin Marietta Materials, Inc. for costs associated

with paving E. 8th Place and N. Carrie Street in the amount of $207,239.80.

Concrete/Striping/Signage — Consider approval of Change Order No 2 to the Construction Contract with Premier Earthworks & Infrastructure ("PEI") for costs associated with concrete flatwork on E. 8th Place in the amount of $65,590.55.

Consider approval of Pay Application No. 8 to the Construction Contract with PEI in the amount of $187,296.24.

VII. LEGAL MATTERS

A. Executive Session (if necessary).

B. Other.

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

IX. OTHER BUSINESS

A. Confirm quorum for August 12, 2022 Board meeting.

X. ADJOURNMENT

Informational Enclosure:
Monthly summary of website usage (enclosure).

THE NEXT MEETING IS SCHEDULED FOR AUGUST 12, 2022

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RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD JUNE 13, 2022

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB convened on June 13, 2022 at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors in Attendance Were:
Mark Harding, President
Joe Knopinski, Vice President
Kevin McNeill, Treasurer
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary

Also in Attendance Were:
Lisa Johnson, Shauna D'Amato and Cathee Sutton (for a portion of the meeting); CliftonLarsonAllen LLP ("CLA")
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Stan Fowler and Barrett Marrocco; Independent District Engineering Services, LLC ("IDES")
Cyrena Finnegan and Deb Saya; Pure Cycle Corporation

Members of the Public:
Katherine Funk, Ray

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. Ms. Johnson 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

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CAB's special meeting.

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

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

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

Acknowledge Appointment of Members from Sky Ranch Metropolitan District Nos. 1, 3, and 5 to the CAB Board of Directors: The Board acknowledged the re-appointments of the following Directors to the CAB Board:

Scott Lehman, representative for Sky Ranch Metropolitan District No. 1;
Dirk Lashnits, representative for Sky Ranch Metropolitan District No. 3;
Mark Harding, representative for Sky Ranch Metropolitan District No. 5;
Kevin McNeill, representative for Sky Ranch Metropolitan District No. 5; and
Joe Knopinski, representative for Sky Ranch Metropolitan District No. 5.

Appointment of Officers: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board elected to keep the same slate of officers.

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

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

RECORD OF PROCEEDINGS

- **Minutes from the April 22, 2022 Special Meeting and Minutes from the May 13, 2022 Regular Meeting**

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

PUBLIC COMMENT

Katherine Funk addressed the Board regarding concerns of dead grass around the edges and swampy areas in the center of Orion Park. Ms. Johnson responded that staff is currently waiting on a requested proposal from the landscaper regarding these issues.

CITIZENS ADVISORY COMMITTEE ("CAC") MATTERS

CAC Term Limits in CAC Bylaws: Katherine Funk and Ms. Johnson inquired on the status of the amendments to the CAC Bylaws regarding term limits. Attorney Meintzer reported that she will circulate the proposed revisions to same.

CAC Presentation to the CAB Board Regarding CAC Recommendations: No recommendations were presented.

Recommendations from the CAC: None.

FINANCIAL MATTERS

Unaudited Financial Statements and Schedule of Cash Position through March 31, 2022, Updated as of May 13, 2022, and Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Following a presentation by Ms. Sutton, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and schedule of cash position through March 31, 2022, updated as of May 13, 2022, and accounts receivable summaries, tax schedules and developer advance schedule.

Payables through June 6, 2022: The Board reviewed the payables through June 6, 2022. Following review, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the payables through June 6, 2022, in the amount of $1,601,395.51.

2021 Audit: Ms. Sutton presented the draft 2021 Audit to the Board. Following review and discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the 2021 Audit, subject to a clean opinion from the auditor and final review by legal counsel, and authorized the execution of the Representations Letter.

Update from Bond Committee: Directors Harding and Knopinski reported that

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everything is on track for issuance in August and discussed the municipal advisor/external financial advisor proposals from MuniCap, Inc. and Lewis, Young, Robertson & Burningham, Inc., and recommended to the Board to consider engaging MuniCap, Inc. Following discussion, the Board approved engagement of MuniCap, Inc. as the municipal advisor/external financial advisor and directed legal counsel to obtain an executed engagement letter.

CONSTRUCTION MATTERS

Project Manager's Report: Director Lashnits reviewed the Project Manager's Report with the Board.

Task Order No. 8 to the Master Services Agreement ("MSA") with KT Engineering, LLC for Dry Utility Staking and Miscellaneous Staking in the Amount of $8,275.00: Director Lashnits reviewed Task Order No. 8 with the Board. Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 8 to the Master Services Agreement ("MSA") with KT Engineering, LLC for dry utility staking and miscellaneous staking in the amount of $8,275.00

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

Warranty Period Requirement for Phase II, Filing 4 Landscape Project from 2-Year Duration to 1-Year Period from District Acceptance: Mr. Fowler and Mr. Marrocco reported that they have had recent discussions with contractors interested in bidding on the Phase II, Filing 4 landscape work, who requested a reduction in the warranty requirements from two years to one year. IDES recommended the changes as a reasonable request under the circumstances, and noted that the change may result in cost savings to the CAB. The Board discussed the request in detail. Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved a reduction on contract language related to the warranty time from two years to one year for Phase II, Filing 4 landscape improvements.

Bid Summary Relate to Filing 4 Landscape Project: Mr. Marrocco reported that bids were received and are under review.

Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board appointed a committee of Directors Lashnits and Lehman and authorized them to approve the Award of Contract to the lowest responsible bidder based on the recommendation from IDES.

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Cost Certification Report No. 4 – Filing Nos. 1-3 by Independent District Engineering Services, LLC ("IDES") in the Amount of $46,717.11: Mr. Fowler reported that the amounts in the report were updated from what was listed on the agenda. Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Cost Certification Report No. 4 – Filing Nos. 1-3 by IDES for the updated amount of $115,814.11.

Cost Certification Report No. 3 – Filing Nos. 4-7 by Independent District Engineering Services, LLC ("IDES") in the Amount of $158,167.27: Mr. Fowler reported that the amounts in the report were updated from what was listed on the agenda. Following discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Cost Certification Report No. 3 – Filing Nos. 4-7 by IDES for the updated amount of $2,279,543.70.

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

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities:

Change Order No. 11 to the Construction Contract with Nelson Pipeline

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Constructors, LLC for Storm Infrastructure in the Amount of $31,043.61: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Change Order No. 11 to the Construction Contract with Nelson Pipeline Constructors, LLC for storm infrastructure, in the amount of $31,043.61.

Change Order No. 12 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Installation of Additional Aurora Bedding in Water and Sanitary Trenches in the Amount of $52,783.44: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Change Order No. 12 to the Construction Contract with Nelson Pipeline Constructors, LLC for costs associated with installation of additional Aurora Bedding in water and sanitary trenches, in the amount of $52,783.44.

Pay Application No. 13 to the Construction Contract with Nelson Pipeline Constructors, LLC in the Amount of $521,361.86: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Pay Application No. 13 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of $521,361.86.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt:

Pay Application No. 6 to the Construction Contract with Martin Marietta Materials, Inc. in the Amount of $51,026.06: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Pay Application No. 6 to the Construction Contract with Martin Marietta Materials, Inc. in the amount of $51,026.06.

Concrete/Striping/Signage:

Pay Application No. 7 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") in the Amount of $76,981.00: Following discussion, upon a motion duly made by Director McNeill, seconded

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by Director Harding and, upon vote, unanimously carried, the Board approved Pay Application No. 7 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") in the amount of $76,981.00.

LEGAL MATTERS

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

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

Community Manager's Report: The Board reviewed the Community Manager's Report. No action was needed or taken.

OTHER BUSINESS

Quorum for July 8, 2022 and August 12, 2022 Board Meetings: The Board confirmed a quorum for the July 8, 2022 and August 12 2022 Board meetings.

ADJOURNMENT

There being no further business to come before the Board at this time, following a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board adjourned the meeting at 9:33 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

INDEPENDENT DES District Engineering SERVICES

1626 Cole Boulevard, Suite 125
Lakewood, CO 80401

June 29, 2022

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

ENGINEER'S BID ANALYSIS FOR FILING 4 LANDSCAPE IMPROVEMENTS BID

Attached is the bid analysis for Sky Ranch CAB Filing 4 Landscape Improvements bid. For this bid analysis, there are two tables shown to aid with the breakdown of bids, as explained below.

Table 1 – Original Bid Forms
Table 2 – Bid Requirements

LANDSCAPE IMPROVEMENTS
The following is the Summary Bid Tab for Landscape Improvements as stated on the Bid Form for each Contractor.

