



**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: March 10, 2023
TIME: 8:30 a.m.
LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue
Building 65, Suite A
Watkins, CO 80137

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

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

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

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjUyNzQ3ZWYtMGNjOC00NjhILTk4YzAtNDIINTUxMTY1NjNI%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

- 2. To attend via telephone, dial **720-547-5281** and enter the following additional information:
Phone Conference ID: **949 573 630#**



<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
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 February 10, 2023 Regular Meeting (enclosure).
- B. Ratify approval of Pay Application No. 18 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of \$749,998.80 (inadvertently listed as Pay Application No. 8 on previous Agenda).
- C. Review and consider approval of Change Order No. 1 to the Service Agreement for Snow Removal with Consolidated Divisions Inc., dba CDI Environmental Contractor to include snow removal services to the alley lots (enclosure).

III. PUBLIC COMMENT

- A. Public Comment.

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

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

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

V. FINANCIAL MATTERS

- A. Review and accept the schedule of cash position as of December 31, 2022, updated as of February 28, 2023, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).



- B. Consider approval of payables through March 1, 2023 in the amount of \$319,087.01 (enclosure).
- C. Other.

VI. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Review and consider approval of Task Order No. 10 to the Master Services Agreement ("MSA") with CTL Thompson for Filing 6 structural engineering for custom inlets in an amount not to exceed \$4,000.00.
- C. Review and consider approval of Task Order No. 13 to the MSA with KT Engineering for staking for landscaping, fencing, field revisions in an amount not to exceed \$12,225.00.
- D. Review and consider approval of Task Order No. 14 to the MSA with KT Engineering for Filing 5 survey staking in an amount not to exceed \$147,590.00.
- E. Engineer's Report (enclosure).
- C. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
 - 1. **Drainage and Utilities:** None.
 - 2. **Roadway Improvements:** None.
 - 3. **Grading/Earthwork:**
 - 4. **Landscape Improvements:**
 - Phase 1 None.
 - Phase 2 None.
 - Phase 3 None.
- D. Phase II (Filing No. 4) Construction Matters:
 - 1. **Grading/Earthwork:** None.



2. **Drainage and Utilities:** Consider approval of Pay Application No. 19 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of \$150,000.00.
3. **Erosion Control:** Consider approval of Change Order No. 6 to the Erosion Control Contract with Pure Cycle for costs associated with maintaining BMP's through October 2023 in the amount of \$18,500.00.
- Consider approval of Pay Application No. 8 to the Erosion Control Contract with Pure Cycle in the amount of \$67,499.42.
4. **Roadway Improvements:**
- Paving/Asphalt* None.
- Concrete/Striping/Signage* None
5. **Landscape:** Consider approval of Pay Application No. 4 to the Landscape Installation Contract with Consolidated Divisions, Inc. in the amount of \$63,306.00
6. **Fencing** Consider approval of Pay Application No. 3 to the Fence Installation Contract with Pure Cycle in the amount of \$12,706.25.
- E. Phase II (Filing No. 5) Construction Matters:
1. **Grading/Earthwork:** None.
2. **Drainage and Utilities:** Ratify approval of notice of award to American West Construction, LLC for Filing 5 Utilities in an amount not to exceed \$3,863,585.50.
3. **Erosion Control:** None.
4. **Roadway Improvements:** None.
- Paving/Asphalt*



Concrete/Striping/Signage

5. **Landscape:** None.

VII. LEGAL MATTERS

- A. Executive Session (if necessary).
 B. Other.

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

- A. Community Manager's Update (enclosure).

IX. OTHER BUSINESS

- A. Confirm quorum for April 14, 2023 Board meeting.

X. ADJOURNMENT

Informational Enclosure:

Monthly summary of website usage (enclosure).

**The Next Regular Board Meeting is Scheduled for
 April 14, 2023**



RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD FEBRUARY 10, 2023

A regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the CAB convened on February 10, 2023 at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors in Attendance Were:

Mark Harding, President
Kevin McNeill, Treasurer
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary

Director Knopinski was absent and excused.

Also in Attendance Were:

Lisa Johnson, Shauna D’Amato, Celeste Terrell, and Cathee Sutton (for a portion of the meeting); CliftonLarsonAllen LLP (“CLA”)
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Barrett Marrocco; Independent District Engineering Services, LLC (“IDES”) (for a portion of the meeting)
Cyrena Finnegan and Deb Saya; Pure Cycle Corporation
Jordan Honea; D.R. Horton, Inc.

**ADMINISTRATIVE
MATTERS**

Ms. Johnson called the meeting to order.

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

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



RECORD OF PROCEEDINGS

CAB’s regular meeting.

Following discussion, upon a motion duly made by Director Lehman, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the agenda, as amended, and excused 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 Lehman, seconded by Director Harding 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 January 13, 2023 Regular Meeting;
- Ratify Approval of Pay Application No. 2 to the Fence Installation Contract with Pure Cycle Corporation in the Amount of \$8,537.63;
- Ratify Approval of Change Order No. 8 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. (“PEI”) to Extend Contract End Date to December 31, 2023 in Order to Maintain Their State of Colorado Tax Exemption Certificate Status Throughout the End of This Project in the Amount of \$0.

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

PUBLIC COMMENT There were no public comments.

CITIZENS
ADVISORY
COMMITTEE
 (“CAC”) MATTERS

CAC Presentation on Recommendations: None.



RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Schedule of Cash Position as of December 31, 2022, Updated as of February 3, 2023, 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 Harding and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of December 31, 2022, updated as of February 3, 2023, the accounts receivable summaries, tax schedules and developer advance schedule.

Payables through February 3, 2023: The Board reviewed the payables through February 3, 2023. Following review, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the payables through February 3, 2023, in the amount of \$866,759.34.

CONSTRUCTION MATTERS

Project Manager's Report: Director Lashnits presented the Project Manager's Report and updates.

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

Filing 5 Wet Utilities Bid: Mr. Marrocco reported that bids were received for Filing 5 Wet Utilities. Following discussion, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the Board appointed President Harding and Director Lashnits as the Construction Committee and further authorized the Construction Committee to review the bid summary prepared by IDES and award a contract, and directed legal counsel to draft a contract at that time.

Filing 5 Ground Erosion and Sediment Control ("GESC"): Mr. Marrocco reported that an Invitation to Bid was drafted for Filing 5 GESC work. Following discussion, upon a motion by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried the Board authorized IDES to transmit the Invitation to Bid to the newspaper for publication.

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

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:



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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. 15 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Earthwork and Non-Potable Water Additional Scope in the Amount of \$365,026.43: 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. 15 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of \$365,026.43.

Change Order No. 16 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Water and Storm Additional Scope on 8th Place and 10th Avenue in the Amount of \$150,651.65: 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. 16 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of \$150,651.65.

Change Order No. 17 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Non-Potable Water and Storm Sewer Additional Scope on Monaghan in the Amount of \$116,896.24: 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. 17 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of \$116,896.24.

Change Order No. 18 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Extending Utilities East Along Bently in the Amount of \$117,424.48: Following discussion, upon a motion



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duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 18 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of \$117,424.48.

Pay Application No. 8 to the Construction Contract with Nelson Pipeline Constructors, LLC in the Amount of \$749,998.80: 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. 8 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of \$749,998.80.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage:

Change Order No. 9 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. ("PEI") for Costs Associated with Winter Protection in the Amount of \$8,934.55: 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. 9 to the Construction Contract with PEI, in the amount of \$8,934.55.

