



**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:** August 11, 2023

**TIME:** 8:30 a.m.

**LOCATION:** Pure Cycle Corporation  
 34501 E. Quincy Avenue  
 Building 65, Suite A  
 Watkins, CO 80137

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

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

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

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_M2MyZDkwNWQtNDIkZC00NWYwLTg3NGMtMjU1NzRiMjg0NWE2%40thread.v2/0?context=%7b%22Tid%22%3a%224aa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2MyZDkwNWQtNDIkZC00NWYwLTg3NGMtMjU1NzRiMjg0NWE2%40thread.v2/0?context=%7b%22Tid%22%3a%224aa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d)

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

Phone Conference ID: **432 373 539#**



| <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           |
| VACANT                    | Treasurer (representing MD 5)           | May, 2027           |
| Dirk Lashnits             | Assistant Secretary (representing MD 5) | May, 2025           |
| Scott E. Lehman           | Secretary (representing MD 3)           | May, 2027           |

## **I. ADMINISTRATIVE MATTERS**

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

## **II. CONSENT AGENDA**

- A. Approve Minutes from the July 21, 2023 Special Meeting (enclosure).

## **III. PUBLIC COMMENT**

- A. Public Comment.

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

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

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

## **V. FINANCIAL MATTERS**

- A. Review and accept the schedule of cash position as of March 31, 2023, updated as of July 31, 2023, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).
- B. Consider approval and/or ratification of payables through August 3, 2023 in the amount of \$1,177,106.61 (enclosure).

## **VI. CONSTRUCTION MATTERS**

- A. Project Manager’s Report (enclosure).



B. Consider approval of Task Order No. 1 with CMS Environmental Solutions, LLC for SWMP/GESC inspections in the amount of \$7,110.00.

C. Engineer’s Report (enclosure).

D. Review and consider approval of Cost Certification Report No. 8 for Phase II, Filing Nos. 4-7, prepared by Independent District Engineering Services in the amount of \$1,089,458.16 (enclosure).

E. 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.

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

- 1. **Grading/Earthwork:** None.
- 2. **Drainage and Utilities:** None.
- 3. **Erosion Control:** None.
- 4. **Roadway Improvements:**
  - Paving/Asphalt* None.
  - Concrete/Striping/Signage* Consider approval of Change Order No. 14 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. (“PEI”) for costs associated with additional scope for striping on Carrie Street in an amount not to exceed \$11,536.88.



Consider approval of Change Order No. 15 to the Construction Contract with PEI for costs associated with additional scope for rough grading on the east side of E. 10<sup>th</sup> Drive and N. Monaghan Road intersection in an amount not to exceed \$5,634.22.

Consider approval of Change Order No. 16 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for costs associated with requested additional curb ramps and sidewalk work along the west side of Monaghan Road in an amount not to exceed \$27,051.40.

**5. Landscape:**

Consider approval of Pay Application No. 8 to the Construction Contract with CDI in the amount of \$137,809.38.

**6. Fencing**

Consider approval of Change Order No. 3 to the Fence Installation Contract with Pure Cycle Corporation ("Pure Cycle") for costs associated with stocking additional column caps for future maintenance and repairs in an amount not to exceed \$1,429.57.

Consider approval of Change Order No. 4 to the Fence Installation Contract with Pure Cycle for costs associated with stocking additional fencing for future maintenance and repairs in an amount not to exceed \$5,367.02.

Consider approval of Pay Application No. 6 to the Fence Installation Contract with Pure Cycle in an amount not to exceed \$23,728.50.

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

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

**2. Drainage and Utilities:** Consider approval of Pay Application No. 2 to the Construction Contract with American West Construction, LLC in the amount of



\$505,761.00.

**3. Erosion Control:** None.

**4. Roadway Improvements:**

Paving/Asphalt None.

Concrete/Striping/Signage None.

**5. Landscape:** None.

**VII. LEGAL MATTERS**

A. Consider approval of Landscape Agreement with Arapahoe County (to be distributed).

B. Executive Session (if necessary).

**VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS**

A. Community Manager's Update (enclosure).

**IX. OTHER BUSINESS**

A. Confirm quorum for September 8, 2023 Board meeting.

**X. ADJOURNMENT**

**Informational Enclosure:**

Monthly summary of website usage (enclosure).

***The Next Regular Board Meeting is Scheduled for  
September 8, 2023***



## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD JULY 21, 2023

A special meeting of the Board of Directors (referred to hereafter as the “**Board**”) of the CAB convened on July 21, 2023, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

**Directors in Attendance Were:**

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

**Also in Attendance Were:**

Lisa Johnson, Celeste Terrell, Shauna D’Amato, and Cathee Sutton (for a portion of the meeting); CliftonLarsonAllen LLP (“**CLA**”)  
 Suzanne Meintzer, Esq.; McGeady Becher P.C.  
 Stan Fowler; Independent District Engineering Services, LLC (“**IDES**”) (for a portion of the meeting)  
 Cyrena Finnegan and Deb Saya; Pure Cycle Corporation  
 Adam Haskin; Board Member of Sky Ranch Metropolitan District No. 1

**Members of the Public:**

Katherine Funk

**ADMINISTRATIVE  
MATTERS**

Ms. Johnson called the meeting to order.

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

**Quorum, Location of Meeting, Posting of Meeting Notice and Agenda:** Ms. Johnson



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confirmed the presence of a quorum. The Board reviewed a proposed agenda for the CAB's special meeting.

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

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

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

**Resignation of Kevin McNeill:** The Board acknowledged the resignation of Kevin McNeill, effective as of July 20, 2023.

**CONSENT AGENDA** The Board considered the following item under the Consent Agenda:

- Approve Minutes of the June 9, 2023 Regular Meeting

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

**PUBLIC COMMENT** Katherine Funk addressed the Board regarding the stressed grass in the parks. She also reported an odor concern from the irrigation water in some of the irrigated areas. Director Harding addressed Ms. Funk's comments.

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

**CAC Presentation on Recommendations:** None.



## RECORD OF PROCEEDINGS

### FINANCIAL MATTERS

**Schedule of Cash Position as of March 31, 2023, Updated as of July 17, 2023, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule:** Following a presentation by Ms. Sutton, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of March 31, 2023, updated as of July 17, 2023, the accounts receivable summaries, tax schedules and developer advance schedule.

**Payables through July 14, 2023:** The Board reviewed the payables through July 14, 2023. Following review, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board approved the payables through July 14, 2023, in the amount of \$715,489.27.

### CONSTRUCTION MATTERS

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

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

**Street Improvements Bid Package:** Mr. Fowler reported that the street improvements bid package has been advertised. A pre-bid meeting was held on July 20, 2023, and bids are due August 10, 2023. The Board acknowledged the same.

**Task Order No. 11 to the Master Services Agreement ("MSA") with CTL Thompson, Inc. ("CTL") for Filing 5 Construction Observation and Material Testing in an Amount Not to Exceed \$202,985.00:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Task Order No. 11 to the MSA with CTL for Filing 5 for construction observation and material testing in an amount not to exceed \$202,985.00.

**Task Order No. 5 to the MSA with Independent District Engineering Services, LLC ("IDES") for Filings 4-7 for Continuation of Oversight Services in an Amount Not to Exceed \$50,000.00:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Task Order No. 5 to the MSA with IDES for Filings 4-7 for continuation of oversight services in an amount not to exceed \$50,000.00.

**Proposal from Consolidated Divisions, Inc. ("CDI") for Salt Tolerant Plant Replacements in Filing 1, Neighborhood B, in the Amount of \$80,648.10:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the proposal from





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CDI for salt tolerant plant replacements in Filing 1, Neighborhood B, in the amount of \$80,648.10.

**Proposal from CDI for Cellular Monitoring Upgrade of Neighborhood B Irrigation Controllers at E. 6<sup>th</sup> Ave. and Monaghan Rd. in the Amount of \$3,978.00:** The Board did not take action on this proposal.

**Proposal from CDI for Providing Cellular Modems and System Configuration Work for Neighborhood B Irrigation Controllers at E. 6<sup>th</sup> Ave. and Monaghan Rd. in the Amount of \$11,934.00:** The Board discussed the proposal. Director Lehman reported that this work is to modify 9 of the 10 existing irrigation controllers in Neighborhood B. In addition, the proposal includes the annual cellular SMS fee of \$109 per year, per controller. Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the proposal from CDI for providing cellular modems and system configuration work for Neighborhood B irrigation controllers at E. 6<sup>th</sup> Ave. and Monaghan Rd., in the amount of \$11,934.00.

### **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:**

**Change Order No. 12 to the Grading Contract with Bemas Construction, Inc. ("Bemas") for Costs Associated with Additional Scope Requested to**



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**Complete Regrading and Removal of Dirt Piles Within Pond C in an Amount Not to Exceed \$33,366.50:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 12 to the Grading Contract with Bemas for costs associated with additional scope requested to complete regrading and removal of dirt piles within Pond C in an amount not to exceed \$33,366.50.

**Pay Application No. 12 to the Grading Contract with Bemas in the Amount of \$83,242.50:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 12 to the Grading Contract with Bemas in the amount of \$83,242.50.

### **Drainage and Utilities:**

**Change Order No. 20 to the Construction Contract with Nelson Pipeline Constructors, LLC (“Nelson Pipeline”) for Additional Costs Associated with Additional Linear Feet of Handrail Along Headwalls, Wingwalls, and Forebays 1-3 of Pond C in an Amount Not to Exceed \$7,353.70:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 20 to the Construction Contract with Nelson Pipeline for additional costs associated with additional linear feet of handrail along headwalls, wingwalls, and forebays 1-3 of Pond C in an amount not to exceed \$7,353.70.

**Erosion Control:** None.

### **Roadway Improvements:**

*Paving/Asphalt:* None.

*Concrete/Striping/Signage:* None.

### **Landscape:**

**Change Order No. 2 to the Construction Contract with CDI for Additional Costs for Hand Watering Services That Were Performed in April (labor and water trailer) in an Amount Not to Exceed \$3,744.00:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 2 to



## **RECORD OF PROCEEDINGS**

the Construction Contract with CDI for additional costs for hand watering services that were performed in April (labor and water trailer) in an amount not to exceed \$3,744.00.

**Change Order No. 3 to the Construction Contract with CDI for Additional Costs for Irrigation Sleeving Services Performed in April for the Park and Detention Pond in an Amount Not to Exceed \$14,360.00:**

Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 3 to the Construction Contract with CDI for additional costs for irrigation sleeving services performed in April for the park and detention pond in an amount not to exceed \$14,360.00.

**Change Order No. 4 to the Construction Contract with CDI for Additional Costs Irrigation Stop and Waste Valve Lowerings in an Amount Not to Exceed \$1,110.00:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 4 to the Construction Contract with CDI for additional costs irrigation stop and waste valve lowerings in an amount not to exceed \$1,110.00.

**Change Order No. 5 to the Construction Contract with CDI for a Reduction of Monthly Landscape Maintenance Costs in the Reduction Amount of (\$72,615.00):** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 5 to the Construction Contract with CDI for a reduction of monthly landscape maintenance costs in the reduction amount of (\$72,615.00).

**Change Order No. 6 to the Construction Contract with CDI for Inclusion of Monthly Landscape Maintenance Costs Per Phase (Filing 4 Park, Streetscapes, Detention Pond) in an Amount Not to Exceed \$72,615.00:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 6 to the Construction Contract with CDI for inclusion of monthly landscape maintenance costs per phase (Filing 4 Park, Streetscapes, Detention Pond) in an amount not to exceed \$72,615.00.

**Pay Application No. 7 to the Construction Contract with CDI in the Amount of \$62,405.78:** Following discussion, upon a motion duly made by Director



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Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 7 to the Construction Contract with CDI in the amount of \$62,405.78.

**Partial Acceptance of Filing 4 Park Tract:** Mr. Fowler presented. It was determined that there are still outstanding punch list items to be completed prior to acceptance. No action was taken.

**Fencing:** None.

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

**Grading/earthwork:** None.

#### **Drainage and Utilities:**

**Pay Application No. 1 to the Construction Contract with American West Construction, LLC in the Amount of \$349,806.15:** Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 1 to the Construction Contract with American West Construction, LLC in the amount of \$349,806.15.

**Erosion Control:** None.

#### **Roadway Improvements:**

*Paving/Asphalt:* None.

*Concrete/Striping/Signage:* None.

**Landscape:** None.

### **LEGAL MATTERS**

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

### **COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS**

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



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OTHER BUSINESS     **Quorum for August 11, 2023 Board Meeting:** The Board confirmed a quorum for the August 11, 2023 Board meeting.

ADJOURNMENT     There being no further business to come before the Board at this time, following a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the Board adjourned the meeting at 9:47 a.m.

