



**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 12, 2024
TIME: 8:30 a.m.
LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue
Building 65, Suite A
Watkins, CO 80137

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

ACCESS: You can attend the meeting in one 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_NjlhMDZkMWMtN2E0ZS00ZjEwLTkxYjUtOGViMDZmZDY4YWlX%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: **545 395 333#**



<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Mark Harding	President (representing MD 1)	May, 2027
Joe Knopinski	Vice President (representing MD 5)	May, 2025
Marc Spezialy	Treasurer (representing MD 5)	May, 2027
Scott E. Lehman	Secretary (representing MD 3)	May, 2027
Dirk Lashnits	Assistant Secretary (representing MD 5)	May, 2025

I. ADMINISTRATIVE MATTERS

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

II. CONSENT AGENDA

- A. Approve Minutes from the June 14, 2024 Regular Meeting (enclosure).
- B. Ratify reimbursement payment to Pure Cycle Corporation in the amount of \$600,000, under the Facilities Acquisition and Reimbursement Agreements between the CAB and Pure Cycle Corporation, as discussed and approved during the June 14, 2024 Regular Meeting.

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 March 31, 2024, updated as of June 30, 2024, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).



- B. Consider approval and/or ratification of payables through July 8, 2024 in the amount of \$2,242,482.51 (enclosure).

VI. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Consider approval of Task Order No. 3 to the Master Services Agreement with CMS for Filing 6 storm water inspections in an amount not to exceed \$7,110.00.
- C. Engineer's Report (enclosure).
- D. Phase I (Filing Nos. 1, 2 and 3) Construction Matters: None.
- E. Phase II (Filing No. 4) Construction Matters:
1. **Grading/Earthwork:** None.
 2. **Drainage and Utilities:** None
 3. **Erosion Control:** None.
 4. **Roadway Improvements:**
 - Paving/Asphalt None.
 - Concrete/Striping/Signage None.
 5. **Landscape:** Consider approval of Pay Application No. 15 to the Landscape Installation Contract with Consolidated Divisions Inc. ("CDI") in the amount of \$182,367.72.
 6. **Fencing** None.
- F. Phase II (Filing No. 5) Construction Matters:
1. **Grading/Earthwork:** None.
 2. **Drainage and Utilities:** Consider approval of Pay Application No. 12 to the Construction Contract with American West Construction, LLC in the amount of \$27,840.31.



3. Erosion Control: Consider approval of Pay Application No. 6 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$38,268.85.

4. Roadway Improvements:

Paving/Asphalt

Consider approval of Pay Application No. 3 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of \$1,058,438.37.

Concrete/Striping/Signage

Consider approval of Change Order No. 8 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for additional costs to replace Filing 4 park signage with Arapahoe County approved signage and installation of concrete splash blocks in Filing 5 on 6th Ave. in an amount not to exceed \$95,182.80.

Consider approval of Change Order No. 9 to the Construction Contract with PEI for additional costs to install 6' sidewalk and swale improvements due to revision to the Filing 5 ASP relating to Tract F in an amount not to exceed \$21,322.80.

Consider approval of Pay Application No. 5 to the Construction Contract with PEI in the amount of \$595,625.53.

5. Landscape: None.

6. Fencing: Consider approval of Pay Application No. 2 to the Fencing Installation Contract with Pure Cycle Corporation in the amount of \$29,781.80.

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

1. Grading/Earthwork: None.



- 2. Drainage and Utilities:** Consider approval of Change Order No. 1 to the Construction Contract with PEI for additional materials cost to install new Sanitary Sewer and Water Services in Filing 6 in an amount not to exceed \$18,459.12.
- Consider approval of Pay Application No. 1 to the Construction Contract with PEI in the amount of \$336,507.17.
- 3. Erosion Control:** Consider approval of Pay Application No. 4 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$7,579.10.
- 4. Roadway Improvements:**
- Paving/Asphalt Consider approval of Change Order No. 14 to the Grading Contract with Bemas Construction, Inc. to deduct the remainder of the work that is no longer needed in the credit amount of \$-202,120.00.
- Consider approval of Pay Application No. 4 to the Grading Contract with Bemas Construction, Inc. in the credit amount of \$-45,393.65.
- Concrete/Striping/Signage None.
- 5. Landscape:** None.

VII. LEGAL MATTERS

- A. Discuss and consider rescinding acceptance of Tracts A and B, Filing No. 4.
- B. Discuss and consider ratifying approval of Landscape Agreements with Arapahoe County for maintenance of landscaping in Arapahoe County right-of-way, as follows:
1. Filing Nos. 1-3 (Neighborhood B): Case No. P17-014, as superseded by case No. ASP18-004.
 2. Filing No. 4 (Neighborhood A): Case No. ASP20-010.



3. Filing No. 5 (Neighborhood A): Case No. ASP21-013, PF21-008.
4. Filing No. 6 (Neighborhood D): Case No. PF22-007 ASP22-009.

C. Discuss and consider ratifying approval of storm drainage agreements/easements with Arapahoe County, as follows:

1. Filing No. 5 (Neighborhood A): Case No. PF21-008 & ASP21-013.
2. Filing No. 6 (Neighborhood D): Case No. ASP22-009 & PF22-007; SEMSWA Case No. DPR22-00055/D22-0016.

D. Adjourn in Executive Session (if needed).

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure; violation summary to be distributed).

1. Status of trash removal services.

B. Accounts Receivable Report (enclosure).

IX. OTHER BUSINESS

A. Confirm quorum for August 9, 2024 Board meeting.

X. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (June 2024).

***The Next Regular Board Meeting is Scheduled for
August 9, 2024***



RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD JUNE 14, 2024

A regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the CAB convened on June 14, 2024, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams video/teleconference. The meeting was open to the public.

Directors in Attendance Were:

Dirk Lashnits, Assistant Secretary
 Marc Spezialy, Treasurer
 Scott Lehman, Secretary

Absent and excused were Directors Harding and Knopinski.

Also in Attendance Were:

Lisa Johnson, Celeste Terrell, Alexander Clem and Cathee Sutton; CliftonLarsonAllen LLP (“CLA”)
 Suzanne Meintzer, Esq.; McGeady Becher P.C.
 Andrew Gaittens and Michael Wolfersperger; Independent District Engineering Services, LLC (“IDES”)
 Cyrena Finnegan and Deb Saya; Pure Cycle Corporation
 Adam Haskin; Sky Ranch Metropolitan District No. 1 Board Member

Members of the Public in Attendance:

Ed Garner, Doug Wood, and Hayley.

**ADMINISTRATIVE
MATTERS**

The meeting was called to order.

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney Meintzer noted that Disclosure Statements were filed with the Secretary of State for all Directors. 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.

Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and,



RECORD OF PROCEEDINGS

upon vote, unanimously carried, the Board excused the absence of Directors Harding and Knopinski and appointed Director Lashnits as acting President for this meeting.

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

The Board reviewed a proposed agenda for the CAB's regular meeting. Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved the agenda as amended to include a consideration of a repayment regarding developer advances.

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

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

- Approve Minutes of the May 10, 2024 Regular Meeting.

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

PUBLIC COMMENT Ed Garner addressed the Board regarding landscape maintenance concerns. The Board discussed the concerns and committed to review the issues and provide feedback to the community.

Doug Wood addressed the Board regarding the same landscaping maintenance concerns that Ed Garner raised, as well as a utility box repair that is needed in Little Dipper Park.

**CITIZENS
ADVISORY
COMMITTEE
("CAC") MATTERS**

CAC Presentation on Recommendations: None.



RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Unaudited Financial Statements for Period Ending March 31, 2024 and Schedule of Cash Position, Updated as of June 10, 2024, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Ms. Sutton presented the Unaudited Financial Statements and Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule to the Board. Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board accepted the Unaudited Financial Statements and Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule.

Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board authorized a payment towards developer advance debt in the amount of \$600,000.00.