Change Order No. 10 to the Construction Contract with PEI for Costs Associated with Crosspan at 8th and Carrie in the Amount of \$9,037.00: 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. 10 to the Construction Contract with PEI, in the amount of \$9,037.00.

Pay Application No. 14 to the Construction Contract with PEI in the Amount of \$17,072.97: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 14 to the Construction Contract with PEI in the amount of \$17,072.97.



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Landscape: None.

Fencing: None.

PHASE II (FILING NO. 5) CONSTRUCTION MATTERS:

Grading/earthwork: None.

Drainage and Utilities: None.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage: None.

Landscape: None.

LEGAL MATTERS

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

There were no legal matters to be discussed at this time.

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

Community Manager's Report: Ms. Terrell and Ms. Johnson provided updates to the Board. Ms. Terrell reported that the holiday lights were removed and given to Pure Cycle staff for storage. Ms. Johnson reported that she has received regular complaints regarding the failure of residents to pick up dog waste in the public areas. Ms. Terrell is soliciting proposals from dog waste removal companies for consideration by the Board. Director Lehman requested that the proposals be shared with the Citizens Advisory Committee ("CAC") for their input before being brought to the Board for approval.

OTHER BUSINESS

Quorum for March 10, 2023 Board Meeting: The Board confirmed a quorum for the March 10, 2023 Board meeting.

Impact of Closing I-70 at Airpark Road Due to Inclement Weather: Director Harding reported that members of the media reached out to him regarding the recent closing of I-70 at the Airpark Road exit due to inclement weather and the impact to residents in the area. He noted that members of the community provided interviews to the media discussing same. He is working with the Colorado Department of



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Transportation, Arapahoe County, and other local agencies on alternatives to reduce the inconvenience to residents in the area in the future.

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 9:15 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

CHANGE ORDER NO. 1

Change Order No: 1	Date Issued: 2/8/2023
Name of Agreement: Service Agreement for Snow Removal (the “Agreement”)	
Date of Agreement: 11/11/2022	Sky Ranch Community Authority Board (the “CAB”)
Other Party/Parties: Consolidated Divisions Inc. dba CDI Environmental Contractor (the “Consultant”)	

<p>CHANGE IN SCOPE OF SERVICES (describe):</p> <ul style="list-style-type: none"> • Exhibit A (Scope of Services) to the Agreement is hereby amended to include snow removal services in certain alleyways in Filing No. 4, as shown on the map attached to this Change Order No. as Exhibit A-2 (collectively, the “Alleyway Services”), incorporated herein by this reference. • Exhibit B (Compensation) to the Agreement is hereby amended to include compensation for the Alleyway Services as set forth in Exhibit B-2, incorporated herein by this reference.

CHANGE IN AGREEMENT PRICE:	CHANGE IN TERM OF AGREEMENT:
Original Price: \$ [time and materials]	Original Term: Expires May 31, 2023
Increase of this Change Order: \$ [time and materials]	New Term: n/a
Price with all Approved Change Orders: \$ [time and materials]	Agreement Time with all Approved Change Orders: Expires May 31, 2023

APPROVED:	
By:	CAB

APPROVED:	
By:	Consultant

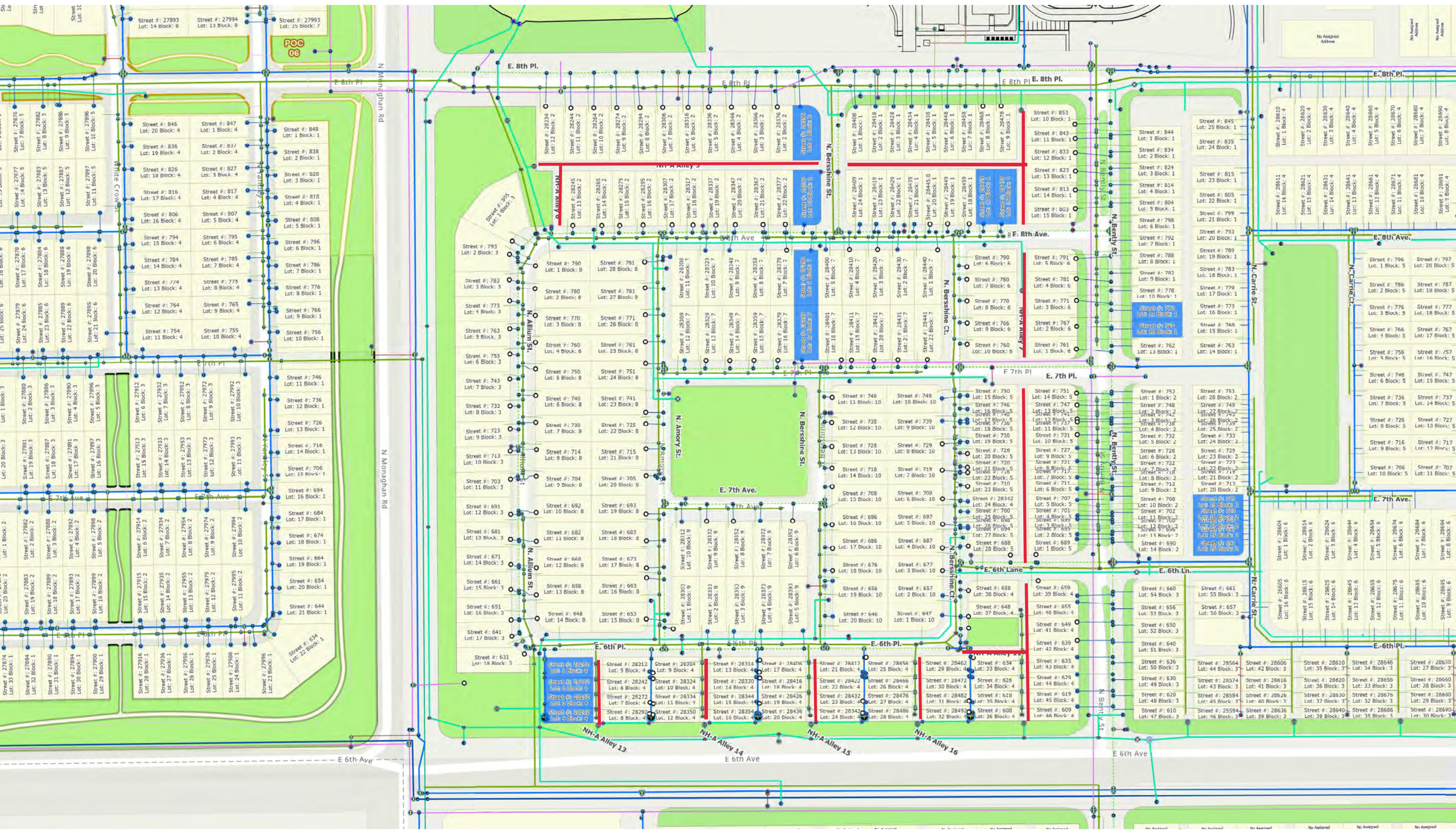
EXHIBIT A-2
Map of Alleyway Services

EXHIBIT B-2
Compensation for Alleyway Services

Compensation for the Alleyway Services will be on a time and materials basis, with the following rates:

Line #	Item Description	Estimated Quantity	Unit	Unit Price
1	4x4 Pickup With Plow	1.00	HR	\$125.00
2	Sand Truck	1.00	HR	\$125.00
3	ATV With Plow	1.00	HR	\$110.00
4	Zero-Turn With Plow	1.00	HR	\$110.00
5	Skidsteer With Plow	1.00	HR	\$155.00
6	Loader With Box Or Bucket	1.00	HR	\$295.00
7	Snow Blower	1.00	HR	\$95.00
8	Dump Truck	1.00	HR	\$160.00
9	Tractor With Plow	1.00	HR	\$295.00
10	Laborer	1.00	HR	\$68.00
11	Snow Captain Site Supervision	1.00	HR	\$78.00
12	Ice Slicer (Granular)	1.00	TON	\$275.00
13	Ice Melt	1.00	BAG	\$48.00
14	Post Storm 4x4 Pickup With Plow	1.00	HR	\$125.00
15	Post Storm Sand Truck	1.00	HR	\$125.00
16	Post Storm ATV With Plow	1.00	HR	\$110.00
17	Post Storm Zero-Turn With Plow	1.00	HR	\$110.00
18	Post Storm Skidsteer With Plow	1.00	HR	\$155.00
19	Post Storm Loader With Box Or Bucket	1.00	HR	\$295.00
20	Post Storm Snow Blower	1.00	HR	\$95.00
21	Post Storm Dump Truck	1.00	HR	\$160.00
22	Post Storm Tractor With Plow	1.00	HR	\$295.00
23	Post Storm Laborer	1.00	HR	\$68.00
24	Post Storm Snow Captain Site Supervision	1.00	HR	\$78.00
25	Post Storm Ice Slicer (Granular)	1.00	TON	\$275.00
26	Post Storm Ice Melt	1.00	BAG	\$48.00

PLANNING 4 ALL FY SNOW REMOVAL - SHOWN IN RED



SKY RANCH COMMUNITY AUTHORITY BOARD
FINANCIAL STATEMENTS
DECEMBER 31, 2022



SKY RANCH COMMUNITY AUTHORITY BOARD
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2022

	General	Operations and Maintenance Fee	Alley Assessment Fee	Debt Service - 2019 Bonds	Debt Service - 2022 Bonds	Capital Projects	Regional Improvements	Total
ASSETS								
Cash - Central Bank & Trust	\$ 101,918	\$ 102,321	\$ 1,188	\$ -	\$ -	\$ 113,954	\$ 19,667	\$ 339,048
UMB - 2019A Project Fund	-	-	-	-	-	4,676	-	4,676
UMB - 2019A Reserve Fund	-	-	-	918,795	-	-	-	918,795
UMB - 2019A Bond Fund	-	-	-	(266,357)	-	-	-	(266,357)
UMB - 2019B Project Fund	-	-	-	-	-	757	-	757
UMB - 2019A Revenue Fund	-	-	-	763,797	-	-	-	763,797
UMB - 2019A Surplus Fund	-	-	-	454,724	-	-	-	454,724
UMB - 2019B Bond Fund	-	-	-	(489,901)	-	-	-	(489,901)
UMB - 2022A Project Fund	-	-	-	-	-	1,672	-	1,672
UMB - 2022A Interest Fund	-	-	-	-	2,724,980	-	-	2,724,980
UMB - 2022A Reserve Fund	-	-	-	-	1,978,334	-	-	1,978,334
Due from other districts	750	-	-	2,720	-	-	183	3,653
Accounts receivable	373,261	79,271	7,560	-	-	-	-	460,092
Prepaid insurance	7,329	-	-	-	-	-	-	7,329
Deposits (SEMSWA)	-	-	-	-	-	38,010	-	38,010
TOTAL ASSETS	\$ 483,258	\$ 181,592	\$ 8,748	\$ 1,383,778	\$ 4,703,314	\$ 159,069	\$ 19,850	\$ 6,939,609
LIABILITIES AND FUND BALANCES								
CURRENT LIABILITIES								
Accounts payable	\$ 49,603	\$ 43,721	\$ -	\$ -	\$ -	\$ 1,928,771	\$ -	\$ 2,022,095
Retainage payable	-	-	-	-	-	587,115	-	587,115
Total Liabilities	49,603	43,721	-	-	-	2,515,886	-	2,609,210
FUND BALANCES								
Total Fund Balances	433,655	137,871	8,748	1,383,778	4,703,314	(2,356,817)	19,850	4,330,399
TOTAL LIABILITIES AND FUND BALANCES	\$ 483,258	\$ 181,592	\$ 8,748	\$ 1,383,778	\$ 4,703,314	\$ 159,069	\$ 19,850	\$ 6,939,609

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended December 31, 2022, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

**SKY RANCH COMMUNITY AUTHORITY BOARD
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2022**

GENERAL FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Public improvement fees	\$ 150,000	\$ 407,279	\$ 257,279
Transfer from Sky Ranch MD No. 1	152,430	151,628	(802)
Transfer from Sky Ranch MD No. 3	736	732	(4)
Transfer from Sky Ranch MD No. 5	45,768	45,470	(298)
TOTAL REVENUES	<u>348,934</u>	<u>605,109</u>	<u>256,175</u>
EXPENDITURES			
Audit	6,000	7,200	(1,200)
Dues	2,500	1,996	504
Insurance	31,000	31,302	(302)
Legal	90,000	101,350	(11,350)
Accounting	58,000	62,718	(4,718)
CAB management	67,500	64,604	2,896
Election expense	20,000	9,586	10,414
Contingency	19,000	163	18,837
TOTAL EXPENDITURES	<u>294,000</u>	<u>278,919</u>	<u>15,081</u>
NET CHANGE IN FUND BALANCES	54,934	326,190	271,256
FUND BALANCES - BEGINNING	<u>29,498</u>	<u>107,464</u>	<u>77,966</u>
FUND BALANCES - ENDING	<u>\$ 84,432</u>	<u>\$ 433,654</u>	<u>\$ 349,222</u>

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**SKY RANCH COMMUNITY AUTHORITY BOARD
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2022**

OPERATIONS AND MAINTENANCE FEE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Design review fees	\$ 1,000	\$ -	\$ (1,000)
O&M fees	300,000	379,630	79,630
Administrative fee	20,000	6,000	(14,000)
Other revenue	5,000	3,231	(1,769)
TOTAL REVENUES	<u>326,000</u>	<u>388,861</u>	<u>62,861</u>
EXPENDITURES			
Legal	15,000	6,788	8,212
Community management	24,000	27,938	(3,938)
Fee billing and collection	36,000	47,951	(11,951)
Landscaping	125,000	146,711	(21,711)
Covenant control	20,000	18,333	1,667
Detention ponds	3,000	-	3,000
Fencing	6,000	-	6,000
Parks and trails	20,000	-	20,000
Mailboxes	6,000	-	6,000
Operations and maintenance reserve	31,000	-	31,000
Status letter processing	15,000	4,798	10,202
Community event	12,000	4,262	7,738
Utilities	130,000	144,310	(14,310)
CAB management	7,000	-	7,000
TOTAL EXPENDITURES	<u>450,000</u>	<u>401,091</u>	<u>48,909</u>
NET CHANGE IN FUND BALANCES	(124,000)	(12,230)	111,770
FUND BALANCES - BEGINNING	<u>145,362</u>	<u>150,101</u>	<u>4,739</u>
FUND BALANCES - ENDING	<u>\$ 21,362</u>	<u>\$ 137,871</u>	<u>\$ 116,509</u>

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**SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2022**

