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 12, 2022

TIME: 8:30 a.m.

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

AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB WILL 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_YTYzZmJmY2MtYjAzOC00OGYzLWI4MTgtYWRlYTdiNDMxODVl%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

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

   Phone Conference ID: **994 056 877#**

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

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

II. CONSENT AGENDA

A. Approve Minutes from the July 8, 2022 Regular Meeting (enclosure).

III. PUBLIC COMMENT

A. Public Comment.

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

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

A. CAC presentation to the CAB Board regarding CAC recommendations (enclosures).

1. Consider confirming addition of new members to the CAC Committee (enclosures).
2. Consider confirming the appointment of offices of the CAC Committee (enclosure).

V. FINANCIAL MATTERS

A. Review and accept the schedule of cash position through March 31, 2022, updated as of August 1, 2022, and accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).

B. Consider approval of payables through August 5, 2022 in the amount of $2,121,273.39 (enclosure).

C. Conduct Public Hearing to consider amendment of the 2022 Budget ***(Second Reading);*** Consider Adoption of Resolution to Amend 2022 Budget (enclosure).

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

E. Other.

VI. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

1. Review and consider approval of Task Order No. 7 to the Master Services Agreement ("MSA") with CTL Thompson, Inc for Filing 5 pavement design in the amount of $30,000.00.

2. Review and consider approval of Task Order No. 9 to the MSA with KT Engineering for misc. staking in the amount of $9,805.00.

B. Engineer's Report (enclosure).

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

1. Drainage and Utilities: None.

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2. Roadway Improvements: None.

3. Grading/Earthwork: None.

4. Landscape Improvements:

Phase 1 None.

Phase 2 None.

Phase 3 None.

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

1. Grading/Earthwork: Consider approval of Change Order No. 8 to the Construction Contract with Bemas Construction, Inc. for grading, curb, gutter and paving in the amount of $57,932.00.

Consider approval of Pay Application No. 9 to the Construction Contract with Bemas Construction, Inc. in the amount of $57,392.00.

2. Drainage and Utilities: Consider approval of Pay Application No. 16 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of $53,246.61.

3. Erosion Control None

4. Roadway Improvements:

Paving/Asphalt Consider approval of Change Order No. 10 to the Construction Contract with Martin Marietta Materials, Inc. for costs associated with balancing roads and paving in the amount of $42,938.50.

Consider approval of Pay Application No. 8 to the Construction Contract with Martin

Marietta Materials, Inc. in the amount of $847,960.16.

Concrete/Striping/Signage — Consider approval of Pay Application No. 9 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. in the amount of $130,657.53.

VII. LEGAL MATTERS

A. Review and consider adoption of Resolution No. 2022-08-__, Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding Continuing Disclosure Policies and Procedures for 2022 Bonds (to be distributed).

B. Executive Session (if necessary).

C. Other.

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

IX. OTHER BUSINESS

A. Confirm quorum for September 9, 2022 Board meeting.

X. ADJOURNMENT

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

THE NEXT MEETING IS SCHEDULED FOR SEPTEMBER 9, 2022

{00987815.DOCX v:3 }

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD JULY 8, 2022

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

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

Absent and excused was Director Mark Harding.

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

Members of the Public:
Katherine Funk, Ryan Funk, and Barb Patton.

ADMINISTRATIVE MATTERS

Ms. Johnson called the meeting to order.

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

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COMMUNITY AUTHORITY BOARD

RECORD OF PROCEEDINGS

Quorum, Location of Meeting, Posting of Meeting Notice and Agenda: Ms. Johnson confirmed the presence of a quorum. The Board reviewed a proposed agenda for the CAB's 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 and excused the absence of Director Harding.

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.

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

- Approve Minutes of the June 13, 2022, Special Meeting
- Ratify Notice of Award for Filing 4 Landscape Improvements to Consolidated Divisions Incorporated ("CDI") in the Amount of $2,154,077.51

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

PUBLIC COMMENT

There were no public comments.

CITIZENS ADVISORY COMMITTEE ("CAC") MATTERS

CAC Term Limits in CAC Bylaws: Attorney Meintzer presented the proposed revisions to the term limits in the CAC Bylaws to the Board for consideration. Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the proposed revisions to the term limits in the CAC Bylaws.

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

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RECORD OF PROCEEDINGS

Katherine Funk provided a report on the successful 4th of July event that was held by the CAC. She also updated the Board on the next event, which is National Night Out scheduled for August 2, 2022.

FINANCIAL MATTERS

Schedule of Cash Position through March 31, 2022, Updated as of June 30, 2022, and Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Following a presentation by Ms. Sutton, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position through March 31, 2022, updated as of June 30, 2022, and the accounts receivable summaries, tax schedules and developer advance schedule.

Payables through July 7, 2022: The Board reviewed the updated payables through July 7, 2022. Following review, upon a motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the updated payables through July 7, 2022, in the amount of $1,035,908.50.

***(First Reading)* 2022 Budget Amendment:** Attorney Meintzer noted that the Second Amended and Restated Community Authority Board Establishment Agreement by and among Sky Ranch Metropolitan District Nos. 1, 3, and 5 requires "Expanded Notice," which is publication of a notice listing two reading dates, for adoption of budgets and authorization of bond issuances. Ms. Sutton presented the draft 2022 Budget amendment to the Board. The Board will consider approval of the 2022 Budget amendment at the second reading and public hearing scheduled for the August 12, 2022, meeting.

***(First Reading)* Resolution Authorizing the Issuance of the CAB's Limited Tax Supported District No. 3 Senior Bonds (Tax-Exempt Fixed Rate) Series 2022A (the "Series 2022A Bonds") and Limited Tax Supported District No. 3 Subordinate Bonds (Tax-Exempt Fixed Rate) Series 2022B(3) (the "Series 2022B Bonds", and Together with the Series 2022A Bonds, the "2022 Bonds"), in an Estimated Aggregate Total Principal of Approximately $40,000,000, for the Purpose of Paying, Reimbursing, and Financing Certain Public Improvements and Paying the Costs Incidental to the Issuance of the 2022 Bonds; and, in Connection Therewith, Approving an Indenture of Trust; a Capital Pledge Agreement by and between the CAB and Sky Ranch Metropolitan District No. 3; a Bond Purchase Agreement, a Continuing Disclosure Agreement, and all Other Agreements, Documents, Instruments, Certificates, and Actions Necessary or Appropriate in Connection with the Issuance of the 2022 Bonds (collectively, the "Financing Documents");**

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RECORD OF PROCEEDINGS

Authorizing the Execution and Delivery of the Financing Documents; Approving, Ratifying and Confirming Other Actions; Making Determinations and Findings as to Other Matters Related to Such Financing; Authorizing Incidental Action; and Repealing Prior Inconsistent Actions: Attorney Meintzer and Mr. McGinnis presented the First Reading of the Bond Resolution to the Board. The Board will consider approval of the Bond Resolution at the second reading scheduled for the August 12, 2022 meeting.

CONSTRUCTION MATTERS

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

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

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

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities:

Change Order No. 13 to the Construction Contract with Nelson Pipeline Constructors, LLC for Extending State of Colorado Tax Exemption Certificate to December 31, 2022 in the Amount of $0: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman

and, upon vote, unanimously carried, the Board approved Change Order No. 13 to the Construction Contract with Nelson Pipeline Constructors, LLC for the extension of the State of Colorado Tax Exemption Certificate to December 31, 2022, in the amount of $0.

Pay Application No. 14 to the Construction Contract with Nelson Pipeline Constructors, LLC in the Amount of $61,579.00: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 14 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of $61,579.00.

Pay Application No. 15 to the Construction Contract with Nelson Pipeline Constructors, LLC in the Amount of $75,000.00: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 15 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of $75,000.00.

Erosion Control:

Change Order No. 3 to the Erosion Control Services Contract with Pure Cycle Corporation in the Amount of $50,000.00: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 3 to the Erosion Control Services Contract with Pure Cycle Corporation, in the amount of $50,000.00.

Pay Application No. 6 to the Erosion Control Services Contract with Pure Cycle Corporation in the Amount of $31,629.30: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 6 to the Erosion Control Services Contract with Pure Cycle Corporation, in the amount of $31,629.30.

Roadway Improvements:

Paving/Asphalt:

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RECORD OF PROCEEDINGS

Change Order No. 8 to the Construction Contract with Martin Marietta Materials, Inc. for Costs Associated with Grading and Balancing Public Roadways and Pavement Due to Design Changes in the Amount of $36,129.00: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 8 to the Construction Contract with Martin Marietta Materials, Inc. for the costs associated with grading and balancing public roadways and pavement due to design changes, in the amount of $36,129.00.

Change Order No. 9 to the Construction Contract with Martin Marietta Materials, Inc. for Costs Associated with Paving East 8th Place and North Carrie Street in the Amount of $207,239.80: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 9 to the Construction Contract with Martin Marietta Materials, Inc. for the costs associated with paving East 8th Place and North Carrie Street, in the amount of $207,239.80.

Pay Application No. 7 to the Construction Contract with Martin Marietta Materials, Inc. in the Amount of $470,258.04: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 7 to the Construction Contract with Martin Marietta Materials, Inc. in the amount of $470,258.04.

Concrete/Striping/Signage:

Change Order No. 2 to the Construction Contract with Premier Earthworks & Infrastructure ("PEI") for Costs Associated with Concrete Flatwork on East 8th Place in the Amount of $65,590.55: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 2 to the Construction Contract with Premier Earthworks & Infrastructure ("PEI") for costs associated with concrete flatwork on East 8th Place, in the amount of $65,590.55.