Payables through June 7, 2024: Ms. Finnegan reviewed the payables through June 7, 2024 with the Board. Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved the payables in the amount of \$3,284,455.90.

2023 Audit: Ms. Sutton presented the draft 2023 Audit to the Board. Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote, unanimously carried, the Board approved the draft 2023 Audit, authorized execution of Representations Letter, and authorized the filing of the final Audit, subject to final review by legal counsel and receipt of a clean auditor's opinion.

CONSTRUCTION MATTERS

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

Task Order No. 13 to the Master Service Agreement ("MSA") for Geotechnical Engineering Services with CTL Thompson, Inc.: Following review and discussion, upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Task Order No. 13 to the MSA with CTL Thompson, Inc. for Filing 6 pavement design in the amount of \$32,500.00.

Task Order No. 25 to the MSA for Surveying Services with KT Engineering, LLC: Following review and discussion, upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Task Order No. 25 to the MSA with KT Engineering, LLC for Filing 6 grading survey in the amount of \$37,310.00.



RECORD OF PROCEEDINGS

Task Order No. 26 to the MSA for Surveying Services with KT Engineering, LLC:

Following review and discussion, upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Task Order No. 26 to the MSA with KT Engineering, LLC for grade checks, dry utility staking and miscellaneous staking in the amount of \$8,835.00.

Task Order No. 6 to the MSA for Irrigation Design Services with MPi Designs, LLC:

Following review and discussion, upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Task Order No. 6 to the MSA with MPi Designs, LLC for Filing 7 irrigation design in the amount of \$9,215.00.

Task Order No. 7 to the MSA for Irrigation Design Services with MPi Designs, LLC:

Following review and discussion, upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Task Order No. 6 to the MSA with MPi Designs, LLC for redesign of right-of way irrigation for Builder areas in the amount of \$1,710.00.

Task Order No. 7 to the MSA for District Engineering Services with Independent District Engineering Services, LLC (“IDES”):

Following review and discussion, upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Task Order No. 7 to the MSA with IDES for continuation of oversight services in the amount of \$50,000.00.

Engineer’s Report: Mr. Gaittens presented the Engineer’s Report to the Board.

Bid Analysis for Filing 5 Landscape Installation Services: Mr. Gaittens presented the bid analysis for Filing 5 Landscape Installation Services to the Board. Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote unanimously carried, the Board approved award of a contract for materials only to Landwise, LLC, as the lowest responsible bidder.

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

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities: None.

Erosion Control: None.



RECORD OF PROCEEDINGS

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage: None.

Landscape:

Change Order No. 13 to the Landscape Installation Contract with Consolidated Divisions Inc. (“CDI”): Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Change Order No. 13 for additional costs to install node controllers along the school frontage road until power is provided in the amount not to exceed \$1,497.00.

Pay Application No. 14 to the Landscape Installation Contract with CDI: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Pay Application No. 14 to the Landscape Installation Contract with CDI in the amount of \$243,966.34.

Fencing: None.

PHASE II (FILING NO. 5) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities:

Change Order No. 6 to the Construction Contract with American West Construction, LLC: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Change Order No. 6 to the Construction Contract with American West Construction, LLC for additional costs to regrade the lots in Filing 5 for an amount not to exceed \$258,802.50.

Change Order No. 7 to the Construction Contract with American West Construction, LLC: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Change Order No. 7 to the Construction Contract with American West Construction, LLC for additional costs to remove a sag in the sanitary sewer



RECORD OF PROCEEDINGS

system between SSMH15 and SSMH16 for an amount not to exceed \$19,305.58.

Pay Application No. 11 (revised) to the Construction Contract with American West Construction, LLC: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved the revised Pay Application No. 11 to the Construction Contract with American West Construction, LLC in the amount of \$396,437.38.

Erosion Control:

Change Order No. 4 to the Erosion Contract with Pure Cycle Corporation: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Change Order No. 4 to the Erosion Contract with Pure Cycle Corporation for additional costs for ongoing erosion control maintenance in the amount of \$108,000.00.

Pay Application No. 5 to the Erosion Control Contract with Pure Cycle Corporation: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Pay Application No. 5 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$34,563.85.

Roadway Improvements:

Paving/Asphalt:

Pay Application No. 2 to the Paving Contract with Martin Marietta Materials, Inc.: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Pay Application No. 2 to the Paving Contract with Martin Marietta Materials, Inc., in the amount of \$856,825.73.

Concrete/Striping/Signage:

Change Order No. 7 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI"): Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Change Order No. 7 to the Construction Contract with PEI for additional costs to install the 1" and ¾" water services and meter pits in Filing 5 n an amount not to exceed \$131,751.22.



RECORD OF PROCEEDINGS

Pay Application No. 4 to the Paving Contract with PEI: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Pay Application No. 4 to the Construction Contract with PEI in the amount of \$708,461.74.

Landscape: None.

Fencing:

Pay Application No. 1 to the Fencing Installation Contract with Pure Cycle Corporation: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Pay Application No. 1 to the Fencing Installation Contract with Pure Cycle Corporation in the amount of \$136,986.69.

PHASE II (FILING NO. 6) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities: None.

Erosion Control:

Pay Application No. 3 to the Erosion Control Contract with Pure Cycle Corporation: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Pay Application No. 3 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$4,437.45.

Roadway Improvements:

Paving/Asphalt:

Pay Application No. 3 to the Grading Contract with Bemas Construction, Inc.: Upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved Pay Application No. 3 to the Grading Contract with Bemas Construction, Inc. in the amount of \$245,171.89.

Concrete/Striping/Signage: None.



RECORD OF PROCEEDINGS

Landscape: None.

LEGAL MATTERS

Conveyance of Various Tracts in Filing Nos. 4 (tracts A-O) and Filing 5 (tracts A-M) from PCY Holdings, LLC to the CAB: Attorney Meintzer presented to the Board. Following discussion, upon a motion duly made by Director Spezialy, seconded by Director Lashnits and, upon vote unanimously carried, the Board approved and accepted the conveyance of various tracts in Filing No. 4 (Tracts A-O) and Filing No. 5 (Tracts A-M) from PCY Holdings, LLC to the CAB, subject to final review by legal counsel.

2024 Legislation that May Impact the District: Attorney Meintzer summarized the recent 2024 legislation to the Board, including HB24-1267 (covenant enforcement matters); HB24-1302 (tax rate information); HB24-1454 (web accessibility grace period); and SB24-233 (assessment rate reduction). Attorney Meintzer also noted that Initiative 50 would be on the ballot in November, and that it was possible other potential initiatives and referenda could also be on the ballot.

Attorney Meintzer noted that the Board would need to appoint a compliance officer for website accessibility and post an accessibility statement. No action was taken. Ms. Johnson will schedule a call with Ms. Saya regarding website maintenance responsibilities related to the new legislation.

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

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

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

Resolution No. 2024-06-01, Resolution of the Board of Directors of Sky Ranch Community Authority Board Adopting Third Amended Design and Landscape Guidelines for Sky Ranch: Attorney Meintzer presented the amendments and Resolution to the Board. Following discussion, upon a motion duly made by Director Lashnits, seconded by Director Spezialy and, upon vote, unanimously carried, the Board adopted Resolution No. 2024-06-01, Resolution of the Board of Directors of Sky Ranch Community Authority Board Adopting Third Amended Design and Landscape Guidelines for Sky Ranch.

Proposals for Trash Removal Services: Ms. Terrell presented to the Board. The Board directed Ms. Terrell to contact the current waste disposal provider and confirm that they are not able to serve the alley lots and report back to the Board at the next meeting. No further action was taken.



RECORD OF PROCEEDINGS

Accounts Receivable Report: The Board reviewed the Accounts Receivable Report.

OTHER BUSINESS **Quorum for July 12, 2024 Board Meeting:** The Board confirmed a quorum for the July 12, 2024 Board meeting.