ALLEY ASSESSMENT FEE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Alley Assessment fee	\$ 47,254	\$ 8,748	\$ (38,506)
TOTAL REVENUES	<u>47,254</u>	<u>8,748</u>	<u>(38,506)</u>
EXPENDITURES			
Repairs and maintenance	2,250	-	2,250
Snow removal	21,000	-	21,000
Contingency	<u>24,004</u>	<u>-</u>	<u>24,004</u>
TOTAL EXPENDITURES	<u>47,254</u>	<u>-</u>	<u>47,254</u>
NET CHANGE IN FUND BALANCES	-	8,748	8,748
FUND BALANCES - BEGINNING	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ 8,748</u>	<u>\$ 8,748</u>

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SUPPLEMENTARY INFORMATION

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**SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2022**

DEBT SERVICE - 2019 BONDS FUND

	<u>Amended Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Interest income	\$ 1,500	\$ 20,084	\$ 18,584
Other revenue	700,000	-	(700,000)
Transfer from Sky Ranch MD No. 1	762,206	758,199	(4,007)
TOTAL REVENUES	<u>1,463,706</u>	<u>778,283</u>	<u>(685,423)</u>
EXPENDITURES			
Bond interest - 2022A	395,244	-	395,244
Bond principal - 2019B	150,000	148,000	2,000
Paying agent fees	7,500	-	7,500
Bond interest - 2019A	571,750	571,750	-
Bond interest - 2019B	332,280	342,651	(10,371)
Contingency	243,226	-	243,226
TOTAL EXPENDITURES	<u>1,700,000</u>	<u>1,062,401</u>	<u>637,599</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(236,294)	(284,118)	(47,824)
OTHER FINANCING SOURCES (USES)			
Transfers from other funds	5,058,282	-	(5,058,282)
TOTAL OTHER FINANCING SOURCES (USES)	<u>5,058,282</u>	<u>-</u>	<u>(5,058,282)</u>
NET CHANGE IN FUND BALANCES	4,821,988	(284,118)	(5,106,106)
FUND BALANCES - BEGINNING	<u>1,667,896</u>	<u>1,667,896</u>	<u>-</u>
FUND BALANCES - ENDING	<u>\$ 6,489,884</u>	<u>\$ 1,383,778</u>	<u>\$ (5,106,106)</u>

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**SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2022**

DEBT SERVICE - 2022 BONDS FUND

	<u>Amended Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Interest income	\$ -	\$ 40,277	\$ 40,277
TOTAL REVENUES	<u>-</u>	<u>40,277</u>	<u>40,277</u>
EXPENDITURES			
Bond interest - 2022A	395,244	391,515	3,729
Contingency	4,756	-	4,756
TOTAL EXPENDITURES	<u>400,000</u>	<u>391,515</u>	<u>8,485</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(400,000)	(351,238)	48,762
OTHER FINANCING SOURCES (USES)			
Transfers from other funds	5,054,553	5,054,553	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>5,054,553</u>	<u>5,054,553</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	4,654,553	4,703,315	48,762
FUND BALANCES - BEGINNING	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - ENDING	<u>\$ 4,654,553</u>	<u>\$ 4,703,315</u>	<u>\$ 48,762</u>

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SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2022

CAPITAL PROJECTS FUND

	<u>Amended Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Interest income	\$ -	\$ 72	\$ 72
Bond proceeds - 2022A	23,345,000	23,345,000	-
Bond proceeds - 2022B	6,107,000	6,367,000	260,000
TOTAL REVENUES	<u>29,452,000</u>	<u>29,712,072</u>	<u>260,072</u>
EXPENDITURES			
Legal	150,000	7,420	142,580
Engineering and management	200,000	227,013	(27,013)
Streets - grading/erosion control	25,000	-	25,000
Promotional activities	105,000	24,560	80,440
Fees, permits and administration	45,000	38,002	6,998
Utilities	1,750,000	886,725	863,275
Warranty and turnover	150,000	-	150,000
Project management fee	450,000	-	450,000
Bond issue costs	900,110	1,019,792	(119,682)
Streets	5,000,000	8,363,712	(3,363,712)
Storm sewer	-	154,861	(154,861)
Landscaping	200,000	597,734	(397,734)
Water	-	11,991	(11,991)
Contingency	1,672,999	-	1,672,999
TOTAL EXPENDITURES	<u>10,648,109</u>	<u>11,331,810</u>	<u>(683,701)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	18,803,891	18,380,262	(423,629)
OTHER FINANCING SOURCES (USES)			
Developer advance	12,191,861	10,867,328	(1,324,533)
Developer advance -Project Management	450,000	-	(450,000)
Transfers from other funds	-	80,000	80,000
Repay Developer advance	(23,493,609)	(23,735,995)	(242,386)
Transfers to other fund	(5,058,282)	(5,054,553)	3,729
TOTAL OTHER FINANCING SOURCES (USES)	<u>(15,910,030)</u>	<u>(17,843,220)</u>	<u>(1,933,190)</u>
NET CHANGE IN FUND BALANCES	2,893,861	537,042	(2,356,819)
FUND BALANCES - BEGINNING	<u>(2,893,861)</u>	<u>(2,893,861)</u>	<u>-</u>
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ (2,356,819)</u>	<u>\$ (2,356,819)</u>

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**SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2022**

REGIONAL IMPROVEMENTS FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Transfer from Sky Ranch MD No. 3	\$ 657	\$ 653	\$ (4)
Transfer from Sky Ranch MD No. 5	40,796	40,530	(266)
TOTAL REVENUES	<u>41,453</u>	<u>41,183</u>	<u>(270)</u>
EXPENDITURES			
Legal	5,000	375	4,625
Contingency	94,669	-	94,669
TOTAL EXPENDITURES	<u>99,669</u>	<u>375</u>	<u>99,294</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(58,216)	40,808	99,024
OTHER FINANCING SOURCES (USES)			
Transfers to other fund	-	(80,000)	(80,000)
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>(80,000)</u>	<u>(80,000)</u>
NET CHANGE IN FUND BALANCES	(58,216)	(39,192)	19,024
FUND BALANCES - BEGINNING	<u>58,216</u>	<u>59,041</u>	<u>825</u>
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ 19,849</u>	<u>\$ 19,849</u>

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SKY RANCH COMMUNITY AUTHORITY BOARD
 Schedule of Cash Position
 December 31, 2022
 Updated as of February 28, 2023