Item	CDI	Metco	Hall	BrightView	Landtech
Mobilization	$15,728.00	$15,755.10	$15,000.00	$101,400.00	$10,881.47
Bonds and Insurance	$54,230.60	$70,118.83	$64,000.00	$31,208.00	$16,118.00
Landscape & Irrigation	$1,301,597.46	$823,778.96	$1,628,590.51	$2,156,444.18	$1,609,053.56
Bid Discrepancies - LS & Irrigation	$201,074.16	$482,662.03	$399,148.69	$75,422.50	$1,704,263.33
Hardscape & Monuments	$508,832.29	$233,366.83	$1,025,857.87	$553,917.50	$0.00
Bid Discrepancies - H & M	$0.00	$35,343.60	$0.00	$9,900.00	$0.00
Landscape Maintenance	$72,615.00	$46,156.64	$120,000.00	$262,992.00	$95,209.77
Bid Total	**$2,154,077.51**	**$1,707,181.99**	**$3,252,597.06**	**$3,191,284.18**	**$3,435,526.13**

Table 1 – Original Bid Forms

IDES received complete bids from CDI and Hall Contracting. BrightView provided a near complete bid except for Monuments. The District Engineer contacted BrightView to inquire whether they would be able to provide pricing for Monuments, which BrightView confirmed. Landtech and Metco did not provide bidding for Hardscapes & Monuments and are unwilling to provide pricing for these items. Metco also informed the District Engineer that there should be a three percent fee applied to all bid items. This percentage has been included in Table 1.

<u>Additional Notes Regarding the Submitted Bids</u>

- CDI, Hall Contracting, and BrightView submitted their schedules with their original bid forms, as requested per the bid documents.
- At the time of this Bid Analysis Metco's bid, as shown, is incorporating, and estimated bonding percentage of 3% applied to all Landscape, Irrigation, Hardscape and Monument bid items.

The District Engineer disqualified Metco and Landtech from consideration since neither bidder provided complete bids.

INDEPENDENT DES District Engineering SERVICES
1626 Cole Boulevard, Suite 125
Lakewood, CO 80401

	CDI	Hall	BrightView
Schedule	YES	YES	YES
Subcontractor Listing	YES	YES	YES
Addenda (3)	YES	YES	YES
Qualification Statement	YES	NO	YES

Table 2 – Bid Requirements

The District Engineer reviewed the schedule of unit prices and discrepancies for each of the above bidders. The bid opening was scheduled for 1 PM June 10th. CDI, Metco, Hall Contracting, and BrightView acknowledged receipt of all addendums. The District Engineer contacted bidders to clarify any questions that arose during the review process and at that time the District Engineer determined the bidders in Table 2 are qualified to perform the scope of work.

CDI, Inc. indicated a substantial completion date of June 2023 for all irrigation, plant material, hardscapes and monuments. BrightView proposed a substantial completion date in July 2023. Hall Contracting specified a substantial completion date of October 2023 for all materials. While there were no milestones required as a part of the bid, it is in the District's best interest to have all plant material planted prior to the summer of 2023, allowing for establishment of the material before the winter months.

Recommendation
After a review of unit pricing, schedules, and qualifications, it is the recommendation of the District Engineer to Award the Bid to Consolidated Divisions Incorporated (CDI) as the Lowest Most Responsible Bidder.

Respectfully Submitted,
Independent District Engineering Services, LLC

Stan Fowler, PE

Board Landscape Committee Approval

Dirk Lashnits

Scott E. Lehman (Jun 30, 2022 09:10 MDT)

Scott Lehman

Sky Ranch Community Authority Board

Bylaws of the Sky Ranch Citizens Advisory Committee

I. Preamble:

A. The Board of Directors (CAB Board) of the Sky Ranch Community Authority Board (the CAB) wishes to encourage full and timely public participation in the decision-making process of the CAB Board on important CAB Board activities and, to expand that participation, the CAB Board has determined to create a Citizens Advisory Committee (CAC).

B. Pursuant to Section 29-1-203 et. seq., C.R.S., and the respective Service Plans for the Sky Ranch Metropolitan District Nos. 1 and 3-8, as applicable (the Service Plans), the CAB Board has not, and legally cannot, delegate to the CAC any responsibility placed upon the CAB Board by law.

II. Purpose/Mission:

A. It is the CAC's mission to advise the CAB Board:

1. On matters of interest to the CAC;

2. On matters of citizen participation relative to the Sky Ranch Master Planned Community (the Community), as served by the CAB, to further the benefits of living in the Community; and

3. To facilitate public discussion and feedback concerning the CAB Board's activities and development within the Community, as related to services or improvements provided by the CAB.

III. Composition of CAC:

A. Size of the CAC: The CAC shall consist of at least five (5), and no more than nine (9), members.

B. Terms of Membership: Membership terms for CAC Leadership shall be two (2) year terms; provided, however, that the Chair position shall be a one (1) year term that may be extended by an additional one (1) year term by unanimous vote of the then-existing CAC. Membership terms for Members other than CAC Leadership shall be one (1) year terms. No member shall serve more than two (2) consecutive terms; provided, however, that the foregoing term limits shall not apply if: (i) no other individual in the Community is interested in serving on the CAC; or (ii) a

former Member is re-appointed to the CAC after a one-year absence from the CAC.

C. Qualifications and Appointment of CAC Members:

1. Appointing authority. The CAB Board shall be the appointing authority for the CAC, subject to the recommendations which follow.

2. CAC Leadership. The CAC Leadership shall be composed of three members of the CAC: a Chair, a Vice-Chair, and a Secretary. The CAC Leadership positions shall be elected in November by members of the CAC for: (i) the Chair position, a term of one (1) year from the first following January to the first following December, unless such term is extended by one (1) additional year pursuant to Section III.B., above; and (ii) the Vice-Chair and Secretary positions, respective terms of two (2) years running from the first following January to the second following December. In the event of a vacancy in the Chair's position, the Vice-Chair will take up the position and a new Vice-Chair will be elected by the CAC. Vacancies shall be filled within thirty (30) days of vacancy.

3. Nomination Procedure:

a) Required Representation – The CAB Board recognizes that the Community is growing, and that development is ongoing. Therefore, the Required Representation for CAC membership shall be a reasonable reflection and balance, as determined by the CAB Board, of Social Diversity (as defined below) and District Diversity (as defined below).

(1) Social Diversity: The CAB Board recognizes that the collective sum of the individual differences, life experiences, knowledge, inventiveness, innovation, self-expression, unique capabilities and talent of the individuals within the Community are a significant part of the Community's culture and wishes to foster acceptance of diversity and encourages full participation from a broad-based CAC membership. CAC membership shall include a reasonable representation of Social Diversity. Social Diversity includes without limitation, individual characteristics such as age, color, culture, ethnicity, gender, gender

identity or expression, race, national origin, geography, language or language preference, fluency, first-generation status, veteran status, physical ability, disability, political beliefs, religion/spirituality, sexual orientation, marital status/partnership, socio-economic status, economic resources, professional choices, methods, ideas, and other facets of social diversity.

(2) District Diversity: Upon completion of development within the Community, CAC membership shall include a reasonable representation from each of the Sky Ranch Metropolitan Districts that have residential property within its boundaries (the Residential Districts). Until development within the Community is completed, CAC membership shall contain a reasonable representation of the then-existing Residential Districts, as determined by the CAB Board. For example, in 2021, if Sky Ranch Metropolitan District No. 1 (District No. 1) is the only Sky Ranch Metropolitan District that has residential property within its boundaries, all persons in the CAC membership may reside in District No. 1. For example, if in 2022, Sky Ranch Metropolitan District No. 3 (District No. 3) also has residential property within its boundaries, the CAC membership shall reflect a reasonable representation, as determined by the CAB Board, of those persons then residing in District No. 1 and District No. 3.

b) Proposals for nominations – For Spring/Summer 2021, proposals for nominations may be submitted to the CAB Board, or one of its consultants. Following creation of the CAC, proposals for nominations may be submitted to the CAC by any interested individual then residing in one of the Sky Ranch Metropolitan Districts, after the existence of open position(s) has been publicized.

c) Who makes nominations/approval or denial of nominations: Nominations for CAC membership shall be made to the CAB Board by the CAC. The CAB Board, in its discretion, may approve or deny the CAC's nominations for membership. In

the event the CAB Board denies a membership nomination, the CAC will submit further nominations to the CAB Board for its consideration.

d) Selection: The CAC or CAB Board may conduct interviews of candidates for membership. Interviews shall occur at an open meeting, but deliberations regarding candidates may be at a closed meeting.

e) Vacancies: upon expiration of term or otherwise nominations to fill any vacancy on the CAC shall be made in accordance with the provisions of this section 3; provided, however, that the CAC may select its nominees from the proposals for nominations for the particular vacancy or vacancies to be filled if said proposals were received by the CAC within 6 months prior to the making of such nominations and if said proposals were received in response to publicizing of the existence of open positions in the particular categories of eligibility in which said vacancy or vacancies are to be filled. In the event of a failure to provide nominations to the CAB Board for any vacancy on the CAC within 90 days of notification of said vacancy, the CAB Board shall thereafter be free to appoint any person, having the qualifications set forth in these Bylaws, to fill such vacancy.