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

Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD
 Schedule of Cash Position
 March 31, 2024
 Updated as of June 30, 2024

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<u>In Bank - Checking Account</u>								
Balance as of 3/31/24	\$ 4,285.69	\$ 16,261.83	\$ 21,465.00	\$ 0.20	\$ 0.48	\$ -	\$ 3,465.88	\$ 45,479.08
Subsequent activities:								
4/09/24 - Tax Distribution - (SRMD Nos. 1, 3, 5)	22,704.90	-	-	29,464.05	80,500.27	-	69,376.93	202,046.15
4/09/24 - PIF Deposits (DR Horton)	34,837.32	-	-	-	-	-	-	34,837.32
4/12/24 - Transfer to Money Market	(46,255.33)	-	-	-	-	-	(70,000.00)	(116,255.33)
4/12/24 - Developer Advance/Reimb for Dev. Costs	-	-	-	-	-	937,825.46	-	937,825.46
April Checks	-	(1,955.90)	-	(29,464.02)	(80,500.59)	(349,764.91)	-	(461,685.42)
April ACH Payments	(41,171.34)	(29,159.26)	-	-	-	(588,060.55)	-	(658,391.15)
April O&M/Alley Fee Deposits	-	69,219.47	2,079.00	-	-	-	-	71,298.47
5/10/24 - Tax Distribution - (SRMD Nos. 1, 3, 5)	207,049.09	-	-	57,861.49	78,928.71	-	201,115.66	544,954.95
5/10/24 - Transfer to Money Market	(174,421.28)	(100,000.00)	-	-	-	-	(200,000.00)	(474,421.28)
5/13/24 - PIF Deposits (KB Homes)	10,806.20	-	-	-	-	-	-	10,806.20
5/13/24 - Developer Advance/Reimb for Dev. Costs	-	-	-	-	-	814,680.58	-	814,680.58
5/22/24 - Developer Advance/Reimb for Dev. Costs	-	-	-	-	-	2,750.00	-	2,750.00
May Checks (1622-1630)	(255.00)	(400.00)	-	(57,861.49)	(78,928.71)	(706,280.27)	-	(843,725.47)
May ACH Payments	(17,323.84)	(38,378.51)	-	-	-	(111,150.31)	-	(166,852.66)
May O&M/Alley Fee Deposits	-	112,398.89	2,214.00	-	-	-	-	114,612.89
6/10/24 - Tax Distribution - (SRMD Nos. 1, 3, 5)	12,053.75	-	-	11,632.69	44,194.84	-	38,485.63	106,366.91
6/14/24 - Transfer from Money Market	280,934.09	-	-	-	-	-	300,000.00	580,934.09
6/14/24 - Developer Advance Repayment	-	-	-	-	-	(600,000.00)	-	(600,000.00)
6/14/24 - Transfer Between Funds - Developer Advance Repayment	(300,000.00)	-	-	-	-	600,000.00	(300,000.00)	-
6/17/24 - Developer Advance/Reimb for Dev. Costs	-	-	-	-	-	3,027,862.72	-	3,027,862.72
June Checks (1631-1638)	-	(3,280.00)	-	(11,632.69)	(44,195.47)	(2,538,415.46)	-	(2,597,523.62)
June ACH Payments	(31,351.10)	(27,507.53)	-	-	-	(489,447.26)	-	(548,305.89)
June O&M/Alley Fee Deposits	-	8,658.02	351.00	-	-	-	-	9,009.02
<i>Anticipated balance</i>	<u>(38,106.85)</u>	<u>5,857.01</u>	<u>26,109.00</u>	<u>0.23</u>	<u>(0.47)</u>	<u>-</u>	<u>42,444.10</u>	<u>36,303.02</u>
<u>In Bank - Money Market Account</u>								
Balance as of 3/31/24	300,279.27	75,446.10	-	-	-	-	41,412.59	417,137.96
Subsequent activities:								
4/12/24 - Transfer from Checking	46,255.33	-	-	-	-	-	70,000.00	116,255.33
4/30/24 - Interest income	1,195.94	300.48	-	-	-	-	164.94	1,661.36
5/10/24 - Transfer from Checking	174,421.28	100,000.00	-	-	-	-	200,000.00	474,421.28
5/31/24 - Interest income	1,981.82	431.70	-	-	-	-	635.91	3,049.43
6/14/24 - Transfer to Checking	(280,934.09)	-	-	-	-	-	(300,000.00)	(580,934.09)
6/30/24 - Interest Income	1,197.45	402.50	-	-	-	-	713.29	2,313.24
<i>Anticipated balance</i>	<u>244,397.00</u>	<u>176,580.78</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,926.73</u>	<u>433,904.51</u>
<u>UMB - 2019A Revenue Fund</u>								
Balance as of 6/30/24	-	-	-	238,509.70	-	-	-	238,509.70
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>238,509.70</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>238,509.70</u>
<u>UMB - 2019A Bond Fund</u>								
Balance as of 6/30/24	-	-	-	160.25	-	-	-	160.25
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>160.25</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>160.25</u>
<u>UMB - 2019A Reserve Fund</u>								
Balance as of 6/30/24	-	-	-	941,087.90	-	-	-	941,087.90
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>941,087.90</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>941,087.90</u>
<u>UMB - 2019A Surplus Fund</u>								
Balance as of 6/30/24	-	-	-	604,136.73	-	-	-	604,136.73
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>604,136.73</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>604,136.73</u>
<u>UMB - 2019A Project Fund</u>								
Balance as of 6/30/24	-	-	-	-	-	5,051.47	-	5,051.47
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,051.47</u>	<u>-</u>	<u>5,051.47</u>
<u>UMB - 2019A Bond Principal Fund</u>								
Balance as of 6/30/24	-	-	-	0.04	-	-	-	0.04
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.04</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.04</u>
<u>UMB - 2019B Revenue Fund</u>								
Balance as of 6/30/24	-	-	-	2.71	-	-	-	2.71
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2.71</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2.71</u>
<u>UMB - 2019B Project Fund</u>								
Balance as of 6/30/24	-	-	-	-	-	818.01	-	818.01
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>818.01</u>	<u>-</u>	<u>818.01</u>
<u>UMB - 2022A Interest Fund</u>								
Balance as of 6/30/24	-	-	-	-	955,897.23	-	-	955,897.23
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>955,897.23</u>	<u>-</u>	<u>-</u>	<u>955,897.23</u>
<u>UMB - 2022A Reserve Fund</u>								
Balance as of 6/30/24	-	-	-	-	2,049,054.46	-	-	2,049,054.46
Subsequent activities:								
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,049,054.46</u>	<u>-</u>	<u>-</u>	<u>2,049,054.46</u>

SKY RANCH COMMUNITY AUTHORITY BOARD

Schedule of Cash Position
March 31, 2024
Updated as of June 30, 2024

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<u>UMB - 2022A Senior Bond Fund</u>								
Balance as of 6/30/24	-	-	-	-	258,243.67	-	-	258,243.67
Subsequent activities:								
<i>Anticipated balance</i>	-	-	-	-	258,243.67	-	-	258,243.67
<u>UMB - 2022A Project Fund</u>								
Balance as of 6/30/24	-	-	-	-	-	1,809.70	-	1,809.70
Subsequent activities:								
<i>Anticipated balance</i>	-	-	-	-	-	1,809.70	-	1,809.70
<u>UMB - 2022A Surplus Fund</u>								
Balance as of 6/30/24	-	-	-	-	344,465.38	-	-	344,465.38
Subsequent activities:								
<i>Anticipated balance</i>	-	-	-	-	344,465.38	-	-	344,465.38
<i>Anticipated balance</i>	\$ 206,290.15	\$ 182,437.79	\$ 26,109.00	\$ 1,783,897.56	\$ 3,349,416.60	\$ 7,679.18	\$ 55,370.83	\$ 5,611,201.11

Current Yield (as of 6/30/24)