Respectfully submitted,

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

**SKY RANCH COMMUNITY AUTHORITY BOARD**  
 Schedule of Cash Position  
 March 31, 2023  
 Updated as of July 31, 2023

|  | General Fund      | O&M Fee Fund      | Alley Assmt Fee Fund | 2019 Debt Service Fund | 2022 Debt Service Fund | Capital Projects Fund | Regional Improvements Fund | Total             |
|--|-------------------|-------------------|----------------------|------------------------|------------------------|-----------------------|----------------------------|-------------------|
| <b><u>In Bank - Checking Account</u></b>                 |                   |                   |                      |                        |                        |                       |                            |                   |
| Balance as of 3/31/23                                    | \$ 394,577.76     | \$ 163,965.57     | \$ 5,400.00          | \$ 0.03                | \$ -                   | \$ 234,805.19         | \$ 35,100.42               | \$ 833,848.97     |
| Subsequent activities:                                   |                   |                   |                      |                        |                        |                       |                            |                   |
| 4/1/23 - Tax Distribution - (SRMD Nos. 1,3,5)            | 31,377.89         | -                 | -                    | 22,190.91              | 131,287.11             | -                     | 131,267.73                 | 316,123.64        |
| 4/14/23 - Developer Advance/Reimbursement for Dev. Costs | -                 | -                 | -                    | -                      | -                      | 219,030.67            | -                          | 219,030.67        |
| 4/14/23 - Developer Advance Repayment                    | -                 | -                 | -                    | -                      | -                      | (487,159.16)          | -                          | (487,159.16)      |
| 4/14/23 - Transfer between funds for Dev. Adv. Repayment | (300,000.00)      | -                 | -                    | -                      | -                      | 487,159.16            | (187,159.16)               | -                 |
| 4/14/23 - Checks 1508-1514                               | (495.00)          | (3,653.00)        | -                    | (22,190.79)            | (131,287.11)           | (884.65)              | -                          | (158,510.55)      |
| 4/26/23 - PNP Fees                                       | -                 | (66.88)           | -                    | -                      | -                      | -                     | -                          | (66.88)           |
| April PIF Fee Deposits                                   | 75,575.67         | -                 | -                    | -                      | -                      | -                     | -                          | 75,575.67         |
| April O&M Fee Deposits                                   | -                 | 28,072.66         | -                    | -                      | -                      | -                     | -                          | 28,072.66         |
| April ACH Payments                                       | (15,990.16)       | (70,067.53)       | -                    | -                      | -                      | (218,208.67)          | -                          | (304,266.36)      |
| 5/1/23 - Tax Distribution - (SRMD Nos. 1,3,5)            | 134,602.51        | -                 | -                    | 39,130.47              | 104,492.27             | -                     | 191,772.60                 | 469,997.85        |
| 5/1/23 - Developer Advance/Reimbursement for Dev. Costs  | -                 | -                 | -                    | -                      | -                      | 619,998.11            | -                          | 619,998.11        |
| 5/16/23 - Checks 1515-1521                               | -                 | (604.52)          | -                    | (39,130.47)            | (104,492.30)           | (392,606.12)          | -                          | (536,833.41)      |
| 5/26/23 - PNP Fees                                       | -                 | (334.21)          | -                    | -                      | -                      | -                     | -                          | (334.21)          |
| May PIF Fee Deposits                                     | 112,077.04        | -                 | -                    | -                      | -                      | -                     | -                          | 112,077.04        |
| May O&M Fee Deposits                                     | -                 | 68,774.01         | -                    | -                      | -                      | -                     | -                          | 68,774.01         |
| May ACH Payments   | (33,854.27)       | (15,170.90)       | -                    | -                      | -                      | (327,391.99)          | -                          | (376,417.16)      |
| 6/9/23 - PNP Fees  | -                 | (150.00)          | -                    | -                      | -                      | -                     | -                          | (150.00)          |
| 6/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)           | 23,434.28         | -                 | -                    | 44,858.42              | 69,222.21              | -                     | 69,426.15                  | 206,941.06        |
| 6/13/23 - Developer Advance Repayment                    | (250,000.00)      | -                 | -                    | -                      | -                      | -                     | (170,981.58)               | (420,981.58)      |
| 6/13/23 - Developer Advance/Reimbursement for Dev. Costs | -                 | -                 | -                    | -                      | -                      | 41,209.21             | -                          | 41,209.21         |
| 6/13/2023 Checks 1522-1523                               | -                 | -                 | -                    | (44,858.40)            | (69,222.12)            | (135.00)              | -                          | (114,215.52)      |
| June O&M Fee Deposits                                    | -                 | 26,668.09         | -                    | -                      | -                      | -                     | -                          | 26,668.09         |
| June ACH Payments  | (21,476.40)       | (35,919.14)       | -                    | -                      | -                      | (41,074.21)           | -                          | (98,469.75)       |
| 7/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)           | 67,848.21         | -                 | -                    | 331,376.27             | 5,019.92               | -                     | 5,469.05                   | 409,713.45        |
| 7/21/23 - Developer Advance/Reimbursement for Dev. Costs | -                 | -                 | -                    | -                      | -                      | 181,386.25            | -                          | 181,386.25        |
| 7/24/23 - Checks 1524-1530                               | (610.25)          | (4,144.09)        | -                    | (331,376.22)           | (5,019.92)             | (51,172.02)           | -                          | (392,322.50)      |
| 7/26/23 - PNP Fees                                       | (74.53)           | -                 | -                    | -                      | -                      | -                     | -                          | (74.53)           |
| July O&M Fee Deposits                                    | -                 | 26,862.08         | -                    | -                      | -                      | -                     | -                          | 26,862.08         |
| July ACH Payments  | (33,351.37)       | (46,130.90)       | -                    | -                      | -                      | (129,603.98)          | -                          | (209,086.25)      |
| July PIF Fee Deposits                                    | 41,738.88         | -                 | -                    | -                      | -                      | -                     | -                          | 41,738.88         |
| August PIF Fee Deposits                                  | -                 | 4,943.17          | -                    | -                      | -                      | -                     | -                          | 4,943.17          |
| <i>Anticipated balance</i>                               | <u>225,380.26</u> | <u>143,044.41</u> | <u>5,400.00</u>      | <u>0.22</u>            | <u>0.06</u>            | <u>135,352.79</u>     | <u>74,895.21</u>           | <u>584,072.95</u> |
| <b><u>UMB - 2019A Revenue Fund</u></b>                   |                   |                   |                      |                        |                        |                       |                            |                   |
| Balance as of 3/31/23                                    | -                 | -                 | -                    | 383,583.77             | -                      | -                     | -                          | 383,583.77        |
| Subsequent activities:                                   |                   |                   |                      |                        |                        |                       |                            |                   |
| 4/07/23 - Trustee Fee                                    | -                 | -                 | -                    | (7,500.00)             | -                      | -                     | -                          | (7,500.00)        |
| 4/30/23 - Pledged Revenue                                | -                 | -                 | -                    | 153,477.90             | -                      | -                     | -                          | 153,477.90        |
| 4/30/23 - Interest Income                                | -                 | -                 | -                    | 1,389.22               | -                      | -                     | -                          | 1,389.22          |
| 5/30/23 - Pledged Revenue                                | -                 | -                 | -                    | 39,130.47              | -                      | -                     | -                          | 39,130.47         |
| 5/30/23 - Transfer to Bond Fund                          | -                 | -                 | -                    | (268,626.44)           | -                      | -                     | -                          | (268,626.44)      |
| 5/30/23 - Interest Income                                | -                 | -                 | -                    | 1,280.50               | -                      | -                     | -                          | 1,280.50          |
| 6/30/23 - Pledged Revenue                                | -                 | -                 | -                    | 37,098.35              | -                      | -                     | -                          | 37,098.35         |
| 6/30/23 - Interest Income                                | -                 | -                 | -                    | 1,174.34               | -                      | -                     | -                          | 1,174.34          |
| 7/31/23 - Interest Income                                | -                 | -                 | -                    | 1,373.42               | -                      | -                     | -                          | 1,373.42          |
| <i>Anticipated balance</i>                               | <u>-</u>          | <u>-</u>          | <u>-</u>             | <u>342,381.53</u>      | <u>-</u>               | <u>-</u>              | <u>-</u>                   | <u>342,381.53</u> |
| <b><u>UMB - 2019A Bond Fund</u></b>                      |                   |                   |                      |                        |                        |                       |                            |                   |
| Balance as of 3/31/23                                    | -                 | -                 | -                    | 216.54                 | -                      | -                     | -                          | 216.54            |
| Subsequent activities:                                   |                   |                   |                      |                        |                        |                       |                            |                   |
| 4/30/23 - Transfer from Reserve Fund                     | -                 | -                 | -                    | 16,989.33              | -                      | -                     | -                          | 16,989.33         |
| 4/30/23 - Interest Income                                | -                 | -                 | -                    | 31.36                  | -                      | -                     | -                          | 31.36             |
| 5/30/23 - Transfer from Revenue Fund                     | -                 | -                 | -                    | 268,626.44             | -                      | -                     | -                          | 268,626.44        |
| 5/30/23 - Interest Income                                | -                 | -                 | -                    | 1,045.57               | -                      | -                     | -                          | 1,045.57          |
| 6/1/23 - Debt Service Payment                            | -                 | -                 | -                    | (285,875.00)           | -                      | -                     | -                          | (285,875.00)      |
| 6/30/23 - Interest Income                                | -                 | -                 | -                    | (13.21)                | -                      | -                     | -                          | (13.21)           |
| 7/31/23 - Interest Income                                | -                 | -                 | -                    | 4.18                   | -                      | -                     | -                          | 4.18              |
| <i>Anticipated balance</i>                               | <u>-</u>          | <u>-</u>          | <u>-</u>             | <u>1,025.21</u>        | <u>-</u>               | <u>-</u>              | <u>-</u>                   | <u>1,025.21</u>   |
| <b><u>UMB - 2019A Reserve Fund</u></b>                   |                   |                   |                      |                        |                        |                       |                            |                   |
| Balance as of 3/31/23                                    | -                 | -                 | -                    | 930,634.73             | -                      | -                     | -                          | 930,634.73        |
| Subsequent activities:                                   |                   |                   |                      |                        |                        |                       |                            |                   |
| 4/30/23 - Interest Income                                | -                 | -                 | -                    | 3,119.63               | -                      | -                     | -                          | 3,119.63          |
| 4/30/23 - Transfer to Bond Fund                          | -                 | -                 | -                    | (16,989.33)            | -                      | -                     | -                          | (16,989.33)       |
| 5/30/23 - Interest Income                                | -                 | -                 | -                    | 3,834.75               | -                      | -                     | -                          | 3,834.75          |
| 6/30/23 - Interest Income                                | -                 | -                 | -                    | 3,533.84               | -                      | -                     | -                          | 3,533.84          |
| 7/31/23 - Interest Income                                | -                 | -                 | -                    | 3,702.95               | -                      | -                     | -                          | 3,702.95          |
| <i>Anticipated balance</i>                               | <u>-</u>          | <u>-</u>          | <u>-</u>             | <u>927,836.57</u>      | <u>-</u>               | <u>-</u>              | <u>-</u>                   | <u>927,836.57</u> |
| <b><u>UMB - 2019A Surplus Fund</u></b>                   |                   |                   |                      |                        |                        |                       |                            |                   |
| Balance as of 3/31/23                                    | -                 | -                 | -                    | 460,583.97             | -                      | -                     | -                          | 460,583.97        |
| Subsequent activities:                                   |                   |                   |                      |                        |                        |                       |                            |                   |
| 4/30/23 - Interest Income                                | -                 | -                 | -                    | 1,559.14               | -                      | -                     | -                          | 1,559.14          |
| 5/30/23 - Interest Income                                | -                 | -                 | -                    | 1,933.91               | -                      | -                     | -                          | 1,933.91          |
| 6/27/23 - Pledged Revenue                                | -                 | -                 | -                    | 7,760.05               | -                      | -                     | -                          | 7,760.05          |
| 6/30/23 - Interest Income                                | -                 | -                 | -                    | 1,783.51               | -                      | -                     | -                          | 1,783.51          |
| 7/31/23 - Interest Income                                | -                 | -                 | -                    | 1,899.25               | -                      | -                     | -                          | 1,899.25          |
| <i>Anticipated balance</i>                               | <u>-</u>          | <u>-</u>          | <u>-</u>             | <u>475,519.83</u>      | <u>-</u>               | <u>-</u>              | <u>-</u>                   | <u>475,519.83</u> |
| <b><u>UMB - 2019A Project Fund</u></b>                   |                   |                   |                      |                        |                        |                       |                            |                   |
| Balance as of 3/31/23                                    | -                 | -                 | -                    | -                      | -                      | 4,739.41              | -                          | 4,739.41          |
| Subsequent activities:                                   |                   |                   |                      |                        |                        |                       |                            |                   |
| 4/30/23 - Interest Income                                | -                 | -                 | -                    | -                      | -                      | 17.08                 | -                          | 17.08             |
| 5/30/23 - Interest Income                                | -                 | -                 | -                    | -                      | -                      | 20.88                 | -                          | 20.88             |
| 6/30/23 - Interest Income                                | -                 | -                 | -                    | -                      | -                      | 19.39                 | -                          | 19.39             |
| 7/31/23 - Interest Income                                | -                 | -                 | -                    | -                      | -                      | 20.22                 | -                          | 20.22             |
| <i>Anticipated balance</i>                               | <u>-</u>          | <u>-</u>          | <u>-</u>             | <u>-</u>               | <u>-</u>               | <u>4,816.98</u>       | <u>-</u>                   | <u>4,816.98</u>   |
| <b><u>UMB - 2019B Bond Fund</u></b>                      |                   |                   |                      |                        |                        |                       |                            |                   |
| Balance as of 3/31/23                                    | -                 | -                 | -                    | 1,663.30               | -                      | -                     | -                          | 1,663.30          |
| Subsequent activities:                                   |                   |                   |                      |                        |                        |                       |                            |                   |
| 4/30/23 - Interest Income                                | -                 | -                 | -                    | 5.58                   | -                      | -                     | -                          | 5.58              |
| 5/30/23 - Interest Income                                | -                 | -                 | -                    | 7.04                   | -                      | -                     | -                          | 7.04              |
| 6/30/23 - Interest Income                                | -                 | -                 | -                    | 6.59                   | -                      | -                     | -                          | 6.59              |
| 7/31/23 - Interest Income                                | -                 | -                 | -                    | 6.83                   | -                      | -                     | -                          | 6.83              |
| <i>Anticipated balance</i>                               | <u>-</u>          | <u>-</u>          | <u>-</u>             | <u>1,689.34</u>        | <u>-</u>               | <u>-</u>              | <u>-</u>                   | <u>1,689.34</u>   |

## SKY RANCH COMMUNITY AUTHORITY BOARD

Schedule of Cash Position  
 March 31, 2023  
 Updated as of July 31, 2023

|                                  | General Fund  | O&M Fee Fund  | Alley Assmt Fee Fund | 2019 Debt Service Fund | 2022 Debt Service Fund | Capital Projects Fund | Regional Improvements Fund | Total           |
|----------------------------------|---------------|---------------|----------------------|------------------------|------------------------|-----------------------|----------------------------|-----------------|
| <b>UMB - 2019B Project Fund</b>  |               |               |                      |                        |                        |                       |                            |                 |
| Balance as of 3/31/23            | -             | -             | -                    | -                      | -                      | 767.64                | -                          | 767.64          |
| Subsequent activities:           |               |               |                      |                        |                        |                       |                            |                 |
| 4/30/23 - Interest Income        | -             | -             | -                    | -                      | -                      | 2.80                  | -                          | 2.80            |
| 5/30/23 - Interest Income        | -             | -             | -                    | -                      | -                      | 3.30                  | -                          | 3.30            |
| 6/30/23 - Interest Income        | -             | -             | -                    | -                      | -                      | 3.00                  | -                          | 3.00            |
| 7/31/23 - Interest Income        | -             | -             | -                    | -                      | -                      | 3.41                  | -                          | 3.41            |
| <i>Anticipated balance</i>       | -             | -             | -                    | -                      | -                      | 780.15                | -                          | 780.15          |
| <b>UMB - 2022A Interest Fund</b> |               |               |                      |                        |                        |                       |                            |                 |
| Balance as of 3/31/23            | -             | -             | -                    | -                      | 2,764,829.30           | -                     | -                          | 2,764,829.30    |
| Subsequent activities:           |               |               |                      |                        |                        |                       |                            |                 |
| 4/30/23 - Interest Income        | -             | -             | -                    | -                      | 10,101.08              | -                     | -                          | 10,101.08       |
| 5/30/23 - Interest Income        | -             | -             | -                    | -                      | 12,336.28              | -                     | -                          | 12,336.28       |
| 6/1/23 - Debt Service Payment    | -             | -             | -                    | -                      | (671,168.75)           | -                     | -                          | (671,168.75)    |
| 6/30/23 - Interest Income        | -             | -             | -                    | -                      | 8,618.44               | -                     | -                          | 8,618.44        |
| 7/31/23 - Interest Income        | -             | -             | -                    | -                      | 9,106.27               | -                     | -                          | 9,106.27        |
| <i>Anticipated balance</i>       | -             | -             | -                    | -                      | 2,133,822.62           | -                     | -                          | 2,133,822.62    |
| <b>UMB - 2022A Reserve Fund</b>  |               |               |                      |                        |                        |                       |                            |                 |
| Balance as of 3/31/23            | -             | -             | -                    | -                      | 2,006,494.69           | -                     | -                          | 2,006,494.69    |
| Subsequent activities:           |               |               |                      |                        |                        |                       |                            |                 |
| 4/30/23 - Interest Income        | -             | -             | -                    | -                      | 7,330.52               | -                     | -                          | 7,330.52        |
| 5/30/23 - Interest Income        | -             | -             | -                    | -                      | 8,952.70               | -                     | -                          | 8,952.70        |
| 6/30/23 - Interest Income        | -             | -             | -                    | -                      | 8,279.98               | -                     | -                          | 8,279.98        |
| 7/31/23 - Interest Income        | -             | -             | -                    | -                      | 8,704.80               | -                     | -                          | 8,704.80        |
| <i>Anticipated balance</i>       | -             | -             | -                    | -                      | 2,039,762.69           | -                     | -                          | 2,039,762.69    |
| <b>UMB - 2022A Project Fund</b>  |               |               |                      |                        |                        |                       |                            |                 |
| Balance as of 3/31/23            | -             | -             | -                    | -                      | -                      | 1,696.02              | -                          | 1,696.02        |
| Subsequent activities:           |               |               |                      |                        |                        |                       |                            |                 |
| 4/30/23 - Interest Income        | -             | -             | -                    | -                      | -                      | 6.14                  | -                          | 6.14            |
| 5/30/23 - Interest Income        | -             | -             | -                    | -                      | -                      | 7.60                  | -                          | 7.60            |
| 6/30/23 - Interest Income        | -             | -             | -                    | -                      | -                      | 7.04                  | -                          | 7.04            |
| 7/31/23 - Interest Income        | -             | -             | -                    | -                      | -                      | 7.44                  | -                          | 7.44            |
| <i>Anticipated balance</i>       | -             | -             | -                    | -                      | -                      | 1,724.24              | -                          | 1,724.24        |
| <b>UMB - 2022A Surplus Fund</b>  |               |               |                      |                        |                        |                       |                            |                 |
| Balance as of 3/31/23            | -             | -             | -                    | -                      | 14,462.65              | -                     | -                          | 14,462.65       |
| Subsequent activities:           |               |               |                      |                        |                        |                       |                            |                 |
| 4/30/23 - Interest Income        | -             | -             | -                    | -                      | 53.82                  | -                     | -                          | 53.82           |
| 5/30/23 - Pledged Revenue        | -             | -             | -                    | -                      | 104,492.30             | -                     | -                          | 104,492.30      |
| 5/30/23 - Interest Income        | -             | -             | -                    | -                      | 79.41                  | -                     | -                          | 79.41           |
| 6/30/23 - Pledged Revenue        | -             | -             | -                    | -                      | 69,222.12              | -                     | -                          | 69,222.12       |
| 6/30/23 - Interest Income        | -             | -             | -                    | -                      | 527.81                 | -                     | -                          | 527.81          |
| 7/31/23 - Interest Income        | -             | -             | -                    | -                      | 822.33                 | -                     | -                          | 822.33          |
| <i>Anticipated balance</i>       | -             | -             | -                    | -                      | 189,660.44             | -                     | -                          | 189,660.44      |
| <i>Anticipated balance</i>       | \$ 225,380.26 | \$ 143,044.41 | \$ 5,400.00          | \$ 1,748,452.70        | \$ 4,363,245.81        | \$ 142,674.16         | \$ 74,895.21               | \$ 6,703,092.55 |

**Current Yield (as of 7/31/23)**

UMB invested in ColoTrust Prime - 4.98%  
 UMB invested in ColoTrust Plus - 5.32%

Sky Ranch Metropolitan District No. 1  
Property Taxes Reconciliation  
2023

|              | Current Year         |  |                          |                 |                       |               |                      |                                    | Prior Year    |                      |                                    |                |
|--------------|----------------------|--|--------------------------|-----------------|-----------------------|---------------|----------------------|------------------------------------|---------------|----------------------|------------------------------------|----------------|
|              | Property Taxes       | Delinquent Taxes, Rebates and Abatements | Specific Ownership Taxes | Interest        | Treasurer's Fees      | Due to County | Net Amount Received  | % of Total Property Taxes Received |               | Total Cash Received  | % of Total Property Taxes Received |                |
|              |                      |  |                          |                 |                       |               |                      | Monthly                            | Y-T-D         |                      | Monthly                            | Y-T-D          |
| January      | \$ 6,238.01          | \$ -                                     | \$ 4,849.82              | \$ -            | \$ (93.57)            | \$ -          | 10,994.26            | 0.65%                              | 0.65%         | \$ 14,722.13         | 1.21%                              | 1.21%          |
| February     | 437,760.97           | -  | 4,911.71                 | -               | (6,566.41)            | -             | 436,106.27           | 45.51%                             | 46.15%        | 345,269.73           | 39.85%                             | 41.06%         |
| March        | 20,764.53            | -  | 6,164.95                 | 11.26           | (311.64)              | -             | 26,629.10            | 2.16%                              | 48.31%        | 30,361.75            | 2.97%                              | 44.03%         |
| April        | 42,643.99            | -  | 4,952.04                 | 0.22            | (639.67)              | -             | 46,956.58            | 4.43%                              | 52.75%        | 50,600.68            | 5.42%                              | 49.46%         |
| May          | 48,983.00            | -  | 5,575.26                 | 6.70            | (734.85)              | -             | 53,830.11            | 5.09%                              | 57.84%        | 108,785.20           | 12.26%                             | 61.71%         |
| June         | 398,480.40           | -  | 5,119.01                 | 29.84           | (5,977.65)            | -             | 397,651.60           | 41.42%                             | 99.26%        | 340,291.75           | 39.32%                             | 101.04%        |
| July         | -                    | -  | -                        | -               | -                     | -             | -                    | 0.00%                              | 99.26%        | 6,114.32             | 0.21%                              | 101.24%        |
| August       | -                    | -  | -                        | -               | -                     | -             | -                    | 0.00%                              | 99.26%        | 5,658.32             | 0.00%                              | 101.24%        |
| September    | -                    | -  | -                        | -               | -                     | -             | -                    | 0.00%                              | 99.26%        | 4,758.73             | 0.00%                              | 101.24%        |
| October      | -                    | -  | -                        | -               | -                     | -             | -                    | 0.00%                              | 99.26%        | -                    | -1.14%                             | 100.10%        |
| November     | -                    | -  | -                        | -               | -                     | -             | -                    | 0.00%                              | 99.26%        | -                    | 0.00%                              | 100.10%        |
| December     | -                    | -  | -                        | -               | -                     | -             | -                    | 0.00%                              | 99.26%        | 3,264.37             | 0.00%                              | 100.10%        |
| <b>Total</b> | <b>\$ 954,870.90</b> | <b>\$ -</b>                              | <b>\$ 31,572.79</b>      | <b>\$ 48.02</b> | <b>\$ (14,323.79)</b> | <b>\$ -</b>   | <b>\$ 972,167.92</b> | <b>99.26%</b>                      | <b>99.26%</b> | <b>\$ 909,826.98</b> | <b>100.10%</b>                     | <b>100.10%</b> |