4. General qualifications: All CAC members shall be residents of one of the Sky Ranch Metropolitan Districts.

5. Members who are absent from three (3) consecutive meetings will be deemed to have resigned their position.

IV. <u>CAC Duties and Activities</u>:

A. Provide advice on the use and effectiveness of citizen participation techniques by the CAB Board.

B. Assist in and facilitate public consideration and discussion of CAB Board activities.

C. Advise the CAB Board in planning for issues of interest to the CAC, including but not limited to park and recreational facilities and activities.

D. Provide input, skills, and knowledge towards specific projects through

engagement with residents in the Community.

E. Each CAC member shall actively serve and participate on the CAC.

F. Neither the CAC nor any Member of the CAC has the authority to act or speak on behalf of the CAB Board. Any Member of the CAC who purports to act or speak on behalf of the CAB Board may be removed from the CAC for this reason or other reasons, at the CAB Board's discretion. Neither the CAC nor any Member of the CAC may enter into any contract in the name of the CAB, and shall not any incur debt, liability or obligation for or on behalf of the CAB.

G. Public Meetings: CAC meetings shall be open to the public, and the CAC may receive public comments, in its discretion.

1. The CAC shall meet at least once per year, and may schedule additional meetings as desired, upon majority vote of the CAC members. The Chair of the CAC shall set the date, time, and location of meetings and shall provide members with appropriate notice and agenda for such meetings. In the absence of the Chair, the Vice-Chair shall preside. In the absence of the Chair and Vice-Chair, following majority vote of the then-present members, any CAC member may preside.

2. The CAC shall post meeting notices on the CAB's website to allow residents of the Community to attend CAC meetings. The CAC Liaison (defined below) may assist the CAC and/or coordinate with the CAB Manager regarding the postings.

3. CAC meetings may take place in person, or by telephonic or electronic means (e.g., Zoom).

4. The CAC shall keep written minutes of each meeting and make the minutes available for posting on the Sky Ranch CAB's website.

   a) The written minutes shall reflect the CAC's activities and any individuals responsible for implementing same, as applicable.

   b) The written minutes will be provided to CAC members for review and approval at regularly scheduled meetings.

5. If a CAC member is unable to attend a meeting, he or she will notify the Chair and provide input to the Chair prior to the meeting.

H. CAC Recommendations:

1. The CAC may forward recommendations, suggestions, advice, or any materials of its choosing (collectively, Recommendations) to the CAB Board for informational purposes only, or to the developer of the Community, as applicable.

2. Recommendations of the CAC must represent a quorum of the members of the CAC.

3. One of the CAC Leadership positions shall attend at least one of the CAB Board's regular meetings each year and shall provide a written report to the CAB Board regarding the CAC's annual activities for the preceding year, an anticipated work plan and estimated budget for the upcoming year. The CAC Liaison (defined below) may assist the CAC and/or coordinate with the CAB Manager regarding the annual activities, anticipated work plan and estimated budget.

4. The CAB Board has no obligation to adopt the CAC's Recommendations, but may do so in its discretion.

5. The CAB Board may designate a CAB Board representative or consultant to serve as a liaison between the CAC and CAB Board (CAC Liaison). The purpose of the CAC Liaison is to assist the CAC with budget and activity planning matters.

V. **Amendment of Bylaws**: Upon adoption of these Bylaws by the CAB Board, they shall govern all actions of the Citizens Advisory Committee. The CAB Board in its discretion may amend any provision of these Bylaws. The CAC may make a Recommendation to amend these Bylaws to the CAB Board following affirmative vote of at least two thirds of the members of the CAC, and the CAB Board may accept or deny such Recommendation in its discretion.

_____

[First Name, Last Name]
President, Sky Ranch Community Authority Board

Date Reviewed/Approved: _____

_____

[First Name, Last Name]

Chair, Sky Ranch Citizens Advisory Committee

Date Reviewed/Approved: _____

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
March 31, 2022
Updated as of June 30, 2022

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
Central Bank & Trust - Checking Account						
Balance as of 03/31/22	140,295.14	176,260.13	0.07	166,435.96	60,254.11	543,245.41
Subsequent activities:						
04/07/22 - Tax Distribution - Sky Ranch MD #1	5,059.98	-	25,301.77	-	-	30,361.75
04/07/22 - Tax Distribution - Sky Ranch MD #3	147.85	-	-	-	131.92	279.77
04/07/22 - Tax Distribution - Sky Ranch MD #5	22,151.58	-	-	-	19,745.06	41,896.64
04/08/22 - ACH Payments	-	(20.29)	-	-	-	(20.29)
04/11/22 - Fees for Online Payment	-	(693.54)	-	-	-	(693.54)
04/12/22 - Developer Advance	-	-	-	197,122.39	-	197,122.39
04/13/22 - Checks 1306-1315	-	-	(25,301.80)	(83,758.24)	-	(109,060.04)
04/14/22 - ACH Payments	(20,101.80)	(10,766.54)	-	(127,033.40)	-	(157,901.74)
04/28/22 - Developer Advance	-	-	-	130,674.05	-	130,674.05
04/28/22 - ACH Payments	-	-	-	(130,674.05)	-	(130,674.05)
April PIF Deposits	5,372.24	-	-	-	-	5,372.24
April O&M Fee Deposits	-	36,204.72	-	-	-	36,204.72
05/02/22 - Fees for Online Payment	-	(83.75)	-	-	-	(83.75)
05/10/22 - Tax Distribution - Sky Ranch MD #1	8,432.91	-	42,167.77	-	-	50,600.68
05/10/22 - Tax Distribution - Sky Ranch MD #3	122.46	-	-	-	109.28	231.74
05/10/22 - Tax Distribution - Sky Ranch MD #5	212.52	-	-	-	189.44	401.96
05/11/22 - ACH Payments	-	(131.96)	-	-	-	(131.96)
05/16/22 - NSF Check	-	(450.00)	-	-	-	(450.00)
05/16/22 - Checks 1316-1321	-	-	(42,167.84)	(21,333.16)	-	(63,501.00)
05/17/22 - ACH Payments	(14,747.31)	(16,523.19)	-	(119,070.00)	-	(150,340.50)
05/17/22 - NSF Check	-	(150.00)	-	-	-	(150.00)
05/17/22 - Developer Advance	-	-	-	133,609.91	-	133,609.91
05/17/22 - Repayment of Developer Advance	-	-	-	(100,000.00)	-	(100,000.00)
May O&M Fee Deposits	-	43,961.22	-	-	-	43,961.22
06/06/22 - Checks 1322-1323	(600.00)	-	-	-	-	(600.00)
06/07/22 - Fees for Online Payment	-	(289.56)	-	-	-	(289.56)
06/10/22 - Tax Distribution - Sky Ranch MD #1	18,129.57	-	90,655.63	-	-	108,785.20
06/10/22 - Tax Distribution - Sky Ranch MD #3	37.83	-	-	-	33.77	71.60
06/10/22 - Tax Distribution - Sky Ranch MD #5	201.96	-	-	-	180.02	381.98
06/10/22 - ACH Payments	-	(131.24)	-	-	-	(131.24)
06/14/22 - Checks 1326-1335	(5,922.75)	-	(90,655.60)	(853,077.68)	-	(949,656.03)
06/15/22 - Developer Advance	-	-	-	1,462,263.53	-	1,462,263.53
06/15/22 - ACH Payments	-	(2,148.40)	-	(586,770.85)	-	(588,919.25)
06/16/22 - ACH Payments	(12,301.68)	(11,042.31)	-	(33,335.00)	(375.00)	(57,053.99)
06/28/22 - ACH Payments	-	-	-	(1,448.50)	-	(1,448.50)
06/29/22 - Developer Advance	-	-	-	1,448.50	-	1,448.50
June O&M Fee Deposits	-	6,776.06	-	-	-	6,776.06
Transfer from RIF to CPF	-	-	-	80,268.60	(80,268.60)	-
Anticipated balance	146,490.50	220,771.35	-	115,322.06	-	482,583.91
UMB - 2019A Revenue Fund						
Balance as of 03/31/22	-	-	303,607.82	-	-	303,607.82
Subsequent activities:						
04/19/22 - Transfer from CBT Checking	-	-	25,301.80	-	-	25,301.80
04/30/22 - Interest Income	-	-	48.12	-	-	48.12
05/23/22 - Transfer from CBT Checking	-	-	42,167.84	-	-	42,167.84
05/31/22 - Interest Income	-	-	155.68	-	-	155.68
Anticipated Deposit (Transfer from CBT Checking)	-	-	*90,655.60*	-	-	*90,655.60*
Anticipated balance	-	-	461,936.86	-	-	461,936.86
UMB - 2019A Bond Fund						
Balance as of 03/31/22	-	-	299,309.02	-	-	299,309.02
Subsequent activities:						
04/13/22 - Transfer from 2019A Reserve Fund	-	-	202.44	-	-	202.44
04/30/22 - Interest Income	-	-	46.11	-	-	46.11
05/31/22 - Interest Income	-	-	137.04	-	-	137.04
06/01/22 - Debt Service Payment - 2019A	-	-	(285,875.00)	-	-	(285,875.00)
Anticipated balance	-	-	13,819.61	-	-	13,819.61
UMB - 2019A Reserve Fund						
Balance as of 03/31/22	-	-	915,148.95	-	-	915,148.95
Subsequent activities:						
04/13/22 - Transfer to 2019A Bond Fund	-	-	(202.44)	-	-	(202.44)
04/30/22 - Interest Income	-	-	140.77	-	-	140.77
05/31/22 - Interest Income	-	-	418.55	-	-	418.55
Anticipated balance	-	-	915,505.83	-	-	915,505.83
UMB - 2019A Surplus Fund						
Balance as of 03/31/22	-	-	450,067.55	-	-	450,067.55
Subsequent activities:						
04/30/22 - Interest Income	-	-	69.21	-	-	69.21
05/31/22 - Interest Income	-	-	205.92	-	-	205.92
Anticipated balance	-	-	450,342.68	-	-	450,342.68
UMB - 2019A Project Fund						
Balance as of 03/31/22	-	-	-	4,624.95	-	4,624.95
04/30/22 - Interest Income	-	-	-	0.68		0.68
05/31/22 - Interest Income	-	-	-	2.17		2.17
Anticipated balance	-	-	-	4,627.80	-	4,627.80
UMB - 2019B Revenue Fund						
Balance as of 03/31/22	-	-	0.06	-	-	0.06
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	0.06	-	-	0.06