UMB invested in ColoTrust Prime - 5.17%
UMB invested in ColoTrust Plus - 5.33%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2024

	Current Year								Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 4,929.29	\$ -	\$ 7,889.05	\$ -	\$ (73.94)	\$ -	12,744.40	0.35%	0.35%	\$ 10,994.26	0.65%	0.65%
February	647,543.32	-	6,328.86	-	(9,713.15)	-	644,159.03	46.21%	46.56%	436,106.27	45.51%	46.15%
March	29,866.88	-	5,925.37	12.61	(448.19)	-	35,356.67	2.13%	48.69%	26,629.10	2.16%	48.31%
April	63,412.36	-	14,814.55	-	(1,068.82)	-	77,158.09	4.52%	53.21%	46,956.58	4.43%	52.75%
May	6,630.33	-	7,379.64	49.38	(100.20)	-	13,959.15	0.47%	53.69%	53,830.11	5.09%	57.84%
June	-	-	-	-	-	-	-	0.00%	53.69%	397,651.60	41.42%	99.26%
July	-	-	-	-	-	-	-	0.00%	53.69%	5,184.12	0.00%	99.26%
August	-	-	-	-	-	-	-	0.00%	53.69%	7,101.88	0.10%	99.36%
September	-	-	-	-	-	-	-	0.00%	53.69%	2,164.45	-0.29%	99.07%
October	-	-	-	-	-	-	-	0.00%	53.69%	7,787.63	0.22%	99.30%
November	-	-	-	-	-	-	-	0.00%	53.69%	7,360.27	0.18%	99.48%
December	-	-	-	-	-	-	-	0.00%	53.69%	4,081.87	0.00%	99.48%
Total	\$ 752,382.18	\$ -	\$ 42,337.47	\$ 61.99	\$ (11,404.30)	\$ -	\$ 783,377.34	53.69%	53.69%	\$ 1,005,848.14	99.48%	99.48%

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

Property Tax

General Fund	\$ 233,566.00	16.67%	\$ 133,236.02	57.04%
Debt Service Fund	1,167,867.00	83.33%	626,988.41	53.69%
Total	\$ 1,401,433.00	100.00%	\$ 760,224.43	54.25%

Specific Ownership Tax

General Fund	\$ 14,014.00	16.67%	\$ 5,749.06	41.02%
Debt Service Fund	70,072.00	83.33%	28,746.16	41.02%
Total	\$ 84,086.00	100.00%	\$ 34,495.22	41.02%

Treasurer's Fees

General Fund	\$ 3,503.00	16.67%	\$ 1,900.67	54.26%
Debt Service Fund	17,518.00	83.33%	9,503.63	54.25%
Total	\$ 21,021.00	100.00%	\$ 11,404.30	54.25%

Sky Ranch Metropolitan District No. 3
Property Taxes Reconciliation
2024

	Current Year								Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
						\$ 71,893.31						
January	\$ -	\$ -	\$ 4,148.28	\$ -	\$ -	(4,148.28)	\$ -	0.00%	0.00%	\$ 16,524.65	1.86%	1.86%
February	170,503.22	-	3,327.88	-	(2,557.55)	(67,745.03)	103,528.52	23.14%	23.14%	15,125.21	1.65%	3.51%
March	164,760.28	-	3,115.72	-	(2,471.40)	-	165,404.60	22.36%	45.50%	288,241.32	40.67%	44.18%
April	160,923.04	-	8,369.63	-	(2,484.40)	-	166,808.27	21.84%	67.33%	229,413.15	32.36%	76.54%
May	88,125.08	-	3,880.42	125.78	(1,323.76)	-	90,807.52	11.96%	79.29%	151,977.61	21.19%	97.73%
June	-	-	-	-	-	-	-	0.00%	79.29%	11,021.26	1.03%	98.76%
July	-	-	-	-	-	-	-	0.00%	79.29%	5,327.41	0.21%	98.97%
August	-	-	-	-	-	-	-	0.00%	79.29%	4,484.58	0.00%	98.97%
September	-	-	-	-	-	-	-	0.00%	79.29%	-	-12.65%	86.32%
October	-	-	-	-	-	-	-	0.00%	79.29%	-	0.00%	86.32%
November	-	-	-	-	-	-	-	0.00%	79.29%	-	1.03%	87.35%
December	-	-	-	-	-	-	-	0.00%	79.29%	-	0.00%	87.35%
	\$ 584,311.62	\$ -	\$ 22,841.93	\$ 125.78	\$ (8,837.11)	\$ -	\$ 526,548.91	79.29%	79.29%	\$ 722,115.19	87.35%	87.35%

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

Property Tax

General Fund	\$ 71,721.00	9.73%	\$ 56,868.88	79.29%
Debt Service Fund	358,646.00	48.67%	284,376.89	79.29%
Regional Improvements	306,546.00	41.60%	243,065.86	79.29%
	<u>\$ 736,913.00</u>	<u>100.00%</u>	<u>\$ 584,311.62</u>	<u>79.29%</u>

Specific Ownership Tax

General Fund	\$ 4,303.00	9.73%	\$ 2,223.12	51.66%
Debt Service Fund	21,519.00	48.67%	11,116.87	51.66%
Regional Improvements	18,393.00	41.60%	9,501.94	51.66%
	<u>\$ 44,215.00</u>	<u>100.00%</u>	<u>\$ 22,841.93</u>	<u>51.66%</u>

Treasurer's Fees

General Fund	\$ 1,076.00	9.73%	\$ 860.08	79.93%
Debt Service Fund	5,380.00	48.67%	4,300.91	79.94%
Regional Improvements	4,598.00	41.60%	3,676.12	79.95%
	<u>\$ 11,054.00</u>	<u>100.00%</u>	<u>\$ 8,837.11</u>	<u>79.94%</u>

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

	Current Year							Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	\$ -	\$ -	\$ 1,710.70	\$ -	\$ -	\$ 1,710.70	0.00%	0.00%	\$ 985.87	0.00%	0.00%
February	-	-	1,372.38	-	-	1,372.38	0.00%	0.00%	998.45	0.00%	0.00%
March	-	-	1,284.88	-	-	1,284.88	0.00%	0.00%	1,253.22	0.00%	0.00%
April	303,892.94	-	1,656.20	-	(4,560.55)	300,988.59	100.00%	100.00%	193,628.12	100.00%	100.00%
May	-	-	1,600.24	-	-	1,600.24	0.00%	100.00%	1,133.34	0.00%	100.00%
June	-	-	-	-	-	-	0.00%	100.00%	1,040.59	0.00%	100.00%
July	-	-	-	-	-	-	0.00%	100.00%	1,053.83	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	100.00%	1,238.33	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	100.00%	1,026.09	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	100.00%	1,129.57	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	100.00%	1,118.00	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	100.00%	829.76	0.00%	100.00%
\$	303,892.94	\$ -	\$ 7,624.40	\$ -	\$ (4,560.55)	\$ 306,956.79	100.00%	100.00%	\$ 205,435.17	100.00%	100.00%

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

Property Tax

General Fund	\$ 168,886.00	55.57%	\$ 168,885.97	100.00%
Regional Improvements	135,007.00	44.43%	135,006.97	100.00%
\$	303,893.00	100.00%	\$ 303,892.94	100.00%

Specific Ownership Tax

General Fund	\$ 10,133.00	55.57%	\$ 4,237.20	41.82%
Regional Improvements	8,100.00	44.43%	3,387.20	41.82%
\$	18,233.00	100.00%	\$ 7,624.40	41.82%

Treasurer's Fees

General Fund	\$ 2,533.00	55.57%	\$ 2,534.49	100.06%
Regional Improvements	2,025.00	44.43%	2,026.06	100.05%
\$	4,558.00	100.00%	\$ 4,560.55	100.06%