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

**Property Tax**

|                   |                      |                |                      |               |
|-------------------|----------------------|----------------|----------------------|---------------|
| General Fund      | \$ 160,333.00        | 16.67%         | \$ 159,145.32        | 99.26%        |
| Debt Service Fund | 801,664.00           | 83.33%         | 795,725.58           | 99.26%        |
| <b>Total</b>      | <b>\$ 961,997.00</b> | <b>100.00%</b> | <b>\$ 954,870.90</b> | <b>99.26%</b> |

**Specific Ownership Tax**

|                   |                     |                |                     |               |
|-------------------|---------------------|----------------|---------------------|---------------|
| General Fund      | \$ 9,620.00         | 16.67%         | \$ 5,262.13         | 54.70%        |
| Debt Service Fund | 48,100.00           | 83.33%         | 26,310.66           | 54.70%        |
| <b>Total</b>      | <b>\$ 57,720.00</b> | <b>100.00%</b> | <b>\$ 31,572.79</b> | <b>54.70%</b> |

**Treasurer's Fees**

|                   |                     |                |                     |               |
|-------------------|---------------------|----------------|---------------------|---------------|
| General Fund      | \$ 2,405.00         | 16.67%         | \$ 2,387.30         | 99.26%        |
| Debt Service Fund | 12,025.00           | 83.33%         | 11,936.49           | 99.26%        |
| <b>Total</b>      | <b>\$ 14,430.00</b> | <b>100.00%</b> | <b>\$ 14,323.79</b> | <b>99.26%</b> |



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

|              | Current Year         |  |                          |                  |                       |                      |                                    | Prior Year    |                     |                                    |               |
|--------------|----------------------|--|--------------------------|------------------|-----------------------|----------------------|------------------------------------|---------------|---------------------|------------------------------------|---------------|
|              | Property Taxes       | Delinquent Taxes, Rebates and Abatements | Specific Ownership Taxes | Interest         | Treasurer's Fees      | Net Amount Received  | % of Total Property Taxes Received |               | Total Cash Received | % of Total Property Taxes Received |               |
|              |                      |  |                          |                  |                       |                      | Monthly                            | Y-T-D         |                     | Monthly                            | Y-T-D         |
| January      | \$ 13,151.61         | \$ -                                     | \$ 3,570.31              | \$ -             | \$ (197.27)           | \$ 16,524.65         | 1.86%                              | 1.86%         | \$ 6.52             | 0.00%                              | 0.00%         |
| February     | 11,684.61            | -  | 3,615.87                 | -                | (175.27)              | 15,125.21            | 1.65%                              | 3.51%         | 470.61              | 35.65%                             | 35.65%        |
| March        | 288,011.66           | -  | 4,538.48                 | 11.53            | (4,320.35)            | 288,241.32           | 40.67%                             | 44.18%        | 279.77              | 20.96%                             | 56.61%        |
| April        | 229,182.59           | -  | 3,645.57                 | 23.07            | (3,438.08)            | 229,413.15           | 32.36%                             | 76.54%        | 231.74              | 17.34%                             | 73.95%        |
| May          | 150,095.91           | -  | 4,104.36                 | 29.22            | (2,251.88)            | 151,977.61           | 21.19%                             | 97.73%        | 71.60               | 5.04%                              | 78.99%        |
| June         | 7,304.79             | -  | 3,768.48                 | 58.44            | (110.45)              | 11,021.26            | 1.03%                              | 98.76%        | 197.35              | 14.68%                             | 93.67%        |
| July         | -                    | -  | -                        | -                | -                     | -                    | 0.00%                              | 98.76%        | 8.01                | 0.11%                              | 93.79%        |
| August       | -                    | -  | -                        | -                | -                     | -                    | 0.00%                              | 98.76%        | 19.10               | 0.80%                              | 94.59%        |
| September    | -                    | -  | -                        | -                | -                     | -                    | 0.00%                              | 98.76%        | 7.13                | 0.00%                              | 94.59%        |
| October      | -                    | -  | -                        | -                | -                     | -                    | 0.00%                              | 98.76%        | 80.24               | 5.33%                              | 99.92%        |
| November     | -                    | -  | -                        | -                | -                     | -                    | 0.00%                              | 98.76%        | 7.60                | 0.00%                              | 99.92%        |
| December     | -                    | -  | -                        | -                | -                     | -                    | 0.00%                              | 98.76%        | 6.14                | 0.00%                              | 99.92%        |
| <b>Total</b> | <b>\$ 699,431.17</b> | <b>\$ -</b>                              | <b>\$ 23,243.07</b>      | <b>\$ 122.26</b> | <b>\$ (10,493.30)</b> | <b>\$ 712,303.20</b> | <b>98.76%</b>                      | <b>98.76%</b> | <b>\$ 1,385.81</b>  | <b>99.92%</b>                      | <b>99.92%</b> |

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

**Property Tax**

|                       |                      |                |                      |               |
|-----------------------|----------------------|----------------|----------------------|---------------|
| General Fund          | \$ 64,506.00         | 9.11%          | \$ 63,707.57         | 98.76%        |
| Debt Service Fund     | 322,567.00           | 45.55%         | 318,574.37           | 98.76%        |
| Regional Improvements | 321,124.00           | 45.34%         | 317,149.23           | 98.76%        |
| <b>Total</b>          | <b>\$ 708,197.00</b> | <b>100.00%</b> | <b>\$ 699,431.17</b> | <b>98.76%</b> |

**Specific Ownership Tax**

|                       |                     |                |                     |               |
|-----------------------|---------------------|----------------|---------------------|---------------|
| General Fund          | \$ 3,870.00         | 9.11%          | \$ 2,117.09         | 54.71%        |
| Debt Service Fund     | 19,354.00           | 45.55%         | 10,586.67           | 54.70%        |
| Regional Improvements | 19,267.00           | 45.34%         | 10,539.31           | 54.70%        |
| <b>Total</b>          | <b>\$ 42,491.00</b> | <b>100.00%</b> | <b>\$ 23,243.07</b> | <b>54.70%</b> |

**Treasurer's Fees**

|                       |                     |                |                     |               |
|-----------------------|---------------------|----------------|---------------------|---------------|
| General Fund          | \$ 968.00           | 9.11%          | \$ 955.78           | 98.74%        |
| Debt Service Fund     | 4,839.00            | 45.55%         | 4,779.45            | 98.77%        |
| Regional Improvements | 4,817.00            | 45.34%         | 4,758.07            | 98.78%        |
| <b>Total</b>          | <b>\$ 10,624.00</b> | <b>100.00%</b> | <b>\$ 10,493.30</b> | <b>98.77%</b> |

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

|              | Current Year         |  |                          |             |                      |                      | Prior Year                         |                |                     |                                    |                |
|--------------|----------------------|--|--------------------------|-------------|----------------------|----------------------|------------------------------------|----------------|---------------------|------------------------------------|----------------|
|              | Property Taxes       | Delinquent Taxes, Rebates and Abatements | Specific Ownership Taxes | Interest    | Treasurer's Fees     | Net Amount Received  | % of Total Property Taxes Received |                | Total Cash Received | % of Total Property Taxes Received |                |
|              |                      |  |                          |             |                      |                      | Monthly                            | Y-T-D          |                     | Monthly                            | Y-T-D          |
| January      | \$ -                 | \$ -                                     | \$ 985.87                | \$ -        | \$ -                 | \$ 985.87            | 0.00%                              | 0.00%          | \$ 405.77           | 0.00%                              | 0.00%          |
| February     | -                    | -  | 998.45                   | -           | -                    | 998.45               | 0.00%                              | 0.00%          | 1,691.23            | 1.51%                              | 1.51%          |
| March        | -                    | -  | 1,253.22                 | -           | -                    | 1,253.22             | 0.00%                              | 0.00%          | 41,896.64           | 51.27%                             | 52.78%         |
| April        | 195,554.79           | -  | 1,006.65                 | -           | (2,933.32)           | 193,628.12           | 100.00%                            | 100.00%        | 401.96              | 0.00%                              | 52.79%         |
| May          | -                    | -  | 1,133.34                 | -           | -                    | 1,133.34             | 0.00%                              | 100.00%        | 381.98              | 0.00%                              | 52.79%         |
| June         | -                    | -  | 1,040.59                 | -           | -                    | 1,040.59             | 0.00%                              | 100.00%        | 38,550.54           | 47.19%                             | 99.98%         |
| July         | -                    | -  | -                        | -           | -                    | -                    | 0.00%                              | 100.00%        | 421.14              | 0.02%                              | 100.00%        |
| August       | -                    | -  | -                        | -           | -                    | -                    | 0.00%                              | 100.00%        | 527.87              | 0.00%                              | 100.00%        |
| September    | -                    | -  | -                        | -           | -                    | -                    | 0.00%                              | 100.00%        | 443.94              | 0.00%                              | 100.00%        |
| October      | -                    | -  | -                        | -           | -                    | -                    | 0.00%                              | 100.00%        | 424.20              | 0.00%                              | 100.00%        |
| November     | -                    | -  | -                        | -           | -                    | -                    | 0.00%                              | 100.00%        | 473.20              | 0.00%                              | 100.00%        |
| December     | -                    | -  | -                        | -           | -                    | -                    | 0.00%                              | 100.00%        | 382.55              | 0.00%                              | 100.00%        |
| <b>Total</b> | <b>\$ 195,554.79</b> | <b>\$ -</b>                              | <b>\$ 6,418.12</b>       | <b>\$ -</b> | <b>\$ (2,933.32)</b> | <b>\$ 199,039.59</b> | <b>100.00%</b>                     | <b>100.00%</b> | <b>\$ 86,001.02</b> | <b>100.00%</b>                     | <b>100.00%</b> |

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

**Property Tax**

|                       |                      |                |                      |                |
|-----------------------|----------------------|----------------|----------------------|----------------|
| General Fund          | \$ 106,934.00        | 54.68%         | \$ 106,933.89        | 100.00%        |
| Regional Improvements | 88,621.00            | 45.32%         | 88,620.90            | 100.00%        |
| <b>Total</b>          | <b>\$ 195,555.00</b> | <b>100.00%</b> | <b>\$ 195,554.79</b> | <b>100.00%</b> |

**Specific Ownership Tax**

|                       |                     |                |                    |               |
|-----------------------|---------------------|----------------|--------------------|---------------|
| General Fund          | \$ 6,416.00         | 54.68%         | \$ 3,509.58        | 54.70%        |
| Regional Improvements | 5,317.00            | 45.32%         | 2,908.54           | 54.70%        |
| <b>Total</b>          | <b>\$ 11,733.00</b> | <b>100.00%</b> | <b>\$ 6,418.12</b> | <b>54.70%</b> |

**Treasurer's Fees**

|                       |                    |                |                    |                |
|-----------------------|--------------------|----------------|--------------------|----------------|
| General Fund          | \$ 1,604.00        | 54.68%         | \$ 1,604.01        | 100.00%        |
| Regional Improvements | 1,329.00           | 45.32%         | 1,329.31           | 100.02%        |
| <b>Total</b>          | <b>\$ 2,933.00</b> | <b>100.00%</b> | <b>\$ 2,933.32</b> | <b>100.01%</b> |

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

| Type of Advance                      | Principal<br>Balance    | Accrued<br>Interest  | Total Outstanding<br>Developer<br>Advances |
|--------------------------------------|-------------------------|----------------------|--|
| Project Management Fee               | \$ 2,279,705.75         | \$ 439,052.37        | \$ 2,718,758.12                            |
| Fencing                              | 546,020.52              | 119,178.91           | 665,199.43                                 |
| Advances to CAB for Capital Projects | 18,435,289.88           | 320,763.41           | 18,756,053.29                              |
| <b>Total Advances Due</b>            | <b>\$ 21,261,016.15</b> | <b>\$ 878,994.69</b> | <b>\$ 22,140,010.84</b>                    |

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

| Date   | Developer<br>Advances         | Interest<br>Accrued         | <u>Repay Developer Advances</u> |             | Outstanding<br>balance |
|--|-------------------------------|-----------------------------|---------------------------------|-------------|------------------------|
|  |                               |                             | Principal                       | Interest    |                        |
| <b>Beginning Balance as<br/>of 12/31/22</b>                          | <b>\$ 2,279,705.75</b>        | <b>\$ 359,262.66</b>        | <b>\$ -</b>                     | <b>\$ -</b> | <b>\$ 2,638,968.41</b> |
| Accrued Interest   | -                             | 79,789.71                   | -                               | -           | 2,718,758.12           |
| <b>Total 2023 Advances<br/>(Repayments)</b>                          | -                             | 79,789.71                   | -                               | -           |                        |
| <b>Outstanding Balance<br/>as of 6/30/23 (Net of<br/>Repayments)</b> | <u><u>\$ 2,279,705.75</u></u> | <u><u>\$ 439,052.37</u></u> |                                 |             | \$ 2,718,758.12        |

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

| Date   | Developer<br>Advances  | Interest<br>Accrued  | <u>Repay Developer Advances</u> |                   | Outstanding<br>balance  |
|--|------------------------|----------------------|---------------------------------|-------------------|-------------------------|
|  |                        |                      | Principal                       | Interest          |                         |
| <b>Beginning Balance as of<br/>12/31/22</b>                          | <b>\$15,994,148.41</b> | <b>\$ 369,590.19</b> | <b>\$ -</b>                     | <b>\$ -</b>       | <b>\$ 16,363,738.60</b> |
| 01/18/2023   | 1,267,060.48           | -                    | -                               | -                 | 17,630,799.08           |
| 02/10/2023   | 648,404.26             | -                    | -                               | -                 | 18,279,203.34           |
| 03/13/2023   | 4,587.80               | -                    | -                               | -                 | 18,283,791.14           |
| 03/20/2023   | 4,485.00               | -                    | -                               | -                 | 18,288,276.14           |
| 03/29/2023   | -                      | -                    | 345,534.96                      | 620,565.77        | 17,322,175.41           |
| 03/31/2023   | 238,535.06             | -                    | -                               | -                 | 17,560,710.47           |
| 04/14/2023   | 219,030.67             | -                    | -                               | -                 | 17,779,741.14           |
| 04/14/2023   | -                      | -                    | 440,390.41                      | 46,768.75         | 17,292,581.98           |
| 05/15/2023   | 619,998.11             | -                    | -                               | -                 | 17,912,580.09           |
| 06/13/2023   | 41,209.21              | -                    | -                               | -                 | 17,953,789.30           |
| 07/21/2023   | 183,756.25             | -                    | -                               | -                 | 18,137,545.55           |
| Accrued Interest   | -                      | 618,507.74           | -                               | -                 | 18,572,297.04           |
| <b>Total 2023 Advances<br/>(Repayments)</b>                          | <b>3,227,066.84</b>    | <b>618,507.74</b>    | <b>785,925.37</b>               | <b>667,334.52</b> |                         |
| <b>Outstanding Balance as of<br/>6/30/23 (Net of<br/>Repayments)</b> | <b>\$18,435,289.88</b> | <b>\$ 320,763.41</b> |                                 |                   | <b>\$ 18,756,053.29</b> |

Sky Ranch Community Authority Board  
 Developer Advance - BMP & Inspection Services  
 July 31, 2023

| Date   | Developer<br>Advances | Interest<br>Accrued  | <u>Repay Developer Advances</u> |             | Outstanding<br>balance |
|--|-----------------------|----------------------|---------------------------------|-------------|------------------------|
|  |                       |                      | Principal                       | Interest    |                        |
| <b>Beginning Balance as<br/>of 12/31/22</b>                          | <b>\$ 546,020.52</b>  | <b>\$ 100,068.20</b> | <b>\$ -</b>                     | <b>\$ -</b> | <b>\$ 646,088.72</b>   |
| Accrued Interest   | -                     | 19,110.71            | -                               | -           | 665,199.43             |
| <b>Total 2023 Advances<br/>(Repayments)</b>                          | -                     | 19,110.71            | -                               | -           |                        |
| <b>Outstanding Balance<br/>as of 6/30/23 (Net of<br/>Repayments)</b> | <b>\$ 546,020.52</b>  | <b>\$ 119,178.91</b> |                                 |             | <b>\$ 665,199.43</b>   |

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

|                             | <u>Fees Billed YTD</u> | <u>Outstanding AR</u> |
|-----------------------------|------------------------|-----------------------|
| <b><u>O&amp;M Fees</u></b>  |                        |                       |
| KB Homes                    | 10,871.98              | 4,869.64              |
| Richmond                    | 537.37                 | -                     |
| Pure Cycle                  | 4,200.00               | -                     |
| Challenger                  | 14,878.93              | 35,806.97             |
| Lennar                      | 14,777.13              | 6,432.13              |
| Homeowners                  | 252,744.44             | 75,982.67             |
| Total O&M                   | <u>298,009.85</u>      | <u>123,091.41</u>     |
| <b><u>Alleyway Fees</u></b> |                        |                       |
| KB Homes                    | 1,593.00               | 594.00                |
| Pure Cycle                  | 540.00                 | -                     |
| Challenger                  | 1,836.00               | 5,184.00              |
| Lennar                      | 1,431.00               | 675.00                |
| Homeowners                  | 513.00                 | 513.00                |
| Total O&M                   | <u>5,913.00</u>        | <u>6,966.00</u>       |
| <b><u>PIF</u></b>           |                        |                       |
| KB Homes                    | 50,597.74              | 7,970.77              |
| Richmond                    | 1,012.36               | (3.00)                |
| Taylor Morrison             | -                      | (8,191.21)            |
| Lennar                      | 29,094.27              | 29,094.27             |
| Valiant Homes               | 41,738.88              | -                     |
| DR Horton                   | 57,631.51              | -                     |
| Challenger                  | 79,002.91              | 79,002.91             |
| Total PIF                   | <u>259,077.67</u>      | <u>107,873.74</u>     |