Pay Application No. 8 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") in the Amount of $187,296.24: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved

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RECORD OF PROCEEDINGS

Pay Application No. 8 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") in the amount of $187,296.24.

LEGAL MATTERS

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

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

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

OTHER BUSINESS

Quorum for August 12, 2022 Board Meeting: The Board confirmed a quorum for the August 12, 2022 Board meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, following a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adjourned the meeting at 9:22 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH

Citizens Advisory Committee
July 21,2022
7:00PM - 8:30PM
Teams

Meeting Agenda & Minutes

Committee Purpose

The Sky Ranch Citizens Advisory Committee was created as a standing committee for the purpose of working with residents in the Sky Ranch Master Planned Community to further the benefits of living at Sky Ranch. It is a volunteer group composed of informed residents with an interest to advance community activities and engagement with Sky Ranch Developer and the Sky Ranch Community Authority Board (CAB). The committee shall have no legal responsibilities, shall be advisory only to any matters regarding the development or governmental actions by the Sky Ranch CAB.

Ground Rules

● Prepare for the meeting by reviewing the agenda, previous minutes, and action items ahead of time.
● Attend meetings - members who are absent without reasonable cause from three (3) successive meetings will be considered to have resigned their position. Let the Committee Chair or Secretary know if/when you cannot attend an upcoming meeting.
● Meetings shall start and end on time.
● Be engaged and participate in meetings.
● Minimize interruptions to the group by staying on MUTE unless you are talking. One person speaks at a time.
● Follow through on agreed-upon action items.

Committee Members

CLA Representative:	Clem, Alexander
Pure Cycle Representative/Liaison:	Saya, Deb
Committee Chair:	Lanier, Kelyn
Committee Co-Chair:	Garner, Ed
Committee Secretary:	Funk, Katherine
Committee Members:	Kennedy, Jennifer Vaughn, Daniel

Ad Hoc (Resident/Community) Attendees

- **Open to public**

Agenda

Topic	Discussion/Minutes

SKY RANCH

Citizens Advisory Committee
July 21,2022
7:00PM - 8:30PM
Teams

Standing Agenda Items *2 minutes*	● Call to order ● Roll call ● Approval of agenda ● Review and approval of previous meeting minutes ● Report of official communications to the gmail account
Review Action Items *5 minutes*	● Park watering schedule ● Power in Orion Park
CAB and PureCycle information *10 minutes*	● Update on Orion Park current work ● Deb review Orion Park play equipment proposal
House Business and Schedule Discussion *15 minutes*	● Share new website ● Idea for community concerns and questions intake form - pushed to next meeting ● Events update ○ Community Yard Sale ○ 4th of July Event ○ National Night Out ● CAC Budget Ledger ● 2023 Budget - due Sept 15
Election of Officers and New Members *25 minutes*	● Review of terms and responsibilities ● New members - introduction and committee vote ○ Kale Reed ○ Blaire Bates ● Proposal of new office - Treasurer ● Election of offices: Chair, co-chair, secretary

Public Comment *15 - 30 minutes*	● **Public comments by raising of hand:**
Adjourn *1 minute*	8:30 PM MDT

Next meeting Date

08/18/2022 @ 7PM– Teams

Meeting Minutes Minutes

Approved by

Motioned by

Seconded by

Sky Ranch Citizens Advisory Committee
Monthly Meeting
July 21, 2022, 7:00 pm – 8:30 pm MT
Join on your computer or mobile app

Click here to join the meeting

Or call in (audio only)

+1 720-547-5281,,402937931# United States, Denver

Phone Conference ID: 402 937 931#

I. **Call to Order** at 7:00pm
   A. Continued without full quorum with special exemption

II. Attendance
   A. CAC Members:
      1. Kelyn Lanier (Committee Chair) Present
      2. Ed Gartner (Co-Chair) Present
      3. Katherine Funk (Secretary) Present
      4. Jennifer Kennedy Present
      5. Daniel Vaughn Present
   B. CLA/CAB/PureCycle Representatives
      1. Celeste Terrell (Community Manager)
      2. Deborah Saya (Developer Representative)
   C. Community Members
      1. Kale Reed
      2. Robyn

III. Reading of Prior Agenda and Minutes
   A. Postponed to next meeting

IV. Reports
   A. None to report

V. Review Action Items
   A. Park watering schedule requested for parks - Deb will follow up
   B. Lost power of the park - PureCycle came to check and should be back up; the CAC will confirm
   C. Deb sent email to construction supervisors and CFO and scheduled meeting to address speeding trucks in the neighborhood

VI. CAB Information
   A. Dead grass and swampy issues in the park are being addressed
      1. Outer patches replaced and working towards in repairs for the park
      2. Initial revamp quote was too expensive and would zero out O&M and General fund

a) The CAB is going back to the drawing board to price out smaller updates
b) Phase 2 parks will be more traditional parks and incorporate feedback from the community survey

VII. House Business

A. New CAC website was shared and walked through
B. Ideas for community intake form will be pushed to next meeting
C. Events Update
    1. 4th of July event was a huge success. Event was larger this year than last year
    2. Jennifer walked through plans for National Night Out
D. Reviewed CAC Ledger
E. Reminder that 2023 budget is due Sept 15- will review in the next meeting

VIII. Election of Officers and New Members

A. Review of CAC bylaws
B. Blaire and Kale introduced themselves and quickly spoke to why they would like to join the CAC
C. Katherine motioned to vote for Blaire and Kale to join to CAC - Jennifer seconded
    1. Unanimous vote for Blaire and Kale's membership
D. Discussion around treasure position addition resulted in agreement that the chair will maintain the budget
E. Office appointments
    1. Kelyn nominated Katherine for chair; seconded by Jennifer; Katherine accepted
        a) Unanimous vote for Katherine's chair appoitnment
        b) Effective July 21, 2022, Kelyn's term as chair has ended and he will remain a member
    2. Blaire self-nominated for vice chair; Katherine seconded
        a) Unanimous vote for Blaire's vice chair appointment
        b) Effective July 21, 2022, Ed's term as chair has ended and he will remain a member
    3. Kale self-nominated for secretary; Katherine seconded
        a) Unanimous vote for Kale's secretary appointment
        b) Effective July 21, 2022, Katherine's term as chair has ended and she will begin chair appointment
    4. Jennifer, Ed, and Kelyn will all continue to serve on the CAC

IX. Public Comment

A. Concern about dead trees throughout the community as well as standing water in Orion Park
    1. The CAC will reach out to Deb and suggest we flag trees in concern
B. Broken hammocks in Orion Park
    1. Continue to work with Deb to understand park maintenance and watering schedule

C. Question about snow removal with Arapahoe county taking over the roads from Pure Cycle

X. Call to adjourn 8:21 pm

The next meeting will be held on August 18, 2022, at 7:00 pm through Teams.

Gmail

Sky Ranch CAC <info.cac.skyranch@gmail.com>

CAC Inquiry

Kale R. Reed <kale.reed@gmail.com> Mon, Jul 11, 2022 at 1:22 PM
To: Sky Ranch CAC <info.cac.skyranch@gmail.com>

Katherine,

I'm looking to join the CAC for the following reasons:

- Maintaining and increasing property values is important and I would like to be a part of the decision making relating to that.
- A strong sense of community can greatly contribute to the cohesion of a neighborhood and I would like to help plan events that can make that possible.
- My Sky Ranch home is the first I've owned and it's important to me to be involved in the community and contribute in any way possible from solving problems that arise to mitigating issues before they become a problem.
- By joining the board it will give me and my family an opportunity to get to know who my neighbors are and develop relationships with them.

Those are just a few of the reasons because as previously mentioned i've never owned a home before and this will give me a great opportunity to learn what it takes to better serve my community and gain a better understanding of the inner workings of the community and what makes it tick.

Thank you,

Kale Reed
[Quoted text hidden]

Gmail

Sky Ranch CAC <info.cac.skyranch@gmail.com>

CAC Membership

Blaire Bates <blairebates@gmail.com> Tue, Jul 19, 2022 at 8:53 PM
To: Sky Ranch CAC <info.cac.skyranch@gmail.com>

Good Evening,

I am writing to express my interest in joining the Citizens' Advisory Committee. I believe there are many situations and topics on which Sky Ranch residents need clarity, as well as support & direction, and I'd appreciate learning more about the CAC's and CAB's opportunities to enhance the Sky Ranch way of life, and share that wealth of information to strengthen our neighbors' experiences in their new community.

In my career, I have significant involvement as a liaison between departments, consistently working to communicate on a level playing field amongst all interested parties, and restating & translating needs to ensure mutual understanding of goals. Often times, I find any disconnects between stakeholders to be due to lack of communication and/or understanding. As a member of the CAC, I would ensure that I'm representing the greater Sky Ranch community, enabling our neighbors to work with each other, and enriching our relations with the CAB through clear communication and clarity surrounding our residents' goals.

Thank you for considering my membership to the Citizens' Advisory Committee.

Blaire Bates
970-631-3559

Jenkins, Cindy

Subject: RE: [External] CAC July Meeting

From: Sky Ranch CAC <info.cac.skyranch@gmail.com>
Sent: Friday, July 22, 2022 10:00 AM
To: Blaire Bates <blairebates@gmail.com>; K. Lanier <klanier02@gmail.com>; Mrdanielvaughn.co@gmail.com; Edward Garner <edgarner@me.com>; Jennifer Kennedy <jferkennedy@gmail.com>; Kale R. Reed <kale.reed@gmail.com>; Deborah Saya <dsaya@purecyclewater.com>; Terrell, Celeste <Celeste.Terrell@claconnect.com>; Johnson, Lisa <Lisa.Johnson@claconnect.com>
Subject: [External] CAC July Meeting

Think Security – This email originated from an external source. Be cautious with any links or attachments.