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

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 2,701,626.80	\$ 586,140.20	\$ 3,287,767.00
Fencing	546,020.52	149,210.01	695,230.53
Advances to CAB for Capital Projects	32,061,794.91	795,986.46	32,857,781.37
Total Advances Due	\$ 35,309,442.23	\$ 1,531,336.67	\$ 36,840,778.90

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

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/23	\$ 2,701,626.80	\$ 505,091.42	\$ -	\$ -	\$ 3,206,718.22
Accrued Interest	-	81,048.78	-	-	3,287,767.00
Total 2024 Advances (Repayments)	-	81,048.78	-	-	
Outstanding Balance as of 6/30/24 (Net of Repayments)	<u><u>\$ 2,701,626.80</u></u>	<u><u>\$ 586,140.20</u></u>			\$ 3,287,767.00

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

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/23	\$ 546,020.52	\$ 132,829.41	\$ -	\$ -	\$ 678,849.93
Accrued Interest	-	16,380.60	-	-	695,230.53
Total 2024 Advances (Repayments)	-	16,380.60	-	-	
Outstanding Balance as of 6/30/24 (Net of Repayments)	\$ 546,020.52	\$ 149,210.01			\$ 695,230.53

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

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/23	\$25,636,827.64	\$ 567,303.95	\$ -	\$ -	\$ 26,204,131.59
01/16/2024	2,242.50	-	-	-	26,206,374.09
01/16/2024	470,832.10	-	-	-	26,677,206.19
02/12/2024	390,772.52	-	-	-	27,067,978.71
02/13/2024	4,587.80	-	-	-	27,072,566.51
02/22/2024	49,750.00	-	-	-	27,122,316.51
03/01/2024	25,000.00	-	-	-	27,147,316.51
03/08/2024	698,663.59	-	-	-	27,845,980.10
04/12/2024	937,825.46	-	-	-	28,783,805.56
05/13/2024	814,680.58	-	-	-	29,598,486.14
05/22/2024	2,750.00	-	-	-	29,601,236.14
06/14/2024	-	-	-	600,000.00	29,001,236.14
06/17/2024	3,027,862.72	-	-	-	32,029,098.86
Accrued Interest	-	828,682.51	-	-	32,857,781.37
Total 2024 Advances (Repayments)	6,424,967.27	828,682.51	-	600,000.00	
Outstanding Balance as of 6/30/24 (Net of Repayments)	\$32,061,794.91	\$ 795,986.46			\$ 32,857,781.37

Sky Ranch Community Authority Board
Claims Listing as of 7/8/24

Vendors	Number of Invoices	Sum of Net A/P	Sum of EST. Reimb
CAB	28	91,126.20	-
CliftonLarsonAllen LLP	4	29,725.48	-
CNA Surety	2	510.00	-
Consolidated Divisions Inc	4	11,313.67	-
Haynie & Company	1	8,500.00	-
McGeady Becher PC	1	10,026.04	-
Pet Scoop Inc	1	400.00	-
Pure Cycle Corporation (FUND TRSFR)	2	2,807.13	-
Rangeview Metro Dist (FUND TRSFR)	13	27,843.88	-
FFAA	25	2,151,356.31	2,131,946.17
American West Construction LLC	1	27,840.31	27,840.31
Aurora Media Group	1	330.00	330.00
Bemas Construction Inc	1	45,393.66	45,393.66
CMS Environmental Solutions LLC	2	1,250.00	1,027.88
Core & Main	1	47,104.00	47,104.00
CTL Thompson Incorporated	4	64,876.25	53,347.74
Forms & Surfaces Inc	1	9,963.28	9,963.28
IDES LLC	1	14,081.42	14,081.42
Martin Marietta Materials Inc	1	1,058,438.37	1,058,438.37
MPi Designs	1	855.00	703.06
PCS Group Inc	2	6,513.50	5,356.05
Premier Earthworks & Infrastructure	1	595,625.53	595,625.53
Pure Cycle Corporation	5	244,038.65	244,038.65
Westwood Professional Services	2	34,897.50	28,696.22
Xcel Energy AUTOPAY	1	148.84	-
Grand Total	53	2,242,482.51	2,131,946.17

03 - Sky Ranch Community Autho
AP - Accounts Payable
Detailed Aged Payables List
As of Jul03/24
Aged by Invoiced Date

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	EST. Reimb	Funding Source
1242	CliftonLarsonAllen LLP	L241382509	6/12/2024	121.80		n/a CAB
1242	CliftonLarsonAllen LLP	L241390918	6/26/2024	19,007.66		n/a CAB
1242	CliftonLarsonAllen LLP	L241418459	6/27/2024	10,492.07		n/a CAB
1242	CliftonLarsonAllen LLP	L251381943	6/12/2024	103.95		n/a CAB
1130	CNA Surety	61383762	6/12/2024	255.00		n/a CAB
1130	CNA Surety	61383870	6/12/2024	255.00		n/a CAB
1117	Consolidated Divisions Inc	2014482	5/31/2024	205.00		n/a CAB
1117	Consolidated Divisions Inc	2014644	6/8/2024	1,155.65		n/a CAB
1117	Consolidated Divisions Inc	2014726	6/15/2024	3,514.07		n/a CAB
1117	Consolidated Divisions Inc	2014833	7/1/2024	6,438.95		n/a CAB
1247	Haynie & Company	C75529	6/30/2024	8,500.00		n/a CAB
1060	McGeady Becher PC	116111278	5/31/2024	10,026.04		n/a CAB
1011	Pet Scoop Inc	555762	6/30/2024	400.00		n/a CAB
1249	Pure Cycle Corporation (FUND TRSFR)	J001151	5/31/2024	1,871.42		n/a CAB
1249	Pure Cycle Corporation (FUND TRSFR)	J001154	6/30/2024	935.71		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	1-0624	6/26/2024	114.15		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	10-0624	6/26/2024	1,768.31		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	13-0624	6/26/2024	2,314.80		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	14-0624	6/26/2024	3,281.87		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	17-0624	6/26/2024	594.49		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	2-0624	6/26/2024	692.90		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	3-0624	6/26/2024	2,072.06		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	4-0624	6/26/2024	1,023.77		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	5-0624	6/26/2024	3,231.93		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	6-0624	6/26/2024	2,269.33		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	7-0624	6/26/2024	3,375.02		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	8-0624	6/26/2024	6,963.00		n/a CAB
1250	Rangeview Metro Dist (FUND TRSFR)	9-0624	6/26/2024	142.25		n/a CAB
1150	Xcel Energy AUTOPAY	883199047	6/25/2024	148.84		n/a FFAA
CAB1014	American West Construction LLC	F5WUPAY12	6/25/2024	27,840.31	27,840.31	FFAA
CAB1185	Aurora Media Group	107921	6/27/2024	330.00	330.00	FFAA
CAB1271	Bemas Construction Inc	F2GRADPAY4	6/25/2024	45,393.66	45,393.66	FFAA
CAB1225	CMS Environmental Solutions LLC	2006857	6/1/2024	625.00	513.94	FFAA
CAB1225	CMS Environmental Solutions LLC	2006858	6/1/2024	625.00	513.94	FFAA
CAB16	Core & Main	V001894	6/12/2024	47,104.00	47,104.00	FFAA
CAB1145	CTL Thompson Incorporated	710674	6/30/2024	24,375.00	20,043.56	FFAA
CAB1145	CTL Thompson Incorporated	710960	6/30/2024	190.00	156.24	FFAA
CAB1145	CTL Thompson Incorporated	710969	6/30/2024	1,383.75	1,137.86	FFAA
CAB1145	CTL Thompson Incorporated	711015	6/30/2024	38,927.50	32,010.08	FFAA
CAB15	Forms & Surfaces Inc	369830	6/12/2024	9,963.28	9,963.28	FFAA
CAB1120	IDES LLC	PS103250	5/31/2024	14,081.42	14,081.42	FFAA
CAB1324	Martin Marietta Materials Inc	F5SBPPAY3	6/25/2024	1,058,438.37	1,058,438.37	FFAA
CAB1090	MPi Designs	002102	6/21/2024	855.00	703.06	FFAA
CAB1170	PCS Group Inc	016945	6/3/2024	4,575.00	3,762.02	FFAA
CAB1170	PCS Group Inc	016946	6/3/2024	1,938.50	1,594.03	FFAA
CAB1080	Premier Earthworks & Infrastructure	F5CSSTPAY5	6/25/2024	595,625.53	595,625.53	FFAA
CAB1249	Pure Cycle Corporation	F5FENCPAY1	5/25/2024	136,986.69	136,986.69	FFAA
CAB1249	Pure Cycle Corporation	F5FENPAY2	6/25/2024	29,781.81	29,781.81	FFAA
CAB1249	Pure Cycle Corporation	F5GESCPAY5	5/25/2024	34,563.85	34,563.85	FFAA
CAB1249	Pure Cycle Corporation	F5GESCPAY6	6/25/2024	38,268.85	38,268.85	FFAA
CAB1249	Pure Cycle Corporation	F6GESCPAY3	5/25/2024	4,437.45	4,437.45	FFAA
CAB1125	Westwood Professional Services	1240600383	6/7/2024	9,495.00	7,807.74	FFAA
CAB1125	Westwood Professional Services	1240601887	6/17/2024	25,402.50	20,888.48	FFAA
				<u>2,242,482.51</u>	<u>2,131,946.17</u>	