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

| Billing Category/Builder              | January     | February    | March       | April       | May         | June        | July        | August    | September | October | November | December             | Total             |
|---------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|-----------|---------|----------|----------------------|-------------------|
| <b>O&amp;M Fees - Homebuilders</b>    |             |             |             |             |             |             |             |           |           |         |          |                      |                   |
| KB Homes                              | -           | -           | -           | 6,002.34    | -           | 4,869.64    | -           | -         | -         | -       | -        | -                    | 10,871.98         |
| Richmond                              | -           | -           | -           | -           | -           | 537.37      | -           | -         | -         | -       | -        | -                    | 537.37            |
| Pure Cycle                            | -           | -           | -           | 2,100.00    | -           | 2,100.00    | -           | -         | -         | -       | -        | -                    | 4,200.00          |
| Challenger                            | -           | 660.00      | -           | 6,689.23    | -           | 7,529.70    | -           | -         | -         | -       | -        | -                    | 14,878.93         |
| Lennar                                | -           | -           | -           | 7,800.00    | -           | 6,977.13    | -           | -         | -         | -       | -        | -                    | 14,777.13         |
| Amount Due                            | -           | 660.00      | -           | 22,591.57   | -           | 22,013.84   | -           | -         | -         | -       | -        | -                    | 45,265.41         |
| Payment Received                      |             |             |             |             |             |             |             |           |           |         |          |                      |                   |
| KB Homes                              | (17,303.33) | -           | -           | -           | (6,002.34)  | -           | -           | -         | -         | -       | -        | -                    | (23,305.67)       |
| Richmond                              | (4,736.42)  | -           | -           | -           | (2,885.00)  | -           | 2,347.63    | -         | -         | -       | -        | -                    | (5,273.79)        |
| Pure Cycle                            | (2,100.00)  | -           | -           | (2,100.00)  | -           | -           | (2,100.00)  | -         | -         | -       | -        | -                    | (6,300.00)        |
| Challenger                            | -           | -           | -           | -           | -           | -           | -           | -         | -         | -       | -        | -                    | -                 |
| Lennar                                | -           | (17,400.00) | -           | (8,345.00)  | -           | -           | -           | -         | -         | -       | -        | -                    | (25,745.00)       |
| Total Amount Received                 | (24,139.75) | (17,400.00) | -           | (10,445.00) | (8,887.34)  | -           | 247.63      | -         | -         | -       | -        | -                    | (60,624.46)       |
| <b>Balance as of 12/31/2022</b>       |             |             |             |             |             |             |             |           |           |         |          |                      |                   |
| <b>O&amp;M Fees AR - Homebuilders</b> |             |             |             |             |             |             |             |           |           |         |          |                      |                   |
| KB Homes                              | 17,303.33   | -           | -           | 6,002.34    | (6,002.34)  | 4,869.64    | -           | -         | -         | -       | -        | -                    | 4,869.64          |
| Richmond                              | 4,736.42    | -           | -           | -           | (2,885.00)  | 537.37      | 2,347.63    | -         | -         | -       | -        | -                    | -                 |
| Pure Cycle                            | 2,100.00    | (2,100.00)  | -           | -           | -           | 2,100.00    | (2,100.00)  | -         | -         | -       | -        | -                    | -                 |
| Challenger                            | 20,928.04   | -           | 660.00      | 6,689.23    | -           | 7,529.70    | -           | -         | -         | -       | -        | -                    | 35,806.97         |
| Lennar                                | 17,400.00   | -           | (17,400.00) | (545.00)    | -           | 6,977.13    | -           | -         | -         | -       | -        | -                    | 6,432.13          |
| Total O&M Fees AR                     | 62,467.79   | (24,139.75) | -           | 12,146.57   | (8,887.34)  | 22,013.84   | 247.63      | -         | -         | -       | -        | -                    | 47,108.74         |
| <b>O&amp;M Fees - Homeowners</b>      |             |             |             |             |             |             |             |           |           |         |          |                      |                   |
| O&M Fees                              | 73,812.00   | 1,014.44    | 305.00      | 79,800.00   | 4,397.00    | -           | 84,750.00   | -         | -         | -       | -        | -                    | 244,078.44        |
| Transfer Fees                         | 900.00      | 700.00      | 1,800.00    | (234.00)    | 800.00      | 2,900.00    | 1,800.00    | -         | -         | -       | -        | -                    | 8,666.00          |
| Late Fee                              | -           | -           | -           | -           | -           | -           | -           | -         | -         | -       | -        | -                    | -                 |
| Amount Due                            | 74,712.00   | 1,714.44    | 2,105.00    | 79,566.00   | 5,197.00    | 2,900.00    | 86,550.00   | -         | -         | -       | -        | -                    | 252,744.44        |
| Payment Received                      |             |             |             |             |             |             |             |           |           |         |          |                      |                   |
|                                       | (14,119.03) | (62,884.77) | (10,532.33) | (16,601.66) | (38,266.76) | (26,668.09) | (24,492.08) | -         | -         | -       | -        | -                    | (193,564.72)      |
| Total O&M Fees AR - Homeowners        | 16,802.95   | 60,592.97   | (61,170.33) | (8,427.33)  | 62,964.34   | (33,069.76) | (23,768.09) | 62,057.92 | -         | -       | -        | -                    | 75,982.67         |
| <b>Total O&amp;M Fees Billed</b>      |             |             |             |             |             |             |             |           |           |         |          |                      |                   |
|                                       | 74,712.00   | 2,374.44    | 2,105.00    | 102,157.57  | 5,197.00    | 24,913.84   | 86,550.00   | -         | -         | -       | -        | -                    | 298,009.85        |
| <b>Total Payments Received</b>        |             |             |             |             |             |             |             |           |           |         |          |                      |                   |
|                                       | (38,258.78) | (80,284.77) | (10,532.33) | (27,046.66) | (47,154.10) | (26,668.09) | (24,244.45) | -         | -         | -       | -        | -                    | (254,189.18)      |
| <b>Total Outstanding</b>              |             |             |             |             |             |             |             |           |           |         |          |                      |                   |
|                                       | 36,453.22   | (77,910.33) | (8,427.33)  | 75,110.91   | (41,957.10) | (1,754.25)  | 62,305.55   | -         | -         | -       | -        | -                    | 43,820.67         |
|                                       |             |             |             |             |             |             |             |           |           |         |          | Beginning AR Balance | 79,270.74         |
|                                       |             |             |             |             |             |             |             |           |           |         |          | Total AR Balance     | <u>123,091.41</u> |



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

| Billing Category/Builder            | January    | February   | March      | April      | May      | June     | July     | August | September | October | November | December | Total                |                        |
|-------------------------------------|------------|------------|------------|------------|----------|----------|----------|--------|-----------|---------|----------|----------|----------------------|------------------------|
| <b>Alleyway Fees - Homebuilders</b> |            |            |            |            |          |          |          |        |           |         |          |          |                      |                        |
| KB Homes                            | -          | -          | -          | 999.00     | -        | 594.00   | -        | -      | -         | -       | -        | -        | 1,593.00             |                        |
| Pure Cycle                          | -          | -          | -          | 270.00     | -        | 270.00   | -        | -      | -         | -       | -        | -        | 540.00               |                        |
| Challenger                          | -          | -          | -          | 1,026.00   | -        | 810.00   | -        | -      | -         | -       | -        | -        | 1,836.00             |                        |
| Lennar                              | -          | -          | -          | 756.00     | -        | 675.00   | -        | -      | -         | -       | -        | -        | 1,431.00             |                        |
| Amount Due                          | -          | -          | -          | 3,051.00   | -        | 2,349.00 | -        | -      | -         | -       | -        | -        | 5,400.00             |                        |
| Payment Received                    |            |            |            |            |          |          |          |        |           |         |          |          |                      |                        |
| KB Homes                            | (2,835.00) | -          | -          | -          | (999.00) | -        | -        | -      | -         | -       | -        | -        | (3,834.00)           |                        |
| Pure Cycle                          | (270.00)   | -          | -          | (270.00)   | -        | -        | (270.00) | -      | -         | -       | -        | -        | (810.00)             |                        |
| Lennar                              | -          | (1,107.00) | -          | (756.00)   | -        | -        | -        | -      | -         | -       | -        | -        | (1,863.00)           |                        |
| Total Amount Received               | (3,105.00) | (1,107.00) | -          | (1,026.00) | (999.00) | -        | (270.00) | -      | -         | -       | -        | -        | (6,507.00)           |                        |
| <b>Balance as of 12/31/2022</b>     |            |            |            |            |          |          |          |        |           |         |          |          |                      |                        |
| <b>Alleyway Fees - Homebuilders</b> |            |            |            |            |          |          |          |        |           |         |          |          |                      |                        |
| KB Homes                            | 2,835.00   | (2,835.00) | -          | 999.00     | (999.00) | 594.00   | -        | -      | -         | -       | -        | -        | 594.00               |                        |
| Pure Cycle                          | 270.00     | (270.00)   | -          | -          | -        | 270.00   | (270.00) | -      | -         | -       | -        | -        | -                    |                        |
| Challenger                          | 3,348.00   | -          | -          | 1,026.00   | -        | 810.00   | -        | -      | -         | -       | -        | -        | 5,184.00             |                        |
| Lennar                              | 1,107.00   | -          | (1,107.00) | -          | -        | 675.00   | -        | -      | -         | -       | -        | -        | 675.00               |                        |
| Total O&M Fees AR                   | 7,560.00   | (3,105.00) | (1,107.00) | 2,025.00   | (999.00) | 2,349.00 | (270.00) | -      | -         | -       | -        | -        | 6,453.00             |                        |
| <b>Alleyway Fees - Homeowners</b>   |            |            |            |            |          |          |          |        |           |         |          |          |                      |                        |
| Alleyway Fees                       | -          | -          | -          | 513.00     | -        | -        | -        | -      | -         | -       | -        | -        | 513.00               |                        |
| Amount Due                          | -          | -          | -          | 513.00     | -        | -        | -        | -      | -         | -       | -        | -        | 513.00               |                        |
| Payment Received                    | -          | -          | -          | -          | -        | -        | -        | -      | -         | -       | -        | -        | -                    |                        |
| Total O&M Fees AR - Homeowners      | -          | -          | -          | 513.00     | -        | -        | -        | -      | -         | -       | -        | -        | 513.00               |                        |
| <b>Total Alleyway Fees Billed</b>   | -          | -          | -          | 3,564.00   | -        | 2,349.00 | -        | -      | -         | -       | -        | -        | 5,913.00             |                        |
| <b>Total Payments Received</b>      | (3,105.00) | (1,107.00) | -          | (1,026.00) | (999.00) | -        | (270.00) | -      | -         | -       | -        | -        | (6,507.00)           |                        |
| <b>Total Outstanding</b>            | (3,105.00) | (1,107.00) | -          | 2,538.00   | (999.00) | 2,349.00 | (270.00) | -      | -         | -       | -        | -        | (594.00)             |                        |
|                                     |            |            |            |            |          |          |          |        |           |         |          |          | Beginning AR Balance | 7,560.00               |
|                                     |            |            |            |            |          |          |          |        |           |         |          |          | Total AR Balance     | <u><u>6,966.00</u></u> |

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

| Billing Category/Builder        | January      | February     | March        | April       | May          | June | July        | August | September | October | November | December | Total                |                   |
|---------------------------------|--------------|--------------|--------------|-------------|--------------|------|-------------|--------|-----------|---------|----------|----------|----------------------|-------------------|
| <b>PIF</b>                      |              |              |              |             |              |      |             |        |           |         |          |          |                      |                   |
| KB Homes                        | -            | -            | -            | -           | 50,597.74    | -    | -           | -      | -         | -       | -        | -        | 50,597.74            |                   |
| Richmond                        | -            | -            | 1,012.36     | -           | -            | -    | -           | -      | -         | -       | -        | -        | 1,012.36             |                   |
| Lennar                          | -            | -            | -            | -           | 29,094.27    | -    | -           | -      | -         | -       | -        | -        | 29,094.27            |                   |
| Valiant Homes                   | -            | -            | -            | -           | 41,738.88    | -    | -           | -      | -         | -       | -        | -        | 41,738.88            |                   |
| DR Horton                       | -            | -            | -            | -           | 57,631.51    | -    | -           | -      | -         | -       | -        | -        | 57,631.51            |                   |
| Challenger                      | -            | -            | -            | -           | 79,002.91    | -    | -           | -      | -         | -       | -        | -        | 79,002.91            |                   |
| Amount Due                      | -            | -            | 1,012.36     | -           | 258,065.31   | -    | -           | -      | -         | -       | -        | -        | 259,077.67           |                   |
| <b>Payment Received</b>         |              |              |              |             |              |      |             |        |           |         |          |          |                      |                   |
| KB Homes                        | -            | -            | (102,906.30) | -           | (53,433.17)  | -    | -           | -      | -         | -       | -        | -        | (156,339.47)         |                   |
| Richmond                        | -            | -            | -            | -           | (1,012.36)   | -    | -           | -      | -         | -       | -        | -        | (1,012.36)           |                   |
| Lennar                          | (192,166.65) | -            | -            | -           | -            | -    | -           | -      | -         | -       | -        | -        | (192,166.65)         |                   |
| Valiant Homes                   | -            | -            | -            | -           | -            | -    | (41,738.88) | -      | -         | -       | -        | -        | (41,738.88)          |                   |
| DR Horton                       | -            | -            | -            | -           | (57,631.51)  | -    | -           | -      | -         | -       | -        | -        | (57,631.51)          |                   |
| Challenger                      | -            | -            | -            | (75,575.67) | -            | -    | -           | -      | -         | -       | -        | -        | (75,575.67)          |                   |
| Total Amount Received           | (192,166.65) | -            | (102,906.30) | (75,575.67) | (112,077.04) | -    | (41,738.88) | -      | -         | -       | -        | -        | (524,464.54)         |                   |
| <b>Balance as of 12/31/2022</b> |              |              |              |             |              |      |             |        |           |         |          |          |                      |                   |
| <b>PIF AR</b>                   |              |              |              |             |              |      |             |        |           |         |          |          |                      |                   |
| KB Homes                        | 113,712.50   | -            | (102,906.30) | -           | (2,835.43)   | -    | -           | -      | -         | -       | -        | -        | 7,970.77             |                   |
| Richmond                        | (3.00)       | -            | 1,012.36     | -           | (1,012.36)   | -    | -           | -      | -         | -       | -        | -        | (3.00)               |                   |
| Taylor Morrison                 | (8,191.21)   | -            | -            | -           | -            | -    | -           | -      | -         | -       | -        | -        | (8,191.21)           |                   |
| Lennar                          | 192,166.65   | (192,166.65) | -            | -           | 29,094.27    | -    | -           | -      | -         | -       | -        | -        | 29,094.27            |                   |
| Valiant Homes                   | -            | -            | -            | -           | 41,738.88    | -    | (41,738.88) | -      | -         | -       | -        | -        | -                    |                   |
| DR Horton                       | -            | -            | -            | -           | -            | -    | -           | -      | -         | -       | -        | -        | -                    |                   |
| Challenger                      | 75,575.67    | -            | -            | (75,575.67) | 79,002.91    | -    | -           | -      | -         | -       | -        | -        | 79,002.91            |                   |
| Total PIF AR                    | 373,260.61   | (192,166.65) | (101,893.94) | (75,575.67) | 145,988.27   | -    | (41,738.88) | -      | -         | -       | -        | -        | 107,873.74           |                   |
| <b>Total PIF Billed</b>         | -            | -            | 1,012.36     | -           | 258,065.31   | -    | -           | -      | -         | -       | -        | -        | 259,077.67           |                   |
| <b>Total Payments Received</b>  | (192,166.65) | -            | (102,906.30) | (75,575.67) | (112,077.04) | -    | -           | -      | -         | -       | -        | -        | (482,725.66)         |                   |
| <b>Total Outstanding</b>        | (192,166.65) | -            | (101,893.94) | (75,575.67) | 145,988.27   | -    | -           | -      | -         | -       | -        | -        | (223,647.99)         |                   |
|                                 |              |              |              |             |              |      |             |        |           |         |          |          | Beginning AR Balance | 373,260.61        |
|                                 |              |              |              |             |              |      |             |        |           |         |          |          | Total AR Balance     | <u>149,612.62</u> |

**Sky Ranch Community Authority Board  
July Claims for the 8/11/23 Board Meeting**

| <b>Vendor</b>                     | <b>Number of Invoices</b> | <b>Sum of Net A/P</b> |
|-----------------------------------|---------------------------|-----------------------|
| <b>CAB</b>                        | <b>30</b>                 | <b>103,092.80</b>     |
| Altitude Community Law            | 3                         | 4,748.00              |
| CliftonLarsonAllen LLP            | 7                         | 33,791.50             |
| Consolidated Divisions Inc        | 2                         | 6,969.25              |
| Haynie & Company                  | 3                         | 15,800.00             |
| KB Home Colorado Inc              | 1                         | 6,525.19              |
| McGeady Becher PC                 | 1                         | 12,557.18             |
| Pet Scoop Inc                     | 1                         | 375.00                |
| Rangeview Metro Dist (FUND TRSFR) | 10                        | 22,016.58             |
| Xcel Energy AUTOPAY               | 1                         | 145.10                |
| Zach Blohm & Nicole Jordan        | 1                         | 165.00                |
| <b>Debt Service</b>               | <b>2</b>                  |                       |
| UMB                               | 2                         |                       |
| <b>FFAA</b>                       | <b>15</b>                 | <b>1,074,013.81</b>   |
| American West Construction LLC    | 2                         | 855,567.15            |
| CMS Environmental Solutions LLC   | 3                         | 1,185.00              |
| Consolidated Divisions Inc        | 1                         | 137,809.37            |
| CTL Thompson Incorporated         | 2                         | 8,393.50              |
| IDES LLC                          | 2                         | 10,927.22             |
| LSC Transportation                | 1                         | 567.40                |
| MPi Designs                       | 1                         | 475.00                |
| PCS Group Inc                     | 1                         | 13,366.92             |
| Pure Cycle Corporation            | 1                         | 23,728.50             |
| Westwood Professional Services    | 1                         | 21,993.75             |
| <b>Grand Total</b>                | <b>47</b>                 | <b>1,177,106.61</b>   |