Hi all,

Attached are the minutes and agenda for our July meeting. Lisa and Celeste, can we please add this to the report for the CAB?

Last night we voted to nominate two new members for the committee. The CAC would like to present Blaire Bates and Kale Reed for CAB for membership nomination. We believe that both Blaire and Kale show passion for the community and both will provide input, skills, and knowledge towards specific projects through engagement with residents in the Community. I have attached Blaire and Kale's letters of interest to be shared in the July CAC report to the CAB.

Additionally, we voted on office appointments. The CAC's office appointment recommendations are as follows; Katherine Funk as Chair; Blaire Bates as Vice Chair, and Kale Reed as Secretary. Kelyn Lanier, Ed Garner, Daniel Vaughn, and Jennifer Kenedy will continue to serve as members of the CAC.

I will be on the August CAB call to answer any questions that the authority has.

The CAC is forward to continuing to help this community have a voice and will work hard to make Sky Ranch a great place to live.

Best,
Katherine Funk

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
March 31, 2022
Updated as of August 1, 2022

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
Central Bank & Trust - Checking Account						
Balance as of 03/31/22	140,295.14	176,260.13	0.07	166,435.96	60,254.11	543,245.41
Subsequent activities:						
04/07/22 - Tax Distribution - Sky Ranch MD #1	5,059.98	-	25,301.77	-	-	30,361.75
04/07/22 - Tax Distribution - Sky Ranch MD #3	147.85	-	-	-	131.92	279.77
04/07/22 - Tax Distribution - Sky Ranch MD #5	22,151.58	-	-	-	19,745.06	41,896.64
04/08/22 - ACH Payments	-	(20.29)	-	-	-	(20.29)
04/11/22 - Fees for Online Payment	-	(693.54)	-	-	-	(693.54)
04/12/22 - Developer Advance	-	-	-	197,122.39	-	197,122.39
04/13/22 - Checks 1306-1315	-	-	(25,301.80)	(83,758.24)	-	(109,060.04)
04/14/22 - ACH Payments	(20,101.80)	(10,766.54)	-	(127,033.40)	-	(157,901.74)
04/28/22 - Developer Advance	-	-	-	130,674.05	-	130,674.05
04/28/22 - ACH Payments	-	-	-	(130,674.05)	-	(130,674.05)
April PIF Deposits	5,372.24	-	-	-	-	5,372.24
April O&M Fee Deposits	-	36,204.72	-	-	-	36,204.72
05/02/22 - Fees for Online Payment	-	(83.75)	-	-	-	(83.75)
05/10/22 - Tax Distribution - Sky Ranch MD #1	8,432.91	-	42,167.77	-	-	50,600.68
05/10/22 - Tax Distribution - Sky Ranch MD #3	122.46	-	-	-	109.28	231.74
05/10/22 - Tax Distribution - Sky Ranch MD #5	212.52	-	-	-	189.44	401.96
05/11/22 - ACH Payments	-	(131.96)	-	-	-	(131.96)
05/16/22 - NSF Check	-	(450.00)	-	-	-	(450.00)
05/16/22 - Checks 1316-1321	-	-	(42,167.84)	(21,333.16)	-	(63,501.00)
05/17/22 - ACH Payments	(14,747.31)	(16,523.19)	-	(119,070.00)	-	(150,340.50)
05/17/22 - NSF Check	-	(150.00)	-	-	-	(150.00)
05/17/22 - Developer Advance	-	-	-	133,609.91	-	133,609.91
05/17/22 - Repayment of Developer Advance	-	-	-	(100,000.00)	-	(100,000.00)
May O&M Fee Deposits	-	43,961.22	-	-	-	43,961.22
06/06/22 - Checks 1322-1323	-	-	-	(600.00)	-	(600.00)
06/07/22 - Fees for Online Payment	-	(289.56)	-	-	-	(289.56)
06/10/22 - Tax Distribution - Sky Ranch MD #1	18,129.73	-	90,655.47	-	-	108,785.20
06/10/22 - Tax Distribution - Sky Ranch MD #3	37.83	-	-	-	33.77	71.60
06/10/22 - Tax Distribution - Sky Ranch MD #5	201.96	-	-	-	180.02	381.98
06/10/22 - ACH Payments	-	(131.24)	-	-	-	(131.24)
06/14/22 - Checks 1325-1335	-	-	(90,655.60)	(859,000.44)	-	(949,656.04)
06/15/22 - Developer Advance	-	-	-	1,462,263.53	-	1,462,263.53
06/15/22 - ACH Payments	-	(2,148.40)	-	(586,770.85)	-	(588,919.25)
06/16/22 - ACH Payments	(12,301.68)	(11,042.31)	-	(33,335.00)	(375.00)	(57,053.99)
06/28/22 - ACH Payments	-	-	-	(1,448.50)	-	(1,448.50)
06/29/22 - Developer Advance	-	-	-	1,448.50	-	1,448.50
June O&M Fee Deposits	-	8,310.29	-	-	-	8,310.29
Transfer from RIF to CPF	-	-	-	80,268.60	(80,268.60)	-
07/08/22 - Tax Distribution - Sky Ranch MD #1	56,711.63	-	283,580.12	-	-	340,291.75
07/08/22 - Tax Distribution - Sky Ranch MD #3	104.29	-	-	-	93.06	197.35
07/08/22 - Tax Distribution - Sky Ranch MD #5	20,382.44	-	-	-	18,168.10	38,550.54
07/11/22 - Checks 1336-1350	(59.65)	(472.43)	(283,579.96)	(610,973.79)	-	(895,085.83)
07/11/22 - Developer Advance	-	-	-	671,854.34	-	671,854.34
07/11/22 - ACH Payments	(25,442.95)	(37,800.09)	-	(76,931.85)	-	(140,174.89)
07/14/22 - ACH Payments	-	(252.78)	-	-	-	(252.78)
07/14/22 - Fees for Online Payment	-	(867.03)	-	-	-	(867.03)
07/25/22 - Developer Advance	-	-	-	1,485.00	-	1,485.00
July PIF Deposits	3,341.25	-	-	-	-	3,341.25
July O&M Fee Deposits	-	23,270.99	-	-	-	23,270.99
Anticipated balance	208,050.42	206,184.24	-	94,233.00	18,261.16	526,728.82
UMB - 2019A Revenue Fund						
Balance as of 03/31/22	-	-	303,607.82	-	-	303,607.82
Subsequent activities:						
04/19/22 - Transfer from CBT Checking	-	-	25,301.80	-	-	25,301.80
04/30/22 - Interest Income	-	-	48.12	-	-	48.12
05/23/22 - Transfer from CBT Checking	-	-	42,167.84	-	-	42,167.84
05/31/22 - Interest Income	-	-	155.68	-	-	155.68
06/22/22 - Transfer from CBT Checking	-	-	90,655.60	-	-	90,655.60
06/30/22 - Interest Income	-	-	248.09	-	-	248.09
Anticipated Deposit (Transfer from CBT Checking)	-	-	*283,579.96*	-	-	*283,579.96*
Anticipated balance	-	-	745,764.91	-	-	745,764.91
UMB - 2019A Bond Fund						
Balance as of 03/31/22	-	-	299,309.02	-	-	299,309.02
Subsequent activities:						
04/13/22 - Transfer from 2019A Reserve Fund	-	-	202.44	-	-	202.44
04/30/22 - Interest Income	-	-	46.11	-	-	46.11
05/31/22 - Interest Income	-	-	137.04	-	-	137.04
06/01/22 - Debt Service Payment - 2019A	-	-	(285,875.00)	-	-	(285,875.00)
06/30/22 - Interest Income	-	-	1.74	-	-	1.74
Anticipated balance	-	-	13,821.35	-	-	13,821.35

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
March 31, 2022
Updated as of August 1, 2022

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
UMB - 2019A Reserve Fund						
Balance as of 03/31/22	-	-	915,148.95	-	-	915,148.95
Subsequent activities:						
04/13/22 - Transfer to 2019A Bond Fund	-	-	(202.44)	-	-	(202.44)
04/30/22 - Interest Income	-	-	140.77	-	-	140.77
05/31/22 - Interest Income	-	-	418.55	-	-	418.55
06/30/22 - Interest Income	-	-	563.11	-	-	563.11
Anticipated balance	-	-	916,068.94	-	-	916,068.94
UMB - 2019A Surplus Fund						
Balance as of 03/31/22	-	-	450,067.55	-	-	450,067.55
Subsequent activities:						
04/30/22 - Interest Income	-	-	69.21	-	-	69.21
05/31/22 - Interest Income	-	-	205.92	-	-	205.92
06/30/22 - Interest Income	-	-	277.07	-	-	277.07
Anticipated balance	-	-	450,619.75	-	-	450,619.75
UMB - 2019A Project Fund						
Balance as of 03/31/22	-	-	-	4,624.95	-	4,624.95
04/30/22 - Interest Income	-	-	-	0.68		0.68
05/31/22 - Interest Income	-	-	-	2.17		2.17
06/30/22 - Interest Income	-	-	-	3.01		3.01
Anticipated balance	-	-	-	4,630.81	-	4,630.81
UMB - 2019B Revenue Fund						
Balance as of 03/31/22	-	-	0.06	-	-	0.06
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	0.06	-	-	0.06
UMB - 2019B Bond Fund						
Balance as of 03/31/22	-	-	0.58	-	-	0.58
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	0.58	-	-	0.58
UMB - 2019B Project Fund						
Balance as of 03/31/22	-	-	-	749.34	-	749.34
Subsequent activities:						
04/30/22 - Interest Income	-	-	-	0.01		0.01
05/31/22 - Interest Income	-	-	-	0.32		0.32
06/30/22 - Interest Income	-	-	-	0.44		0.44
Anticipated balance	-	-	-	750.11	-	750.11
Anticipated balance	$ 208,050.42	$ 206,184.24	$ 2,126,275.59	$ 99,613.92	$ 18,261.16	$ 2,658,385.33

