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 SPECIAL MEETING AND AGENDA

DATE: September 10, 2021

TIME: 8:30 a.m.

LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue, Building 34
Watkins, CO 80137

CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, DUE TO THE ON-GOING CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, 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 meetings 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_MjJhMDdlMGUtNDQ5OC00MDRmLTlhOTMtNDU4MDNmMjA2YTA2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2216b1c71c-d483-4feb-8929-2d72ea1cdf59%22%7d

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

   Phone Conference ID: **321 517 589#**

Board of Directors	Office	Term Expires
Mark Harding	President (representing MD 5)	May, 2023
Joe Knopinski	Vice President (representing MD 5)	May, 2022
Kevin McNeill	Treasurer (representing MD 5)	May, 2023/2022
Scott Lehman	Secretary (representing MD 1)	May, 2023
Dirk Lashnits	Assistant Secretary (representing MD 3)	May, 2022

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.

C. 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.

II. CONSENT AGENDA

A. Approve Minutes from the August 13, 2021 Special Meeting (enclosure).

B. Ratify approval of Phase II, Filing No. 4, Pay Application No. 2 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of $761,870.55.

III. FINANCIAL MATTERS

A. Review and accept the schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through June 30, 2021, updated as of September 1, 2021 (enclosure).

B. Consider approval of payables through September 10, 2021 in the amount of $_____ (to be distributed).

IV. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Review and consider approval of Task Order No. 2 to the Master Services Agreement ("MSA") with MPI Designs for pond and future recreation center temp irrigation design in the amount of $2,090.00.

C. Engineer's Report (enclosure).

D. 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.

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

1. Grading/Earthwork: None.

2. Drainage and Utilities: Review and consider approval of Pay Application No. 2 to the Construction Contract with Nelson Pipeline in the amount of $761,870.55.

Review and consider approval of Pay Application No. 3 to the Construction Contract with Nelson Pipeline in the amount of $1,318,287.45.

3. Erosion Control None.

4. Roadway Improvements:

Consider approval of roadway improvements construction contracts: Martin Marietta for

Base Course and Asphalt pavement, and Premier Earthworks & Infrastructure, Inc. for Concrete Work, and authorize execution of the Notice of Awards.

V. LEGAL MATTERS

A. Update from the fee committee regarding the potential fee structure for the alleyway products within the boundaries of Sky Ranch Metropolitan District No. 3.

B. Executive Session (if necessary).

C. Other.

VI. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

B. Sky Ranch Citizens Advisory Committee ("CAC") Matters:

1. Present CAC recommendations to the CAB Board.

2. Discuss and consider recommendations from the CAC.

VII. OTHER BUSINESS

A. Confirm quorum for October 8, 2021 Board meeting and First Reading related to 2022 Budget.

B. Consider setting date for Public Hearing on 2022 Budget, Second Reading – November 12, 2021.

VIII. ADJOURNMENT

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

THE NEXT MEETING IS SCHEDULED FOR OCTOBER 8, 2021.

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RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD AUGUST 13, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB was convened on Friday, the 13th day of August 2021, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to control the spread of the virus by limiting in-person contact, 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
Kevin McNeill, Treasurer
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary

Absent and excused was Director Joe Knopinski.

Also in Attendance Were:
Lisa Johnson, Cathee Sutton, and Celeste Terrell; CliftonLarsonAllen LLP ("CLA")
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Andrew Gaittens; Independent District Engineering Services, LLC ("IDES")
Deb Saya; Pure Cycle Corporation

Members of the Public:
Ryan Funk, Barb Patton, Aicha Diakite, Jennifer Kennifer, Rebekah Baker-White, Tim Wallace, Tanya Craig, Jordan Zarnoch, Paul Diaz, and Nicole Milligan.

ADMINISTRATIVE MATTERS

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 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. Attorney Meintzer noted that all Directors' Disclosure Statements were filed. No additional conflicts were disclosed at the meeting.

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

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CAB's special meeting.

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

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 Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board determined that due to the ongoing concerns regarding the spread of COVID-19 and the benefits to control the spread of the virus by limiting in-person contact, 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.

Appointments of Members to the CAB Board of Directors: The Board acknowledged the re-appointment of Scott Lehman as representative of Sky Ranch Metropolitan District No. 1 to the CAB Board; the appointment of Dirk Lashnits as representative of Sky Ranch Metropolitan District No. 3 to the CAB Board; and the re-appointments of Mark Harding, Joe Knopinski and Kevin McNeill as representatives of Sky Ranch Metropolitan District No. 5 to the CAB Board.

Appointment of Officers: The Board agreed to the keep the same slate of officers.

Public Comment: Ms. Diakite inquired about the status of amendments to the Covenants, Conditions & Restrictions for Sky Ranch ("CC&Rs") requiring split rail fences for homes backing to the open space and expressed her concern related to safety issues. Director Harding advised that the process to amend the CC&Rs is complicated and costly; therefore, Board is not inclined to proceed with that process at this time. Director Harding responded that if the homeowners would like to solicit a petition amongst residents to determine the interest in amending the CC&Rs, they could do so and present to the Board.