Sky Ranch CAB – Project Manager Board Report

Date: 07/12/24

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I (Filings 1-3)

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

Phase II (Filings 4-7)

- ASP/Plat/CDs – Filing 6 re-plat re-lotting amendment; Filing 7 final review
- Grading/GESC – Filing 6 complete
- Utilities – Filing 4 complete; Filing 5 complete (remaining meter pits); Filing 6 starting
- Streets – Filing 4 complete – working on punch list for acceptance; Filing 5 nearing completion
- Landscaping – Filing 4 complete and performing punch-out; Filing 5 awarding to Landwise

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase II

- Bemas, CO #14, (\$202,120.00) – deduct for unused GESC scope items
- CMS, TO#3, \$7,110.00 – Filing 6 storm water inspections
- CTL Thompson, \$284,875.00 – Filing 6 utilities and streets testing
- PEI F5, CO#8 - \$95,182.80
 - \$92,242.05 – 6th Ave median concrete not in original scope
 - \$2,027.46 – detention pond signage revisions
- PEI F5, CO#9 - \$21,332.80
 - \$11,384.46 – additional sidewalk in Tract I
 - \$9,948.34 – swale grading in Tract I
- PEI F6, CO#1, \$47,788.20 – revised quantities due to re-lotting amendment post-bid

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

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	-	-	-	-	0%	-
Fees, Permits and Administration	Arapahoe County	122,156.37	122,156.37	-	100,449.18	100%	-
Grading	Bemas	1,004,412.34	1,004,412.35	-	522,294.42	100%	(0.01)
Landscaping	CDI	1,852,028.73	1,536,784.93	76,839.25	1,536,784.93	83%	315,243.80
Fees, Permits and Administration	CDPHE	660.59	660.59	-	543.20	100%	-
Erosion Control	CMS	5,467.50	4,522.03	-	3,718.52	83%	945.47
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	123.02	123.02	-	101.16	100%	-
Water	Copeland	3,457.18	3,457.18	-	-	100%	-
Planning and Engineering	CTL Thompson	2,975.00	1,105.00	-	908.64	37%	1,870.00
Geotech	CTL Thompson	254,393.95	298,731.57	-	245,650.75	117%	(44,337.62)
Planning and Engineering	CVL Consultants	533,243.01	531,090.25	-	436,715.51	100%	2,152.76
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERC	2,129.48	2,129.48	-	1,751.08	100%	(0.00)
Planning and Engineering	ERO	1,956.13	1,956.13	-	1,608.52	100%	0.00
Water	Ferguson	5,769.96	5,769.96	-	5,769.96	100%	-
Landscaping	Forms and Surfaces	2,822.93	2,822.93	-	2,822.93	100%	-
District	IDES	101,250.00	84,167.60	-	-	83%	17,082.41
Survey	KT Engineering	286,165.25	284,812.05	-	235,878.99	100%	1,353.20
Planning and Engineering	LSC	22,410.00	16,943.45	-	13,932.60	76%	5,466.55
Asphalt	Martin Marietta	4,088,428.96	4,088,428.94	204,421.45	4,088,428.94	100%	0.02
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	17,361.25	15,584.75	-	12,815.34	90%	1,776.50
Sanitary Sewer	Nelson	1,669,433.27	1,669,433.28	(12,632.51)	1,669,433.28	100%	(0.01)
Water	Nelson	1,802,743.87	1,802,743.87	(3,458.13)	1,802,743.87	100%	-
Storm Sewer	Nelson	3,854,551.61	3,854,551.98	(25,774.11)	3,854,551.98	100%	(0.37)
Asphalt	Nelson	707,856.20	707,856.20	35,392.81	707,856.20	100%	-
Planning and Engineering	PCS Group	148,284.19	143,432.44	-	117,944.49	97%	4,851.75
Concrete	PEI	2,354,004.10	2,354,004.08	65,082.07	2,354,004.08	100%	0.02
Warranty and Turnover	PEI	-	-	-	-	0%	-
Landscaping	Pure Cycle Fencing	347,744.88	326,726.05	16,336.30	326,726.05	94%	21,018.83
Erosion Control	Pure Cycle GESC	378,829.95	402,912.99	20,145.65	331,320.45	106%	(24,083.04)
Fees, Permits and Administration	Rangeview	490,091.98	490,091.98	-	403,002.64	100%	-
Fees, Permits and Administration	SEMSWA	24,842.53	24,842.53	-	20,428.02	100%	-
District	Sentinel	350.53	350.53	-	350.53	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	2,890.00	2,890.00	-	2,376.45	100%	-
Fees, Permits and Administration	Tri-County Health	240.30	240.30	-	197.60	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
Total		20,093,348.55	19,787,416.79	376,352.77	18,802,682.32	34	305,931.76