	General Fund	O&M Fee Fund	Alley Assmt Fee Fund	2019 Debt Service Fund	2022 Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
Central Bank & Trust - Checking Account								
Balance as of 12/31/22	101,918.04	102,590.69	918.00	0.09	-	113,953.65	19,666.70	339,047.17
Subsequent activities:								
1/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	749.53	-	-	2,720.34	-	-	183.19	3,653.06
1/18/23 - Checks 1409 - 1419	(6,415.00)	-	-	(2,720.19)	-	(1,188,514.64)	-	(1,197,649.83)
1/18/23 - Developer Advance/Reimbursement for Dev. Cost:	-	-	-	-	-	1,267,060.48	-	1,267,060.48
1/27/23 - Fees for Online Payment	-	(906.39)	-	-	-	-	-	(906.39)
January ACH Payments	(43,330.07)	(27,729.92)	-	-	-	(78,545.84)	-	(149,605.83)
January PIF Fee Deposits	192,166.65	-	-	-	-	-	-	192,166.65
January O&M Fee Deposits	-	38,258.78	3,105.00	-	-	-	-	41,363.78
2/10/23 - Tax Distribution - (SRMD Nos. 1,3,5)	3,876.61	-	-	9,161.89	7,526.59	-	7,939.69	28,504.78
2/10/23 - Developer Advance/Reimbursement for Dev. Cost:	-	-	-	-	-	-	805,744.02	805,744.02
2/10/23 - Checks 1420 - 1430	-	(100.56)	-	(9,161.89)	(7,526.59)	-	(18,079.21)	(34,868.25)
February ACH Payments	(21,100.28)	(15,455.12)	-	-	-	(45,350.92)	(766,873.80)	(848,780.12)
February O&M/Alley Fee Deposit	-	80,284.77	1,107.00	-	-	-	-	81,391.77
<i>Anticipated balance</i>	<u>227,865.48</u>	<u>176,942.25</u>	<u>5,130.00</u>	<u>0.24</u>	<u>-</u>	<u>68,602.73</u>	<u>-48,580.59</u>	<u>527,121.29</u>
UMB - 2019A Revenue Fund								
Balance as of 12/31/22	-	-	-	7,687.81	-	-	-	7,687.81
Subsequent activities:								
1/27/23 - Transfer from CBT Checking	-	-	-	2,720.19	-	-	-	2,720.19
1/31/23 - Interest Income	-	-	-	27.57	-	-	-	27.57
2/10/23 - Transfer from CBT Checking	-	-	-	9,161.89	-	-	-	9,161.89
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,597.46</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,597.46</u>
UMB - 2019A Bond Fund								
Balance as of 12/31/22	-	-	-	214.08	-	-	-	214.08
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	0.75	-	-	-	0.75
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>214.83</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>214.83</u>
UMB - 2019A Reserve Fund								
Balance as of 12/31/22	-	-	-	921,184.42	-	-	-	921,184.42
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	3,260.99	-	-	-	3,260.99
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>924,445.41</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>924,445.41</u>
UMB - 2019A Surplus Fund								
Balance as of 12/31/22	-	-	-	455,906.76	-	-	-	455,906.76
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	1,613.95	-	-	-	1,613.95
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>457,520.71</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>457,520.71</u>
UMB - 2019A Project Fund								
Balance as of 12/31/22	-	-	-	-	-	4,688.54	-	4,688.54
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	-	17.36	-	17.36
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,705.90</u>	<u>-</u>	<u>4,705.90</u>
UMB - 2019B Bond Fund								
Balance as of 12/31/22	-	-	-	1,683.11	-	-	-	1,683.11
Subsequent activities:								
1/31/23 - Interest Income (Net of Fees)	-	-	-	(31.01)	-	-	-	(31.01)
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,652.10</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,652.10</u>
UMB - 2019B Project Fund								
Balance as of 12/31/22	-	-	-	-	-	759.38	-	759.38
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	-	2.88	-	2.88
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>762.26</u>	<u>-</u>	<u>762.26</u>
UMB - 2022A Interest Fund								
Balance as of 12/31/22	-	-	-	-	2,734,150.25	-	-	2,734,150.25
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	10,478.34	-	-	10,478.34
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,744,628.59</u>	<u>-</u>	<u>-</u>	<u>2,744,628.59</u>
UMB - 2022A Reserve Fund								
Balance as of 12/31/22	-	-	-	-	1,984,230.87	-	-	1,984,230.87
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	7,603.67	-	-	7,603.67
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,991,834.54</u>	<u>-</u>	<u>-</u>	<u>1,991,834.54</u>
UMB - 2022A Revenue Fund								
Balance as of 12/31/22	-	-	-	-	-	-	-	-
Subsequent activities:								
2/10/23 - Transfer from CBT Checking	-	-	-	-	7,526.59	-	-	7,526.59
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,526.59</u>	<u>-</u>	<u>-</u>	<u>7,526.59</u>
UMB - 2022A Project Fund								
Balance as of 12/31/22	-	-	-	-	-	1,677.10	-	1,677.10
Subsequent activities:								
1/31/23 - Interest Income	-	-	-	-	-	6.49	-	6.49
<i>Anticipated balance</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,683.59</u>	<u>-</u>	<u>1,683.59</u>
<i>Anticipated balance</i>	<u>\$ 227,865.48</u>	<u>\$ 176,942.25</u>	<u>\$ 5,130.00</u>	<u>\$ 1,403,430.75</u>	<u>\$ 4,736,463.13</u>	<u>\$ 75,754.48</u>	<u>\$ 48,580.59</u>	<u>\$ 6,674,166.68</u>

Current Yield (as of 1/31/23)
 UMB invested in ColoTrust Prime - 4.07%
 UMB invested in ColoTrust Plus - 4.52%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2023

	Current Year							Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
								Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 6,238.01	\$ -	\$ 4,849.82	\$ -	\$ (93.57)	\$ -	10,994.26	0.65%	0.65%	\$ 14,722.13	1.21%	1.21%
February	-	-	-	-	-	-	-	0.00%	0.65%	345,269.73	39.85%	41.06%
March	-	-	-	-	-	-	-	0.00%	0.65%	30,361.75	2.97%	44.03%
April	-	-	-	-	-	-	-	0.00%	0.65%	50,600.68	5.42%	49.46%
May	-	-	-	-	-	-	-	0.00%	0.65%	108,785.20	12.26%	61.71%
June	-	-	-	-	-	-	-	0.00%	0.65%	340,291.75	39.32%	101.04%
July	-	-	-	-	-	-	-	0.00%	0.65%	6,114.32	0.21%	101.24%
August	-	-	-	-	-	-	-	0.00%	0.65%	5,658.32	0.00%	101.24%
September	-	-	-	-	-	-	-	0.00%	0.65%	4,758.73	0.00%	101.24%
October	-	-	-	-	-	-	-	0.00%	0.65%	-	-1.14%	100.10%
November	-	-	-	-	-	-	-	0.00%	0.65%	-	0.00%	100.10%
December	-	-	-	-	-	-	-	0.00%	0.65%	3,264.37	0.00%	100.10%
\$ 6,238.01	\$ -	\$ 4,849.82	\$ -	\$ (93.57)	\$ -	\$ 10,994.26	0.65%	0.65%	\$ 909,826.98	100.10%	100.10%	

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

General Fund	\$ 160,333.00	16.67%	\$ 1,039.67	0.65%
Debt Service Fund	801,664.00	83.33%	5,198.34	0.65%
\$ 961,997.00	100.00%	\$ 6,238.01	0.65%	

Specific Ownership Tax

General Fund	\$ 9,620.00	16.67%	\$ 808.30	8.40%
Debt Service Fund	48,100.00	83.33%	4,041.52	8.40%
\$ 57,720.00	100.00%	\$ 4,849.82	8.40%	

Treasurer's Fees

General Fund	\$ 2,405.00	16.67%	\$ 15.60	0.65%
Debt Service Fund	12,025.00	83.33%	77.97	0.65%
\$ 14,430.00	100.00%	\$ 93.57	0.65%	