Ms. Craig inquired about the process and timeline for back yard landscape installation. Ms. Terrell provided a response and noted that she will send an email communication

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to the community reminding them of the timeline and process for landscape installations in their back yards.

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

- **Approve Minutes from the July 9, 2021 Special Meeting**

- **Ratify Approval of Sky Ranch National Night Out 2021 Sponsor Request for Reimbursement of Funds**

Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the Consent Agenda items, as listed.

FINANCIAL MATTERS

Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule through June 30, 2021: Ms. Sutton presented the Schedule of Cash Position, accounts receivable summaries, tax schedules, and developer advance schedule through June 30, 2021.

Following review and discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, accounts receivable summaries, tax schedules, and developer advance schedule through June 30, 2021.

Payment of Claims: Ms. Johnson reviewed the updated payment of claims in the amount of $672,945.82 for approval. Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board ratified approval of the payment of claims in the amount of $672,945.82.

CONSTRUCTION MATTERS

Project Manager's Report: The Board reviewed the Project Manager's Report.

Task Order No. 6 to the Master Services Agreement ("MSA") with LSC Transportation Consultants, Inc. for Phase II Traffic Engineering in the Amount of $5,000: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 6 to the MSA with LSC Transportation Consultants, Inc. for Phase II Traffic Engineering in the amount of $5,000.

Task Order No. 11 to the Master Services Agreement ("MSA") with Westwood

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Professional Services, Inc. d/b/a CVL Consultants of Colorado, a Westwood Team, for School Site Engineering in the Amount of $44,200: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 11 to the MSA with Westwood Professional Services, Inc. d/b/a CVL Consultants of Colorado, a Westwood Team, for School Site Engineering in the amount of $44,200.

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

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

Drainage and Utilities:

Change Order No. 1 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") to Fix Concrete Settlement Due to Neighborhood Irrigation Infiltration in the Amount of $21,576.89: 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. 1 to the Construction Contract with PEI to fix concrete settlement due to neighborhood irrigation infiltration in the amount of $21,576.89.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE 2 (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities:

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Pay Application No. 2 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the Amount of $761,870.55: 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. 2 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of $761,870.55.

Erosion Control:

Change Order No. 1 to the Erosion Control Contract with Pure Cycle Corporation for an Annual Erosion Control Maintenance Budget through the Months of March 2021 to February 2022 in the Amount of $58,000: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 1 to the Erosion Control Contract with Pure Cycle Corporation for an annual erosion control maintenance budget through the months of March 2021 to February 2022 in the amount of $58,000.

Pay Application No. 2 to the Erosion Control Contract with Pure Cycle Corporation in the Amount of $30,257.50: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 2 to the Erosion Control Contract with Pure Cycle Corporation in the amount of $30,257.50.

LEGAL MATTERS

Second Amended Community Authority Board Establishment Agreement ("CABEA") by and between Sky Ranch Metropolitan District No. 1, Sky Ranch Metropolitan District No. 3, and Sky Ranch Metropolitan District No. 5: Attorney Meintzer presented and summarized the amendment to the Board. Following discussion, upon a motion duly made by Director Lehman, seconded by Director Harding and, upon vote, unanimously carried, the Board acknowledged the Second Amended Community Authority Board Establishment Agreement ("CABEA") by and between Sky Ranch Metropolitan District No. 1, Sky Ranch Metropolitan District No. 3, and Sky Ranch Metropolitan District No. 5.

Potential 2021 Bond Issuance: Attorney Meintzer reported that Legal Counsel continues to work with the financing team and President Harding toward a 2021 bond issuance.

Acknowledgement of the Declaration of Payment in Lieu of Taxes (the "PILOT

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Covenant") by PCY Holdings, LLC, as Declarant, Recorded Against Certain Property within Sky Ranch Metropolitan District No. 3, for the Benefit of the Sky Ranch Community Authority Board: Attorney Meintzer briefed the Board on the PILOT Covenant. Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board acknowledged the Declaration of Payment in Lieu of Taxes by PCY Holdings, LLC.

Potential Fee Structure for Alleyway Products within the Boundaries of Sky Ranch Metropolitan District No. 3: Attorney Meintzer briefed the Board on the potential fee structure. She reported that certain housing types in Sky Ranch Metropolitan District No. 3 may offer alleyway access which may incur additional operation and maintenance needs related to the alleys and therefore additional fees to those residents. The Board discussed this and determined to appoint a committee to research matters related to the potential alleyway fees in more detail.

Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board appointed Director Lashnits, Lisa Johnson, and Celeste Terrell to a committee to research the alleyway operation and maintenance needs and associated expenses. The committee will present options for a fee structure to the Board at a future meeting.

Organization of Sky Ranch Metropolitan District No. 6, Sky Ranch Metropolitan District No. 7, and Sky Ranch Metropolitan District No. 8: Attorney Meintzer reported that the petitions for organization were filed and elections will be held in November 2021 to form the new districts.

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 with the Board.

Sky Ranch Citizens Advisory Committee Matters ("CAC"):

Nominations for New Members to the CAC: Ms. Terrell provided a list of nominations of new members to the CAC members to the Board.

CAB Board Approval of Members of the CAC: Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the nominations for new members to the CAC, as presented.

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Recommendations from the CAC: There were no recommendations presented at this time.