*Payment already made, to be ratified.*

**03 - Sky Ranch Community Autho**  
**AP - Accounts Payable**  
**Detailed Aged Payables List**  
**As of Aug03/23**  
**Aged by Invoiced Date**

| Supplier Code | Supplier Name                     | Invoice Number | Invoice Date | Net A/P             | Funding Source |
|---------------|-----------------------------------|----------------|--------------|---------------------|----------------|
| 1171          | Altitude Community Law            | 888023         | 4/21/2023    | 2,281.00            | CAB            |
| 1171          | Altitude Community Law            | 889933         | 5/24/2023    | 2,032.00            | CAB            |
| 1171          | Altitude Community Law            | 891884         | 6/22/2023    | 435.00              | CAB            |
| 1242          | CliftonLarsonAllen LLP            | 3798158        | 7/10/2023    | 14,741.96           | CAB            |
| 1242          | CliftonLarsonAllen LLP            | 3801510        | 7/17/2023    | 5,082.64            | CAB            |
| 1242          | CliftonLarsonAllen LLP            | 3807466        | 7/24/2023    | 942.38              | CAB            |
| 1242          | CliftonLarsonAllen LLP            | 3807468        | 7/24/2023    | 1,019.55            | CAB            |
| 1242          | CliftonLarsonAllen LLP            | 3807470        | 7/24/2023    | 1,029.53            | CAB            |
| 1242          | CliftonLarsonAllen LLP            | 3807874        | 7/24/2023    | 3,874.95            | CAB            |
| 1242          | CliftonLarsonAllen LLP            | 3807916        | 7/24/2023    | 7,100.49            | CAB            |
| 1117          | Consolidated Divisions Inc        | 2010100        | 7/8/2023     | 1,116.17            | CAB            |
| 1117          | Consolidated Divisions Inc        | 2010237        | 7/31/2023    | 5,853.08            | CAB            |
| 1247          | Haynie & Company                  | C70913         | 6/30/2023    | 6,800.00            | CAB            |
| 1247          | Haynie & Company                  | C70916         | 6/30/2023    | 3,000.00            | CAB            |
| 1247          | Haynie & Company                  | C70917         | 6/30/2023    | 6,000.00            | CAB            |
| 1015          | KB Home Colorado Inc              | 072223         | 7/17/2023    | 6,525.19            | CAB            |
| 1060          | McGeady Becher PC                 | 116107261      | 6/30/2023    | 12,557.18           | CAB            |
| 1011          | Pet Scoop Inc                     | 491313         | 7/31/2023    | 375.00              | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 1-08           | 7/31/2023    | 61.06               | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 10-08          | 7/31/2023    | 1,917.70            | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 2-08           | 7/31/2023    | 342.15              | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 3-08           | 7/31/2023    | 2,505.21            | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 4-08           | 7/31/2023    | 3,684.70            | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 5-08           | 7/31/2023    | 2,767.05            | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 6-08           | 7/31/2023    | 4,822.39            | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 7-08           | 7/31/2023    | 2,029.87            | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 8-08           | 7/31/2023    | 2,954.49            | CAB            |
| 1250          | Rangeview Metro Dist (FUND TRSFR) | 9-08           | 7/31/2023    | 931.96              | CAB            |
| 1150          | Xcel Energy AUTOPAY               | 837883045      | 7/25/2023    | 145.10              | CAB            |
| 10            | Zach Blohm & Nicole Jordan        | 071723         | 7/17/2023    | 165.00              | CAB            |
| 1240          | UMB                               | 2019A-0723     | 7/4/2023     |                     | Debt Service   |
| 1240          | UMB                               | 2022A-0723     | 7/4/2023     |                     | Debt Service   |
| CAB1014       | American West Construction LLC    | F5WU PAY 1     | 6/25/2023    | 349,806.15          | FFAA           |
| CAB1014       | American West Construction LLC    | F5WU PAY2      | 7/25/2023    | 505,761.00          | FFAA           |
| CAB1225       | CMS Environmental Solutions LLC   | 154529         | 7/1/2023     | 395.00              | FFAA           |
| CAB1225       | CMS Environmental Solutions LLC   | 155364         | 8/1/2023     | 395.00              | FFAA           |
| CAB1225       | CMS Environmental Solutions LLC   | 155456         | 8/1/2023     | 395.00              | FFAA           |
| CAB1117       | Consolidated Divisions Inc        | F4LS PAY 8     | 7/25/2023    | 137,809.37          | FFAA           |
| CAB1145       | CTL Thompson Incorporated         | 673009         | 7/31/2023    | 691.00              | FFAA           |
| CAB1145       | CTL Thompson Incorporated         | 673010         | 7/31/2023    | 7,702.50            | FFAA           |
| CAB1120       | IDES LLC                          | 009876         | 6/30/2023    | 2,752.18            | FFAA           |
| CAB1120       | IDES LLC                          | 037922         | 6/30/2023    | 8,175.04            | FFAA           |
| CAB1195       | LSC Transportation                | 063919         | 6/30/2023    | 567.40              | FFAA           |
| CAB1090       | MPI Designs                       | 001953         | 7/19/2023    | 475.00              | FFAA           |
| CAB1170       | PCS Group Inc                     | 015381         | 7/13/2023    | 13,366.92           | FFAA           |
| CAB1249       | Pure Cycle Corporation            | F4FENPAY 6     | 7/25/2023    | 23,728.50           | FFAA           |
| CAB1125       | Westwood Professional Services    | 1230701789     | 7/24/2023    | 21,993.75           | FFAA           |
|               |                                   |                |              | <u>1,177,106.61</u> |                |
|               |                                   |                |              | 103,092.80          | CAB            |
|               |                                   |                |              | -                   | Debt Service   |
|               |                                   |                |              | <u>1,074,013.81</u> | FFAA           |
|               |                                   |                |              | 1,177,106.61        |                |

*Payment already made, to be ratified.*

# Sky Ranch CAB – Project Manager Board Report

Date: 8/11/23

## DESIGN AND CONSTRUCTION

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### Status Report and Progress Updates

#### Phase I (Filings 1-3)

- Grading, Utilities and Streets – final acceptance granted for Phase 1; working on punch lists for phases 2 and 3
- Landscaping – install and turnover complete
- Maintaining SEMSWA and Urban Drainage compliance – field work complete – working on turnover/acceptance process

#### Phase II (Filings 4-7)

- SDP Amendment 2 – complete
- ASP/Plat/CDs – Filing 5 Complete; Filing 6 Final Plat scheduled for hearing 8/8/23
- Grading/GESC – programming Filing 6 start
- Utilities – pond certification for Filing 4; Filing 5 sanitary sewer 25% complete
- Streets – Filing 4 90% complete – working on intersection tie-ins on Monaghan at 6<sup>th</sup> and 10<sup>th</sup>; Filing 5 out for bid
- I70 Interchange – improvements scheduled to be complete end of August
- School status – final punch list; first day of school 8/9/23

## BUDGET

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- Budget review – no changes

## CONTRACTS, CHANGE ORDERS AND TASK ORDERS

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### Phase I

### Phase II

- CMS, TO#2, \$7,110.00 – Filing 5 SWMP/GESC inspections
- PEI
  - CO15, \$11,536.88 – striping for Carrie St.
  - CO16, \$27,051.40 – retrofit curb ramps on Monaghan
  - CO17, \$5,634.22 – 10<sup>th</sup> and Monaghan intersection rough grading on east side
- Pure Cycle Fencing
  - CO3, \$1,429.57 – additional column caps
  - CO4, \$5,367.02 – additional fencing material

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

| Activity Description             | Vendor                     | Total Contracts      | Total Invoices       | Total Retainage   | Total Reimbursable   | % Complete | Remaining to Spend  |
|----------------------------------|----------------------------|----------------------|----------------------|-------------------|----------------------|------------|---------------------|
| Planning and Engineering         | Aquatech                   | 4,212.00             | -                    | -                 | -                    | 0%         | 4,212.00            |
| Fees, Permits and Administration | Arapahoe County            | 121,504.32           | 121,504.32           | -                 | 99,913.00            | 100%       | -                   |
| Grading                          | Bemas                      | 1,069,081.09         | 962,791.10           | -                 | 500,651.37           | 90%        | 106,289.99          |
| Landscaping                      | CDI                        | 1,856,356.66         | 541,859.16           | 27,092.96         | 541,859.16           | 29%        | 1,314,497.50        |
| Fees, Permits and Administration | CDPHE                      | 514.79               | 514.79               | -                 | 423.31               | 100%       | -                   |
| Erosion Control                  | CMS                        | 5,467.50             | 3,882.13             | -                 | 3,192.32             | 71%        | 1,585.37            |
| Geotech                          | Cole Garner                | 836.50               | -                    | -                 | -                    | 0%         | 836.50              |
| Fees, Permits and Administration | Colorado Geological Survey | 123.02               | 123.02               | -                 | 101.16               | 100%       | -                   |
| Water                            | Copeland                   | 3,457.18             | 3,457.18             | -                 | -                    | 100%       | -                   |
| Planning and Engineering         | CTL Thompson               | 2,975.00             | 1,105.00             | -                 | 908.64               | 37%        | 1,870.00            |
| Geotech                          | CTL Thompson               | 296,893.95           | 291,681.65           | -                 | 239,853.51           | 98%        | 5,212.30            |
| Planning and Engineering         | CVL Consultants            | 522,710.20           | 509,088.27           | -                 | 418,623.29           | 97%        | 13,621.93           |
| Planning and Engineering         | David Evans                | 1,755.00             | -                    | -                 | -                    | 0%         | 1,755.00            |
| Planning and Engineering         | ERC                        | 4,289.22             | 2,129.48             | -                 | 1,751.08             | 50%        | 2,159.74            |
| Planning and Engineering         | ERO                        | 1,956.13             | 1,956.13             | -                 | 1,608.52             | 100%       | 0.00                |
| Water                            | Ferguson                   | 5,769.96             | 5,769.96             | -                 | 5,769.96             | 100%       | -                   |
| District                         | IDES                       | 73,955.00            | 62,004.62            | -                 | -                    | 84%        | 11,950.39           |
| Survey                           | KT Engineering             | 327,237.50           | 262,431.55           | -                 | 217,475.22           | 80%        | 64,805.95           |
| Planning and Engineering         | LSC                        | 17,793.00            | 16,692.50            | -                 | 13,726.24            | 94%        | 1,100.50            |
| Asphalt                          | Martin Marietta            | 4,027,406.75         | 3,972,216.18         | 198,610.81        | 3,972,216.18         | 99%        | 55,190.57           |
| Legal Title                      | McGeady Becher             | 61.99                | 61.99                | -                 | -                    | 100%       | -                   |
| Planning and Engineering         | MPI Designs                | 14,131.25            | 12,677.75            | -                 | 10,424.91            | 90%        | 1,453.50            |
| Sanitary Sewer                   | Nelson                     | 1,777,290.27         | 1,669,433.28         | 756.19            | 1,669,433.28         | 94%        | 107,856.99          |
| Water                            | Nelson                     | 1,809,632.40         | 1,802,743.87         | 8,308.03          | 1,802,743.87         | 100%       | 6,888.53            |
| Storm Sewer                      | Nelson                     | 3,880,163.67         | 3,830,559.53         | 3,518.77          | 3,830,559.53         | 99%        | 49,604.14           |
| Asphalt                          | Nelson                     | 707,856.20           | 707,856.20           | 35,392.81         | 707,856.20           | 100%       | -                   |
| Planning and Engineering         | PCS Group                  | 137,047.00           | 134,675.12           | -                 | 110,743.35           | 98%        | 2,371.88            |
| Concrete                         | PEI                        | 2,112,557.83         | 2,104,725.15         | 105,236.26        | 2,104,725.15         | 100%       | 7,832.68            |
| Warranty and Turnover            | PEI                        | 137,399.65           | -                    | -                 | -                    | 0%         | 137,399.65          |
| Landscaping                      | Pure Cycle Fencing         | 344,344.88           | 187,514.74           | 9,375.74          | 187,514.74           | 54%        | 156,830.14          |
| Erosion Control                  | Pure Cycle GESC            | 358,116.85           | 275,220.65           | 13,761.03         | 226,317.42           | 77%        | 82,896.20           |
| Fees, Permits and Administration | Rangeview                  | 490,091.98           | 490,091.98           | -                 | 403,002.64           | 100%       | -                   |
| Fees, Permits and Administration | SEMSWA                     | 23,316.35            | 23,316.35            | -                 | 19,173.04            | 100%       | -                   |
| District                         | Sentinel                   | 293.15               | 293.15               | -                 | 293.15               | 100%       | -                   |
| Planning and Engineering         | Studio DH                  | 1,350.00             | 1,350.00             | -                 | 1,350.00             | 100%       | -                   |
| Planning and Engineering         | Studio Lightning           | 6,205.00             | 2,890.00             | -                 | 2,376.45             | 47%        | 3,315.00            |
| Fees, Permits and Administration | Tri-County Health          | 240.30               | 240.30               | -                 | 197.60               | 100%       | -                   |
| Planning and Engineering         | Underground Consulting     | 270.00               | 270.00               | -                 | 222.02               | 100%       | -                   |
| -                                | -                          | -                    | -                    | -                 | -                    | 0%         | -                   |
| -                                | -                          | -                    | -                    | -                 | -                    | 0%         | -                   |
| -                                | -                          | -                    | -                    | -                 | -                    | 0%         | -                   |
| <b>Total</b>                     |                            | <b>20,144,663.54</b> | <b>18,003,127.09</b> | <b>402,052.60</b> | <b>17,095,006.30</b> | <b>30</b>  | <b>2,141,536.45</b> |

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

| Activity Description             | Vendor                     | Total Contracts     | Total Invoices      | Total Retainage  | Total Reimbursable  | % Complete | Remaining to Spend |
|----------------------------------|----------------------------|---------------------|---------------------|------------------|---------------------|------------|--------------------|
| Sanitary Sewer                   | American West              | 1,141,703.50        | -                   | -                | -                   | 0%         | 1,141,703.50       |
| Water                            | American West              | 1,510,906.00        | -                   | -                | -                   | 0%         | 1,510,906.00       |
| Storm Sewer                      | American West              | 1,210,976.00        | -                   | -                | -                   | 0%         | 1,210,976.00       |
| Planning and Engineering         | Aquatech                   | 3,900.00            | -                   | -                | -                   | 0%         | 3,900.00           |
| Fees, Permits and Administration | Arapahoe County            | 61,512.30           | 61,512.30           | -                | 50,581.56           | 100%       | -                  |
| Grading                          | Bemas                      | 1,069,081.09        | 962,791.10          | -                | 500,651.37          | 90%        | 106,289.99         |
| Landscaping                      | CDI                        | 109,197.46          | 31,874.07           | 1,593.70         | 31,874.07           | 29%        | 77,323.39          |
| Fees, Permits and Administration | CDPHE                      | 476.66              | 476.66              | -                | 391.96              | 100%       | -                  |
| Erosion Control                  | CMS                        | 12,172.50           | 3,594.56            | -                | 2,955.85            | 30%        | 8,577.94           |
| 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               | 250,449.35          | 51,781.38           | -                | 42,580.48           | 21%        | 198,667.97         |
| Planning and Engineering         | CVL Consultants            | 462,215.00          | 469,609.15          | -                | 386,159.60          | 102%       | (7,394.15)         |
| Planning and Engineering         | David Evans                | 1,625.00            | -                   | -                | -                   | 0%         | 1,625.00           |
| Planning and Engineering         | ERC                        | 3,971.50            | 1,971.75            | -                | 1,621.37            | 50%        | 1,999.76           |
| Planning and Engineering         | ERO                        | 1,811.23            | 1,811.23            | -                | 1,489.37            | 100%       | -                  |
| Water                            | Ferguson                   | 339.41              | 339.41              | -                | 339.41              | 100%       | -                  |
| District                         | IDES                       | 62,500.00           | 57,411.70           | -                | -                   | 92%        | 5,088.30           |
| Survey                           | KT Engineering             | 168,015.74          | 15,437.15           | -                | 12,694.16           | 9%         | 152,578.59         |
| Planning and Engineering         | LSC                        | 16,475.00           | 15,456.03           | -                | 12,709.49           | 94%        | 1,018.97           |
| Asphalt                          | Martin Marietta            | 236,906.29          | 233,659.78          | 11,682.99        | 233,659.78          | 99%        | 3,246.51           |
| Legal Title                      | McGeady Becher             | 57.40               | 57.40               | -                | -                   | 100%       | -                  |
| Planning and Engineering         | MPI Designs                | 9,191.25            | 5,305.75            | -                | 4,362.92            | 58%        | 3,885.50           |
| Sanitary Sewer                   | Nelson                     | 108,201.95          | 98,201.95           | 44.48            | 98,201.95           | 91%        | 10,000.00          |
| Water                            | Nelson                     | 223,873.45          | 223,468.24          | 488.71           | 223,468.24          | 100%       | 405.21             |
| Storm Sewer                      | Nelson                     | 228,244.93          | 225,327.03          | 206.99           | 225,327.03          | 99%        | 2,917.90           |
| Asphalt                          | Nelson                     | 41,638.60           | 41,638.60           | 2,081.93         | 41,638.60           | 100%       | -                  |
| Planning and Engineering         | PCS Group                  | 126,895.37          | 124,699.17          | -                | 102,540.13          | 98%        | 2,196.20           |
| Concrete                         | PEI                        | 124,268.11          | 123,807.36          | 6,190.37         | 123,807.36          | 100%       | 460.75             |
| Landscaping                      | Pure Cycle Fencing         | 20,255.58           | 11,030.28           | 551.51           | 11,030.28           | 54%        | 9,225.30           |
| Erosion Control                  | Pure Cycle GESC            | 255,014.55          | 16,189.45           | 809.47           | 13,312.79           | 6%         | 238,825.10         |
| Fees, Permits and Administration | Rangeview                  | 46,328.94           | 46,328.94           | -                | 38,096.29           | 100%       | -                  |
| Fees, Permits and Administration | SEMSWA                     | 15,534.45           | 15,534.45           | -                | 12,773.98           | 100%       | -                  |
| District                         | Sentinel                   | 303.99              | 305.33              | -                | 305.33              | 100%       | (1.34)             |
| Planning and Engineering         | Studio DH                  | 1,250.00            | 1,250.00            | -                | 1,250.00            | 100%       | -                  |
| Planning and Engineering         | Studio Lightning           | 365.00              | 170.00              | -                | 139.79              | 47%        | 195.00             |
| Fees, Permits and Administration | Tri-County Health          | 222.50              | 226.70              | -                | 186.42              | 102%       | (4.20)             |
| Planning and Engineering         | Underground Consulting     | 250.00              | 250.00              | -                | 205.58              | 100%       | -                  |
| -                                | -                          | -                   | -                   | -                | -                   | 0%         | -                  |
| <b>Total</b>                     |                            | <b>3,659,178.69</b> | <b>2,841,897.32</b> | <b>23,650.15</b> | <b>2,174,500.75</b> | <b>27</b>  | <b>817,281.37</b>  |

# SKY RANCH COMMUNITY AUTHORITY BOARD

## Board Meeting Project Status

### August 11<sup>th</sup>, 2023



*Filing 5  
(View: Southeast)*

### Cost Certification Reports

#### Phase I (Filing Nos. 1 – 3)

None

#### Phase II (Filing Nos. 4 – 7)

Cost Certification Report #8 Certifies \$1,089,458.16 in Verified Costs

### Construction Contract Documents

#### Phase I (Filing Nos. 1 – 3)

None

#### Phase II (Filing Nos. 4 – 7)

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

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

##### *Pay Applications*

- Pay Application #8 is recommended for payment \$137,809.38 (\$145,062.50 District; \$0.00 Non-District; \$7,253.13 Retained)
  - \$782,543.85 Billed to Date. \$39,127.19 Retained. \$743,416.66 Paid to Date.