Sky Ranch Metropolitan District No. 3
Property Taxes Reconciliation
2023

	Current Year						Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 13,151.61	\$ -	\$ 3,570.31	\$ -	\$ (197.27)	\$ 16,524.65	1.86%	1.86%	\$ 6.52	0.00%	0.00%
February	-	-	-	-	-	-	0.00%	1.86%	470.61	35.65%	35.65%
March	-	-	-	-	-	-	0.00%	1.86%	279.77	20.96%	56.61%
April	-	-	-	-	-	-	0.00%	1.86%	231.74	17.34%	73.95%
May	-	-	-	-	-	-	0.00%	1.86%	71.60	5.04%	78.99%
June	-	-	-	-	-	-	0.00%	1.86%	197.35	14.68%	93.67%
July	-	-	-	-	-	-	0.00%	1.86%	8.01	0.11%	93.79%
August	-	-	-	-	-	-	0.00%	1.86%	19.10	0.80%	94.59%
September	-	-	-	-	-	-	0.00%	1.86%	7.13	0.00%	94.59%
October	-	-	-	-	-	-	0.00%	1.86%	80.24	5.33%	99.92%
November	-	-	-	-	-	-	0.00%	1.86%	7.60	0.00%	99.92%
December	-	-	-	-	-	-	0.00%	1.86%	6.14	0.00%	99.92%
\$	13,151.61	\$ -	\$ 3,570.31	\$ -	\$ (197.27)	\$ 16,524.65	1.86%	1.86%	\$ 1,385.81	99.92%	99.92%

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

General Fund	\$ 64,506.00	9.11%	\$ 1,197.91	1.86%
Debt Service Fund	322,567.00	45.55%	5,990.25	1.86%
Regional Improvements	321,124.00	45.34%	5,963.45	1.86%
\$	708,197.00	100.00%	\$ 13,151.61	1.86%

Specific Ownership Tax

General Fund	\$ 3,870.00	9.11%	\$ 325.20	8.40%
Debt Service Fund	19,354.00	45.55%	1,626.19	8.40%
Regional Improvements	19,267.00	45.34%	1,618.92	8.40%
\$	42,491.00	100.00%	\$ 3,570.31	8.40%

Treasurer's Fees

General Fund	\$ 968.00	9.11%	\$ 17.97	1.86%
Debt Service Fund	4,839.00	45.55%	89.85	1.86%
Regional Improvements	4,817.00	45.34%	89.45	1.86%
\$	10,624.00	100.00%	\$ 197.27	1.86%

Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2023

	Current Year						Prior Year				
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	\$ -	\$ -	\$ 985.87	\$ -	\$ -	\$ 985.87	0.00%	0.00%	\$ 405.77	0.00%	0.00%
February	-	-	-	-	-	-	0.00%	0.00%	1,691.23	1.51%	1.51%
March	-	-	-	-	-	-	0.00%	0.00%	41,896.64	51.27%	52.78%
April	-	-	-	-	-	-	0.00%	0.00%	401.96	0.00%	52.79%
May	-	-	-	-	-	-	0.00%	0.00%	381.98	0.00%	52.79%
June	-	-	-	-	-	-	0.00%	0.00%	38,550.54	47.19%	99.98%
July	-	-	-	-	-	-	0.00%	0.00%	421.14	0.02%	100.00%
August	-	-	-	-	-	-	0.00%	0.00%	527.87	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	0.00%	443.94	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	0.00%	424.20	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	0.00%	473.20	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	0.00%	382.55	0.00%	100.00%
\$	-	-	\$ 985.87	\$ -	\$ -	\$ 985.87	0.00%	0.00%	\$ 86,001.02	100.00%	100.00%

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

General Fund	\$ 106,934.00	54.68%	\$ -	0.00%
Regional Improvements	88,621.00	45.32%	-	0.00%
\$	195,555.00	100.00%	\$ -	0.00%

Specific Ownership Tax

General Fund	\$ 6,416.00	54.68%	\$ 539.10	8.40%
Regional Improvements	5,317.00	45.32%	446.77	8.40%
\$	11,733.00	100.00%	\$ 985.87	8.40%

Treasurer's Fees

General Fund	\$ 1,604.00	54.68%	\$ -	0.00%
Regional Improvements	1,329.00	45.32%	-	0.00%
\$	2,933.00	100.00%	\$ -	0.00%

Sky Ranch Community Authority Board
 Developer Advance Summary
 February 28, 2023

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 1,942,111.42	\$ 365,675.05	\$ 2,307,786.47
Advances to CAB for Capital Projects	17,999,869.67	543,447.28	18,543,316.95
Total Advances Due	\$ 19,941,981.09	\$ 909,122.33	\$ 20,851,103.42

Sky Ranch Community Authority Board
 Developer Advance - Project Management
 February 28, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$ 1,942,111.42	\$ 346,253.93	\$ -	\$ -	\$ 2,288,365.35
Accrued Interest	-	19,421.12	-	-	2,307,786.47
Total 2023 Advances (Repayments)	-	19,421.12	-	-	
Outstanding Balance as of 2/28/23 (Net of Repayments)	<u>\$ 1,942,111.42</u>	<u>\$ 365,675.05</u>			\$ 2,307,786.47

Sky Ranch Community Authority Board
 Developer Advance - BMP & Inspection Services
 February 28, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/22	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Interest	-	-	-	-	-
Total 2023 Advances (Repayments)	-	-	-	-	
Outstanding Balance as of 2/28/23(Net of Repayments)	<u>\$ -</u>	<u>\$ -</u>			\$ -

Sky Ranch Community Authority Board
 Developer Advance - Capital Projects
 February 28, 2023

Date	Developer Advances	Interest Accrued	<u>Repay Developer Advances</u>		Outstanding balance
			Principal	Interest	
Beginning Balance as of					
12/31/22	\$16,084,404.93	\$ 376,992.38	\$ -	\$ -	\$ 16,461,397.31
01/18/2023	1,267,060.48	-	-	-	17,728,457.79
02/10/2023	648,404.26	-	-	-	18,376,862.05
Accrued Interest	-	166,454.90	-	-	18,543,316.95
Total 2023 Advances					
(Repayments)	1,915,464.74	166,454.90	-	-	
Outstanding Balance as of					
2/28/23 (Net of					
Repayments)	<u>\$17,999,869.67</u>	<u>\$ 543,447.28</u>			\$ 18,543,316.95

Sky Ranch Community Authority Board
Accounts Receivables Summary
February 28, 2023

	<u>Fees Billed YTD</u>	<u>Outstanding AR</u>
<u>O&M Fees</u>		
Challenger	660.00	21,588.04
Homeowners	76,426.44	16,225.59
Total O&M	<u>77,086.44</u>	<u>37,813.63</u>
<u>Alleyway Fees</u>		
Challenger	-	3,348.00
Total O&M	<u>-</u>	<u>3,348.00</u>
<u>PIF</u>		
KB Homes	-	113,712.50
Richmond	-	(3.00)
Taylor Morrison	-	(8,191.21)
Challenger	-	75,575.67
Total PIF	<u>-</u>	<u>181,093.96</u>

PIF information on this page provided by the Developer.