OTHER BUSINESS **Confirm Quorum for September 10, 2021 Board Meeting:** The Board confirmed a quorum for the September 10, 2021 Board meeting.

ADJOURNMENT There being no further business to come before the Board at this time, following a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board adjourned the meeting at 9:36 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
June 30, 2021
Updated as of September 1, 2021

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
Central Bank & Trust - Checking Account						
Balance as of 06/30/21	195,043.91	200,491.62	-	71,470.16	29,012.19	496,017.88
Subsequent activities:						
07/09/21 - Tax Distribution - Sky Ranch MD #1	17,170.25	-	85,855.14	-	-	103,025.39
07/09/21 - Tax Distribution - Sky Ranch MD #5	33,180.47	-	-	-	28,012.64	61,193.11
07/09/21 - Checks 1177-1187	(2,700.00)	(23,791.38)	(85,855.14)	(380,952.34)	-	(493,298.86)
07/13/21 - CTL Payment	-	-	-	(994.00)	-	(994.00)
07/13/21 - CLA Payment	(11,752.22)	(5,392.45)	-	-	-	(17,144.67)
07/13/21 - McGeady Becher Payment	(9,800.50)	-	-	(1,820.00)	-	(11,620.50)
07/13/21 - BrightView Payment	-	(7,276.00)	-	-	-	(7,276.00)
07/13/21 - AFS Payment	-	-	-	(7,570.25)	-	(7,570.25)
07/15/21 - Checks 1188	-	(150.00)	-	-	-	(150.00)
07/19/21 - Checks 1189	-	-	-	(7,080.00)	-	(7,080.00)
07/20/21 - Fees for Online Payment	-	(25.88)	-	-	-	(25.88)
07/21/21 - Developer Advance	-	-	-	391,336.59	-	391,336.59
July PIF Deposits	6,986.35	-	-	-	-	6,986.35
July O&M Fee Deposits	-	40,407.05	-	-	-	40,407.05
08/09/21 - Tax Distribution - Sky Ranch MD #1	438.56	-	2,192.98	-	-	2,631.54
08/09/21 - Tax Distribution - Sky Ranch MD #5	423.20	-	-	-	357.29	780.49
08/12/21 - Checks 1190-1202	(35,364.05)	(2,884.83)	(2,192.97)	(631,503.97)	-	(671,945.82)
08/17/21 - BrightView Payment	-	(8,569.01)	-	-	-	(8,569.01)
08/18/21 - Developer Advance	-	-	-	631,189.47	-	631,189.47
08/19/21 - Fees for Online Payment	-	(207.90)	-	-	-	(207.90)
August PIF Deposits	4,776.46	-	-	-	-	4,776.46
August O&M Fee Deposits	-	37,137.99	-	-	-	37,137.99
Anticipated balance	198,402.43	229,739.21	0.01	64,075.66	57,382.12	549,599.43
UMB - 2019A Revenue Fund						
Balance as of 06/30/21	-	-	240,991.29	-	-	240,991.29
Subsequent activities:						
07/16/21 - Transfer from CBT Checking	-	-	85,855.14	-		85,855.14
07/31/21 - Interest Income	-	-	0.26	-		0.26
08/17/21 - Transfer from CBT Checking	-	-	2,192.97	-		2,192.97
08/31/21 - Interest Income	-	-	1.60	-		1.60
Anticipated balance	-	-	329,041.26	-	-	329,041.26
UMB - 2019A Bond Fund						
Balance as of 06/30/21	-	-	584,968.31	-	-	584,968.31
Subsequent activities:						
07/31/21 - Interest Income	-	-	(4.81)	-		(4.81)
08/31/21 - Interest Income	-	-	2.56	-		2.56
Anticipated balance	-	-	584,966.06	-	-	584,966.06
UMB - 2019A Reserve Fund						
Balance as of 06/30/21	-	-	915,133.90	-	-	915,133.90
Subsequent activities:						
07/31/21 - Interest Income	-	-	(3.68)	-		(3.68)
08/31/21 - Interest Income	-	-	4.16	-		4.16
Anticipated balance	-	-	915,134.38	-	-	915,134.38
UMB - 2019A Surplus Fund						
Balance as of 06/30/21	-	-	217,581.76	-	-	217,581.76
Subsequent activities:						
07/31/21 - Interest Income	-	-	(0.86)	-		(0.86)
08/31/21 - Interest Income	-	-	0.96	-		0.96
Anticipated balance	-	-	217,581.86	-	-	217,581.86
UMB - 2019A Project Fund						
Balance as of 06/30/21	-	-	-	4,624.42	-	4,624.42
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	4,624.42	-	4,624.42
UMB - 2019B Project Fund						
Balance as of 06/30/21	-	-	-	749.34	-	749.34
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	749.34	-	749.34
Anticipated balance	$ 198,402.43	$ 229,739.21	$ 2,046,723.57	$ 69,449.42	$ 57,382.12	$ 2,601,696.75

Current Yield (as of 08/31/21)
UMB invested in ColoTrust Prime - 0.01%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2021