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
March 31, 2022
Updated as of June 30, 2022

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
UMB - 2019B Bond Fund						
Balance as of 03/31/22	-	-	0.58	-	-	0.58
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	0.58	-	-	0.58
UMB - 2019B Project Fund						
Balance as of 03/31/22	-	-	-	749.34	-	749.34
Subsequent activities:						
04/30/22 - Interest Income	-	-	-	0.01		0.01
05/31/22 - Interest Income	-	-	-	0.32		0.32
Anticipated balance	-	-	-	749.67	-	749.67
Anticipated balance	$ 146,490.50	$ 220,771.35	$ 1,841,605.62	$ 120,699.53	$ -	$ 2,329,567.00

Current Yield (as of 05/31/22)
UMB invested in ColoTrust Prime - 0.63%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2022

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ 10,530.57	$ -	$ 4,349.52	$ -	$ (157.96)	$ 14,722.13	1.21%	1.21%	$ 2,417.93	0.00%	0.00%
February	345,446.55	-	5,004.88	-	(5,181.70)	345,269.73	39.85%	41.06%	104,291.16	27.15%	27.15%
March	25,776.47	-	4,961.88	10.20	(386.80)	30,361.75	2.97%	44.03%	26,516.25	6.35%	33.50%
April	47,029.88	-	4,268.73	7.63	(705.56)	50,600.68	5.42%	49.46%	14,146.55	3.18%	36.68%
May	106,254.84	-	4,094.58	30.05	(1,594.27)	108,785.20	12.26%	61.71%	139,129.81	36.34%	73.01%
June	-	-	-	-	-	-	0.00%	61.71%	103,025.39	26.69%	99.71%
July	-	-	-	-	-	-	0.00%	61.71%	2,631.54	0.07%	99.78%
August	-	-	-	-	-	-	0.00%	61.71%	2,986.21	0.22%	100.00%
September	-	-	-	-	-	-	0.00%	61.71%	2,401.11	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	61.71%	2,108.30	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	61.71%	2,161.60	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	61.71%	2,155.60	0.00%	100.00%
	$ 535,038.31	$ -	$ 22,679.59	$ 47.88	$ (8,026.29)	$ 549,739.49	61.71%	61.71%	$ 403,971.45	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 144,483.00	16.67%	$ 89,167.40	61.71%
Debt Service Fund	722,470.00	83.33%	445,870.91	61.71%
	$ 866,953.00	100.00%	$ 535,038.31	61.71%
Specific Ownership Tax				
General Fund	$ 10,114.00	16.67%	$ 3,779.69	37.37%
Debt Service Fund	50,573.00	83.33%	18,899.90	37.37%
	$ 60,687.00	100.00%	$ 22,679.59	37.37%
Treasurer's Fees				
General Fund	$ 2,167.00	16.67%	$ 1,337.63	61.73%
Debt Service Fund	10,837.00	83.33%	6,688.66	61.72%
	$ 13,004.00	100.00%	$ 8,026.29	61.72%

Sky Ranch Metropolitan District No. 3
Property Taxes Reconciliation
2022

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ -	$ -	$ 6.52	$ -	$ -	$ 6.52	0.00%	0.00%	$ -	0.00%	0.00%
February	470.16	-	7.50	-	(7.05)	470.61	35.65%	35.65%	-	0.00%	0.00%
March	276.49	-	7.43	-	(4.15)	279.77	20.96%	56.61%	-	0.00%	0.00%
April	228.78	-	6.39	-	(3.43)	231.74	17.34%	73.95%	-	0.00%	0.00%
May	66.44	-	6.14	0.02	(1.00)	71.60	5.04%	78.99%	-	0.00%	0.00%
June	-	-	-	-	-	-	0.00%	78.99%	-	0.00%	0.00%
July	-	-	-	-	-	-	0.00%	78.99%	-	0.00%	0.00%
August	-	-	-	-	-	-	0.00%	78.99%	-	0.00%	0.00%
September	-	-	-	-	-	-	0.00%	78.99%	-	0.00%	0.00%
October	-	-	-	-	-	-	0.00%	78.99%	-	0.00%	0.00%
November	-	-	-	-	-	-	0.00%	78.99%	-	0.00%	0.00%
December	-	-	-	-	-	-	0.00%	78.99%	-	0.00%	0.00%
	$ 1,041.87	$ -	$ 33.98	$ 0.02	$ (15.63)	$ 1,060.24	78.99%	78.99%	$ -	0.00%	0.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 697.00	52.84%	$ 550.56	78.99%
Regional Improvements	622.00	47.16%	491.31	78.99%
	$ 1,319.00	100.00%	$ 1,041.87	78.99%
Specific Ownership Tax				
General Fund	$ 49.00	52.84%	$ 17.96	36.65%
Regional Improvements	44.00	47.16%	16.02	36.42%
	$ 93.00	100.00%	$ 33.98	36.54%
Treasurer's Fees				
General Fund	$ 10.00	52.84%	$ 8.26	82.59%
Regional Improvements	9.00	47.16%	7.37	81.90%
	$ 19.00	100.00%	$ 15.63	82.26%

Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2022

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ -	$ -	$ 405.77	$ -	$ -	$ 405.77	0.00%	0.00%	$ 800.61	0.00%	0.00%
February	1,242.96	-	466.91	-	(18.64)	1,691.23	1.51%	1.51%	4,108.21	2.81%	2.81%
March	42,064.71	-	462.90	-	(630.97)	41,896.64	51.27%	52.78%	57,789.03	45.56%	48.37%
April	3.79	-	398.23	-	(0.06)	401.96	0.00%	52.79%	4,789.91	3.26%	51.63%
May	-	-	381.98	-	-	381.98	0.00%	52.79%	646.60	0.00%	51.63%
June	-	-	-	-	-	-	0.00%	52.79%	61,193.11	48.37%	100.00%
July	-	-	-	-	-	-	0.00%	52.79%	780.49	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	52.79%	700.78	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	52.79%	795.04	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	52.79%	698.09	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	52.79%	715.74	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	52.79%	713.75	0.00%	100.00%
	$ 43,311.46	$ -	$ 2,115.79	$ -	$ (649.67)	$ 44,777.58	52.79%	52.79%	$ 133,731.36	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 43,382.00	52.87%	$ 22,899.63	52.79%
Regional Improvements	38,669.00	47.13%	20,411.83	52.79%
	$ 82,051.00	100.00%	$ 43,311.46	52.79%
Specific Ownership Tax				
General Fund	$ 3,037.00	52.87%	$ 1,118.66	36.83%
Regional Improvements	2,707.00	47.13%	997.13	36.84%
	$ 5,744.00	100.00%	$ 2,115.79	36.83%
Treasurer's Fees				
General Fund	$ 651.00	52.87%	$ 343.49	52.76%
Regional Improvements	580.00	47.13%	306.18	52.79%
	$ 1,231.00	100.00%	$ 649.67	52.78%

Sky Ranch Community Authority Board
Developer Advance Summary
June 30, 2022

Typle of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	$ 1,942,111.42	$ 278,280.02	$ 2,220,391.44
BMPs & Erosion Control/Inspection Services	716,329.38	135,087.52	851,416.90
Advances to CAB for Capital Projects	31,731,360.65	2,554,169.98	34,285,530.63
Total Advances Due	$ 34,389,801.45	$ 2,967,537.52	$ 37,357,338.97

Sky Ranch Community Authority Board
Developer Advance - Project Management
June 30, 2022