PRELIMINARY DRAFT - SUBJECT TO REVISIONS

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
February 28, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	-	660.00	-	-	-	-	-	-	-	-	-	-	660.00
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	-	660.00	-	-	-	-	-	-	-	-	-	-	660.00
Payment Received													
KB Homes	(17,303.33)	-	-	-	-	-	-	-	-	-	-	-	(17,303.33)
Richmond	(4,736.42)	-	-	-	-	-	-	-	-	-	-	-	(4,736.42)
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	(2,100.00)	-	-	-	-	-	-	-	-	-	-	-	(2,100.00)
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	(17,400.00)	-	-	-	-	-	-	-	-	-	-	(17,400.00)
Total Amount Received	(24,139.75)	(17,400.00)	-	-	-	-	-	-	-	-	-	-	(41,539.75)
Balance as of 12/31/2022													
O&M Fees AR - Homebuilders													
KB Homes	17,303.33	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	4,736.42	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	2,100.00	(2,100.00)	-	-	-	-	-	-	-	-	-	-	-
Challenger	20,928.04	660.00	-	-	-	-	-	-	-	-	-	-	21,588.04
Lennar	17,400.00	(17,400.00)	-	-	-	-	-	-	-	-	-	-	-
Total O&M Fees AR	62,467.79	(24,139.75)	(16,740.00)	-	-	-	-	-	-	-	-	-	21,588.04
O&M Fees - Homeowners													
O&M Fees	73,812.00	1,014.44	-	-	-	-	-	-	-	-	-	-	74,826.44
Transfer Fees	900.00	700.00	-	-	-	-	-	-	-	-	-	-	1,600.00
Late Fee	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	74,712.00	1,714.44	-	-	-	-	-	-	-	-	-	-	76,426.44
Payment Received													
	(14,119.03)	(62,884.77)	-	-	-	-	-	-	-	-	-	-	(77,003.80)
Total O&M Fees AR - Homeowners	16,802.95	60,592.97	(61,170.33)	-	-	-	-	-	-	-	-	-	16,225.59
Total O&M Fees Billed													
	74,712.00	2,374.44	-	-	-	-	-	-	-	-	-	-	77,086.44
Total Payments Received													
	(38,258.78)	(80,284.77)	-	-	-	-	-	-	-	-	-	-	(118,543.55)
Total Outstanding													
	36,453.22	(77,910.33)	-	-	-	-	-	-	-	-	-	-	(41,457.11)
												Beginning AR Balance	79,270.74
												Total AR Balance	<u>37,813.63</u>

Sky Ranch Community Authority Board
Accounts Receivables - Alleyway Fees
February 28, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
Alleyway Fees - Homebuilders													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	-	-	-	-	-	-	-	-	-	-	-	-	-
Payment Received													
KB Homes	(2,835.00)	-	-	-	-	-	-	-	-	-	-	-	(2,835.00)
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	(270.00)	-	-	-	-	-	-	-	-	-	-	-	(270.00)
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	(1,107.00)	-	-	-	-	-	-	-	-	-	-	(1,107.00)
Total Amount Received	(3,105.00)	(1,107.00)	-	-	-	-	-	-	-	-	-	-	(4,212.00)
Alleyway Fees - Homebuilders	Balance as of	12/31/2022											
KB Homes	2,835.00	(2,835.00)	-	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	270.00	(270.00)	-	-	-	-	-	-	-	-	-	-	-
Challenger	3,348.00	-	-	-	-	-	-	-	-	-	-	-	3,348.00
Lennar	1,107.00	-	(1,107.00)	-	-	-	-	-	-	-	-	-	-
Total O&M Fees AR	7,560.00	(3,105.00)	(1,107.00)	-	-	-	-	-	-	-	-	-	3,348.00
Total Alleyway Fees Billed	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Payments Received	(3,105.00)	(1,107.00)	-	-	-	-	-	-	-	-	-	-	(4,212.00)
Total Outstanding	(3,105.00)	(1,107.00)	-	-	-	-	-	-	-	-	-	-	(4,212.00)
												Beginning AR Balance	7,560.00
												Total AR Balance	<u>3,348.00</u>

Sky Ranch Community Authority Board
 Accounts Receivables - Public Improvement Fees
 February 28, 2023

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	-	-	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Amount Due	-	-	-	-	-	-	-	-	-	-	-	-	-
Payment Received													
KB Homes	-	-	-	-	-	-	-	-	-	-	-	-	-
Richmond	-	-	-	-	-	-	-	-	-	-	-	-	-
Taylor Morrison	-	-	-	-	-	-	-	-	-	-	-	-	-
Lennar	(192,166.65)	-	-	-	-	-	-	-	-	-	-	-	(192,166.65)
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Amount Received	(192,166.65)	-	-	-	-	-	-	-	-	-	-	-	(192,166.65)
Balance as of 12/31/2022													
PIF AR													
KB Homes	113,712.50	-	-	-	-	-	-	-	-	-	-	-	113,712.50
Richmond	(3.00)	-	-	-	-	-	-	-	-	-	-	-	(3.00)
Taylor Morrison	(8,191.21)	-	-	-	-	-	-	-	-	-	-	-	(8,191.21)
Lennar	192,166.65	(192,166.65)	-	-	-	-	-	-	-	-	-	-	-
Pure Cycle	-	-	-	-	-	-	-	-	-	-	-	-	-
Challenger	75,575.67	-	-	-	-	-	-	-	-	-	-	-	75,575.67
Total PIF AR	373,260.61	(192,166.65)	-	-	-	-	-	-	-	-	-	-	181,093.96
Total PIF Billed													
Total PIF Billed	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Payments Received	(192,166.65)	-	-	-	-	-	-	-	-	-	-	-	(192,166.65)
Total Outstanding	(192,166.65)	-	-	-	-	-	-	-	-	-	-	-	(192,166.65)
												Beginning AR Balance	373,260.61
												Total AR Balance	<u>181,093.96</u>

Vendors	Number of Invoices	Sum of Net A/P	
CAB	15	59,670.48	
BrightView Landscape Services	1	5,195.24	
CliftonLarsonAllen LLP	7	21,070.02	
Consolidated Divisions Inc	1	5,853.08	
KT Engineering, LLC	1	16,775.00	
Lamar Edwards	1	100.56	
McGeady Becher PC	2	6,076.82	
SE Metro Stormwater Authority	1	4,587.80	<i>Payment already made, to be ratified.</i>
Xcel Energy	1	11.96	<i>Payment already made, to be ratified.</i>
Debt Service	2	16,688.47	<i>Payment already made, to be ratified.</i>
UMB	2	16,688.47	
FFAA	12	242,728.06	<i>Payment already made, to be ratified.</i>
Arapahoe Co Land Development	1	100.00	<i>Payment already made, to be ratified.</i>
Arapahoe County Clerk & Recorder	1	93.00	<i>Payment already made, to be ratified.</i>
Arapahoe County Public Works & Dev	1	4,000.00	
Art and Business One	1	813.66	
Aurora Media Group	1	67.30	
CMS Environmental Solutions LLC	2	790.00	
Consolidated Divisions Inc	1	63,306.00	
IDES LLC	1	17,817.50	
LSC Transportation	1	403.10	
Nelson Pipeline Constructors LLC	1	150,000.00	
PCS Group Inc	1	5,337.50	
Grand Total	29	319,087.01	