	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	$ -	$ -	$ 2,417.93	$ -	$ -	$ 2,417.93	0.00%	0.00%	$ 3,547.07	0.79%	0.79%
February	104,054.40	-	1,797.58	-	(1,560.82)	104,291.16	27.15%	27.15%	22,464.43	8.20%	8.99%
March	24,322.64	-	2,558.45	-	(364.84)	26,516.25	6.35%	33.50%	8,704.21	2.87%	11.86%
April	12,174.43	-	2,154.74	-	(182.62)	14,146.55	3.18%	36.68%	131,124.10	51.19%	63.05%
May	139,250.27	-	1,952.81	15.72	(2,088.99)	139,129.81	36.34%	73.01%	46,273.06	17.69%	80.73%
June	102,294.81	-	2,229.52	36.02	(1,534.96)	103,025.39	26.69%	99.71%	50,682.26	19.27%	100.00%
July	265.28	-	2,357.17	13.27	(4.18)	2,631.54	0.07%	99.78%	1,984.41	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	99.78%	1,515.46	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	99.78%	1,772.18	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	99.78%	1,876.83	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	99.78%	1,418.39	0.00%	100.00%
December	-	-	-	-		-	0.00%	99.78%	1,263.22	0.00%	100.00%
	$ 382,361.83	$ -	$ 15,468.20	$ 65.01	$ (5,736.41)	$ 392,158.63	99.78%	99.78%	$ 272,625.62	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 63,866.00	16.67%	$ 63,723.15	99.78%
Debt Service Fund	319,353.00	83.33%	318,638.68	99.78%
	$ 383,219.00	100.00%	$ 382,361.83	99.78%
Specific Ownership Tax				
General Fund	$ 4,471.00	16.67%	$ 2,577.87	57.66%
Debt Service Fund	22,355.00	83.33%	12,890.33	57.66%
	$ 26,826.00	100.00%	$ 15,468.20	57.66%
Treasurer's Fees				
General Fund	$ 958.00	16.67%	$ 956.01	99.79%
Debt Service Fund	4,790.00	83.33%	4,780.40	99.80%
	$ 5,748.00	100.00%	$ 5,736.41	99.80%

Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2021

	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	$ -	$ -	$ 800.61	$ -	$ -	$ 800.61	0.00%	0.00%	$ 980.95	0.00%	0.00%
February	3,566.51	-	595.20	-	(53.50)	4,108.21	2.81%	2.81%	1,025.40	0.00%	0.00%
March	57,809.03	-	847.14	-	(867.14)	57,789.03	45.56%	48.37%	160,334.95	98.20%	98.20%
April	4,138.52	-	713.47	-	(62.08)	4,789.91	3.26%	51.63%	3,525.05	1.80%	100.00%
May	-	-	646.60	-	-	646.60	0.00%	51.63%	823.38	0.00%	100.00%
June	61,375.52	-	738.22	-	(920.63)	61,193.11	48.37%	100.00%	1,071.30	0.00%	100.00%
July	-	-	780.49	-	-	780.49	0.00%	100.00%	1,266.79	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	100.00%	967.42	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	100.00%	1,131.31	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	100.00%	1,198.12	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	100.00%	905.46	0.00%	100.00%
December	-	-	-	-		-	0.00%	100.00%	806.40	0.00%	100.00%
	$ 126,889.58	$ -	$ 5,121.73	$ -	$ (1,903.35)	$ 130,107.96	100.00%	100.00%	$ 174,036.53	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 68,803.00	54.22%	$ 68,802.77	100.00%
Regional Improvements	58,087.00	45.78%	58,086.81	100.00%
	$ 126,890.00	100.00%	$ 126,889.58	100.00%
Specific Ownership Tax				
General Fund	$ 4,816.00	54.22%	$ 2,777.13	57.66%
Regional Improvements	4,066.00	45.78%	2,344.60	57.66%
	$ 8,882.00	100.00%	$ 5,121.73	57.66%
Treasurer's Fees				
General Fund	$ 1,032.00	54.22%	$ 1,032.05	100.00%
Regional Improvements	871.00	45.78%	871.31	100.04%
	$ 1,903.00	100.00%	$ 1,903.35	100.02%

Sky Ranch Community Authority Board
Developer Advance Summary
August 31, 2021

Typle of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	$ 1,369,322.38	$ 190,860.01	$ 1,560,182.39
BMPs & Erosion Control/Inspection Services	599,302.10	104,080.81	703,382.91
Advances to CAB for Capital Projects	21,090,524.42	1,410,631.10	22,501,155.52
Total Advances Due	$ 23,059,148.90	$ 1,705,571.92	$ 24,764,720.82

Sky Ranch Community Authority Board
Developer Advance - Project Management
August 31, 2021

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$ 1,369,322.38**	**$ 136,087.11**	**$ -**	**$ -**	**$ 1,505,409.49**
Accrued Interest	-	54,772.90	-	-	1,560,182.39
Total 2021 Advances (Repayments)	-	54,772.90	-	-	
Outstanding Balance as of 08/31/21 (Net of Repayments)	$ 1,369,322.38	$ 190,860.01			$ 1,560,182.39

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
August 31, 2021

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$ 599,302.10**	**$ 80,108.73**	**$ -**	**$ -**	**$ 679,410.83**
Accrued Interest	-	23,972.08	-	-	703,382.91
Total 2021 Advances (Repayments)	-	23,972.08	-	-	
Outstanding Balance as of 08/31/21 (Net of Repayments)	$ 599,302.10	$ 104,080.81			$ 703,382.91