Current Yield (as of 06/30/22)
UMB invested in ColoTrust Prime - 1.14%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2022

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ 10,530.57	$ -	$ 4,349.52	$ -	$ (157.96)	$ 14,722.13	1.21%	1.21%	$ 2,417.93	0.00%	0.00%
February	345,446.55	-	5,004.88	-	(5,181.70)	345,269.73	39.85%	41.06%	104,291.16	27.15%	27.15%
March	25,776.47	-	4,961.88	10.20	(386.80)	30,361.75	2.97%	44.03%	26,516.25	6.35%	33.50%
April	47,029.88	-	4,268.73	7.63	(705.56)	50,600.68	5.42%	49.46%	14,146.55	3.18%	36.68%
May	106,254.84	-	4,094.58	30.05	(1,594.27)	108,785.20	12.26%	61.71%	139,129.81	36.34%	73.01%
June	340,914.53	-	4,394.20	98.21	(5,115.19)	340,291.75	39.32%	101.04%	103,025.39	26.69%	99.71%
July	-	-	-	-	-	-	0.00%	101.04%	2,631.54	0.07%	99.78%
August	-	-	-	-	-	-	0.00%	101.04%	2,986.21	0.22%	100.00%
September	-	-	-	-	-	-	0.00%	101.04%	2,401.11	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	101.04%	2,108.30	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	101.04%	2,161.60	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	101.04%	2,155.60	0.00%	100.00%
	$ 875,952.84	$ -	$ 27,073.79	$ 146.09	$ (13,141.48)	$ 890,031.24	101.04%	101.04%	$ 403,971.45	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 144,483.00	16.67%	$ 145,982.88	101.04%
Debt Service Fund	722,470.00	83.33%	729,969.96	101.04%
	$ 866,953.00	100.00%	$ 875,952.84	101.04%
Specific Ownership Tax				
General Fund	$ 10,114.00	16.67%	$ 4,512.01	44.61%
Debt Service Fund	50,573.00	83.33%	22,561.78	44.61%
	$ 60,687.00	100.00%	$ 27,073.79	44.61%
Treasurer's Fees				
General Fund	$ 2,167.00	16.67%	$ 2,190.11	101.07%
Debt Service Fund	10,837.00	83.33%	10,951.37	101.06%
	$ 13,004.00	100.00%	$ 13,141.48	101.06%

Sky Ranch Metropolitan District No. 3
Property Taxes Reconciliation
2022

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ -	$ -	$ 6.52	$ -	$ -	$ 6.52	0.00%	0.00%	$ -	0.00%	0.00%
February	470.16	-	7.50	-	(7.05)	470.61	35.65%	35.65%	-	0.00%	0.00%
March	276.49	-	7.43	-	(4.15)	279.77	20.96%	56.61%	-	0.00%	0.00%
April	228.78	-	6.39	-	(3.43)	231.74	17.34%	73.95%	-	0.00%	0.00%
May	66.44	-	6.14	0.02	(1.00)	71.60	5.04%	78.99%	-	0.00%	0.00%
June	193.68	-	6.58	-	(2.91)	197.35	14.68%	93.67%	-	0.00%	0.00%
July	-	-	-	-	-	-	0.00%	93.67%	-	0.00%	0.00%
August	-	-	-	-	-	-	0.00%	93.67%	-	0.00%	0.00%
September	-	-	-	-	-	-	0.00%	93.67%	-	0.00%	0.00%
October	-	-	-	-	-	-	0.00%	93.67%	-	0.00%	0.00%
November	-	-	-	-	-	-	0.00%	93.67%	-	0.00%	0.00%
December	-	-	-	-	-	-	0.00%	93.67%	-	0.00%	0.00%
	$ 1,235.55	$ -	$ 40.56	$ 0.02	$ (18.54)	$ 1,257.59	93.67%	93.67%	$ -	0.00%	0.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 697.00	52.84%	$ 652.90	93.67%
Regional Improvements	622.00	47.16%	582.65	93.67%
	$ 1,319.00	100.00%	$ 1,235.55	93.67%
Specific Ownership Tax				
General Fund	$ 49.00	52.84%	$ 21.43	43.74%
Regional Improvements	44.00	47.16%	19.13	43.47%
	$ 93.00	100.00%	$ 40.56	43.61%
Treasurer's Fees				
General Fund	$ 10.00	52.84%	$ 9.80	97.97%
Regional Improvements	9.00	47.16%	8.74	97.14%
	$ 19.00	100.00%	$ 18.54	97.58%

Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2022

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ -	$ -	$ 405.77	$ -	$ -	$ 405.77	0.00%	0.00%	$ 800.61	0.00%	0.00%
February	1,242.96	-	466.91	-	(18.64)	1,691.23	1.51%	1.51%	4,108.21	2.81%	2.81%
March	42,064.71	-	462.90	-	(630.97)	41,896.64	51.27%	52.78%	57,789.03	45.56%	48.37%
April	3.79	-	398.23	-	(0.06)	401.96	0.00%	52.79%	4,789.91	3.26%	51.63%
May	-	-	381.98	-	-	381.98	0.00%	52.79%	646.60	0.00%	51.63%
June	38,721.42	-	409.94	-	(580.82)	38,550.54	47.19%	99.98%	61,193.11	48.37%	100.00%
July	-	-	-	-	-	-	0.00%	99.98%	780.49	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	99.98%	700.78	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	99.98%	795.04	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	99.98%	698.09	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	99.98%	715.74	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	99.98%	713.75	0.00%	100.00%
	$ 82,032.88	$ -	$ 2,525.73	$ -	$ (1,230.49)	$ 83,328.12	99.98%	99.98%	$ 133,731.36	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 43,382.00	52.87%	$ 43,372.42	99.98%
Regional Improvements	38,669.00	47.13%	38,660.46	99.98%
	$ 82,051.00	100.00%	$ 82,032.88	99.98%
Specific Ownership Tax				
General Fund	$ 3,037.00	52.87%	$ 1,335.40	43.97%
Regional Improvements	2,707.00	47.13%	1,190.33	43.97%
	$ 5,744.00	100.00%	$ 2,525.73	43.97%
Treasurer's Fees				
General Fund	$ 651.00	52.87%	$ 650.58	99.94%
Regional Improvements	580.00	47.13%	579.91	99.98%
	$ 1,231.00	100.00%	$ 1,230.49	99.96%

Sky Ranch Community Authority Board
Developer Advance Summary
July 31, 2022

Typle of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	$ 1,942,111.42	$ 297,701.13	$ 2,239,812.55
BMPs & Erosion Control/Inspection Services	716,329.38	138,669.17	854,998.55
Advances to CAB for Capital Projects	32,404,699.99	2,718,079.82	35,122,779.81
Total Advances Due	$ 35,063,140.79	$ 3,154,450.12	$ 38,217,590.91

Sky Ranch Community Authority Board
Developer Advance - Project Management
July 31, 2022

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/21	**$ 1,942,111.42**	**$ 229,727.23**	**$ -**	**$ -**	**$ 2,171,838.65**
Accrued Interest	-	67,973.90	-	-	2,239,812.55
Total 2022 Advances (Repayments)	-	67,973.90	-	-	
Outstanding Balance as of 07/31/22 (Net of Repayments)	$ 1,942,111.42	$ 297,701.13			$ 2,239,812.55

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
July 31, 2022

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/21	**$ 716,329.38**	**$ 113,597.64**	**$ -**	**$ -**	**$ 829,927.02**
Accrued Interest	-	25,071.53	-	-	854,998.55
Total 2022 Advances (Repayments)	-	25,071.53	-	-	
Outstanding Balance as of 07/31/22 (Net of Repayments)	$ 716,329.38	$ 138,669.17			$ 854,998.55

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
July 31, 2022

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/21	**$25,203,676.95**	**$ 1,785,847.61**	**$ -**	**$ -**	**$ 26,989,524.56**
01/10/2022	292,090.54	-	-	-	27,281,615.10
01/19/2022	1,502,415.65	-	-	-	28,784,030.75
01/31/2022	457,308.32	-	-	-	29,241,339.07
02/10/2022	2,000.00	-	-	-	29,243,339.07
02/15/2022	2,279,114.38	-	-	-	31,522,453.45
03/02/2022	135.00	-	-	-	31,522,588.45
03/11/2022	159,967.55	-	-	-	31,682,556.00
04/12/2022	196,156.15	-	-	-	31,878,712.15
04/28/2022	130,674.05	-	-	-	32,009,386.20
05/17/2022	133,609.91	-	-	-	32,142,996.11
05/17/2022	-	-	-	(100,000.00)	32,042,996.11
06/15/2022	1,372,763.65	-	-	-	33,415,759.76
06/29/2022	1,448.50	-	-	-	33,417,208.26
07/11/2022	671,854.34	-	-	-	34,089,062.60
07/25/2022	1,485.00	-	-	-	34,090,547.60
Cost Cert Adjs	-	-	-	-	34,090,547.60
Accrued Interest	-	1,032,232.21	-	-	35,122,779.81
Total 2022 Advances (Repayments)	7,201,023.04	1,032,232.21	-	(100,000.00)	
Outstanding Balance as of 07/31/22 (Net of Repayments)	$32,404,699.99	$ 2,718,079.82			$ 35,122,779.81