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$ 1,369,322.38**	**$ 136,087.11**	**$ -**	**$ -**	**$ 1,505,409.49**
01/31/2021	51,735.58	-	-	-	1,557,145.07
02/28/2021	7,509.88	-	-	-	1,564,654.95
03/31/2021	8,467.08	-	-	-	1,573,122.03
04/30/2021	23,279.96	-	-	-	1,596,401.99
05/31/2021	12,899.04	-	-	-	1,609,301.03
06/30/2021	48,403.51	-	-	-	1,657,704.54
07/31/2021	42,795.90	-	-	-	1,700,500.44
08/31/2021	68,000.49	-	-	-	1,768,500.93
09/30/2021	76,483.76	-	-	-	1,844,984.69
10/31/2021	101,678.55	-	-	-	1,946,663.24
11/30/2021	90,017.38	-	-	-	2,036,680.62
12/31/2021	41,517.91	-	-	-	2,078,198.53
Accrued Interest	-	93,640.12	-	-	2,171,838.65
Total 2021 Advances (Repayments)	572,789.04	93,640.12	-	-	
Accrued Interest	-	48,552.79	-	-	2,220,391.44
Total 2022 Advances (Repayments)	-	48,552.79	-	-	
Outstanding Balance as of 06/30/22 (Net of Repayments)	$ 1,942,111.42	$ 278,280.02			$ 2,220,391.44

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
June 30, 2022

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$ 599,302.10**	**$ 80,108.73**	**$ -**	**$ -**	**$ 679,410.83**
01/01/2021	5,846.29	-	-	-	685,257.12
03/01/2021	3,850.93	-	-	-	689,108.05
04/01/2021	4,220.57	-	-	-	693,328.62
05/01/2021	8,222.50	-	-	-	701,551.12
12/31/2021 Cost Cert Adjs	94,886.99	-	-	-	796,438.11
Accrued Interest	-	33,488.91	-	-	829,927.02
Total 2021 Advances (Repayments)	117,027.28	33,488.91	-	-	
Accrued Interest	-	21,489.88	-	-	851,416.90
Total 2022 Advances (Repayments)	-	21,489.88	-	-	
Outstanding Balance as of 06/30/22 (Net of Repayments)	$ 716,329.38	$ 135,087.52			$ 851,416.90

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
June 30, 2022

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$18,316,642.86**	**$ 1,035,029.44**	**$ -**	**$ -**	**$ 19,351,672.30**
01/12/2021	452,473.47	-	-	-	19,804,145.77
01/25/2021	-	-	-	(400,000.00)	19,404,145.77
02/17/2021	233,313.55	-	-	-	19,637,459.32
03/16/2021	183,568.60	-	-	-	19,821,027.92
04/28/2021	69,446.58	-	-	-	19,890,474.50
05/13/2021	250.00	-	-	-	19,890,724.50
05/28/2021	316,035.89	-	-	-	20,206,760.39
06/22/2021	483,881.16	-	-	-	20,690,641.55
06/29/2021	12,386.25	-	-	-	20,703,027.80
07/21/2021	391,336.59	-	-	-	21,094,364.39
08/18/2021	631,189.47	-	-	-	21,725,553.86
09/15/2021	788,399.30	-	-	-	22,513,953.16
09/27/2021	2,533.00	-	-	-	22,516,486.16
10/12/2021	1,552,034.62	-	-	-	24,068,520.78
11/16/2021	1,991,409.76	-	-	-	26,059,930.54
11/23/2021	1,135.00	-	-	-	26,061,065.54
12/15/2021	1,966,066.17	-	-	-	28,027,131.71
12/31/2021 Cost Cert Adjs	(2,188,425.32)	-	-	-	25,838,706.39
Accrued Interest	-	1,150,818.17	-	-	26,989,524.56
Total 2021 Advances (Repayments)	6,887,034.09	1,150,818.17	-	(400,000.00)	
01/10/2022	292,090.54	-	-	-	27,281,615.10
01/19/2022	1,502,415.65	-	-	-	28,784,030.75
01/31/2022	457,308.32	-	-	-	29,241,339.07
02/10/2022	2,000.00	-	-	-	29,243,339.07
02/15/2022	2,279,114.38	-	-	-	31,522,453.45
03/02/2022	135.00	-	-	-	31,522,588.45
03/11/2022	159,967.55	-	-	-	31,682,556.00
04/12/2022	196,156.15	-	-	-	31,878,712.15
04/28/2022	130,674.05	-	-	-	32,009,386.20
05/17/2022	133,609.91	-	-	-	32,142,996.11
05/17/2022	-	-	-	(100,000.00)	32,042,996.11
06/15/2022	1,372,763.65	-	-	-	33,415,759.76
06/29/2022	1,448.50	-	-	-	33,417,208.26
Cost Cert Adjs	-	-	-	-	33,417,208.26
Accrued Interest	-	868,322.37	-	-	34,285,530.63
Total 2022 Advances (Repayments)	6,527,683.70	868,322.37	-	(100,000.00)	

Outstanding Balance as of 06/30/22 (Net of Repayments)	$31,731,360.65	$ 2,554,169.98	$ 34,285,530.63

Sky Ranch Community Authority Board
Accounts Receivables Summary
June 30, 2022

	Fees Billed YTD	Outstanding AR
O&M Fees		
KB Homes	293.33	293.33
Richmond	7,938.66	-
Taylor Morrison	2,859.99	-
Pure Cycle	2,600.00	-
Homeowners	139,227.04	9,326.35
Total O&M	152,919.02	9,619.68
PIF		
KB Homes	2,059.19	14,027.82
Richmond	33,345.89	(3.00)
Taylor Morrison	1,104.88	(8,191.21)
Pure Cycle	3,341.25	3,341.25
Total PIF	39,851.21	9,174.86

PIF information on this page provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
June 30, 2022

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders														
KB Homes		-	-	293.33	-	-	-	-	-	-	-	-	-	293.33
Richmond		-	-	7,938.66	-	-	-	-	-	-	-	-	-	7,938.66
Taylor Morrison		-	-	2,859.99	-	-	-	-	-	-	-	-	-	2,859.99
Pure Cycle		-	-	2,600.00	-	-	-	-	-	-	-	-	-	2,600.00
Amount Due		-	-	13,691.98	-	-	-	-	-	-	-	-	-	13,691.98
Payment Received														
KB Homes		-	(1,257.07)	-	-	-	-	-	-	-	-	-	-	(1,257.07)
Richmond		(10,684.24)	-	-	(7,938.66)	-	-	-	-	-	-	-	-	(18,622.90)
Taylor Morrison		-	-	-	(7,811.63)	-	-	-	-	-	-	-	-	(7,811.63)
Pure Cycle		-	-	-	(2,600.00)	-	-	-	-	-	-	-	-	(2,600.00)
Total Amount Received		(10,684.24)	(1,257.07)	-	(18,350.29)	-	-	-	-	-	-	-	-	(30,291.60)
O&M Fees AR - Homebuilders (1)	**Balance as of 12/31/2021**													
KB Homes	1,257.07	-	(1,257.07)	293.33	-	-	-	-	-	-	-	-	-	293.33
Richmond	10,684.24	(10,684.24)	-	7,938.66	(7,938.66)	-	-	-	-	-	-	-	-	-
Taylor Morrison	4,951.64	-	-	2,859.99	(7,811.63)	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	2,600.00	(2,600.00)	-	-	-	-	-	-	-	-	-
Total O&M Fees AR	16,892.95	(10,684.24)	(1,257.07)	13,691.98	(18,350.29)	-	-	-	-	-	-	-	-	293.33
O&M Fees - Homeowners														
O&M Fees		66,207.05	-	120.00	67,305.01	20.00	-	-	-	-	-	-	-	133,652.06
Transfer Fees		800.00	400.00	900.00	400.00	700.00	-	-	-	-	-	-	-	3,200.00
Late Fee		19.98	1,395.00	(15.00)	(15.00)	990.00	-	-	-	-	-	-	-	2,374.98
Amount Due		67,027.03	1,795.00	1,005.00	67,690.01	1,710.00	-	-	-	-	-	-	-	139,227.04
Payment Received		(13,786.12)	(42,838.95)	(8,714.95)	(17,854.43)	(43,361.22)	(6,776.06)	-	-	-	-	-	-	(133,331.73)
Total O&M Fees AR - Homeowners	3,431.04	53,240.91	(41,043.95)	(7,709.95)	49,835.58	(41,651.22)	(6,776.06)	-	-	-	-	-	-	9,326.35
Total O&M Fees Billed		67,027.03	1,795.00	14,696.98	67,690.01	1,710.00	-	-	-	-	-	-	-	152,919.02
Total Payments Received		(24,470.36)	(44,096.02)	(8,714.95)	(36,204.72)	(43,361.22)	(6,776.06)	-	-	-	-	-	-	(163,623.33)
Total Outstanding		42,556.67	(42,301.02)	5,982.03	31,485.29	(41,651.22)	(6,776.06)	-	-	-	-	-	-	**(10,704.31)**
													Beginning AR Balance	20,323.99
													Total AR Balance	**9,619.68**

Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
June 30, 2022

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF														
KB Homes		1,179.42	-	-	879.77	-	-	-	-	-	-	-	-	2,059.19
Richmond		5,384.03	22,589.62	-	5,372.24	-	-	-	-	-	-	-	-	33,345.89
Taylor Morrison		1,104.88	-	-	-	-	-	-	-	-	-	-	-	1,104.88
Pure Cycle		-	-	-	3,341.25	-	-	-	-	-	-	-	-	3,341.25
Amount Due		7,668.33	22,589.62	-	9,593.26	-	-	-	-	-	-	-	-	39,851.21
Payment Received														
KB Homes		-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond		(5,384.03)	-	(22,589.62)	(5,372.24)	-	-	-	-	-	-	-	-	(33,345.89)
Taylor Morrison		(1,104.88)	-	-	-	-	-	-	-	-	-	-	-	(1,104.88)
Pure Cycle		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received		(6,488.91)	-	(22,589.62)	(5,372.24)	-	-	-	-	-	-	-	-	(34,450.77)
PIF AR	**Balance as of 12/31/2021**													
KB Homes	11,968.63	1,179.42	-	-	879.77	-	-	-	-	-	-	-	-	14,027.82
Richmond	(3.00)	-	22,589.62	(22,589.62)	-	-	-	-	-	-	-	-	-	(3.00)
Taylor Morrison	(8,191.21)	-	-	-	-	-	-	-	-	-	-	-	-	(8,191.21)
Pure Cycle	-	-	-	-	3,341.25	-	-	-	-	-	-	-	-	3,341.25
Total PIF AR	3,774.42	1,179.42	22,589.62	(22,589.62)	4,221.02	-	-	-	-	-	-	-	-	9,174.86
Total PIF Billed		7,668.33	22,589.62	-	9,593.26	-	-	-	-	-	-	-	-	39,851.21
Total Payments Received		(6,488.91)	-	(22,589.62)	(5,372.24)	-	-	-	-	-	-	-	-	(34,450.77)
Total Outstanding		1,179.42	22,589.62	(22,589.62)	4,221.02	-	-	-	-	-	-	-	-	**5,400.44**
													Beginning AR Balance	3,774.42
													Total AR Balance	**9,174.86**

PIF information on this page is provided by the Developer.

Vendors	Number Of Invoices	Sum of Net A/P	
FFAA	**22**	**677,298.14**	
Aurora Media Group	2	112.50	
CMS Environmental Solutions, LLC	3	965.00	
CTL Thompson Incorporated	5	23,607.00	
IDES, LLC	2	16,052.98	
LSC Transportation	1	468.75	
Martin Marietta Materials, Inc	1	510,026.06	
MPi Designs	1	380.00	
PCS Group, Inc	1	6,222.50	
Premier Earthworks & Infrastructure	1	76,981.00	
Rangeview Metropolitan District	2	8,835.60	
SE Metro Stormwater Authority	1	160.00	
Westwood Professional Services	2	33,486.75	
O&M Fund	**39**	**64,440.40**	
Adam Galusha	1	27.87	
Aurora Media Group	1	59.65	
Brad Young	1	99.75	
BrightView Landscape Services	9	18,533.35	
CliftonLarsonAllen LLP	6	19,521.33	
Katherine Funk	1	344.81	
McGeady Becher PC	18	9,824.56	
Rangeview Metropolitan District	1	15,776.30	
Xcel Energy AUTOPAY	1	252.78	*payment to be ratified*
Debt Service			
UMB Bank			*awaiting amount from County*
Grand Total	**61**	**741,738.54**	

03 - Sky Ranch Community Authority Board

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Funding Source	Notes
CAB1185	Aurora Media Group	103255	6/15/2022	52.00	FFAA	
CAB1185	Aurora Media Group	103256	6/15/2022	60.50	FFAA	
CAB1225	CMS Environmental Solutions, LLC	134741	5/4/2022	395.00	FFAA	
CAB1225	CMS Environmental Solutions, LLC	135577	6/1/2022	175.00	FFAA	
CAB1225	CMS Environmental Solutions, LLC	135613	6/1/2022	395.00	FFAA	
CAB1145	CTL Thompson Incorporated	623347	4/30/2022	815.00	FFAA	
CAB1145	CTL Thompson Incorporated	627326	5/31/2022	2,400.00	FFAA	
CAB1145	CTL Thompson Incorporated	627365	5/31/2022	188.00	FFAA	
CAB1145	CTL Thompson Incorporated	627556	5/31/2022	19,679.00	FFAA	
CAB1145	CTL Thompson Incorporated	627814	5/31/2022	525.00	FFAA	
CAB1120	IDES, LLC	009867	5/31/2022	3,055.00	FFAA	
CAB1120	IDES, LLC	037909	5/31/2022	12,997.98	FFAA	
CAB1195	LSC Transportation	062046	6/8/2022	468.75	FFAA	
CAB1324	Martin Marietta Materials, Inc	PAYMENT6	5/25/2022	510,026.06	FFAA	
CAB1090	MPi Designs	001752	6/20/2022	380.00	FFAA	
CAB1170	PCS Group, Inc	013551	5/31/2022	6,222.50	FFAA	
CAB1080	Premier Earthworks & Infrastructure	PAYMENT 7	5/23/2022	76,981.00	FFAA	
CAB1250	Rangeview Metropolitan District	J001064	5/31/2022	7,955.60	FFAA	
CAB1250	Rangeview Metropolitan District	J001070	5/31/2022	880.00	FFAA	
CAB1040	SE Metro Stormwater Authority	00003890	6/9/2022	160.00	FFAA	
CAB1125	Westwood Professional Services	1220501046	5/26/2022	30,986.75	FFAA	
CAB1125	Westwood Professional Services	1220501092	5/26/2022	2,500.00	FFAA	
1	Adam Galusha	061422	6/14/2022	27.87	O&M Fund	
1185	Aurora Media Group	103183	6/3/2022	59.65	O&M Fund	
3	Brad Young	062922	6/29/2022	99.75	O&M Fund	
1275	BrightView Landscape Services	5112857	5/12/2022	452.44	O&M Fund	
1275	BrightView Landscape Services	5128849	5/25/2022	457.44	O&M Fund	
1275	BrightView Landscape Services	5135577	6/2/2022	425.65	O&M Fund	
1275	BrightView Landscape Services	5150184	6/14/2022	495.29	O&M Fund	
1275	BrightView Landscape Services	5150185	6/14/2022	422.48	O&M Fund	
1275	BrightView Landscape Services	5157377	6/21/2022	454.31	O&M Fund	
1275	BrightView Landscape Services	5161699	6/23/2022	446.10	O&M Fund	
1275	BrightView Landscape Services	7918053	6/1/2022	5,195.21	O&M Fund	
1275	BrightView Landscape Services	7950616	6/24/2022	10,184.43	O&M Fund	
1242	CliftonLarsonAllen LLP	3300052	5/27/2022	8,294.48	O&M Fund	
1242	CliftonLarsonAllen LLP	3313163	6/13/2022	450.45	O&M Fund	
1242	CliftonLarsonAllen LLP	3313164	6/13/2022	450.98	O&M Fund	
1242	CliftonLarsonAllen LLP	3313165	6/13/2022	466.73	O&M Fund	
1242	CliftonLarsonAllen LLP	3313341	6/13/2022	3,227.94	O&M Fund	
1242	CliftonLarsonAllen LLP	3313677	6/13/2022	6,630.75	O&M Fund	
2	Katherine Funk	262922	6/29/2022	344.81	O&M Fund	
1060	McGeady Becher PC	098221	5/31/2022	90.00	O&M Fund	
1060	McGeady Becher PC	098222	5/31/2022	4,627.50	O&M Fund	
1060	McGeady Becher PC	098224	5/31/2022	55.00	O&M Fund	
1060	McGeady Becher PC	098225	5/31/2022	67.50	O&M Fund	
1060	McGeady Becher PC	098226	5/31/2022	22.50	O&M Fund	
1060	McGeady Becher PC	098227	5/31/2022	270.00	O&M Fund	
1060	McGeady Becher PC	098228	5/31/2022	835.50	O&M Fund	
1060	McGeady Becher PC	098229	5/31/2022	2,446.56	O&M Fund	
1060	McGeady Becher PC	098230	5/31/2022	112.50	O&M Fund	
1060	McGeady Becher PC	098231	5/31/2022	15.00	O&M Fund	
1060	McGeady Becher PC	098232	5/31/2022	262.50	O&M Fund	
1060	McGeady Becher PC	098233	5/31/2022	75.00	O&M Fund	
1060	McGeady Becher PC	098239	5/31/2022	112.50	O&M Fund	
1060	McGeady Becher PC	098241	5/31/2022	75.00	O&M Fund	
1060	McGeady Becher PC	098247	5/31/2022	150.00	O&M Fund	
1060	McGeady Becher PC	098248	5/31/2022	112.50	O&M Fund	
1060	McGeady Becher PC	098249	5/31/2022	37.50	O&M Fund	
1060	McGeady Becher PC	098251	5/31/2022	457.50	O&M Fund	
1250	Rangeview Metropolitan District	J001069	6/6/2022	15,776.30	O&M Fund	
1150	Xcel Energy AUTOPAY	784871487	6/21/2022	252.78	O&M Fund	*payment to be ratified*
1240	UMB Bank				Debt Service	
				741,738.54		