Sky Ranch Community Authority Board
Developer Advance - Capital Projects
August 31, 2021

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/20	**$18,316,642.86**	**$ 1,035,029.44**	**$ -**	**$ -**	**$ 19,351,672.30**
01/12/2021	452,473.47	-	-	-	19,804,145.77
01/25/2021	-	-	-	(400,000.00)	19,404,145.77
02/17/2021	233,313.55	-	-	-	19,637,459.32
03/16/2021	183,568.60	-	-	-	19,821,027.92
04/28/2021	69,446.58	-	-	-	19,890,474.50
05/13/2021	250.00	-	-	-	19,890,724.50
05/28/2021	316,035.89	-	-	-	20,206,760.39
06/22/2021	483,881.16	-	-	-	20,690,641.55
06/29/2021	12,386.25	-	-	-	20,703,027.80
07/21/2021	391,336.59	-	-	-	21,094,364.39
08/18/2021	631,189.47	-	-	-	21,725,553.86
Accrued Interest	-	775,601.66	-	-	22,501,155.52
Total 2021 Advances (Repayments)	2,773,881.56	775,601.66	-	(400,000.00)	
Outstanding Balance as of 08/31/21 (Net of Repayments)	$21,090,524.42	$ 1,410,631.10			$ 22,501,155.52

Sky Ranch Community Authority Board
Accounts Receivables Summary
August 31, 2021

	Fees Billed YTD	Outstanding AR
O&M Fees		
KB Homes	12,110.91	-
Richmond	28,088.67	-
Taylor Morrison	22,577.62	22,396.70
Homeowners	157,432.32	7,396.45
Total O&M	220,209.52	29,793.15
PIF		
KB Homes	23,141.45	11,968.63
Richmond	45,348.17	-
Taylor Morrison	55,279.12	490.48
Total PIF	123,768.74	12,459.11

PIF information on this page provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
August 31, 2021

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders														
KB Homes		66.85	-	7,460.01	-	-	4,584.05	-	-	-	-	-	-	12,110.91
Richmond		-	-	16,120.00	(1,650.00)	-	13,618.67	-	-	-	-	-	-	28,088.67
Taylor Morrison		-	-	12,496.66	-	-	10,080.96	-	-	-	-	-	-	22,577.62
Amount Due		66.85	-	36,076.67	(1,650.00)	-	28,283.68	-	-	-	-	-	-	62,777.20
Payment Received														
KB Homes		-	(13,679.74)	-	-	-	(7,158.60)	-	(4,584.05)	-	-	-	-	(25,422.39)
Richmond		(18,748.35)	-	(93.33)	(16,026.67)	-	-	(11,968.67)	-	-	-	-	-	(46,837.02)
Taylor Morrison		12,315.74	(11,536.45)	-	-	-	-	(12,496.66)	-	-	-	-	-	(11,717.37)
Total Amount Received		(6,432.61)	(25,216.19)	(93.33)	(16,026.67)	-	(7,158.60)	(24,465.33)	(4,584.05)	-	-	-	-	(83,976.78)
O&M Fees AR - Homebuilders (1)	**Balance as of 12/31/2020**													
KB Homes	13,311.48	66.85	(13,679.74)	7,460.01	-	-	(2,574.55)	-	(4,584.05)	-	-	-	-	-
Richmond	18,748.35	(18,748.35)	-	16,026.67	(17,676.67)	-	13,618.67	(11,968.67)	-	-	-	-	-	-
Taylor Morrison	11,536.45	12,315.74	(11,536.45)	12,496.66	-	-	10,080.96	(12,496.66)	-	-	-	-	-	22,396.70
Total O&M Fees AR	43,596.28	(6,365.76)	(25,216.19)	35,983.34	(17,676.67)	-	21,125.08	(24,465.33)	(4,584.05)	-	-	-	-	22,396.70
O&M Fees - Homeowners														
O&M Fees		41,079.97	-	-	48,373.33	-	-	53,524.02	-	-	-	-	-	142,977.32
Transfer Fees		1,700.00	1,800.00	2,600.00	1,300.00	500.00	2,300.00	1,600.00	900.00	-	-	-	-	12,700.00
Late Fee		-	675.00	(45.00)	-	-	-	-	1,125.00	-	-	-	-	1,755.00
Amount Due		42,779.97	2,475.00	2,555.00	49,673.33	500.00	2,300.00	55,124.02	2,025.00	-	-	-	-	157,432.32
Payment Received		(17,287.90)	(25,959.96)	(6,988.64)	(21,819.98)	(21,142.23)	(5,963.90)	(15,941.72)	(32,553.94)	-	-	-	-	(147,658.27)
Total O&M Fees AR - Homeowners	(2,377.60)	25,492.07	(23,484.96)	(4,433.64)	27,853.35	(20,642.23)	(3,663.90)	39,182.30	(30,528.94)	-	-	-	-	7,396.45
Total O&M Fees Billed		42,846.82	2,475.00	38,631.67	48,023.33	500.00	30,583.68	55,124.02	2,025.00	-	-	-	-	220,209.52
Total Payments Received		(23,720.51)	(51,176.15)	(7,081.97)	(37,846.65)	(21,142.23)	(13,122.50)	(40,407.05)	(37,137.99)	-	-	-	-	(231,635.05)
Total Outstanding		19,126.31	(48,701.15)	31,549.70	10,176.68	(20,642.23)	17,461.18	14,716.97	(35,112.99)	-	-	-	-	**(11,425.53)**
													Beginning AR Balance	41,218.68
													Total AR Balance	**29,793.15**

Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
August 31, 2021

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF														
KB Homes		4,018.79	1,066.44	6,487.34	4,646.10	1,179.42	4,580.93	1,162.43	-	-	-	-	-	23,141.45
Richmond		1,087.23	5,184.58	13,711.62	9,588.29	12,584.53	3,191.92	-	-	-	-	-	-	45,348.17
Taylor Morrison		10,395.90	13,352.75	4,776.46	9,116.35	3,794.43	5,161.54	6,137.33	2,544.36	-	-	-	-	55,279.12
Amount Due		15,501.92	19,603.77	24,975.42	23,350.74	17,558.38	12,934.39	7,299.76	2,544.36	-	-	-	-	123,768.74
Payment Received														
KB Homes		(12,896.56)	-	-	(1,066.44)	(10,506.13)	(4,646.10)	-	-	-	-	-	-	(29,115.23)
Richmond		(24,380.54)	(1,087.23)	(5,184.58)	-	(23,299.91)	(12,584.53)	(3,191.92)	-	-	-	-	-	(69,728.71)
Taylor Morrison		(12,315.74)	-	-	(37,512.82)	(11,645.97)	(13,352.75)	(3,794.43)	(4,776.46)	-	-	-	-	(83,398.17)
Total Amount Received		(49,592.84)	(1,087.23)	(5,184.58)	(38,579.26)	(45,452.01)	(30,583.38)	(6,986.35)	(4,776.46)	-	-	-	-	(182,242.11)
PIF AR	**Balance as of 12/31/2020**													
KB Homes	17,942.41	(8,877.77)	1,066.44	6,487.34	3,579.66	(9,326.71)	(65.17)	1,162.43	-	-	-	-	-	11,968.63
Richmond	24,380.54	(23,293.31)	4,097.35	8,527.04	9,588.29	(10,715.38)	(9,392.61)	(3,191.92)	-	-	-	-	-	-
Taylor Morrison	28,609.53	(1,919.84)	13,352.75	4,776.46	(28,396.47)	(7,851.54)	(8,191.21)	2,342.90	(2,232.10)	-	-	-	-	490.48
Total PIF AR	70,932.48	(34,090.92)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	(17,648.99)	313.41	(2,232.10)	-	-	-	-	12,459.11
Total PIF Billed		15,501.92	19,603.77	24,975.42	23,350.74	17,558.38	12,934.39	7,299.76	2,544.36	-	-	-	-	123,768.74
Total Payments Received		(49,592.84)	(1,087.23)	(5,184.58)	(38,579.26)	(45,452.01)	(30,583.38)	(6,986.35)	(4,776.46)	-	-	-	-	(182,242.11)
Total Outstanding		(34,090.92)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	(17,648.99)	313.41	(2,232.10)	-	-	-	-	**(58,473.37)**
													Beginning AR Balance	70,932.48
													Total AR Balance	**12,459.11**

PIF information on this page is provided by the Developer.

Sky Ranch CAB – Project Manager Board Report
Date: 09/10/21

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

- Asset Transfer
- Grading, Utilities and Streets – complete and under acceptance; performing minor repairs and maintenance
- Landscaping – install complete; working on punch list and turnover
- Maintaining SEMSWA and Urban Drainage compliance – performing channel and pond maintenance

Phase II

- GDP and SDP – complete
- ASP/Plat/CDs – staff approved – BOCC approved; processing final approvals
- Grading –Quad 1 complete; scheduling Quad 2
- Utilities – Nelson underway
- Streets – ready to award and execute (PEI – Concrete, Marin Marietta – Paving)
- I70 Interchange – 1601 process ongoing; discussing funding options
- School status
- Sub-association and alley maintenance

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

- None

Phase II

- MPi Designs, Task Order 2, $2,090.00 – Pond and Future Rec Center Temp Irrigation Design

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	20,000.00	14,526.25	0.00	11,945.12	73%	5,473.75	726.31
Geotech	CTL Thompson	445,846.50	445,846.50	0.00	366,625.22	100%	0.00	22,292.33
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,555,683.10	3,496,216.95	70,995.64	3,496,216.95	98%	59,466.15	174,810.85
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	219,452.98	218,452.98	0.00	179,636.65	100%	1,000.00	0.00
Survey	KT Engineering	551,870.00	533,975.00	0.00	439,094.40	97%	17,895.00	26,698.75
District	McGeady Becher	64,990.80	59,359.80	0.00	48,812.31	91%	5,631.00	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	2,490,301.90	(3,868.07)	2,490,301.90	100%	7,632.60	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	175,606.56
Dry Utilities	PEI	196,156.66	196,156.66	(523.49)	0.00	100%	0.00	5,979.95
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	5,138,417.65	64,196.28	5,138,417.65	100%	21,576.89	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	32,520.00	32,520.00	0.00	26,741.61	100%	0.00	0.00
District	Sentinel	0.00	0.00	0.00	0.00	0%	0.00	0.00
District	Sentinel	556.57	556.57	0.00	457.67	100%	0.00	0.00
Legal and Title	Spencer Fane	228.00	228.00	0.00	0.00	100%	0.00	0.00
Dry Utilities	Xcel Energy	2,370,226.52	2,370,226.52	0.00	597,189.14	100%	0.00	118,511.33
	Total	**28,304,886.69**	**28,178,041.30**	**70,995.64**	**25,147,302.93**		**126,845.39**	**763,240.90**