Sky Ranch Community Authority Board
Accounts Receivables Summary
July 31, 2022

	Fees Billed YTD	Outstanding AR
O&M Fees		
KB Homes	3,443.33	3,443.33
Richmond	15,237.56	-
Taylor Morrison	4,531.41	1,671.42
Pure Cycle	3,950.00	1,350.00
Challenger	3,900.00	3,900.00
Lennar	4,350.00	4,350.00
Homeowners	210,816.72	63,409.71
Total O&M	246,229.02	78,124.46
Alleyway Fees		
KB Homes	567.00	567.00
Pure Cycle	135.00	135.00
Challenger	702.00	702.00
Lennar	783.00	783.00
Total O&M	2,187.00	2,187.00
PIF		
KB Homes	2,059.19	14,027.82
Richmond	33,345.89	(3.00)
Taylor Morrison	1,104.88	(8,191.21)
Pure Cycle	3,341.25	-
Total PIF	39,851.21	5,833.61

PIF information on this page provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
July 31, 2022

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders														
KB Homes		-	-	293.33	-	-	3,150.00	-	-	-	-	-	-	3,443.33
Richmond		-	-	7,938.66	-	-	7,298.90	-	-	-	-	-	-	15,237.56
Taylor Morrison		-	-	2,859.99	-	-	1,671.42	-	-	-	-	-	-	4,531.41
Pure Cycle		-	-	2,600.00	-	-	1,350.00	-	-	-	-	-	-	3,950.00
Challenger		-	-	-	-	-	3,900.00	-	-	-	-	-	-	3,900.00
Lennar		-	-	-	-	-	4,350.00	-	-	-	-	-	-	4,350.00
Amount Due		-	-	13,691.98	-	-	21,720.32	-	-	-	-	-	-	35,412.30
Payment Received														
KB Homes		-	(1,257.07)	-	-	-	-	-	-	-	-	-	-	(1,257.07)
Richmond		(10,684.24)	-	-	(7,938.66)	-	-	(7,298.90)	-	-	-	-	-	(25,921.80)
Taylor Morrison		-	-	-	(7,811.63)	-	-	-	-	-	-	-	-	(7,811.63)
Pure Cycle		-	-	-	(2,600.00)	-	-	-	-	-	-	-	-	(2,600.00)
Challenger		-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received		(10,684.24)	(1,257.07)	-	(18,350.29)	-	-	(7,298.90)	-	-	-	-	-	(37,590.50)
O&M Fees AR - Homebuilders	**Balance as of 12/31/2021**													
KB Homes	1,257.07	-	(1,257.07)	293.33	-	-	3,150.00	-	-	-	-	-	-	3,443.33
Richmond	10,684.24	(10,684.24)	-	7,938.66	(7,938.66)	-	7,298.90	(7,298.90)	-	-	-	-	-	-
Taylor Morrison	4,951.64	-	-	2,859.99	(7,811.63)	-	1,671.42	-	-	-	-	-	-	1,671.42
Pure Cycle	-	-	-	2,600.00	(2,600.00)	-	1,350.00	-	-	-	-	-	-	1,350.00
Challenger	-	-	-	-	-	-	3,900.00	-	-	-	-	-	-	3,900.00
Lennar	-	-	-	-	-	-	4,350.00	-	-	-	-	-	-	4,350.00
Total O&M Fees AR	16,892.95	(10,684.24)	(1,257.07)	13,691.98	(18,350.29)	-	21,720.32	(7,298.90)	-	-	-	-	-	14,714.75
O&M Fees - Homeowners														
O&M Fees		66,207.05	-	120.00	67,305.01	20.00	-	70,079.68	-	-	-	-	-	203,731.74
Transfer Fees		800.00	400.00	900.00	400.00	700.00	1,500.00	100.00	-	-	-	-	-	4,800.00
Late Fee		19.98	1,395.00	(15.00)	(15.00)	990.00	(60.00)	(30.00)	-	-	-	-	-	2,284.98
Amount Due		67,027.03	1,795.00	1,005.00	67,690.01	1,710.00	1,440.00	70,149.68	-	-	-	-	-	210,816.72
Payment Received		(13,786.12)	(42,838.95)	(8,714.95)	(17,854.43)	(43,361.22)	(8,310.29)	(15,972.09)	-	-	-	-	-	(150,838.05)
Total O&M Fees AR - Homeowners	3,431.04	53,240.91	(41,043.95)	(7,709.95)	49,835.58	(41,651.22)	(6,870.29)	54,177.59	-	-	-	-	-	63,409.71
Total O&M Fees Billed		67,027.03	1,795.00	14,696.98	67,690.01	1,710.00	23,160.32	70,149.68	-	-	-	-	-	246,229.02
Total Payments Received		(24,470.36)	(44,096.02)	(8,714.95)	(36,204.72)	(43,361.22)	(8,310.29)	(23,270.99)	-	-	-	-	-	(188,428.55)
Total Outstanding		42,556.67	(42,301.02)	5,982.03	31,485.29	(41,651.22)	14,850.03	46,878.69	-	-	-	-	-	**57,800.47**
													Beginning AR Balance	20,323.99
													Total AR Balance	**78,124.46**

PIF information on this page is provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - Alleyway Fees
July 31, 2022

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
Alleyway Fees - Homebuilders														
KB Homes		-	-	-	-	-	567.00	-	-	-	-	-	-	567.00
Pure Cycle		-	-	-	-	-	135.00	-	-	-	-	-	-	135.00
Challenger		-	-	-	-	-	702.00	-	-	-	-	-	-	702.00
Lennar		-	-	-	-	-	783.00	-	-	-	-	-	-	783.00
Amount Due		-	-	-	-	-	2,187.00	-	-	-	-	-	-	2,187.00
Payment Received														
KB Homes		-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond		-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison		-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle		-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger		-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received		-	-	-	-	-	-	-	-	-	-	-	-	-
Alleyway Fees - Homebuilders	**Balance as of 12/31/2021**													
KB Homes	-	-	-	-	-	-	567.00	-	-	-	-	-	-	567.00
Pure Cycle	-	-	-	-	-	-	135.00	-	-	-	-	-	-	135.00
Challenger	-	-	-	-	-	-	702.00	-	-	-	-	-	-	702.00
Lennar	-	-	-	-	-	-	783.00	-	-	-	-	-	-	783.00
Total O&M Fees AR	-	-	-	-	-	-	2,187.00	-	-	-	-	-	-	2,187.00
Total Alleyway Fees Billed		-	-	-	-	-	2,187.00	-	-	-	-	-	-	2,187.00
Total Payments Received		-	-	-	-	-	-	-	-	-	-	-	-	-
Total Outstanding		-	-	-	-	-	2,187.00	-	-	-	-	-	-	**2,187.00**
													Beginning AR Balance	-
													Total AR Balance	**2,187.00**

PIF information on this page is provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
July 31, 2022

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF														
KB Homes		1,179.42	-	-	879.77	-	-	-	-	-	-	-	-	2,059.19
Richmond		5,384.03	22,589.62	-	5,372.24	-	-	-	-	-	-	-	-	33,345.89
Taylor Morrison		1,104.88	-	-	-	-	-	-	-	-	-	-	-	1,104.88
Pure Cycle		-	-	-	3,341.25	-	-	-	-	-	-	-	-	3,341.25
Amount Due		7,668.33	22,589.62	-	9,593.26	-	-	-	-	-	-	-	-	39,851.21
Payment Received														
KB Homes		-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond		(5,384.03)	-	(22,589.62)	(5,372.24)	-	-	-	-	-	-	-	-	(33,345.89)
Taylor Morrison		(1,104.88)	-	-	-	-	-	-	-	-	-	-	-	(1,104.88)
Pure Cycle		-	-	-	-	-	-	(3,341.25)	-	-	-	-	-	(3,341.25)
Total Amount Received		(6,488.91)	-	(22,589.62)	(5,372.24)	-	-	(3,341.25)	-	-	-	-	-	(37,792.02)
PIF AR	**Balance as of 12/31/2021**													
KB Homes	11,968.63	1,179.42	-	-	879.77	-	-	-	-	-	-	-	-	14,027.82
Richmond	(3.00)	-	22,589.62	(22,589.62)	-	-	-	-	-	-	-	-	-	(3.00)
Taylor Morrison	(8,191.21)	-	-	-	-	-	-	-	-	-	-	-	-	(8,191.21)
Pure Cycle	-	-	-	-	3,341.25	-	-	(3,341.25)	-	-	-	-	-	-
Total PIF AR	3,774.42	1,179.42	22,589.62	(22,589.62)	4,221.02	-	-	(3,341.25)	-	-	-	-	-	5,833.61
Total PIF Billed		7,668.33	22,589.62	-	9,593.26	-	-	-	-	-	-	-	-	39,851.21
Total Payments Received		(6,488.91)	-	(22,589.62)	(5,372.24)	-	-	(3,341.25)	-	-	-	-	-	(37,792.02)
Total Outstanding		1,179.42	22,589.62	(22,589.62)	4,221.02	-	-	(3,341.25)	-	-	-	-	-	**2,059.19**
													Beginning AR Balance	3,774.42
													Total AR Balance	**5,833.61**

PIF information on this page is provided by the Developer.