## **Filing 4 Concrete – Premier Earthworks & Infrastructure**

**Recommended for Approval:**

### *Change Orders*

- Change Order #14: \$11,536.88 for costs associated with additional scope for striping on Carrie Street.
- Change Order #15: \$5,634.22 for costs associated with additional scope for rough grading on the east side of E 10<sup>th</sup> Drive and N Monaghan Road intersection.
- Change Order #16: \$27,051.40 for costs associated with requested additional curb ramps and sidewalk work along the west side of Monaghan Road.

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

**Recommended for Approval:**

### *Change Orders*

- Change Order #3: \$1,429.57 for costs associated with stocking additional column caps for future maintenance and repairs.
- Change Order #4: \$5,367.02 for costs associated with stocking additional fencing for future maintenance and repairs.

### *Pay Applications*

- Pay Application #6 is recommended for payment \$23,728.50 (\$24,977.37 District; \$0.00 Non-District; \$1,248.87 Retained)
  - \$245,582.95 Billed to Date. \$12,279.15 Retained. \$233,303.80 Paid to Date.

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

**Recommended for Approval:**

### *Pay Applications*

- Pay Application #2 is recommended for payment \$505,761.00 (\$466,500.00 District; \$65,880.00 Non-District; \$26,619.00 Retained)
  - \$900,597.00 Billed to Date. \$45,029.85 Retained. \$855,567.15 Paid to Date.

## **Contractor / Vendor Agreements**

### **Phase I (Filing Nos. 1 – 3)**

None

### **Phase II (Filing Nos. 4 – 7)**

#### **Filing 5 Roadways**

- Pre-Bid Meeting was held on Thursday, July 20<sup>th</sup>, 2023.
- Bids were received on Thursday, August 10<sup>th</sup>, 2023. IDES will provide a Bid Analysis and conduct interviews with perspective bidders to provide recommendation to the Board at the September Board Meeting.
- Is the Board in favor of creating a Review Committee for the purposes of attending the Interviews with Bidders and authorizing a Notice of Award prior to the September Board Meeting?

### **Consultant/Vendor Task Orders**

None

# Sky Ranch Community Authority Board

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

| <b>Contractor</b>           | <b>Change Orders</b> | <b>Total Contract Amount</b> | <b>Amount Billed</b>   | <b>Remaining</b>      |
|-----------------------------|----------------------|------------------------------|------------------------|-----------------------|
| PEI - Grading               | 10                   | \$1,580,213.82               | \$1,580,213.82         | \$0.00                |
| PEI - Drainage & Utilities  | 28                   | \$10,259,670.46              | \$10,259,670.46        | \$0.00                |
| PEI - Roadways              | 20                   | \$8,803,411.96               | \$8,803,411.96         | \$0.00                |
| PEI - G, U, R               | 4                    | \$50,000.00                  | \$50,000.00            | \$0.00                |
| EDI - Landscape P1          | 30                   | \$2,076,304.28               | \$2,076,304.28         | \$0.00                |
| EDI - Landscape P2          | 4                    | \$169,603.96                 | \$169,603.96           | \$0.00                |
| EDI - Landscape P3          | 18                   | \$1,296,483.38               | \$1,296,483.38         | \$0.00                |
| BEMAS - Grading A&D P1      | 12                   | \$2,045,669.13               | \$2,045,669.13         | \$0.00                |
| BEMAS - Grading A&D P2      | 0                    | \$819,045.20                 | \$0.00                 | \$819,045.20          |
| Pure Cycle - EC F4          | 6                    | \$753,158.98                 | \$310,379.27           | \$442,779.71          |
| Pure Cycle - Fence F4       | 1                    | \$398,315.04                 | \$209,575.30           | \$188,739.74          |
| Nelson - F4 Wet Utilities   | 20                   | \$9,968,833.95               | \$9,897,424.07         | \$71,409.88           |
| Martin Marietta - F4 Paving | 13                   | \$4,776,138.90               | \$4,439,535.73         | \$336,603.17          |
| PEI - F4 Concrete & SS      | 13                   | \$2,617,552.98               | \$2,352,339.86         | \$265,213.12          |
| CDI - F4 Landscape          | 6                    | \$2,183,949.01               | \$605,607.28           | \$1,578,341.73        |
| Pure Cycle - F5 GESC        | 1                    | \$228,939.50                 | \$0.00                 | \$228,939.50          |
| AWC - F5 Wet Utilities      | 0                    | \$3,863,585.50               | \$349,806.15           | \$3,513,779.35        |
| <b>Total</b>                |                      | <b>\$51,890,876.05</b>       | <b>\$44,446,024.65</b> | <b>\$7,444,851.40</b> |

## Sky Ranch Community Authority Board Summary of Contract Changes

### Change Order Log

| #  | Contractor                  | Original Contract Amount | Days | Executed CO's         |       | New Contract           |       |
|----|-----------------------------|--------------------------|------|-----------------------|-------|------------------------|-------|
|    |                             |                          |      | Amount                | Days  | Amount                 | Days  |
| 1  | PEI - Grading               | \$1,418,885.53           | 0    | \$161,328.29          | 39    | \$1,580,213.82         | 39    |
| 2  | PEI - Drainage & Utilities  | \$8,971,057.30           | 0    | \$1,288,613.16        | 113.5 | \$10,259,670.46        | 113.5 |
| 3  | PEI - Roadways              | \$8,368,649.67           | 0    | \$434,762.29          | 59    | \$8,803,411.96         | 59    |
| 4  | PEI - G, U, R               | \$0.00                   | 0    | \$50,000.00           | 0     | \$50,000.00            | 0     |
| 5  | EDI - Landscape Ph 1        | \$1,633,252.04           | 96   | \$443,052.24          | 174   | \$2,076,304.28         | 270   |
| 6  | EDI - Landscape Ph 2        | \$155,431.26             | 210  | \$14,172.70           | 3     | \$169,603.96           | 213   |
| 7  | EDI - Landscape Ph 3        | \$1,293,395.48           | 210  | \$3,087.90            | 73    | \$1,296,483.38         | 283   |
| 8  | Bemas - Grading A&D P1      | \$1,574,333.75           | 44   | \$471,335.38          | 12    | \$2,045,669.13         | 56    |
| 9  | Bemas - Grading A&D P2      | \$819,045.20             | 26   | \$0.00                | 0     | \$819,045.20           | 26    |
| 10 | Pure Cycle - EC F4          | \$467,001.00             | 0    | \$286,157.98          | 0     | \$753,158.98           | 0     |
| 11 | Pure Cycle - Fence F4       | \$262,543.79             | 0    | \$135,771.25          | 30    | \$398,315.04           | 30    |
| 12 | Nelson - F4 Wet Utilities   | \$7,376,353.00           | 165  | \$2,592,480.95        | 445.2 | \$9,968,833.95         | 610.2 |
| 13 | Martin Marietta - F4 Paving | \$4,700,851.60           | 129  | \$75,287.30           | 0     | \$4,776,138.90         | 129   |
| 14 | PEI - F4 Concrete & SS      | \$2,267,308.82           | 129  | \$350,244.16          | 399   | \$2,617,552.98         | 528   |
| 15 | CDI - F4 Landscape          | \$2,154,077.51           | 132  | \$29,871.50           | 0     | \$2,183,949.01         | 132   |
| 16 | Pure Cycle - F5 GESC        | \$248,939.50             | 0    | -\$20,000.00          | 0     | \$228,939.50           | 0     |
| 17 | AWC - F5 Wet Utilities      | \$3,863,585.50           | 167  | \$0.00                | 0     | \$3,863,585.50         | 167   |
|    | <b>Total</b>                | <b>\$45,574,710.95</b>   |      | <b>\$6,316,165.10</b> |       | <b>\$51,890,876.05</b> |       |

### Potential Change Order Log

| #  | Contractor                  | Current Contract       | Days  | Potential Change Orders              |      | Potential Contract     |       |
|----|-----------------------------|------------------------|-------|--------------------------------------|------|------------------------|-------|
|    |                             |                        |       | Amount                               | Days | Amount                 | Days  |
| 1  | PEI - Grading               | \$1,580,213.82         | 39    | \$0.00                               | 0    | \$1,580,213.82         | 39    |
| 2  | PEI - Drainage & Utilities  | \$10,259,670.46        | 113.5 | \$0.00                               | 0    | \$10,259,670.46        | 113.5 |
| 3  | PEI - Roadways              | \$8,803,411.96         | 59    | \$0.00                               | 0    | \$8,803,411.96         | 59    |
| 4  | PEI - G, U, R               | \$50,000.00            | 0     | \$0.00                               | 0    | \$50,000.00            | 0     |
| 5  | EDI - Landscape P1          | \$2,076,304.28         | 270   | \$0.00                               | 0    | \$2,076,304.28         | 270.0 |
| 6  | EDI - Landscape P2          | \$169,603.96           | 213   | \$0.00                               | 0    | \$169,603.96           | 213   |
| 7  | EDI - Landscape P3          | \$1,296,483.38         | 283   | \$0.00                               | 0    | \$1,296,483.38         | 283   |
| 8  | Bemas - Grading A&D P1      | \$2,045,669.13         | 56    | \$0.00                               | 0    | \$2,045,669.13         | 56    |
| 9  | Bemas - Grading A&D P2      | \$819,045.20           | 26    | \$0.00                               | 0    | \$819,045.20           | 26    |
| 10 | Pure Cycle - EC F4          | \$753,158.98           | 0     | \$0.00                               | 0    | \$753,158.98           | 0     |
| 11 | Pure Cycle - Fence F4       | \$398,315.04           | 30    | \$6,796.59                           | 0    | \$405,111.63           | 30    |
| 12 | Nelson - F4 Wet Utilities   | \$9,968,833.95         | 610.2 | \$0.00                               | 0    | \$9,968,833.95         | 610.2 |
| 13 | Martin Marietta - F4 Paving | \$4,776,138.90         | 129   | \$0.00                               | 0    | \$4,776,138.90         | 129   |
| 14 | PEI - F4 Concrete & SS      | \$2,617,552.98         | 129   | \$55,792.07                          | 0    | \$2,673,345.05         | 129   |
| 15 | CDI - F4 Landscape          | \$2,183,949.01         | 132   | -\$14,330.17                         | 0    | \$2,169,618.84         | 132   |
| 16 | Pure Cycle - F5 GESC        | \$228,939.50           | 0     | \$0.00                               | 0    | \$228,939.50           | 0     |
| 17 | AWC - F5 Wet Utilities      | \$3,863,585.50         | 0     | \$0.00                               | 0    | \$3,863,585.50         | 0     |
|    | <b>Total</b>                | <b>\$51,890,876.05</b> |       | <b>\$48,258.49</b>                   |      | <b>\$51,939,134.54</b> |       |
|    |                             |                        |       | Potential Total of All Change Orders |      | \$48,258.49            |       |

### Force Account Log

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

# Sky Ranch Community Authority Board Cost Certification



**Report #8  
August 2023**



Independent District Engineering Services, LLC  
1626 Cole Blvd, Suite 125  
Lakewood, CO 80401  
[www.idesllc.com](http://www.idesllc.com)

# Sky Ranch Community Authority Board Cost Certification Report #8

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August 11, 2023

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

## **SKY RANCH COMMUNITY AUTHORITY BOARD – FILINGS 4-7 COST CERTIFICATION REPORT #8**

### **INTRODUCTION**

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

The Construction Related Expenses for public improvements discussed in this report were paid for by the Developer and are being certified as Verified Costs in the amount of **\$31,754.09**. The Construction Related Expenses paid for directly by the CAB were also reviewed as part of this report and are certified as Verified Costs in the amount of **\$1,057,704.07** for a total Verified Cost amount of **\$1,089,458.16**.

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

### **REFERENCE DOCUMENTS**

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

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

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

### **ASSUMPTIONS**

The following assumptions were made for this report.

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

- Expenditures that did not have enough information to be certified with this report may be certified in a future report.
- It is assumed that geotechnical pavement designs have been performed and followed. It is assumed materials testing was performed during construction.
- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Acquisition Agreement. The CAB shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the CAB.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is our recommendation these lien waivers be provided to the CAB.
- The appropriate land deeds will be granted before the CAB provides reimbursement.
- Public improvements included in this report are to be conveyed to another governmental entity or the CAB. All public improvement conveyances are the responsibility of the Developer.
- Public improvements included in this report without final, preliminary, or conditional acceptance are included as part of the developer agreement (or equivalent) with the applicable government entity requiring completion and final acceptance of such public improvements and the means by which such completion and final acceptance are secured.
- Developer provided invoices included in this report may not be all inclusive of all expenditures incurred for the project during the stated time period. The Developer may submit additional costs incurred during such time period and those costs may be reviewed in a future report.

## DISCUSSION

### Activities Conducted

For this report, the following activities were performed:

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

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

## Improvements

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

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

## Review of Expenditures

Expenditures reviewed were invoiced to the Developer between March 2021 and June 2023. Invoices provided by the Developer were considered Verified Costs (eligible for CAB reimbursement) or Non-Verified Expenses (not eligible for CAB reimbursement). These were reviewed only to confirm they are eligible to be considered as Verified Costs to be used for bonding purposes. Non-Verified Costs were private expenditures that do not directly contribute to the construction of the Public Infrastructure. Costs that pertain to both public improvements and private improvements were considered Verified Costs as a Filing Site Percent based on the land area ratio. These Filing Site Percents were 63.50% (Filing 4 Site Percent), 44.62% (Filing 5 Site Percent), 63.31% (Filing 6 Site Percent), 46.27% (Filing 7 Site Percent), 56.58% (Filing 4 & 5 Site Percent), 59.25% (Filing 4, 5, 6 Site Percent), 56.92% (Filing 4, 5, 6, 7 Site Percent), 57.25% (Filing 6 & 7 Site Percent). Attachment C contains a summary of the Construction Related Expenses for the invoices provided.

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

## Vendors

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



### Site Visit

A site visit was conducted in July 2023. When possible photos were taken of the project to memorialize the construction of infrastructure and are included in Attachment D. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

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

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

| CAB Improvements             | Cost                  | Percent of Total Cost |
|------------------------------|-----------------------|-----------------------|
| <i>Local Improvements</i>    |                       |                       |
| Street                       | \$460,345.41          | 42.26%                |
| Parks and Rec                | \$403,325.86          | 37.02%                |
| Water                        | \$57,582.69           | 5.29%                 |
| Sanitation                   | \$18,106.59           | 1.66%                 |
| Storm                        | \$63,852.36           | 5.86%                 |
| Safety Protection            | \$0.00                | 0.00%                 |
| <i>Regional Improvements</i> |                       |                       |
| Regional Street              | \$63,331.84           | 5.81%                 |
| Regional Parks & Rec         | \$94.92               | 0.01%                 |
| Regional Stormwater          | \$22,818.49           | 2.09%                 |
| <b>TOTAL</b>                 | <b>\$1,089,458.16</b> | <b>100%</b>           |

### RECOMMENDATION

In our professional opinion the Construction Related Expenses included in this report were found to be reasonable and appropriate for the type of improvements constructed. Based on the information provided and level of analysis completed, the Engineer certifies the expenditures provided by the Developer as Verified Costs in the amount of **\$1,089,458.16**.