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	30,510.00	30,510.00	-	25,088.37	100%	-
Grading	Bemas	1,613,705.76	862,020.86	43,101.04	448,250.85	53%	751,684.90
Fees, Permits and Administration	CDPHE	150.29	150.29	-	123.58	100%	-
Erosion Control	CMS	5,467.50	1,148.38	-	944.33	21%	4,319.12
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	73.11	73.11	-	60.11	100%	-
Geotech	CTL Thompson	297,987.00	66,262.79	-	54,488.73	22%	231,724.21
Planning and Engineering	CVL Consultants	319,966.20	271,258.46	-	223,055.83	85%	48,707.74
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	1,620.00	1,956.13	-	1,608.52	121%	(336.13)
District	IDES	13,500.00	9,977.01	-	-	74%	3,522.99
Survey	KT Engineering	97,400.00	14,375.00	-	11,820.74	15%	83,025.00
Planning and Engineering	LSC	13,608.00	9,351.40	-	7,689.65	69%	4,256.60
Planning and Engineering	MPI Designs	14,535.00	11,495.00	-	9,452.34	79%	3,040.00
Sanitary Sewer	Nelson	1,637,030.00	1,238,378.00	61,918.90	1,238,378.00	76%	398,652.00
Water	Nelson	1,662,714.00	140,621.00	7,031.05	140,621.00	8%	1,522,093.00
Storm Sewer	Nelson	4,076,609.00	-	-	-	0%	4,076,609.00
Planning and Engineering	PCS Group	119,070.00	92,959.52	-	76,440.62	78%	26,110.48
Erosion Control	Pure Cycle GESC	525,001.00	76,354.00	3,817.70	62,786.86	15%	448,647.00
Fees, Permits and Administration	SEMSWA	14,985.11	14,985.11	-	12,322.26	100%	-
District	Sentinel	117.94	117.94	-	117.94	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	3,400.00	3,400.00	-	2,795.82	100%	-
Fees, Permits and Administration	Tri-County Health	89.10	89.10	-	73.27	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%	-
-		-	-	-	-	0%	-
	Total	10,460,251.73	2,849,232.58	115,868.69	2,319,441.92	17	7,611,019.15

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
September 10th, 2021

Construction Contract Documents

Landscape Contract Phase 3 – Environmental Designs, Inc.
Recommend Approval:
Change Orders
- None

Pay Applications
- None

Grading Neighborhood A & D Phase 1 – Bemas Construction
Recommend Approval:
Change Orders
- None

Pay Applications
- None

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

Pay Applications
- None

Filing 4 Wet Utilities – Nelson Pipeline
Recommend Ratification:
Pay Applications
- Pay Application #2 is recommended for payment $761,870.55 ($552,369.00 District; $249,060.00 Non-District; $40,098.45 Retained).
    - $1,378,999.00 Billed to Date. $68,949.95 Retained. $1,310,049.05 Paid to Date.

Recommend Approval:
Change Orders
- None

Pay Applications
- Pay Application #3 is recommended for payment $1,318,287.45 ($1,229,271.00 District; $0.00 Non-District; $69,383.55 Retained).
    - $2,766,670.00 Billed to Date. $138,333.50 Retained. $2,628,336.50 Paid to Date.

F1 Grading, Utilities, and Roadways Warranty Contract – Premier Earthworks & Infrastructure
Recommend Approval:
Change Orders
- None

Pay Applications
- None

Other Matters

- Recommend to award PEI the concrete, signage, and striping work for the Filing 4 Roadways Project
- Recommend to award Martin Marietta the paving and base course work for the Filing 4 Roadways Project
- Discuss Cost Certification Report #2
- EDI is working on completing punch lists for Phase 2 and 3 landscape

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	3	$50,000.00	$12,185.60	$37,814.40
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	15	$1,241,869.94	$1,179,759.05	$62,110.89
BEMAS - Grading A&D P1	4	$1,613,705.76	$818,919.82	$794,785.94
BEMAS - Grading A&D P2	0	$819,045.20	$0.00	$819,045.20
Pure Cycle - EC F4	1	$525,001.00	$72,536.30	$452,464.70
Nelson - F4 Wet Utilities	0	$7,376,353.00	$1,310,049.05	$6,066,303.95
Total		$34,515,179.38	$26,282,654.30	$8,232,525.08