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	1,577,934.08	1,558,628.50	77,931.43	1,558,628.50	99%	19,305.58
Water	American West	1,683,998.24	1,806,998.24	90,349.91	1,806,998.24	107%	(123,000.00)
Storm Sewer	American West	1,074,696.00	928,696.00	46,434.80	928,696.00	86%	146,000.00
Planning and Engineering	Aquatech	3,900.00	-	-	-	0%	3,900.00
Fees, Permits and Administration	Arapahoe County	116,865.44	116,865.44	-	96,098.45	100%	-
Grading	Bemas	1,004,412.34	1,004,412.35	-	522,294.42	100%	(0.01)
Landscaping	CDI	223,821.08	173,150.52	8,657.53	173,150.52	77%	50,670.56
Fees, Permits and Administration	CDPHE	611.66	611.66	-	502.97	100%	-
Erosion Control	CMS	12,172.50	10,307.06	-	8,475.63	85%	1,865.44
Geotech	Cole Garner	41.83	-	-	-	0%	41.83
Fees, Permits and Administration	Colorado Geological Survey	113.90	112.05	-	92.14	98%	1.85
Water	Copeland	203.36	203.36	-	-	100%	-
Planning and Engineering	CTL Thompson	175.00	65.00	-	53.45	37%	110.00
Geotech	CTL Thompson	247,949.35	165,978.51	-	136,486.23	67%	81,970.84
Planning and Engineering	CVL Consultants	525,107.59	533,087.62	-	438,357.95	102%	(7,980.03)
Planning and Engineering	David Evans	1,625.00	-	-	-	0%	1,625.00
Planning and Engineering	ERC	3,971.50	1,971.75	-	1,621.37	50%	1,999.76
Planning and Engineering	ERO	1,811.23	1,811.23	-	1,489.37	100%	-
Water	Ferguson	339.41	339.41	-	339.41	100%	-
Landscaping	Forms and Surfaces	3,487.14	3,487.14	-	3,487.14	100%	-
District	IDES	143,750.00	133,597.69	-	-	93%	10,152.31
Concrete	Interwest	7,190.55	7,190.55	-	7,190.55	100%	-
Survey	KT Engineering	203,758.25	164,128.65	-	134,965.07	81%	39,629.60
Landscaping	Landwise	684,898.81	-	-	-	0%	684,898.81
Planning and Engineering	LSC	20,750.00	15,688.39	-	12,900.56	76%	5,061.61
Asphalt	Martin Marietta	3,324,199.51	1,792,091.78	89,604.59	1,792,091.78	54%	1,532,107.73
Legal Title	McGeady Becher	57.40	57.40	-	-	100%	-
Planning and Engineering	MPI Designs	9,381.25	7,471.75	-	6,144.02	80%	1,909.50
Sanitary Sewer	Nelson	98,201.95	98,201.95	(743.09)	98,201.95	100%	-
Water	Nelson	223,468.24	223,468.24	(203.42)	223,468.24	100%	-
Storm Sewer	Nelson	226,738.34	226,738.35	(1,516.12)	226,738.35	100%	(0.01)
Asphalt	Nelson	41,638.60	41,638.60	2,081.93	41,638.60	100%	-
Planning and Engineering	PCS Group	138,040.90	134,312.29	-	110,444.99	97%	3,728.61
Concrete	PEI	2,443,520.09	1,413,603.38	67,584.98	1,413,603.38	58%	1,029,916.71
Water	PEI	131,751.22	-	-	-	0%	131,751.22
Landscaping	Pure Cycle Fencing	20,455.58	19,219.19	960.96	19,219.19	94%	1,236.39
Erosion Control	Pure Cycle GESC	585,381.61	304,023.26	15,201.16	250,002.17	52%	281,358.35
Fees, Permits and Administration	Rangeview	46,328.94	46,328.94	-	38,096.29	100%	-
Fees, Permits and Administration	SEMSWA	23,937.88	23,937.88	-	19,684.12	100%	-
District	Sentinel	357.12	357.12	-	357.12	100%	-
Planning and Engineering	Studio DH	1,250.00	1,250.00	-	1,250.00	100%	-
Planning and Engineering	Studio Lighting	365.00	170.00	-	139.79	47%	195.00
Fees, Permits and Administration	Tri-County Health	226.70	226.70	-	186.42	100%	-
Planning and Engineering	Underground Consulting	250.00	250.00	-	205.58	100%	-
-	-	-	-	-	-	0%	-
Total		10,518,606.27	6,666,355.20	181,628.52	5,778,977.20	31	3,852,251.07

Sky Ranch

Sky Ranch Phase 2 Quad 2c - CAB Contracts Summary

Filing 6

Contract Entity	Activity Code	Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
CAB	106	Planning and Engineering	Aquatech	3,744.00	-	-	-	0%	3,744.00
CAB	105	Fees, Permits and Administration	Arapahoe County	91,263.75	91,263.75	-	75,046.18	100%	-
CAB	204	Grading	Bemas	907,873.10	907,873.10	45,393.66	472,094.01	100%	-
CAB	105	Fees, Permits and Administration	Bennett Watkins Fire Rescue	120.00	120.00	-	98.68	100%	-
CAB	211	Landscaping	CDI	108,942.88	90,399.12	4,519.96	90,399.12	83%	18,543.76
CAB	105	Fees, Permits and Administration	CDPHE	587.19	587.19	-	482.85	100%	-
CAB	203	Erosion Control	CMS	11,970.00	4,019.58	-	3,305.35	34%	7,950.42
CAB	202	Geotech	Cole Garner	41.83	-	-	-	0%	41.83
CAB	105	Fees, Permits and Administration	Colorado Geological Survey	64.98	64.98	-	53.44	100%	-
CAB	206	Water	Copeland	203.36	203.36	-	-	100%	-
CAB	106	Planning and Engineering	CTL Thompson	175.00	65.00	-	53.45	37%	110.00
CAB	202	Geotech	CTL Thompson	376,644.35	47,710.64	-	39,233.06	13%	328,933.71
CAB	106	Planning and Engineering	CVL Consultants	443,726.40	485,754.37	-	399,435.82	109%	(42,027.97)
CAB	106	Planning and Engineering	David Evans	1,560.00	-	-	-	0%	1,560.00
CAB	106	Planning and Engineering	ERO	1,738.78	1,738.78	-	1,429.80	100%	(0.00)
CAB	106	Planning and Engineering	ERC	3,812.64	1,892.88	-	1,556.51	50%	1,919.76
CAB	206	Water	Ferguson	339.41	339.41	-	339.41	100%	-
CAB	211	Landscaping	Forms and Surfaces	3,487.14	3,487.14	-	3,487.14	100%	-
CAB	103	District	IDES	90,000.00	89,436.85	-	-	99%	563.15
CAB	201	Survey	KT Engineering	54,143.25	37,403.65	-	30,757.49	69%	16,739.60
CAB	106	Planning and Engineering	LSC	19,920.00	17,993.13	-	14,795.75	90%	1,926.87
CAB	209	Asphalt	Martin Marietta	240,495.83	240,495.82	12,024.79	240,495.82	100%	0.01
CAB	102	Legal Title	McGeady Becher	55.10	55.10	-	-	100%	-
CAB	106	Planning and Engineering	MPI Designs	9,476.25	6,901.75	-	5,675.31	73%	2,574.50
CAB	205	Sanitary Sewer	Nelson	108,201.95	98,201.95	(743.09)	98,201.95	91%	10,000.00
CAB	206	Water	Nelson	120,570.21	120,165.00	(203.42)	120,165.00	100%	405.21
CAB	207	Storm Sewer	Nelson	331,019.93	329,513.35	(1,516.12)	329,513.35	100%	1,506.58
CAB	209	Asphalt	Nelson	41,638.60	41,638.60	2,081.93	41,638.60	100%	-
CAB	106	Planning and Engineering	PCS Group	121,819.56	131,490.84	-	108,124.92	108%	(9,671.28)
CAB	208	Concrete	PEI	138,470.86	138,470.82	3,828.36	138,470.82	100%	0.04
CAB	205	Sanitary Sewer	PEI Utilities	548,794.72	-	-	-	0%	548,794.72
CAB	206	Water	PEI Utilities	955,027.16	-	-	-	0%	955,027.16
CAB	207	Storm Sewer	PEI Utilities	1,548,991.12	-	-	-	0%	1,548,991.12
CAB	211	Landscaping	Pure Cycle Fencing	20,455.58	19,219.19	960.96	19,219.19	94%	1,236.39
CAB	203	Erosion Control	Pure Cycle GESC	331,559.31	50,160.26	2,508.01	41,247.42	15%	281,399.05
CAB	105	Fees, Permits and Administration	Rangeview	28,828.94	28,828.94	-	23,706.04	100%	-
CAB	105	Fees, Permits and Administration	SEMSWA	26,173.60	23,931.10	-	19,678.54	91%	2,242.50
CAB	103	District	Sentinel	442.52	442.52	-	442.52	100%	-
CAB	106	Planning and Engineering	Studio DH	1,200.00	1,200.00	-	1,200.00	100%	-
CAB	106	Planning and Engineering	Studio Lightning	365.00	170.00	-	139.79	47%	195.00
CAB	105	Fees, Permits and Administration	Tri-County Health	213.60	213.60	-	175.64	100%	-
CAB	106	Planning and Engineering	Underground Consulting	240.00	240.00	-	197.35	100%	-
CAB	-	-	-	-	-	-	-	0%	-
CAB	-	-	-	-	-	-	-	0%	-
CAB	-	-	-	-	-	-	-	0%	-
CAB	-	-	-	-	-	-	-	0%	-
Total				6,690,653.90	3,011,691.76	68,855.03	2,320,860.31	31	3,678,962.14

SKY RANCH COMMUNITY AUTHORITY BOARD

Board Meeting Project Status

July 12th, 2024



*Project Overview from Filing 5
(View: East)*

Cost Certification Reports

Phase I (Filing Nos. 1 – 3)

Preparing Cost Certification Report #9 for August 2024 Board Meeting

- Reviewing invoices from the month of June, 2024.