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

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

Respectfully Submitted,

Stan Fowler, PE  
Independent District Engineering Services, LLC

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# Attachment A

## Site Map

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## SOFT COSTS




| District Improvements        | Cost               | Percent of Total Cost |
|------------------------------|--------------------|-----------------------|
| <i>Local Improvements</i>    |                    |                       |
| Street                       | \$75,065.47        | 79.34%                |
| Parks and Rec                | \$9,100.25         | 9.62%                 |
| Water                        | \$0.00             | 0.00%                 |
| Sanitation                   | \$0.00             | 0.00%                 |
| Storm                        | \$10,442.91        | 11.04%                |
| Safety Protection            | \$0.00             | 0.00%                 |
| <i>Regional Improvements</i> |                    |                       |
| Regional Street              | \$0.00             | 0.00%                 |
| Regional Parks & Rec         | \$0.00             | 0.00%                 |
| Regional Stormwater          | \$0.00             | 0.00%                 |
| <b>TOTAL</b>                 | <b>\$94,608.62</b> | <b>100%</b>           |

## HARD COSTS

| District Improvements        | Cost                | Percent of Total Cost |
|------------------------------|---------------------|-----------------------|
| <i>Local Improvements</i>    |                     |                       |
| Street                       | \$385,279.94        | 38.73%                |
| Parks and Rec                | \$394,225.61        | 39.63%                |
| Water                        | \$57,582.69         | 5.79%                 |
| Sanitation                   | \$18,106.59         | 1.82%                 |
| Storm                        | \$53,409.45         | 5.37%                 |
| Safety Protection            | \$0.00              | 0.00%                 |
| <i>Regional Improvements</i> |                     |                       |
| Regional Street              | \$63,331.84         | 6.37%                 |
| Regional Parks & Rec         | \$94.92             | 0.01%                 |
| Regional Storm               | \$22,818.49         | 2.29%                 |
| <b>TOTAL</b>                 | <b>\$994,849.54</b> | <b>100%</b>           |

## LEGEND

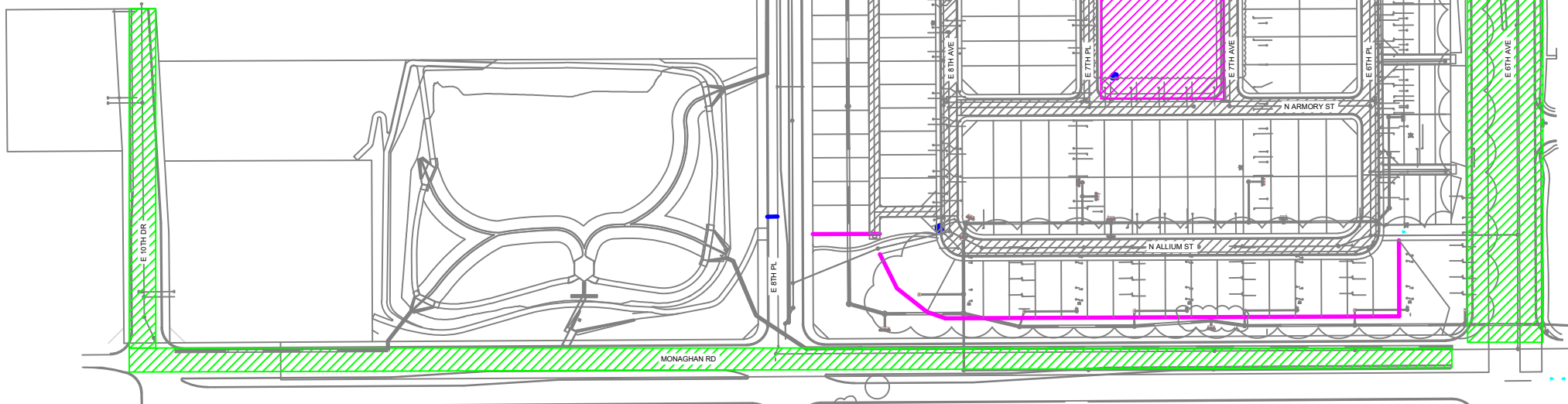
43

-  **STREET IMPROVEMENTS**
-  **PARKS & REC IMPROVEMENTS**
-  **WATER IMPROVEMENTS**

## DEFINITIONS & NOTES

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

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



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# Attachment B

## Vendors

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## Attachment B Vendors

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

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

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

**CMS Environmental Solutions, LLC** Stormwater inspector for the Filings 4 & 5 (Neighborhood A) development. These Construction Related Expenses were considered eligible for CAB financing at Filings 4 & 5 (Neighborhood A) Site Percent.

**Colorado Department of Public Health and Environment (CDPHE)** Governmental regulatory agency who required water quality permit fees for the Project. This cost was considered eligible at the Filing 4, 5, 6 & 7 (Neighborhoods A & D) Site Percent.

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

**County of Arapahoe** Governing county for the Project who assessed fees for Filing 6 ASP, amendments, agreements, and construction plans. Fees related to drainage reports, pavement designs, and engineering for landscape and irrigation were considered eligible for CAB financing. Fees for Filing 6 ASP, amendments, agreements, and overall construction plans were considered eligible at the Filing 6 Site Percent.

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

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

**Independent District Engineering Services, LLC** Engineering consultant specializing in metropolitan district services. Consultant provided CAB engineering services including project bid, contract documents, general project administration, and cost certification for Filing 4 through 7. These expenditures were considered eligible for CAB financing.

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

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

**KT Engineering** Civil engineering consultant who provided survey services. Staking for the monument and manholes were considered eligible for CAB financing at CAB site percent. Re-stakes were not considered eligible.

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

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

**Martin Marietta Materials** Paving contractor for Filing 4. Costs reviewed in this report include asphalt paving on East 10<sup>th</sup> Drive, Monaghan Road, and East 6<sup>th</sup> Avenue and road balancing on East 10<sup>th</sup> Drive and East 6<sup>th</sup> Avenue. Construction Related Expenses associated with Martin Marietta Materials were considered eligible for CAB financing.

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

**Nelson Pipeline** Utility contractor for Filing 4. Cost Certification #7 partially certified Construction Related Expenses associated with Pay Application #18 in the amount of \$563,026.09. This amount does not include an additional \$29,632.95 that should have been certified by that report. These costs are considered eligible for CAB financing. The invoiced amount for Pay Application #19 (Retainage Release) is \$150,000.00. However, the proof of payment provided was in the amount of \$100,000.00. Therefore, Pay Application #19 was verified in the amount of \$100,000.00 with \$50,000.00 as a non-verified cost. Lastly, Construction Related Expenses associated with fire hydrant installation and testing on Pay Application #20 were considered eligible for CAB financing.

**PCS Group, Inc** Site planning consultant who provided design services for the completion of the Administrative Site Plan (ASP) and Specific Development Plan (SDP) in Filing 4, 5, and 6. These services were considered eligible for CAB financing at either the Filing 4 Site Percent, Filing 5 Site Percent, or Filing 6 Site Percent as related to the services provided. Services for the fire station, school, and layout design for lots were not considered eligible.

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

**Project Resource Group, Inc** Utility contractor who provided the relocation of Comcast utilities north of the intersection of Monaghan Rd and E 10<sup>th</sup> Drive. These costs were not considered eligible for CAB financing.

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

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

**Southeast Metro Stormwater Authority** Stormwater district servicing the Project who collected fees for renewal of Filings 4 & 5 (Neighborhood A) GESC permit. Fees generated by SEMSWA were considered eligible for CAB financing at the Filings 4 & 5 (Neighborhood A) Site Percent.

**Westwood Professional Services** Engineering consultant who provided design services for Filing 4, 5, and 6 which included providing construction support, construction plans, and Filing 6 Plat. Costs associated with Pond G construction plans were considered eligible for CAB financing. Costs associated with meetings and coordination were considered eligible at the Filing 4, 5, 6 & 7 (Neighborhoods A & D) Site Percent. Costs associated with Neighborhood A were considered eligible at the Filing 4 & 5 Site Percent. Costs associated with Neighborhood D and Filing 6 Plat were considered eligible at the Filing 6 Site Percent. Costs associated with the fire station and legal description for lots were not considered eligible for CAB financing.

**Xcel Energy** Engineering consultant who provided dry utilities for the Project. These costs are not eligible for CAB financing.

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# Attachment C

## Expenditure Data

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Attachment C  
Sky Ranch Authority Board

Engineer's Summary for Filing 4-7 Cost Certification #8 - Soft Costs

| Invoice ID   | Invoice Date | Invoice Provided | Check Date | Check Number | Paid By | Filing No. | Description                              | Invoiced Amount     | Verified Costs     | Non-Verified Costs | Notes   |
|--|--------------|------------------|------------|--------------|---------|------------|--|---------------------|--------------------|--------------------|---|
| <b>Invoices paid by the Board - Filing 4-7</b>                               |              |                  |            |              |         |            |  |                     |                    |                    |   |
| <b>CMS Environmental Solutions, LLC</b>                                      |              |                  |            |              |         |            |  |                     |                    |                    |   |
| 149412   | 04/01/23     | Yes              | 05/16/23   | 03INB D00026 | CAB     | 4 & 5      | Bi-Weekly Inspection                     | \$395.00            | \$223.48           | \$171.52           | Stormwater Inspections Eligible at Filings 4 & 5 (NH A) Site Percent  |
| 150099   | 04/01/23     | Yes              | 05/16/23   | 03INB D00026 | CAB     | 4 & 5      | State Stormwater Permit                  | \$195.00            | \$110.33           | \$84.67            | Stormwater Inspections Eligible at Filings 4 & 5 (NH A) Site Percent  |
| 150771   | 05/01/23     | Yes              | 05/16/23   | 03INB D00026 | CAB     | 4 & 5      | Bi-Weekly Inspection                     | \$395.00            | \$223.48           | \$171.52           | Stormwater Inspections Eligible at Filings 4 & 5 (NH A) Site Percent  |
| <b>Subtotal CMS Environmental Solutions, LLC</b>                             |              |                  |            |              |         |            |  | <b>\$985.00</b>     | <b>\$557.29</b>    | <b>\$427.71</b>    |   |
| <b>Colorado Department of Public Health and Environment (CDPHE)</b>          |              |                  |            |              |         |            |  |                     |                    |                    |   |
| WC231134619  | 04/25/23     | Yes              | 06/13/23   | 1522         | CAB     | All        | Water Quality Permit                     | \$135.00            | \$76.84            | \$58.16            | Eligible at Filing 4, 5, 6 & 7 Site Percent   |
| <b>Subtotal Colorado Department of Public Health and Environment (CDPHE)</b> |              |                  |            |              |         |            |  | <b>\$135.00</b>     | <b>\$76.84</b>     | <b>\$58.16</b>     |   |
| <b>CTL Thompson, Inc.</b>  |              |                  |            |              |         |            |  |                     |                    |                    |   |
| 662755   | 04/30/23     | Yes              | 05/16/23   | 03INB D00023 | CAB     | 4          | Geotechnical Engineering                 | \$4,781.00          | \$4,781.00         | \$0.00             |   |
| 665619   | 05/31/23     | Yes              | 06/14/23   | 03INB D00036 | CAB     | 4          | Geotechnical Engineering                 | \$2,250.00          | \$2,250.00         | \$0.00             |   |
| <b>Subtotal CTL Thompson, Inc.</b>   |              |                  |            |              |         |            |  | <b>\$7,031.00</b>   | <b>\$7,031.00</b>  | <b>\$0.00</b>      |   |
| <b>Independent District Engineering Services, LLC</b>                        |              |                  |            |              |         |            |  |                     |                    |                    |   |
| 37919  | 03/31/23     | Yes              | 05/16/23   | 03INB D00021 | CAB     | All        | District Engineering Services            | \$8,395.00          | \$8,395.00         | \$0.00             |   |
| 37920  | 04/30/23     | Yes              | 06/14/23   | 03INB D00034 | CAB     | All        | District Engineering Services            | \$8,595.60          | \$8,595.60         | \$0.00             |   |
| <b>Subtotal Independent District Engineering Services, LLC</b>               |              |                  |            |              |         |            |  | <b>\$16,990.60</b>  | <b>\$16,990.60</b> | <b>\$0.00</b>      |   |
| <b>KT Engineering</b>  |              |                  |            |              |         |            |  |                     |                    |                    |   |
| 3158   | 04/10/23     | Yes              | 05/16/23   | 03INB D00019 | CAB     | 4          | Construction Staking                     | \$2,775.00          | \$300.00           | \$2,475.00         | Restakes not eligible   |
| <b>Subtotal KT Engineering</b>   |              |                  |            |              |         |            |  | <b>\$2,775.00</b>   | <b>\$300.00</b>    | <b>\$2,475.00</b>  |   |
| <b>LSC Transportation Consultants</b>  |              |                  |            |              |         |            |  |                     |                    |                    |   |
| 63453  | 04/13/23     | Yes              | 05/16/23   | 03INB D00025 | CAB     | 6          | Traffic Impact Study                     | \$1,073.80          | \$1,073.80         | \$0.00             |   |
| 63621  | 05/09/23     | Yes              | 06/14/23   | 03INB D00038 | CAB     | 6          | Traffic Impact Study                     | \$1,208.65          | \$1,208.65         | \$0.00             |   |
| <b>Subtotal LSC Transportation Consultants</b>                               |              |                  |            |              |         |            |  | <b>\$2,282.45</b>   | <b>\$2,282.45</b>  | <b>\$0.00</b>      |   |
| <b>MPI Designs</b>   |              |                  |            |              |         |            |  |                     |                    |                    |   |
| 1916   | 04/18/23     | Yes              | 05/16/23   | 1519         | CAB     | 4          | Site Observation                         | \$570.00            | \$570.00           | \$0.00             |   |
| <b>Subtotal MPI Designs</b>  |              |                  |            |              |         |            |  | <b>\$570.00</b>     | <b>\$570.00</b>    | <b>\$0.00</b>      |   |
| <b>PCS Group, Inc</b>  |              |                  |            |              |         |            |  |                     |                    |                    |   |
| 14972  | 04/12/23     | Yes              | 05/16/23   | 03INB D00024 | CAB     | 4 & 6      | Landscape Architect                      | \$3,796.37          | \$1,550.20         | \$2,246.17         | Eligible at Filing 5 Site Percent and Filing 6 Site Percent respectively. Residential Approvals and printing not eligible.  |
| 15095  | 05/01/23     | Yes              | 06/14/23   | 03INB D00037 | CAB     | 4 & 5      | Landscape Architect                      | \$6,724.96          | \$3,428.73         | \$3,296.23         | Eligible at Filing 4 and 5 Site Percent. Setbacks and printing not eligible   |
| <b>Subtotal PCS Group, Inc</b>   |              |                  |            |              |         |            |  | <b>\$10,521.33</b>  | <b>\$4,978.92</b>  | <b>\$5,542.41</b>  |   |
| <b>Southeast Metro Stormwater Authority</b>                                  |              |                  |            |              |         |            |  |                     |                    |                    |   |
| 4552   | 05/03/23     | Yes              | 05/16/23   | 1517         | CAB     | 4 & 5      | GESC Inspection Fee                      | \$3,318.80          | \$1,877.69         | \$1,441.11         | Eligible at Filings 4 & 5 (NH A) Site Percent   |
| <b>Subtotal Southeast Metro Stormwater Authority</b>                         |              |                  |            |              |         |            |  | <b>\$3,318.80</b>   | <b>\$1,877.69</b>  | <b>\$1,441.11</b>  |   |
| <b>Westwood Professional Services, Inc</b>                                   |              |                  |            |              |         |            |  |                     |                    |                    |   |
| 1230401825   | 04/26/23     | Yes              | 05/16/23   | 03INB D00022 | CAB     | Various    | Engineering for Neighborhood A, C, and D | \$36,692.50         | \$20,758.03        | \$15,934.47        | Plat eligible at Filing 6 Site Percent. Meetings and Coordination eligible at Filing 4, 5, 6 & 7 Site Percent. Neighborhood A eligible at Filing 4 & 5 Site Percent. Neighborhood D eligible at Filing 6 & 7 Site Percent. Fire Station not eligible. Pond G 100% eligible. |
| 1230500635   | 05/18/23     | Yes              | 06/14/23   | 03INB D00035 | CAB     | Various    | Engineering for Neighborhood A, C, and D | \$20,860.00         | \$7,431.71         | \$13,428.29        | Plat eligible at Filing 6 Site Percent. Meetings and Coordination eligible at Filing 4, 5, 6 Site Percent. Neighborhood A eligible at Filing 4 & 5 Site Percent. Neighborhood D eligible at Filing 6 & 7 Site Percent. Legal Descriptions for lots not eligible.            |
| <b>Subtotal Westwood Professional Services, Inc</b>                          |              |                  |            |              |         |            |  | <b>\$57,552.50</b>  | <b>\$28,189.74</b> | <b>\$29,362.76</b> |   |
| <b>Subtotal Invoices paid by the Board - Filing 4-7</b>                      |              |                  |            |              |         |            |  | <b>\$102,161.68</b> | <b>\$62,854.53</b> | <b>\$39,307.15</b> |   |