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	114
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	$33,762.49	0	$33,762.49	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	-$51,525.54	67	$1,241,869.94	277
8	Bemas - Grading A&D P1	$1,574,333.75	44	$39,372.01	12	$1,613,705.76	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	$58,000.00	0	$525,001.00	0
11	Nelson - F4 Wet Utilities	$7,376,353.00	165	$0.00	0	$7,376,353.00	165
12							
	Total	**$32,077,404.23**		**$2,421,537.64**		**$34,498,941.87**	

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	114	$0.00	0	$10,259,670.46	114
3	PEI - Roadways	$8,803,411.96	59	$61,898.30	5	$8,865,310.26	64
4	PEI - G, U, R	$33,762.49	0	$0.00	0	$33,762.49	0
5	EDI - Landscape P1	$2,076,304.28	270	$291,581.11	123.5	$2,367,885.39	394
6	EDI - Landscape P2	$169,603.96	213	$8,197.43	4	$177,801.39	217
7	EDI - Landscape P3	$1,241,869.94	277	$61,305.89	20	$1,303,175.83	297
8	Bemas - Grading A&D P1	$1,613,705.76	56	$0.00	0	$1,613,705.76	56
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$525,001.00	0	$0.00	0	$525,001.00	0
11	Nelson - F4 Wet Utilities	$7,376,353.00	165	$0.00	0	$7,376,353.00	165
12							
	Total	**$34,498,941.87**		**$422,982.73**		**$34,921,924.60**	
					Potential Total of All Change Orders	$422,982.73	

Force Account Log

#	Contractor	Original Amount		Change	New Balance
1	PEI - Grading	$0.00		$0.00	$0.00
2	PEI - Drainage & Utilities	$0.00		$0.00	$0.00
3	PEI - Roadways	$0.00		$0.00	$0.00
4	PEI - G, U, R	$0.00		$0.00	$0.00
5	EDI - Landscape P1	$85.00		$0.00	$85.00
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	Nelson - F4 Wet Utilities	$0.00		$0.00	$0.00
12					
	Total			**$0.00**	**$85.00**

CliftonLarsonAllen

Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, District Community Manager, CliftonLarsonAllen LLP

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, September 10, 2021

ACC Requests

38 architectural requests have been received since the last meeting. Most of the requests were for backyard landscaping, solar panels, and fence installation. All requests were approved except for one patio request that was denied due to lack of information provided.

Violation Report

Inspection of the Community was completed on August 16th and August 31st resulting in 21 violation notices being sent to owners. Violations were for lawn maintenance and visible trash cans.

All requests and violations have been entered into Workforce for tracking.

Please let us know if there are any questions.

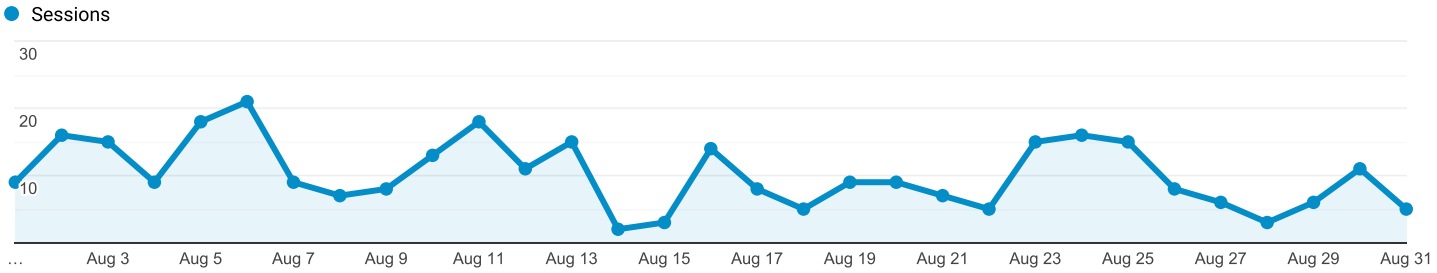
Celeste Terrell, CMCA, AMS
Community Manager

Basic Traffic Report

All Users
100.00% Sessions

Aug 1, 2021 - Aug 31, 2021

Report Tab



Page	Sessions	Avg. Session Duration	Users
	316 % of Total: 100.00% (316)	**00:02:05** Avg for View: 00:02:05 (0.00%)	**241** % of Total: 100.00% (241)
1. /	**221** (69.94%)	00:02:30	182 (34.34%)
2. /resource-center/community-management/covenant-control	**12** (3.80%)	00:01:35	20 (3.77%)
3. /your-community/community-maps	**10** (3.16%)	00:00:40	29 (5.47%)
4. /rangeview-metropolitan-district-water/wastewater	**8** (2.53%)	00:02:12	12 (2.26%)
5. /services	**7** (2.22%)	00:02:30	31 (5.85%)
6. /contact-us	**5** (1.58%)	00:00:23	29 (5.47%)
7. /waste-management	**5** (1.58%)	00:00:00	4 (0.75%)
8. /your-community/management	**4** (1.27%)	00:00:00	14 (2.64%)
9. /404.html?page=/resource-center/community-management/Y292ZW5hbn&from=	**3** (0.95%)	00:00:00	3 (0.57%)
10. /arapahoe-county-sheriff	**3** (0.95%)	00:00:07	3 (0.57%)

Rows 1 - 10 of 81

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