SKY RANCH COMMUNITY AUTHORITY BOARD
DEBT SERVICE FUND
2022 AMENDED BUDGET

	BUDGET 2022	AMENDED 2022
BEGINNING FUND BALANCE	$ 1,667,807	$ 1,667,807
REVENUES		
Interest income	1,500	1,500
Transfer from Sky Ranch MD No. 1	762,206	762,206
Bond proceeds	-	29,776,000
Total revenues	763,706	30,539,706
Total funds available	2,431,513	32,207,513
EXPENDITURES		
General and administrative		
Paying agent fees	7,500	7,500
Contingency	4,983	1,204,506
Debt Service		
Bond interest - 2019A	571,750	571,750
Bond interest - 2019B	332,280	332,280
Bond principal - 2019B	150,000	150,000
Bond issue costs	-	910,130
Total expenditures	1,066,513	3,176,166
TRANSFERS OUT		
Transfers to other fund	-	23,823,834
Total expenditures and transfers out requiring appropriation	1,066,513	27,000,000
ENDING FUND BALANCE	$ 1,365,000	$ 5,207,513

SKY RANCH COMMUNITY AUTHORITY BOARD
CAPITAL PROJECTS FUND
2022 AMENDED BUDGET

	BUDGET 2022	AMENDED 2022
BEGINNING FUND BALANCE	$ -	$ (2,893,861)
REVENUES		
Developer advance	9,275,000	11,620,027
Developer advance - Project Management	450,000	450,000
Total revenues	9,725,000	12,070,027
TRANSFERS IN		
Transfers from other funds	-	23,823,834
Total funds available	9,725,000	33,000,000
EXPENDITURES		
General and Administrative		
Legal	150,000	150,000
Miscellaneous/Contingency	1,650,000	1,101,166
Fees, permits and administration	45,000	45,000
Promotional activities	105,000	105,000
Capital Projects		
Repay Developer advance	-	23,823,834
Engineering and management	200,000	200,000
Landscaping	200,000	200,000
Streets - grading/erosion control	25,000	25,000
Warranty and turnover	150,000	150,000
Project management fee	450,000	450,000
Streets	5,000,000	5,000,000
Utility construction	1,750,000	1,750,000
Total expenditures	9,725,000	33,000,000
Total expenditures and transfers out requiring appropriation	9,725,000	33,000,000
ENDING FUND BALANCE	$ -	$ -

Sky Ranch CAB – Project Manager Board Report
Date: 07/08/22

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

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

Phase II

- GDP, SDP, Filing 4 Plans – complete
- ASP/Plat/CDs – Filing 5 final submittal; BOCC hearing for Plat approval in July
- Grading – Soils investigation for consolidation and groundwater underway
- Utilities – water services, pond structures, 10th Ave, 8th Ave extension
- Streets – internal streets paved; working on Monaghan, 6th and Bentley
- I70 Interchange – updated access permit from CDOT
- School status – subex streets scheduled for July; Utility start August

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

Phase II

- Martin Marietta, CO#8 $36,219.60 – street balance
- Martin Marietta, CO#9 $207,239.80 – 8th Ave extension (includes Ph 1 Carrie St.)
- PEI, CO2, $65,590.55 – 8th Ave extension concrete

Sky Ranch Filing 1 - CAB Contract Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend	Management Fee
Landscaping	A-Mac Underground	4,500.00	4,500.00	0.00	4,500.00	100%	0.00	225.00
Fees, Permits and Administration	Arapahoe County	127,100.45	127,100.45	0.00	104,516.31	100%	0.00	0.00
Legal and Title	Butler Snow	425.17	425.17	0.00	0.00	100%	0.00	0.00
Erosion Control	CMS	21,000.00	20,140.00	0.00	16,561.38	96%	860.00	1,007.00
Geotech	CTL Thompson	446,818.50	446,818.50	0.00	367,424.51	100%	0.00	22,340.93
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,542,915.92	3,542,915.92	422.76	3,542,915.92	100%	0.00	177,145.80
Engineering	ERO Resources Group	580.35	580.35	0.00	477.23	100%	0.00	0.00
Erosion Control	Erosion Controls of CO	70,964.58	70,964.58	0.00	58,355.07	100%	0.00	3,548.23
Erosion Control	Ewing Irrigation & Landscape	1,163.14	1,163.14	0.00	956.46	100%	0.00	58.16
Legal and Title	Hoffman, Parker, etc	8,304.06	8,304.06	0.00	0.00	100%	0.00	0.00
District	IDES	250,000.00	247,881.50	0.00	203,836.09	99%	2,118.50	0.00
Survey	KT Engineering	551,870.00	551,870.00	0.00	453,809.68	100%	0.00	27,593.50
District	McGeady Becher	59,359.80	59,359.80	0.00	48,812.31	100%	0.00	0.00
Landscaping	MPI Designs	30,770.00	22,600.00	0.00	22,600.00	73%	8,170.00	1,130.00
Legal and Title	Otis Bedingfield & Peters	235.00	235.00	0.00	0.00	100%	0.00	0.00
Erosion Control	PEI	16,892.56	16,892.56	844.63	13,890.97	100%	0.00	0.00
Grading	PEI	1,584,766.81	1,584,766.81	0.00	824,078.74	100%	0.00	79,010.69
Sanitary Sewer	PEI	2,497,934.50	2,497,934.50	(3,868.07)	2,497,934.50	100%	0.00	78,825.68
Water	PEI	2,413,879.89	2,413,879.89	(897.74)	2,415,195.49	100%	0.00	76,042.07
Storm Sewer	PEI	5,159,331.74	5,159,331.74	5,289.30	5,159,331.74	100%	0.00	163,192.18
Dry Utilities	PEI	196,156.66	196,156.66	(523.49)	0.00	100%	0.00	3,540.71
Concrete	PEI	3,648,101.78	3,648,101.78	(65,040.91)	3,648,101.78	100%	0.00	0.00
Asphalt	PEI	5,159,994.54	5,159,994.54	64,196.28	5,159,994.54	100%	0.00	0.00
District	SDMS	57,885.08	57,885.08	0.00	47,599.64	100%	(0.00)	0.00
Fees, Permits and Administration	SEMSWA	36,322.50	36,322.50	0.00	29,868.45	100%	0.00	0.00
District	Sentinel	0.00	0.00	0.00	0.00	0%	0.00	0.00
District	Sentinel	556.57	556.57	0.00	457.67	100%	0.00	0.00
Legal and Title	Spencer Fane	228.00	228.00	0.00	0.00	100%	0.00	0.00
Dry Utilities	Xcel Energy	2,370,226.52	2,370,226.52	0.00	597,189.14	100%	0.00	118,511.33
	Total	**28,322,810.03**	**28,311,661.53**	**422.76**	**25,270,668.51**		**11,148.50**	**751,946.27**

Sky Ranch Filing 2 Quad 1 - 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	101,439.27	101,439.27	-	83,413.51	100%	-
Grading	Bemas	934,095.09	934,095.10	-	485,729.45	100%	(0.01)
Fees, Permits and Administration	CDPHE	296.09	296.09	-	243.47	100%	-
Erosion Control	CMS	5,467.50	2,240.53	-	1,842.41	41%	3,226.97
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	123.02	123.02	-	101.16	100%	-
Geotech	CTL Thompson	257,368.95	214,769.13	-	176,607.37	83%	42,599.82
Planning and Engineering	CVL Consultants	337,192.20	327,027.94	-	268,915.08	97%	10,164.26
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
District	IDES	27,000.00	25,309.35	-	-	94%	1,690.66
Survey	KT Engineering	266,951.00	205,362.55	-	170,546.66	77%	61,588.45
Planning and Engineering	LSC	17,793.00	13,565.57	-	11,154.96	76%	4,227.43
Asphalt	Martin Marietta	3,926,115.22	1,415,420.56	70,771.03	1,415,420.56	36%	2,510,694.66
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	14,131.25	11,547.25	-	9,495.30	82%	2,584.00
Sanitary Sewer	Nelson	1,671,390.43	1,669,433.28	47,784.57	1,669,433.28	100%	1,957.15
Water	Nelson	1,575,862.38	1,619,988.40	49,637.15	1,619,988.40	103%	(44,126.02)
Storm Sewer	Nelson	3,731,976.52	3,587,069.33	101,274.34	3,587,069.33	96%	144,907.19
Asphalt	Nelson	707,856.20	707,856.20	35,392.81	707,856.20	100%	-
Planning and Engineering	PCS Group	119,070.00	108,951.50	-	89,590.82	92%	10,118.50
Concrete	PEI	2,011,872.66	1,170,239.87	58,511.99	1,170,239.87	58%	841,632.79
Erosion Control	Pure Cycle GESC	498,525.85	154,019.15	7,700.96	126,651.90	31%	344,506.70
Fees, Permits and Administration	Rangeview	31,327.26	31,327.26	-	25,760.41	100%	-
Fees, Permits and Administration	SEMSWA	17,473.11	17,473.11	-	14,368.14	100%	-
District	Sentinel	174.71	174.71	-	174.71	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	129.60	129.60	-	106.57	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	16,274,567.15	12,326,516.35	371,072.85	11,642,017.63	25	3,948,050.79

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
July 8th, 2022

Construction Contract Documents

Filing 4 Paving – Martin Marietta

Recommend Approval:

Change Orders

- Change Order #8: $36,219.60 for costs associated with grading and balancing public roadways and pavement due to design changes.
- Change Order #9: $207,239.80 for costs associated with paving E. 8th Place and N. Carrie Street

Pay Applications

- None

Filing 4 Concrete – Premier Earthworks & Infrastructure

Recommend Approval:

Change Orders

- Change Order #2: $65,590.55 for costs associated with concrete flatwork on E. 8th Place.