Attachment C  
Sky Ranch Authority Board

**Engineer's Summary for Filing 4-7 Cost Certification #8 - Soft Costs**

| Invoice ID  | Invoice Date | Invoice Provided | Check Date | Check Number | Paid By    | Filing No. | Description                       | Invoiced Amount     | Verified Costs     | Non-Verified Costs  | Notes   |
|---|--------------|------------------|------------|--------------|------------|------------|-----------------------------------|---------------------|--------------------|---------------------|---|
| <b>Invoices paid by the Developer - Filing 4-7</b>            |              |                  |            |              |            |            |                                   |                     |                    |                     |   |
| <b>Art and Business One</b>                                   |              |                  |            |              |            |            |                                   |                     |                    |                     |   |
| 4063  | 04/10/23     | Yes              | 04/24/23   | 01CBT D00515 | Pure Cycle | All        | Community Marketing               | \$10,571.26         | \$0.00             | \$10,571.26         | Community Marketing not eligible  |
| 4087  | 05/01/23     | Yes              | 05/18/23   | 01CBT D00561 | Pure Cycle | All        | Community Marketing               | \$1,240.13          | \$0.00             | \$1,240.13          | Community Marketing not eligible  |
| <b>Subtotal Art and Business One</b>                          |              |                  |            |              |            |            |                                   | <b>\$11,811.39</b>  | <b>\$0.00</b>      | <b>\$11,811.39</b>  |   |
| <b>Builders Digital Experience</b>                            |              |                  |            |              |            |            |                                   |                     |                    |                     |   |
| 401676  | 04/30/23     | Yes              | 05/05/23   | 01CBT D00547 | Pure Cycle | All        | Listing of Real Estate            | \$500.00            | \$0.00             | \$500.00            | Marketing is not eligible   |
| 403677  | 05/31/23     | Yes              | 06/05/23   | 01CBT D00581 | Pure Cycle | All        | Listing of Real Estate            | \$500.00            | \$0.00             | \$500.00            | Marketing is not eligible   |
| <b>Subtotal Builders Digital Experience</b>                   |              |                  |            |              |            |            |                                   | <b>\$1,000.00</b>   | <b>\$0.00</b>      | <b>\$1,000.00</b>   |   |
| <b>County of Arapahoe</b>                                     |              |                  |            |              |            |            |                                   |                     |                    |                     |   |
| PF22-007  | 12/08/22     | Yes              | 12/12/22   | 1982         | Pure Cycle | 6          | County Filing 6 Fees              | \$24,000.00         | \$15,193.58        | \$8,806.42          | Eligible at Filing 6 Site Percent.  |
| ASP22-009   | 12/09/22     | Yes              | 12/12/22   | 1982         | Pure Cycle | 6          | County Filing 6 Fees              | \$24,000.00         | \$15,927.45        | \$8,072.55          | Eligible at Filing 6 Site Percent. Landscaping & Irrigation, Pavement Designs, and Drainage Reports 100% eligible |
| ASP22-009   | 05/31/23     | Yes              | 06/02/23   | 2134         | Pure Cycle | 6          | County Filing 6 Fees              | \$1,000.00          | \$633.07           | \$366.93            | Eligible at Filing 6 Site Percent.  |
| <b>Subtotal County of Arapahoe</b>                            |              |                  |            |              |            |            |                                   | <b>\$49,000.00</b>  | <b>\$31,754.09</b> | <b>\$17,245.91</b>  |   |
| <b>Fox Rothschild, LLP</b>                                    |              |                  |            |              |            |            |                                   |                     |                    |                     |   |
| 3160538   | 04/11/23     | Yes              | 04/24/23   | 01CBT D00512 | Pure Cycle | All        | Legal Services                    | \$15,247.50         | \$0.00             | \$15,247.50         | Developer Legal Services not eligible   |
| 3160539   | 04/11/23     | Yes              | 04/24/23   | 01CBT D00512 | Pure Cycle | All        | Legal Services                    | \$18,084.00         | \$0.00             | \$18,084.00         | Developer Legal Services not eligible   |
| 3160541   | 04/11/23     | Yes              | 04/24/23   | 01CBT D00512 | Pure Cycle | 5          | Legal Services                    | \$847.00            | \$0.00             | \$847.00            | Developer Legal Services not eligible   |
| 3160544   | 04/11/23     | Yes              | 04/24/23   | 01CBT D00512 | Pure Cycle | All        | Legal Services                    | \$31,472.50         | \$0.00             | \$31,472.50         | Developer Legal Services not eligible   |
| 3184308   | 05/18/23     | Yes              | 06/05/23   | 01CBT D00578 | Pure Cycle | All        | Legal Services                    | \$385.00            | \$0.00             | \$385.00            | Developer Legal Services not eligible   |
| 3184309   | 05/18/23     | Yes              | 06/05/23   | 01CBT D00578 | Pure Cycle | All        | Legal Services                    | \$16,655.50         | \$0.00             | \$16,655.50         | Developer Legal Services not eligible   |
| 3192585   | 06/07/23     | Yes              | 06/29/23   | 01CBT D00606 | Pure Cycle | All        | Legal Services                    | \$5,277.00          | \$0.00             | \$5,277.00          | Developer Legal Services not eligible   |
| 3192586   | 06/07/23     | Yes              | 06/29/23   | 01CBT D00606 | Pure Cycle | 4 & 5      | Legal Services                    | \$1,886.00          | \$0.00             | \$1,886.00          | Developer Legal Services not eligible   |
| 3192588   | 06/07/23     | Yes              | 06/29/23   | 01CBT D00606 | Pure Cycle | All        | Legal Services                    | \$290.00            | \$0.00             | \$290.00            | Developer Legal Services not eligible   |
| <b>Subtotal Fox Rothschild, LLP</b>                           |              |                  |            |              |            |            |                                   | <b>\$90,144.50</b>  | <b>\$0.00</b>      | <b>\$90,144.50</b>  |   |
| <b>Innovative Database Solutions Inc.</b>                     |              |                  |            |              |            |            |                                   |                     |                    |                     |   |
| 9960  | 04/24/23     | Yes              | 05/04/23   | 2115         | Pure Cycle | All        | Marketing                         | \$1,500.00          | \$0.00             | \$1,500.00          | Marketing is not eligible   |
| <b>Subtotal Innovative Database Solutions Inc.</b>            |              |                  |            |              |            |            |                                   | <b>\$1,500.00</b>   | <b>\$0.00</b>      | <b>\$1,500.00</b>   |   |
| <b>Kimley Horn</b>  |              |                  |            |              |            |            |                                   |                     |                    |                     |   |
| 196370001-0523  | 05/31/23     | Yes              | 06/29/23   | 01CBT D00600 | Pure Cycle | 5          | Dry Utility Design & Coordination | \$13,376.00         | \$0.00             | \$13,376.00         | Dry Utilities not eligible  |
| <b>Subtotal Kimley Horn</b>                                   |              |                  |            |              |            |            |                                   | <b>\$13,376.00</b>  | <b>\$0.00</b>      | <b>\$13,376.00</b>  |   |
| <b>Land Title Guarantee Company</b>                           |              |                  |            |              |            |            |                                   |                     |                    |                     |   |
| CC-228979   | 04/13/23     | Yes              | 04/21/23   | 2100         | Pure Cycle | 6          | Legal and Title                   | \$436.00            | \$0.00             | \$436.00            | Developer legal services not eligible   |
| <b>Subtotal Land Title Guarantee Company</b>                  |              |                  |            |              |            |            |                                   | <b>\$436.00</b>     | <b>\$0.00</b>      | <b>\$436.00</b>     |   |
| <b>Subtotal invoices paid by the Developer - Filing 4-7</b>   |              |                  |            |              |            |            |                                   | <b>\$167,267.89</b> | <b>\$31,754.09</b> | <b>\$135,513.80</b> |   |
| <b>Total invoices paid - Board and Developer - Filing 4-7</b> |              |                  |            |              |            |            |                                   | <b>\$269,429.57</b> | <b>\$94,608.62</b> | <b>\$174,820.95</b> |   |

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

Attachment C

Sky Ranch Authority Board

Engineer's Summary for Filing 4-7 Cost Certification #8 - Hard Costs

| Invoice ID  | Invoice Date | Invoice Provided | Lien Waiver Provided | Check Date | Check Number | Paid By    | Description                 | Invoiced Amount       | Verified Costs      | Non-Verified Costs    | Notes   |
|---|--------------|------------------|----------------------|------------|--------------|------------|-----------------------------|-----------------------|---------------------|-----------------------|---|
| <b>Invoices paid by the Board - Filing 4-7</b>              |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| <b>Consolidated Divisions, Inc</b>                          |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| Pay Application #5  | 3/25/23      | Yes              | Yes                  | 5/16/23    | 03INB D00020 | CAB        | Landscape Contractor        | \$46,763.90           | \$46,763.90         | \$0.00                |   |
| Pay Application #6  | 4/25/23      | Yes              | Yes                  | 5/16/23    | 03INB D00020 | CAB        | Landscape Contractor        | \$90,568.17           | \$90,568.17         | \$0.00                |   |
| <b>Subtotal Consolidated Divisions, Inc</b>                 |              |                  |                      |            |              |            |                             | <b>\$137,332.07</b>   | <b>\$137,332.07</b> | <b>\$0.00</b>         |   |
| <b>Martin Marietta Materials</b>                            |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| Pay Application #14   | 4/25/23      | Yes              | Yes                  | 5/16/23    | 1521         | CAB        | Paving Contractor           | \$329,833.99          | \$329,833.99        | \$0.00                |   |
| <b>Subtotal Martin Marietta Materials</b>                   |              |                  |                      |            |              |            |                             | <b>\$329,833.99</b>   | <b>\$329,833.99</b> | <b>\$0.00</b>         |   |
| <b>Nelson Pipeline</b>                                      |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| Pay Application #18   | 1/25/23      | Yes              | Yes                  | 2/13/23    | 03AP D00072  | CAB        | Wet Utilities Contractor    | \$749,998.80          | \$29,632.95         | \$720,365.85          | Non-District expenditures not eligible (Only retainage being certified) |
| Pay Application #19   | 2/25/23      | Yes              | Yes                  | 5/8/23     | 03INB D00016 | CAB        | Wet Utilities Contractor    | \$150,000.00          | \$100,000.00        | \$50,000.00           | Paid \$100,000.00 (Remaining costs can be reviewed in a future Cert)    |
| Pay Application #20   | 4/25/23      | Yes              | Yes                  | 5/16/23    | 03INB D00028 | CAB        | Wet Utilities Contractor    | \$15,570.00           | \$15,570.00         | \$0.00                |   |
| <b>Subtotal Nelson Pipeline</b>                             |              |                  |                      |            |              |            |                             | <b>\$915,568.80</b>   | <b>\$145,202.95</b> | <b>\$770,365.85</b>   |   |
| <b>Premier Earthworks &amp; Infrastructure</b>              |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| Pay Application #15   | 4/25/23      | Yes              | Yes                  | 5/16/23    | 1518         | CAB        | Earthwork/Paving Contractor | \$58,883.32           | \$58,883.32         | \$0.00                |   |
| <b>Subtotal Premier Earthworks &amp; Infrastructure</b>     |              |                  |                      |            |              |            |                             | <b>\$58,883.32</b>    | <b>\$58,883.32</b>  | <b>\$0.00</b>         |   |
| <b>Pure Cycle - Erosion Control</b>                         |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| Pay Application #1  | 3/31/21      | Yes              | Yes                  | 10/11/21   | 1220         | CAB        | Erosion Control Contractor  | \$42,278.80           | \$0.00              | \$42,278.80           | Previously Verified in Cost Certification #1                            |
| Pay Application #2  | 7/25/21      | Yes              | Yes                  | 10/11/21   | 1220         | CAB        | Erosion Control Contractor  | \$30,257.50           | \$0.00              | \$30,257.50           | Previously Verified in Cost Certification #1                            |
| Pay Application #3  | 9/25/21      | Yes              | Yes                  | 12/15/21   | 03AP D0000S  | CAB        | Erosion Control Contractor  | \$23,655.00           | \$15,589.60         | \$8,065.40            | Non-District expenditures not eligible                                  |
| Pay Application #4  | 1/25/22      | Yes              | Yes                  | 3/14/22    | 03AP D0001V  | CAB        | Erosion Control Contractor  | \$47,481.00           | \$31,643.07         | \$15,837.93           | Non-District expenditures not eligible                                  |
| Pay Application #5  | 4/25/22      | Yes              | Yes                  | 6/15/22    | 03AP D0002P  | CAB        | Erosion Control Contractor  | \$28,466.75           | \$19,434.98         | \$9,031.77            | Non-District expenditures not eligible                                  |
| Pay Application #6  | 6/25/22      | Yes              | Yes                  | 8/18/22    | 03AP D0003A  | CAB        | Erosion Control Contractor  | \$31,629.30           | \$24,577.47         | \$7,051.83            | Non-District expenditures not eligible                                  |
| Pay Application #7  | 10/25/22     | Yes              | Yes                  | 1/19/23    | 03AP D0005S  | CAB        | Erosion Control Contractor  | \$39,111.50           | \$33,807.08         | \$5,304.42            | Non-District expenditures not eligible                                  |
| Pay Application #8  | 2/25/23      | Yes              | Yes                  | 4/14/23    | 03INB D00003 | CAB        | Erosion Control Contractor  | \$67,499.42           | \$0.00              | \$67,499.42           | Previously Verified in Cost Certification #7                            |
| <b>Subtotal Pure Cycle - Erosion Control</b>                |              |                  |                      |            |              |            |                             | <b>\$310,379.27</b>   | <b>\$125,052.20</b> | <b>\$185,327.07</b>   |   |
| <b>Pure Cycle - Fence</b>                                   |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| Pay Application #1  | 10/31/22     | Yes              | Yes                  | 12/9/22    | 03AP D00052  | CAB        | Fencing Contractor          | \$151,888.63          | \$151,888.63        | \$0.00                |   |
| Pay Application #2  | 12/25/22     | Yes              | Yes                  | 1/19/23    | 03AP D00055  | CAB        | Fencing Contractor          | \$8,537.63            | \$8,537.63          | \$0.00                |   |
| Pay Application #3  | 1/25/23      | Yes              | Yes                  | 5/16/23    | 03INB D00029 | CAB        | Fencing Contractor          | \$12,706.25           | \$12,706.25         | \$0.00                |   |
| Pay Application #4  | 3/25/23      | Yes              | Yes                  | 4/14/23    | 03INB D00003 | CAB        | Fencing Contractor          | \$25,412.50           | \$25,412.50         | \$0.00                |   |
| <b>Subtotal Pure Cycle - Fence</b>                          |              |                  |                      |            |              |            |                             | <b>\$198,545.01</b>   | <b>\$198,545.01</b> | <b>\$0.00</b>         |   |
| <b>Subtotal invoices paid by the Board - Filing 4-7</b>     |              |                  |                      |            |              |            |                             | <b>\$1,950,542.46</b> | <b>\$994,849.54</b> | <b>\$955,692.92</b>   |   |
| <b>Invoices paid by the Developer - Filing 4-7</b>          |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| <b>Project Resource Group, Inc</b>                          |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| 261380  | 4/27/23      | Yes              | No                   | 5/4/23     | 2107         | Pure Cycle | Dry Utility                 | \$8,334.05            | \$0.00              | \$8,334.05            | Dry Utilities not eligible  |
| <b>Subtotal Project Resource Group, Inc</b>                 |              |                  |                      |            |              |            |                             | <b>\$8,334.05</b>     | <b>\$0.00</b>       | <b>\$8,334.05</b>     |   |
| <b>Xcel Energy</b>  |              |                  |                      |            |              |            |                             |                       |                     |                       |   |
| 828067571   | 5/11/23      | Yes              | No                   | 5/24/23    | 01CBT D00568 | Pure Cycle | Dry Utility                 | \$1,933.26            | \$0.00              | \$1,933.26            | Dry Utilities not eligible  |
| 829207416   | 5/19/23      | Yes              | No                   | 5/31/23    | 01CBT D00570 | Pure Cycle | Dry Utility                 | \$299,728.00          | \$0.00              | \$299,728.00          | Dry Utilities not eligible  |
| 829584705   | 5/23/23      | Yes              | No                   | 6/14/23    | 01CBT D00593 | Pure Cycle | Dry Utility                 | \$141,252.85          | \$0.00              | \$141,252.85          | Dry Utilities not eligible.   |
| <b>Subtotal Xcel Energy</b>                                 |              |                  |                      |            |              |            |                             | <b>\$442,914.11</b>   | <b>\$0.00</b>       | <b>\$442,914.11</b>   |   |
| <b>Subtotal invoices paid by the Developer - Filing 4-7</b> |              |                  |                      |            |              |            |                             | <b>\$451,248.16</b>   | <b>\$0.00</b>       | <b>\$451,248.16</b>   |   |
| <b>Total - Hard Costs - Filing 4-7</b>                      |              |                  |                      |            |              |            |                             | <b>\$2,401,790.62</b> | <b>\$994,849.54</b> | <b>\$1,406,941.08</b> |   |

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

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# Attachment D

## Project Photos

DRAFT

# Sky Ranch CAB Metropolitan District Site Photos



Filing 4  
(View: Northwest)



Filing 4  
(View: Northeast)



Filing 5  
(View: North)



Filing 5  
(View: South)



Filing 4 Park  
(View: East)



Filing 4 Park  
(View: West)



E 10<sup>th</sup> Drive  
(View: East)



Monaghan Road  
(View: North)



N Bentley Street  
(View: North)



N Bentley Street  
(View: North)



Pond C  
(View: Southwest)



Pond C  
(View: West)



## Manager Memorandum

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TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, August 11, 2023

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### **ACC Requests**

14 architectural requests have been received since the last meeting. The requests were for fence requests, landscaping, patios, sidewalk, solar panels, and a sunshade. All requests were approved except for one landscaping request that was denied due to not meeting the guidelines.

### **Violation Report**

Inspection of the Community was completed on July 14<sup>th</sup> and June 28<sup>th</sup> resulting in 227 violation notices being sent to owners. Same as last month, most of the violations were for landscaping (weeds, weeds in rocks, lawn maintenance, and dead trees). Other violations were for visible trash cans, holiday decorations, and vehicle storage.

Please let us know if there are any questions.

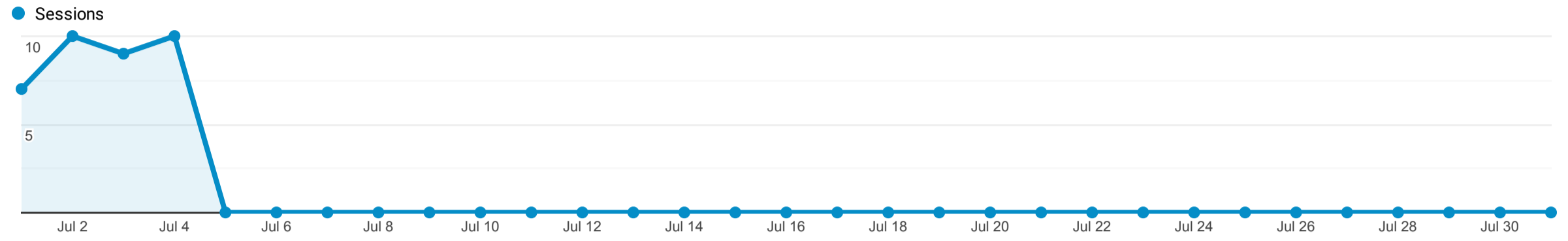
Celeste Terrell  
Community Manager

Basic Traffic Report

Jul 1, 2023 - Jul 31, 2023

All Users  
100.00% Sessions

Report Tab



| Page  | Sessions                                    | Avg. Session Duration                                   | Users                                       |
|---|---|---|---|
|   | <b>36</b><br>% of Total:<br>100.00%<br>(36) | <b>00:01:05</b><br>Avg for View:<br>00:01:05<br>(0.00%) | <b>29</b><br>% of Total:<br>100.00%<br>(29) |
| 1. /  | <b>27</b><br>(75.00%)                       | 00:00:59  | <b>22</b><br>(37.93%)                       |
| 2. /your-community/sky-ranch-academy                                    | <b>4</b><br>(11.11%)                        | 00:01:26  | <b>4</b><br>(6.90%)                         |
| 3. /contact-us  | <b>1</b><br>(2.78%)                         | 00:00:00  | <b>4</b><br>(6.90%)                         |
| 4. /resource-center/community-management/covenant-control               | <b>1</b><br>(2.78%)                         | 00:01:02  | <b>6</b><br>(10.34%)                        |
| 5. /resource-center/meeting-minutes/sky-ranch-community-authority-board | <b>1</b><br>(2.78%)                         | 00:00:00  | <b>1</b><br>(1.72%)                         |
| 6. /services  | <b>1</b><br>(2.78%)                         | 00:01:16  | <b>3</b><br>(5.17%)                         |
| 7. /your-community/management   | <b>1</b><br>(2.78%)                         | 00:04:45  | <b>4</b><br>(6.90%)                         |
| 8. /bond-notice   | <b>0</b><br>(0.00%)                         | 00:00:00  | <b>1</b><br>(1.72%)                         |
| 9. /meetings  | <b>0</b><br>(0.00%)                         | 00:00:00  | <b>1</b><br>(1.72%)                         |
| 10. /resource-center  | <b>0</b><br>(0.00%)                         | 00:00:00  | <b>1</b><br>(1.72%)                         |

Rows 1 - 10 of 20