Vendors	Number of Invoices	Sum of Net A/P
Debt Service	**1**	
UMB	1	
FFAA	**22**	**2,038,492.69**
Aurora Media Group	1	52.00
CMS Environmental Solutions LLC	2	570.00
CTL Thompson Incorporated	4	38,784.50
IDES LLC	2	14,394.32
KT Engineering LLC	1	17,305.00
LSC Transportation	1	792.35
Martin Marietta Materials Inc	2	1,318,218.20
Nelson Pipeline	2	136,579.00
PCS Group Inc	1	11,856.25
Premier Earthworks & Infrastructure	2	317,953.77
Pure Cycle Corporation	1	31,629.30
Westwood Professional Services	3	150,358.00
O&M Fund	**42**	**82,780.70**
Alisha Boyce	1	655.00
Blaire Bates	1	321.79
BrightView Landscape Services	8	20,697.63
CliftonLarsonAllen LLP	10	37,944.92
Haynie & Company	2	7,200.00
Katherine Funk	3	569.35
McGeady Becher PC	16	15,239.40
Xcel Energy AUTOPAY	1	152.61
Grand Total	**65**	**2,121,273.39**

03 - Sky Ranch Community Autho

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Funding Source	Notes
1240	UMB	80122	8/1/2022		Debt Service	
CAB1185	Aurora Media Group	103377	7/1/2022	52.00	FFAA	
CAB1225	CMS Environmental Solutions LLC	136920	7/1/2022	395.00	FFAA	
CAB1225	CMS Environmental Solutions LLC	137270	7/1/2022	175.00	FFAA	
CAB1145	CTL Thompson Incorporated	631121	6/30/2022	2,400.00	FFAA	
CAB1145	CTL Thompson Incorporated	631206	6/30/2022	19,346.00	FFAA	
CAB1145	CTL Thompson Incorporated	631259	6/30/2022	1,100.00	FFAA	
CAB1145	CTL Thompson Incorporated	635209	7/31/2022	15,938.50	FFAA	
CAB1120	IDES LLC	009868	6/30/2022	2,755.00	FFAA	
CAB1120	IDES LLC	037910	6/30/2022	11,639.32	FFAA	
CAB1115	KT Engineering LLC	002421	7/5/2022	17,305.00	FFAA	
CAB1195	LSC Transportation	062170	7/6/2022	792.35	FFAA	
CAB1324	Martin Marietta Materials Inc	PAYMENT 7	6/25/2022	470,258.04	FFAA	
CAB1324	Martin Marietta Materials Inc	PAYMENT 8	7/25/2022	847,960.16	FFAA	
CAB1283	Nelson Pipeline	PAYMENT 14	6/25/2022	61,579.00	FFAA	
CAB1283	Nelson Pipeline	PAYMENT 15	6/25/2022	75,000.00	FFAA	
CAB1170	PCS Group Inc	013672	6/30/2022	11,856.25	FFAA	
CAB1080	Premier Earthworks & Infrastructure	PAYMENT 8	6/25/2022	187,296.24	FFAA	
CAB1080	Premier Earthworks & Infrastructure	PAYMENT 9	7/25/2022	130,657.53	FFAA	
CAB1249	Pure Cycle Corporation	PAYMENT 6	6/25/2022	31,629.30	FFAA	
CAB1125	Westwood Professional Services	1220301260	3/22/2022	235.25	FFAA	
CAB1125	Westwood Professional Services	1220600489	6/17/2022	49,564.00	FFAA	
CAB1125	Westwood Professional Services	1220701181	7/27/2022	100,558.75	FFAA	
5	Alisha Boyce	070322	7/3/2022	655.00	O&M Fund	
4	Blaire Bates	070322	7/3/2022	321.79	O&M Fund	
1275	BrightView Landscape Services	5177290	7/7/2022	460.17	O&M Fund	
1275	BrightView Landscape Services	5188170	7/15/2022	321.87	O&M Fund	
1275	BrightView Landscape Services	5188171	7/15/2022	372.25	O&M Fund	
1275	BrightView Landscape Services	7951934	6/27/2022	1,200.00	O&M Fund	
1275	BrightView Landscape Services	7967184	7/1/2022	5,195.21	O&M Fund	
1275	BrightView Landscape Services	7976065	6/29/2022	8,136.45	O&M Fund	
1275	BrightView Landscape Services	7978868	6/30/2022	4,224.00	O&M Fund	
1275	BrightView Landscape Services	8006529	7/25/2022	787.68	O&M Fund	
1242	CliftonLarsonAllen LLP	3325799	6/27/2022	6,916.46	O&M Fund	
1242	CliftonLarsonAllen LLP	3343206	7/11/2022	328.65	O&M Fund	
1242	CliftonLarsonAllen LLP	3343207	7/11/2022	357.00	O&M Fund	
1242	CliftonLarsonAllen LLP	3343227	7/11/2022	1,172.85	O&M Fund	
1242	CliftonLarsonAllen LLP	3343253	7/11/2022	4,723.25	O&M Fund	
1242	CliftonLarsonAllen LLP	3343254	7/11/2022	5,385.71	O&M Fund	
1242	CliftonLarsonAllen LLP	3347757	7/19/2022	3,876.54	O&M Fund	
1242	CliftonLarsonAllen LLP	3347758	7/19/2022	3,857.61	O&M Fund	
1242	CliftonLarsonAllen LLP	3348094	7/19/2022	3,904.92	O&M Fund	
1242	CliftonLarsonAllen LLP	3349490	7/21/2022	7,421.93	O&M Fund	
1247	Haynie & Company	D65606	6/30/2022	1,500.00	O&M Fund	
1247	Haynie & Company	D65628	6/30/2022	5,700.00	O&M Fund	
2	Katherine Funk	070322	7/3/2022	92.92	O&M Fund	
2	Katherine Funk	071922	7/19/2022	360.33	O&M Fund	
2	Katherine Funk	072522	7/25/2022	116.10	O&M Fund	
1060	McGeady Becher PC	103452	6/30/2022	150.00	O&M Fund	
1060	McGeady Becher PC	103453	6/30/2022	5,370.00	O&M Fund	
1060	McGeady Becher PC	103454	6/30/2022	45.00	O&M Fund	
1060	McGeady Becher PC	103458	6/30/2022	168.00	O&M Fund	
1060	McGeady Becher PC	103459	6/30/2022	112.50	O&M Fund	

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Funding Source	Notes
1060	McGeady Becher PC	103460	6/30/2022	3,090.00	O&M Fund	
1060	McGeady Becher PC	103461	6/30/2022	768.00	O&M Fund	
1060	McGeady Becher PC	103463	6/30/2022	375.00	O&M Fund	
1060	McGeady Becher PC	103465	6/30/2022	12.50	O&M Fund	
1060	McGeady Becher PC	103467	6/30/2022	75.00	O&M Fund	
1060	McGeady Becher PC	103468	6/30/2022	187.50	O&M Fund	
1060	McGeady Becher PC	103469	6/30/2022	187.50	O&M Fund	
1060	McGeady Becher PC	103473	6/30/2022	202.50	O&M Fund	
1060	McGeady Becher PC	103474	6/30/2022	67.50	O&M Fund	
1060	McGeady Becher PC	103476	6/30/2022	187.50	O&M Fund	
1060	McGeady Becher PC	103479	6/30/2022	4,240.90	O&M Fund	
1150	Xcel Energy AUTOPAY	789109364	7/22/2022	152.61	O&M Fund	
				2,121,273.39		

2,038,492.69	FFAA
82,780.70	O&M Fund
-	Debt Service
2,121,273.39	

RESOLUTION NO. 2022-08-____

RESOLUTION TO AMEND BUDGET

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

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

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

Debt Service Fund	$1,066,513
Capital Projects Fund	$9,725,000

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

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

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

Debt Service Fund	$ 1,700,000
Capital Projects Fund	$34,141,718

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

[SIGNATURE PAGE FOLLOWS]

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

RESOLUTION APPROVED AND ADOPTED on August 12, 2022.