Phase II (Filing Nos. 4 – 7)

Preparing Cost Certification Report #12 for August 2024 Board Meeting

- Reviewing invoices from the month of June, 2024.

Construction Contract Documents

Phase I (Filing Nos. 1 – 3)

None

Phase II (Filing Nos. 4 – 7)

Filing 4 Landscape – Consolidated Divisions Inc.

Recommended for Approval:

Pay Applications

- Pay Application #15: is recommended for payment of \$182,367.72 (\$191,966.02 District, \$0.00 Non-District, \$9,598.30 Retained)
 - \$2,082,899.67 Billed to Date. \$104,144.98 Retained. \$1,978,754.68 Paid to Date.

Filing 5 GESC – Pure Cycle

Recommended for Approval:

Pay Applications

- Pay Application #6 is recommended for payment of \$38,268.85 (\$21,087.24 District; \$19,195.76 Non-District; \$2,014.15 Retained)
 - \$356,988.50 Billed to Date. \$17,849.42 Retained. \$339,139.08 Paid to Date.

Filing 5 Wet Utilities – American West Construction

Recommended for Approval:

Pay Applications

- Pay Application #12 is recommended for payment of \$27,840.31 (\$29,305.58 District; \$0.00 Non-District; \$1,465.27)
 - \$4,817,306.82 Billed to Date. \$240.865.33 Retained. \$4,576,441.49 Paid to Date.

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

Recommended for Approval:

Change Orders

- Change Order #8: \$95,182.80 in additional costs to replace Filing 4 park signage with Arapahoe County approved signage and installation of concrete splash blocks in Filing 5 on 6th Ave.
- Change Order #9: \$21,322.80 in additional costs to install 6' sidewalk and swale improvements due to a revision to the Filing 5 ASP relating to Tract F.

Pay Applications

- Pay Application #5 is recommended for payment of \$595,625.53 (\$621,040.96 District; \$5,933.28 Non-District; \$31,348.71 Retained)
 - \$1,896,173.51 Billed to Date. \$95,105.33 Retained. \$1,807,001.46 Paid to Date.

Filing 5 Paving – Martin Marietta Materials, Inc.

Recommended for Approval:

Pay Applications

- Pay Application #3 is recommended for payment of \$1,058,438.37 (\$1,114,145.65 District; \$0.00 Non-District; \$55,707.28 Retained)
 - \$2,665,741.61 Billed to Date. \$133,287.07 Retained. \$2,532,454.54 Paid to Date.

Filing 5 Fencing – Pure Cycle

Recommended for Approval:

Pay Applications

- Pay Application #2 is recommended for payment of \$29,781.80 (\$31,349.27 District; \$0.00 Non-District; \$1,567.46 Retained)
 - \$175,545.79 Billed to Date. \$8,777.29 Retained. \$166,768.50 Paid to Date

Filing 6 GESG – Pure Cycle

Recommended for Approval:

Pay Applications

- Pay Application #4 is recommended for payment of \$7,579.10 (\$4,845.13 District, \$3,132.87 Non-District, \$398.90 Retained)
 - \$39,108.50 Billed to Date, \$1,955.42 Retained, \$37,153.08 Paid to Date.

Filing 6 Wet Utilities – Premier Earthworks & Infrastructure, Inc.

Recommended for Approval:

Change Orders

- Change Order #1: \$29,392.08 in additional Labor & Equipment cost to install new Sanitary Sewer and Water Services for Filing 6.
- Change Order #1: \$18,459.12 in additional Materials cost to install new Sanitary Sewer and Water Services for Filing 6.

Pay Applications

- Pay Application #1 Labor & Equipment is recommended for payment of \$90,225.16 (\$94,973.86 District, \$0.00 Non-District, \$4,748.69 Retained)
 - \$94,973.86 Billed to Date, \$4,748.69 Retained, \$90,225.16 Paid to Date.
- Pay Application #1 Materials is recommended for payment of \$336,507.17 (\$234,382.16 District, \$102,125.01 Non-District, \$0.00 Retained)
 - \$336,507.17 Billed to Date, \$0.00 Retained, \$336,507.17 Paid to Date.

Neighborhood A & D Phase 2 Grading – Bemas Construction**Recommended for Approval:***Change Orders*

- Change Order #14: -\$202,120.00 removal from the contract amount to deduct the remainder of work that is no longer needed for work completion.

Pay Applications

- Pay Application #4 is recommended for payment of -\$45,393.65 (\$0.00 District, \$0.00 Non-District, \$0.00 Retained)
 - \$907,873.10 Billed to Date, \$45,393.65 Retained, \$907,873.10 Paid to Date.

Remainder of Page Intentionally Left Blank

Sky Ranch CAB Site Photos



Filing 5: E 6th Ave
(View: East)



Filing 5: E 8th Ln
(View: East)



Filing 5: E 7th Ave
(View: East)



Filing 6: N Carrie St
(View: North)



Filing 4: N Clubview St
(View: North)



Filing 5: Tract M, E 6th Pl
(View: West)



Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, District Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, July 12, 2024

ACC Requests

19 ACC requests were received in June. 15 of the requests were approved for landscaping, patios, fencing and driveway extension. 4 of the requests are pending waiting for additional information.

Violation Report

Inspection of the Community was completed on June 13th and June 27th resulting in 185 violations. Violations were mostly for weeds and visible trash cans.

Aged Report

An updated aged report is included in the packet. The owners currently with Altitude for collections are noted in the report. Two homeowners with previously high balances have paid their past due amounts since receiving the posted notices.

Please let us know if there are any questions.

Celeste Terrell, CMCA, AMS
Community Manager

	Balance_	
1	2935	WITH ALTITUDE
2	2295.99	WITH ALTITUDE
3	2130	WITH ALTITUDE
4	879.79	WITH ALTITUDE
5	789.11	
6	768	
7	660	
8	576	
9	495	
10	460	
11	420	
12	390	
13	384.21	
14	384	
15	384	
16	330	
17	330	
18	330	
19	330	
20	330	
21	267	
22	195	
23	195	
24	192	
25	192	
26	192	
27	192	
28	180	
29	177	
30	175	
31	170	
32	165	
33	165	
34	165	
35	165	
36	165	
37	165	
38	165	
39	165	
40	165	
41	165	
42	165	
43	165	
44	165	
45	165	
46	165	

47	59.41
48	45.76
49	15
50	3.42
51	0.83
52	0.7
53	0.17
54	-0.01
55	-0.17
56	-5
57	-10
58	-25
59	-30.7
60	-34.5
61	-50
62	-50
63	-75
64	-96.7
65	-119.24
66	-150
67	-150
68	-150
69	-175
70	-177
71	-177
72	-177
73	-177
74	-177
75	-178.02
76	-182.6
77	-184.78
78	-191.21
79	-201.1
80	-206.04
81	-224.18
82	-227.47
83	-227.47
84	-239.24
85	-243.13
86	-248.13
87	-251.63
88	-262.09
89	-262.57
90	-264.53
91	-268.42
92	-270.33
93	-285.92

94	-286.81
95	-291.76
96	-291.76
97	-300
98	-300
99	-300
100	-300
101	-305.37
102	-307.32
103	-313.15
104	-320.93
105	-325
106	-338.44
107	-348.16
108	-350
109	-354
110	-362.92
111	-400
112	-533.57
113	-708
114	-830.54
115	-845
116	-995.89