Pay Applications

- Pay Application #8 is recommended for payment $187,296.24 ($197,153.94 District; $0.00 Non-District; $9,857.70 Retained)
    - $1,573,906.73 Billed to Date. $78,695.34 Retained. $1,495,211.39 Paid to Date.

Filing 4 Erosion Control – Pure Cycle

Recommend Approval:

Change Orders

- None

Pay Applications

- None

Filing 4 Fence Installation – Pure Cycle

Recommend Approval:

Change Orders

- None

Pay Applications

- None

Filing 4 Wet Utilities – Nelson Pipeline

Recommend Approval:

Change Orders

- Change Order #13: $0.00 for extending State of Colorado Tax Exemption Certificate to 12/31/2022

Pay Applications

- Pay Application #14 is recommended for payment $61,579.00 ($64,820.00 District; $0.00 Non-District; $3,241.00 Retained).
    - $8,987,581.40 Billed to Date. $278,639.67 Retained. $8,708,941.73 Paid to Date.
- Pay Application #15 is recommended for payment $75,000 ($.00 District; $0.00 Non-District; $-75,000.00 Retained).
    - $8,987,581.40 Billed to Date. $203,639.67 Retained. $8,783,941.73 Paid to Date.

Other Matters

- Filing 4 Landscape improvements were received on Friday, June 10th. IDES met with four of the five perspective bidders. A Bid Analysis (See attached) was drafted and presented to Scott Lehman and Dirk Lashnits. After review from these board members, a Notice of Award was sent to Consolidated Divisions Incorporated (CDI) in the amount of $2,154,077.51. Final contract amount and agreement negotiations are in process.

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	7	$1,868,190.18	$1,868,190.18	$0.00
BEMAS - Grading A&D P2	0	$819,045.20	$0.00	$819,045.20
Pure Cycle - EC F4	2	$586,501.00	$172,139.05	$414,361.95
Pure Cycle - Fence F4	0	$262,543.79	$0.00	$262,543.79
Nelson - F4 Wet Utilities	12	$9,043,630.45	$8,647,362.73	$396,267.72
Martin Marietta - F4 Paving	7	$4,375,499.67	$1,581,940.62	$2,793,559.05
PEI - F4 Concrete & SS	1	$2,301,318.45	$1,307,915.16	$993,403.29
Total		$43,492,416.60	$37,813,235.60	$5,679,181.00

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 & Utilties	$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	$293,856.43	12	$1,868,190.18	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	$119,500.00	0	$586,501.00	0
11	Pure Cycle - Fence F4	$262,543.79	0	$0.00	0	$262,543.79	0
12	Nelson - F4 Wet Utilities	$7,376,353.00	165	$1,667,277.45	42.6	$9,043,630.45	207.6
13	Martin Marietta - F4 Paving	$4,700,851.60	129	-$325,351.93	0	$4,375,499.67	129
14	PEI - F4 Concrete & SS	$2,267,308.82	129	$34,009.63	0	$2,301,318.45	129
15							
	Total	**$39,308,108.44**		**$4,184,308.16**		**$43,492,416.60**	

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 & Utilties	$10,259,670.46	113.5	$0.00	0	$10,259,670.46	113.5
3	PEI - Roadways	$8,803,411.96	59	$61,898.30	5	$8,865,310.26	64
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	$291,581.11	123.5	$2,367,885.39	393.5
6	EDI - Landscape P2	$169,603.96	213	$8,197.43	4	$177,801.39	217
7	EDI - Landscape P3	$1,296,483.38	283	$61,305.89	20	$1,357,789.27	303
8	Bemas - Grading A&D P1	$1,868,190.18	56	$0.00	0	$1,868,190.18	56
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$586,501.00	0	$0.00	0	$586,501.00	0
11	Pure Cycle - Fence F4	$262,543.79	0	$0.00	0	$262,543.79	0
12	Nelson - F4 Wet Utilities	$7,376,353.00	207.6	$0.00	359	$7,376,353.00	566.6
13	Martin Marietta - F4 Paving	$4,700,851.60	129	$243,459.40	0	$4,944,311.00	129
14	PEI - F4 Concrete & SS	$2,267,308.82	129	$229,454.95	10	$2,496,763.77	139
15							
	Total	**$42,116,481.45**		**$895,897.08**		**$43,012,378.53**	
					Potential Total of All Change Orders	$895,897.08	

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					
	Total			**$0.00**	**$0.00**

CliftonLarsonAllen

Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Alexander Clem, Public Management Analyst, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, July 8th, 2022

ACC Requests

16 architectural requests have been received since the last meeting. Requests were for Landscaping, patios, playset, concrete work, and solar. All requests were approved.

Violation Report

Inspection of the Community was completed on June 16th resulting in 35 violation notices being sent to owners. Violations were for visible Unsightly conditions/lawn maintenance, trash cans and trailers.

Please let us know if there are any questions.

Alexander Clem,
Public Management Analyst

Analytics Sky Ranch Community Authority Board (D8)
All Web Site Data - Sky Ra...

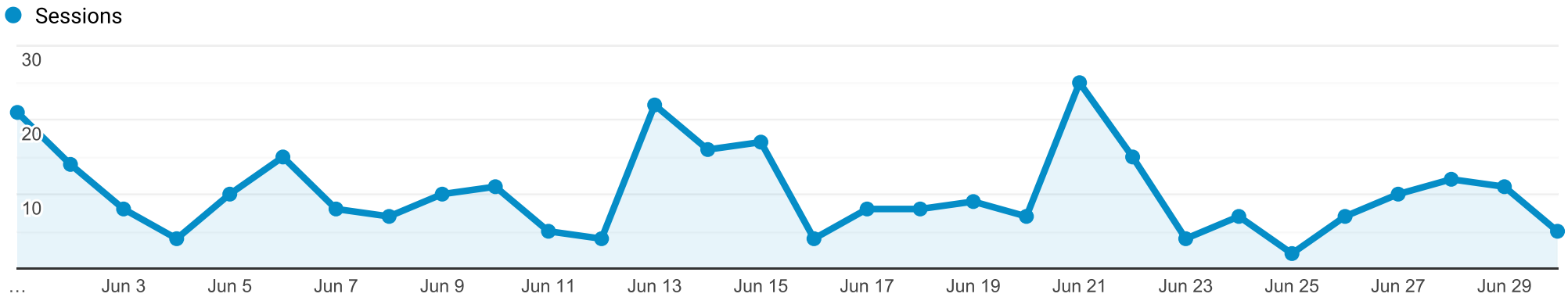
Go to report

Basic Traffic Report

All Users
100.00% Sessions

Jun 1, 2022 - Jun 30, 2022

Report Tab



Page	Sessions	Avg. Session Duration	Users
	306 % of Total: 100.00% (306)	**00:02:45** Avg for View: 00:02:45 (0.00%)	**225** % of Total: 100.00% (225)
1. /	**195** **(63.73%)**	00:03:14	171 (26.31%)
2. /rangeview-metropolitan-district-water/wastewater	**19** **(6.21%)**	00:00:37	16 (2.46%)
3. /resource-center/community-management/covenant-control	**7** **(2.29%)**	00:00:12	27 (4.15%)
4. /user/login	**7** **(2.29%)**	00:11:16	4 (0.62%)
5. /your-community	**6** **(1.96%)**	00:00:34	33 (5.08%)
6. /resource-center/meeting-minutes/sky-ranch-community-authority-board	**5** **(1.63%)**	00:06:37	8 (1.23%)
7. /resource-center/taxes-and-fees	**5** **(1.63%)**	00:00:00	16 (2.46%)
8. /waste-management	**5** **(1.63%)**	00:00:36	9 (1.38%)
9. /your-community/sky-ranch-parks	**5** **(1.63%)**	00:00:11	14 (2.15%)
10. /your-community/community-schools	**4** **(1.31%)**	00:01:22	12 (1.85%)

Rows 1 - 10 of 71

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