SKY RANCH CMMUNITY AUTHORITY BOARD

By: _____
President

Attest:

By: _____
Secretary

EXHIBIT A

Original and Amended Budget Appropriations

SKY RANCH COMMUNITY AUTHORITY BOARD
DEBT SERVICE FUND
2022 AMENDED BUDGET

	BUDGET 2022	AMENDED 2022
BEGINNING FUND BALANCE	$ 1,667,807	$ 1,667,896
REVENUES		
Interest income	1,500	1,500
Other revenue	-	700,000
Transfer from Sky Ranch MD No. 1	762,206	762,206
Total revenues	763,706	1,463,706
TRANSFERS IN		
Transfers from other funds	-	5,058,282
Total funds available	2,431,513	8,189,884
EXPENDITURES		
General and administrative		
Paying agent fees	7,500	7,500
Contingency	4,983	243,226
Debt Service		
Bond interest - 2019A	571,750	571,750
Bond interest - 2019B	332,280	332,280
Bond principal - 2019B	150,000	150,000
Bond interest - 2022A	-	395,244
Total expenditures	1,066,513	1,700,000
Total expenditures and transfers out requiring appropriation	1,066,513	1,700,000
ENDING FUND BALANCE	$ 1,365,000	$ 6,489,884

SKY RANCH COMMUNITY AUTHORITY BOARD
CAPITAL PROJECTS FUND
2022 AMENDED BUDGET

	BUDGET 2022	AMENDED 2022
BEGINNING FUND BALANCE	$ -	$ (2,893,861)
REVENUES		
Developer advance	9,275,000	12,191,861
Developer advance - Project Management	450,000	450,000
Bond proceeds - 2022A	-	23,345,000
Bond proceeds - 2022B	-	6,107,000
Total revenues	9,725,000	42,093,861
Total funds available	9,725,000	39,200,000
EXPENDITURES		
General and Administrative		
Legal	150,000	150,000
Miscellaneous/Contingency	1,650,000	1,672,999
Fees, permits and administration	45,000	45,000
Bond issue costs	-	900,110
Promotional activities	105,000	105,000
Capital Projects		
Repay Developer advance	-	23,493,609
Engineering and management	200,000	200,000
Landscaping	200,000	200,000
Streets - grading/erosion control	25,000	25,000
Warranty and turnover	150,000	150,000
Project management fee	450,000	450,000
Streets	5,000,000	5,000,000
Utility construction	1,750,000	1,750,000
Total expenditures	9,725,000	34,141,718
TRANSFERS OUT		
Transfers to other fund	-	5,058,282
Total expenditures and transfers out requiring appropriation	9,725,000	39,200,000
ENDING FUND BALANCE	$ -	$ -

Sky Ranch CAB – Project Manager Board Report
Date: 08/12/22

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

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

Phase II

- GDP, SDP, Filing 4 Plans – complete
- ASP/Plat/CDs – Filing 5 Plat approved; Working through final comments on entitlement docs
- Grading – processing groundwater and consolidation results for F6/F7 design
- Utilities – working on meter pits, detention pond, 10th Ave, 8th Ave extension
- Streets – internal streets paved; working on Monaghan, 6th and Bentley
- I70 Interchange – updated access permit from CDOT
- School status – subex underway; Working on utility programming

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

Phase II

- Bemas, CO8, $57,392.00 – lot clean up and fine grading
- CTL Thompson, TO#7, $30,000.00 – Filing 5 pavement design
- KT Engineering, TO9, $9,805.00 – misc staking
- Martin Marietta Materials, CO10, $42,938.50 – street balance
- Pure Cycle GESC, CO#3, $50,000.00 – ongoing maintenance

Sky Ranch Filing 1 - CAB Contract Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend	Management Fee
Landscaping	A-Mac Underground	4,500.00	4,500.00	0.00	4,500.00	100%	0.00	225.00
Fees, Permits and Administration	Arapahoe County	127,100.45	127,100.45	0.00	104,516.31	100%	0.00	0.00
Legal and Title	Butler Snow	425.17	425.17	0.00	0.00	100%	0.00	0.00
Erosion Control	CMS	21,000.00	20,315.00	0.00	16,705.28	97%	685.00	1,015.75
Geotech	CTL Thompson	446,818.50	446,818.50	0.00	367,424.51	100%	0.00	22,340.93
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,542,915.92	3,542,915.92	422.76	3,542,915.92	100%	0.00	177,145.80
Engineering	ERO Resources Group	580.35	580.35	0.00	477.23	100%	0.00	0.00
Erosion Control	Erosion Controls of CO	70,964.58	70,964.58	0.00	58,355.07	100%	0.00	3,548.23
Erosion Control	Ewing Irrigation & Landscape	1,163.14	1,163.14	0.00	956.46	100%	0.00	58.16
Legal and Title	Hoffman, Parker, etc	8,304.06	8,304.06	0.00	0.00	100%	0.00	0.00
District	IDES	260,000.00	250,936.50	0.00	206,348.26	97%	9,063.50	0.00
Survey	KT Engineering	551,870.00	551,870.00	0.00	453,809.68	100%	0.00	27,593.50
District	McGeady Becher	59,359.80	59,359.80	0.00	48,812.31	100%	0.00	0.00
Landscaping	MPI Designs	30,770.00	22,600.00	0.00	22,600.00	73%	8,170.00	1,130.00
Legal and Title	Otis Bedingfield & Peters	235.00	235.00	0.00	0.00	100%	0.00	0.00
Erosion Control	PEI	16,892.56	16,892.56	844.63	13,890.97	100%	0.00	0.00
Grading	PEI	1,584,766.81	1,584,766.81	0.00	824,078.74	100%	0.00	79,010.69
Sanitary Sewer	PEI	2,497,934.50	2,497,934.50	(3,868.07)	2,497,934.50	100%	0.00	78,825.68
Water	PEI	2,413,879.89	2,413,879.89	(897.74)	2,415,195.49	100%	0.00	76,042.07
Storm Sewer	PEI	5,159,331.74	5,159,331.74	5,289.30	5,159,331.74	100%	0.00	163,192.18
Dry Utilities	PEI	196,156.66	196,156.66	(523.49)	0.00	100%	0.00	3,540.71
Concrete	PEI	3,648,101.78	3,648,101.78	(65,040.91)	3,648,101.78	100%	0.00	0.00
Asphalt	PEI	5,159,994.54	5,159,994.54	64,196.28	5,159,994.54	100%	0.00	0.00
District	SDMS	57,885.08	57,885.08	0.00	47,599.64	100%	(0.00)	0.00
Fees, Permits and Administration	SEMSWA	36,322.50	36,322.50	0.00	29,868.45	100%	0.00	0.00
District	Sentinel	0.00	0.00	0.00	0.00	0%	0.00	0.00
District	Sentinel	556.57	556.57	0.00	457.67	100%	0.00	0.00
Legal and Title	Spencer Fane	228.00	228.00	0.00	0.00	100%	0.00	0.00
Dry Utilities	Xcel Energy	2,378,197.44	2,378,197.44	0.00	597,189.14	100%	0.00	118,909.87
	Total	**28,340,780.95**	**28,322,862.45**	**422.76**	**25,273,324.58**		**17,918.50**	**752,353.56**

Sky Ranch Filing 2 Quad 1 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	4,212.00	-	-	-	0%	4,212.00
Fees, Permits and Administration	Arapahoe County	101,439.27	101,439.27	-	83,413.51	100%	-
Grading	Bemas	962,791.09	934,095.10	-	485,729.45	97%	28,695.99
Fees, Permits and Administration	CDPHE	296.09	296.09	-	243.47	100%	-
Erosion Control	CMS	5,467.50	2,347.18	-	1,930.11	43%	3,120.32
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	123.02	123.02	-	101.16	100%	-
Geotech	CTL Thompson	257,368.95	234,188.23	-	192,575.94	91%	23,180.72
Planning and Engineering	CVL Consultants	350,692.20	340,410.22	-	279,919.33	97%	10,281.98
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERC	4,289.22	2,129.48	-	1,751.08	50%	2,159.74
Planning and Engineering	ERO	1,956.13	1,956.13	-	1,608.52	100%	0.00
District	IDES	33,750.00	28,818.80	-	-	85%	4,931.21
Survey	KT Engineering	275,285.25	220,071.80	-	182,642.26	80%	55,213.45
Planning and Engineering	LSC	17,793.00	13,692.13	-	11,259.04	77%	4,100.87
Asphalt	Martin Marietta	3,962,612.95	1,415,420.56	70,771.03	1,415,420.56	36%	2,547,192.39
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	14,131.25	11,870.25	-	9,760.91	84%	2,261.00
Sanitary Sewer	Nelson	1,671,390.43	1,669,433.28	32,108.44	1,669,433.28	100%	1,957.15
Water	Nelson	1,575,862.38	1,619,988.40	35,860.78	1,619,988.40	103%	(44,126.02)
Storm Sewer	Nelson	3,731,976.52	3,642,166.33	69,731.69	3,642,166.33	98%	89,810.19
Asphalt	Nelson	707,856.20	707,856.20	35,392.81	707,856.20	100%	-
Planning and Engineering	PCS Group	119,070.00	108,951.50	-	89,590.82	92%	10,118.50
Concrete	PEI	2,011,872.66	1,337,820.72	66,891.04	1,337,820.72	66%	674,051.94
Erosion Control	Pure Cycle GESC	541,025.85	182,319.05	9,115.95	149,923.26	34%	358,706.80
Fees, Permits and Administration	Rangeview	31,327.26	31,327.26	-	25,760.41	100%	-
Fees, Permits and Administration	SEMSWA	17,516.31	17,516.31	-	14,403.67	100%	-
District	Sentinel	219.13	219.13	-	219.13	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	6,205.00	2,890.00	-	2,376.45	47%	3,315.00
Fees, Permits and Administration	Tri-County Health	129.60	129.60	-	106.57	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	16,410,932.75	12,629,158.01	319,871.74	11,927,572.58	25	3,781,774.73

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
August 12th, 2022

Construction Contract Documents

Filing 4 Grading – Bemas Construction
Recommend Approval:
Change Orders
- Change order #8: $57,392.00 for costs associated with grading, curb, gutter, and paving.

Pay Applications
- Pay Application #9 is recommended for payment $57,392.00 ($0.00 District; $57,392.00 Non-District; $0.00 Retained)
    - $1,925,582.18 Billed to Date. $0.00 Retained. $1,925,582.18 Paid to Date.

Filing 4 Paving – Martin Marietta
Recommend Approval:
Change Orders
- Change order #10: $42,938.50 for costs associated with balancing roads and paving.

Pay Applications
- Pay Application #8 is recommended for payment $847,960.16 ($892,589.64 District; $0.00 Non-District; $44,629.48 Retained)
    - $3,052,798.76 Billed to Date. $152,639.94 Retained. $2,900,158.83 Paid to Date.

Filing 4 Concrete – Premier Earthworks & Infrastructure
Recommend Approval:
Change Orders
- None

Pay Applications
- Pay Application #9 is recommended for payment $130,657.53 ($137,534.25 District; $0.00 Non-District; $6,876.72 Retained)
    - $1,711,440.98 Billed to Date. $85,572.06 Retained. $1,625,868.92 Paid to Date.

Filing 4 Erosion Control – Pure Cycle
Recommend Approval:
Change Orders
- None

Pay Applications
- None

Filing 4 Fence Installation – Pure Cycle
Recommend Approval:
Change Orders
- None

Pay Applications
- None

Filing 4 Wet Utilities – Nelson Pipeline

Recommend Approval:

Change Orders

- None

Pay Applications

- Pay Application #16 is recommended for payment $53,246.61 ($56,049.06 District; $0.00 Non-District; $53,246.61 Retained).
    - $9,043,630.46 Billed to Date. $206,442.12 Retained. $8,837,188.34 Paid to Date.

Filing 4 Landscape – Consolidated Divisions Inc.

Recommend Approval:

Change Orders

- None

Pay Applications

- None

Other Matters

- Filing 5 Wet Utilities

Sky Ranch Community Authority Board

Contractors Change Order Log Paid-To-Date Summary

Contractor	Change Orders	Total Contract Amount	Amount Billed	Remaining
PEI - Grading	10	$1,580,213.82	$1,580,213.82	$0.00
PEI - Drainage & Utilities	28	$10,259,670.46	$10,259,670.46	$0.00
PEI - Roadways	20	$8,803,411.96	$8,803,411.96	$0.00
PEI - G, U, R	4	$50,000.00	$50,000.00	$0.00
EDI - Landscape P1	30	$2,076,304.28	$2,076,304.28	$0.00
EDI - Landscape P2	4	$169,603.96	$169,603.96	$0.00
EDI - Landscape P3	18	$1,296,483.38	$1,296,483.38	$0.00
BEMAS - Grading A&D P1	7	$1,868,190.18	$1,868,190.18	$0.00
BEMAS - Grading A&D P2	0	$819,045.20	$0.00	$819,045.20
Pure Cycle - EC F4	3	$636,501.00	$203,768.35	$432,732.65
Pure Cycle - Fence F4	0	$262,543.79	$0.00	$262,543.79
Nelson - F4 Wet Utilities	13	$9,043,630.45	$8,783,941.73	$259,688.72
Martin Marietta - F4 Paving	9	$4,618,959.07	$2,052,198.67	$2,566,760.40
PEI - F4 Concrete & SS	2	$2,366,909.00	$1,495,211.39	$871,697.61
CDI - F4 Landscape	0	$2,154,077.51	$0.00	$2,154,077.51
Total		$46,005,544.06	$38,638,998.18	$7,366,545.88

Sky Ranch Community Authority Board
Summary of Contract Changes

Change Order Log

#	Contractor	Original Contract Amount	Days	Executed CO's		New Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	$1,418,885.53	0	$161,328.29	39	$1,580,213.82	39
2	PEI - Drainage & Utilties	$8,971,057.30	0	$1,288,613.16	113.5	$10,259,670.46	113.5
3	PEI - Roadways	$8,368,649.67	0	$434,762.29	59	$8,803,411.96	59
4	PEI - G, U, R	$0.00	0	$50,000.00	0	$50,000.00	0
5	EDI - Landscape Ph 1	$1,633,252.04	96	$443,052.24	174	$2,076,304.28	270
6	EDI - Landscape Ph 2	$155,431.26	210	$14,172.70	3	$169,603.96	213
7	EDI - Landscape Ph 3	$1,293,395.48	210	$3,087.90	73	$1,296,483.38	283
8	Bemas - Grading A&D P1	$1,574,333.75	44	$293,856.43	12	$1,868,190.18	56
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$467,001.00	0	$169,500.00	0	$636,501.00	0
11	Pure Cycle - Fence F4	$262,543.79	0	$0.00	0	$262,543.79	0
12	Nelson - F4 Wet Utilities	$7,376,353.00	165	$1,667,277.45	400.6	$9,043,630.45	565.6
13	Martin Marietta - F4 Paving	$4,700,851.60	129	-$81,892.53	0	$4,618,959.07	129
14	PEI - F4 Concrete & SS	$2,267,308.82	129	$99,600.18	0	$2,366,909.00	129
15	CDI - F4 Landscape	$2,154,077.51	$132.00	$0.00	0	$2,154,077.51	132
16							
	Total	**$41,462,185.95**		**$4,543,358.11**		**$46,005,544.06**	

Potential Change Order Log

#	Contractor	Current Contract	Days	Potential Change Orders		Potential Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	$1,580,213.82	39	$0.00	0	$1,580,213.82	39
2	PEI - Drainage & Utilties	$10,259,670.46	113.5	$0.00	0	$10,259,670.46	113.5
3	PEI - Roadways	$8,803,411.96	59	$61,898.30	5	$8,865,310.26	64
4	PEI - G, U, R	$50,000.00	0	$0.00	0	$50,000.00	0
5	EDI - Landscape P1	$2,076,304.28	270	$291,581.11	123.5	$2,367,885.39	393.5
6	EDI - Landscape P2	$169,603.96	213	$8,197.43	4	$177,801.39	217
7	EDI - Landscape P3	$1,296,483.38	283	$61,305.89	20	$1,357,789.27	303
8	Bemas - Grading A&D P1	$1,868,190.18	56	$57,392.00	0	$1,925,582.18	56
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$636,501.00	0	$0.00	0	$636,501.00	0
11	Pure Cycle - Fence F4	$262,543.79	0	$0.00	0	$262,543.79	0
12	Nelson - F4 Wet Utilities	$9,043,630.45	565.6	$0.00	0	$9,043,630.45	565.6
13	Martin Marietta - F4 Paving	$4,618,959.07	129	$42,938.50	0	$4,661,897.57	129
14	PEI - F4 Concrete & SS	$2,366,909.00	129	$163,864.40	10	$2,530,773.40	139
15	CDI - F4 Landscape	$2,154,077.51	$132.00	$0.00	0	$2,154,077.51	132
16							
	Total	**$46,005,544.06**		**$687,177.63**		**$46,692,721.69**	
	Potential Total of All Change Orders					$687,177.63	

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

CliftonLarsonAllen

Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, August 12, 2022

ACC Requests

7 architectural requests have been received since the last meeting. Requests were for landscaping, patios/decks, a hot tub, and solar. All requests were approved.

Violation Report

Inspection of the Community was completed on July 14th and August 2nd resulting in 52 violation notices being sent to owners. Violations were for visible unsightly conditions/lawn maintenance, and visible trash cans.

Please let us know if there are any questions.

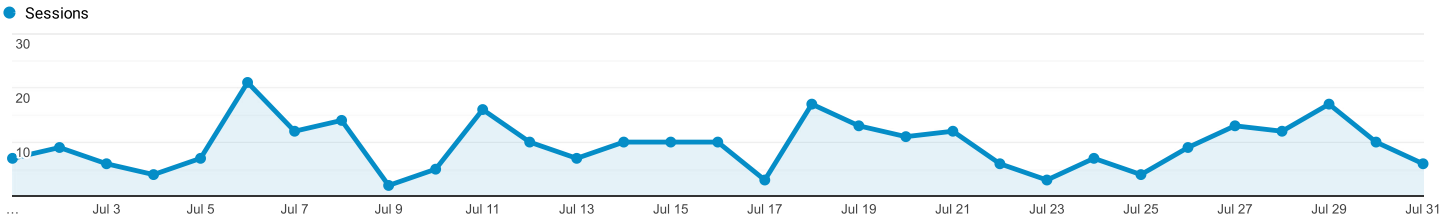
Celeste Terrell
Community Manager

Basic Traffic Report

All Users
100.00% Sessions

Jul 1, 2022 - Jul 31, 2022

Report Tab



Page	Sessions	Avg. Session Duration	Users
	293 % of Total: 100.00% (293)	00:02:43 Avg for View: 00:02:43 (0.00%)	215 % of Total: 100.00% (215)
1. /	189 (64.51%)	00:03:23	157 (28.34%)
2. /resource-center/community-management/covenant-control	17 (5.80%)	00:01:39	33 (5.96%)
3. /rangeview-metropolitan-district-water/wastewater	11 (3.75%)	00:00:32	14 (2.53%)
4. /resource-center/taxes-and-fees	8 (2.73%)	00:00:14	15 (2.71%)
5. /your-community	6 (2.05%)	00:04:04	23 (4.15%)
6. /contact-us	5 (1.71%)	00:00:45	45 (8.12%)
7. /resource-center/board-meeting-agendas-and-e-packets/sky-cab-board-meeting-agendas-and-e-packets-3	5 (1.71%)	00:00:02	7 (1.26%)
8. /resource-center/meeting-minutes/sky-ranch-community-authority-board	4 (1.37%)	00:11:51	7 (1.26%)
9. /waste-management	4 (1.37%)	00:00:24	5 (0.90%)
10. /your-community/sky-ranch-community-meeting-august-27-2020-6pm	4 (1.37%)	00:01:32	14 (2.53%)

Rows 1 - 10 of 66

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