03 - Sky Ranch Community Autho

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	Funding Source	
1275	BrightView Landscape Services	8187442	12/1/2022	5,195.24	CAB	
1242	CliftonLarsonAllen LLP	3563819	2/14/2023	610.05	CAB	
1242	CliftonLarsonAllen LLP	3563820	2/14/2023	642.60	CAB	
1242	CliftonLarsonAllen LLP	3563822	2/14/2023	675.15	CAB	
1242	CliftonLarsonAllen LLP	3563944	2/14/2023	4,492.95	CAB	
1242	CliftonLarsonAllen LLP	3563946	2/14/2023	4,761.58	CAB	
1242	CliftonLarsonAllen LLP	3563949	2/14/2023	4,985.24	CAB	
1242	CliftonLarsonAllen LLP	3571884	2/23/2023	4,902.45	CAB	
1117	Consolidated Divisions Inc	2007917	1/25/2023	5,853.08	CAB	
1115	KT Engineering, LLC	003142	1/10/2023	16,775.00	CAB	
8	Lamar Edwards	650330	2/6/2023	100.56	CAB	
1060	McGeady Becher PC	116105437	1/31/2023	90.90	CAB	
1060	McGeady Becher PC	116105525	1/31/2023	5,985.92	CAB	
1040	SE Metro Stormwater Authority	004151	2/7/2023	4,587.80	CAB	<i>Payment already made, to be ratified.</i>
1150	Xcel Energy	814304799	2/22/2023	11.96	CAB	<i>Payment already made, to be ratified.</i>
1240	UMB	2019A-0123	2/6/2023	9,161.89	Debt Service	<i>Payment already made, to be ratified.</i>
1240	UMB	2022A-0123	2/6/2023	7,526.58	Debt Service	<i>Payment already made, to be ratified.</i>
1240	UMB				Debt Service	
CAB1110	Arapahoe County Clerk & Recorder	PF21-008B	2/5/2023	93.00	FFAA	<i>Payment already made, to be ratified.</i>
CAB1112	Arapahoe Co Land Development	PF21-008	9/14/2022	100.00	FFAA	<i>Payment already made, to be ratified.</i>
CAB1112	Arapahoe County Public Works & Dev	PF21-008C	2/21/2023	4,000.00	FFAA	<i>Payment already made, to be ratified.</i>
CAB3465	Art and Business One	004005	2/6/2023	813.66	FFAA	
CAB1185	Aurora Media Group	104995	2/13/2023	67.30	FFAA	
CAB1225	CMS Environmental Solutions LLC	146536	2/1/2023	395.00	FFAA	
CAB1225	CMS Environmental Solutions LLC	148016	3/1/2023	395.00	FFAA	
CAB1117	Consolidated Divisions Inc	PAYMENT 4	1/25/2023	63,306.00	FFAA	
CAB1120	IDES LLC	037917	1/31/2023	17,817.50	FFAA	
CAB1195	LSC Transportation	063210	2/12/2023	403.10	FFAA	
CAB1283	Nelson Pipeline Constructors LLC	PAYMENT19	2/25/2023	150,000.00	FFAA	
CAB1170	PCS Group Inc	014684	2/13/2023	5,337.50	FFAA	
				<u>319,087.01</u>		
				59,670.48	CAB	
				16,688.47	Debt Service	
				<u>242,728.06</u>	FFAA	
				<u>319,087.01</u>		

Sky Ranch CAB – Project Manager Board Report

Date: 3/10/23

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

- SDP Amendment 2 – in final review
- ASP/Plat/CDs – Filing 5 Plat approved and recorded; Finalizing ASP and CDs
- Grading – processing groundwater and consolidation results for F6/F7 design
- Utilities – working on detention pond and school extension; working on start date for F5
- Streets – internal streets paved; working on Monaghan, 6th and Bentley
- I70 Interchange – updated access permit from CDOT; working through design details on CDs
- School status – subex complete; water line near complete; storm ongoing

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

Phase II

- American West, Master Contract, \$3,863,585.50 – Filing 5 Utilities
- CTL Thompson, TO#10, \$4,000.00 – Filing 6 structural engineering for custom inlets
- KT Engineering, TO#13, \$12,225.00 – staking for landscaping, fencing, field revisions
- KT Engineering, TO#14, \$147,590.00 – Filing 5 survey staking
- Pure Cycle GESC, CO#6, \$18,500 – ongoing BMP maintenance for school area

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	21,095.00	21,095.00	0.00	17,346.69	100%	0.00	1,054.75
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	290,000.00	266,036.50	0.00	218,765.18	92%	23,963.50	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	153,638.03
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		28,370,875.95	28,338,742.45	422.76	25,286,382.90		32,133.50	742,838.41

SKY RANCH COMMUNITY AUTHORITY BOARD

Board Meeting Project Status

March 10th, 2023

Construction Contract Documents

Filing 4 Wet Utilities – Nelson Pipeline

Recommend Approval:

Change Orders

- None

Pay Applications

- Pay Application #19 is recommended for payment \$150,000.00 (\$0.00 District; \$0.00 Non-District; -\$150,000.00 Retained)
 - \$9,945,910.25 Billed to Date. \$64,056.17 Retained. \$9,881,854.07 Paid to Date.

Filing 4 Erosion Control – Pure Cycle

Recommend Approval:

Change Orders

- Change order #6: \$18,500.00 for costs associated with maintaining BMP's through October 2023.

Pay Applications

- Pay Application #8 is recommended for payment \$67,499.42 (\$58,086.66 District; \$12,965.36 Non-District; \$3,552.60 Retained)
 - \$326,715.03 Billed to Date. \$16,335.75 Retained. \$310,379.27 Paid to Date.

Filing 4 Landscape – Consolidated Divisions Inc.

Recommend Approval:

Change Orders

- None

Pay Applications

- Pay Application #4 is recommended for payment \$63,306.00 (\$66,637.89 District; \$0.00 Non-District; \$3,331.89 Retained)
 - \$427,230.98 Billed to Date. \$21,361.55 Retained. \$405,869.43 Paid to Date.

Filing 4 Fence Installation – Pure Cycle

Recommend Approval:

Change Orders

- None

Pay Applications

- Pay Application #3 is recommended for payment \$12,706.25 (\$13,375.00 District; \$0.00 Non-District; \$668.75 Retained)
 - \$182,244.74 Billed to Date. \$9,112.24 Retained. \$173,132.50 Paid to Date.

Filing 4 Concrete – Premier Earthworks & Infrastructure

Change Orders

- None

Pay Applications

- None

Filing 4 Paving – Martin Marietta

Change Orders

- None

Pay Applications

- None

Other Matters

- Filing 5 Wet Utilities Bids were received Thursday, January 26th. IDES met with two of the seven prospective bidders. An Analysis Memo (See Attached) was drafted. A Notice of Award was sent to American West Construction, LLC in the amount of \$3,863,585.50. Final contract amount and agreement negotiations are in progress.
- Filing 5 GESC Bids were due March 9, 2023.
- Cost Certification for Filings 4-7

Bid Analysis Memo Place Holder

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	10	\$1,962,426.63	\$1,962,426.63	\$0.00
BEMAS - Grading A&D P2	0	\$819,045.20	\$0.00	\$819,045.20
Pure Cycle - EC F4	5	\$734,658.98	\$310,379.27	\$424,279.71
Pure Cycle - Fence F4	0	\$276,741.59	\$173,132.50	\$103,609.09
Nelson - F4 Wet Utilities	18	\$9,945,910.25	\$9,881,854.07	\$64,056.18
Martin Marietta - F4 Paving	12	\$4,731,950.15	\$4,109,701.73	\$622,248.42
PEI - F4 Concrete & SS	10	\$2,570,292.22	\$2,249,619.53	\$320,672.69
CDI - F4 Landscape	1	\$2,164,735.01	\$405,869.43	\$1,758,865.58
Total		\$47,441,447.89	\$43,328,671.02	\$4,112,776.87

Sky Ranch Community Authority Board Summary of Contract Changes

Change Order Log

#	Contractor	Original Contract Amount	Days	Executed CO's		New Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	\$1,418,885.53	0	\$161,328.29	39	\$1,580,213.82	39
2	PEI - Drainage & Utilities	\$8,971,057.30	0	\$1,288,613.16	113.5	\$10,259,670.46	113.5
3	PEI - Roadways	\$8,368,649.67	0	\$434,762.29	59	\$8,803,411.96	59
4	PEI - G, U, R	\$0.00	0	\$50,000.00	0	\$50,000.00	0
5	EDI - Landscape Ph 1	\$1,633,252.04	96	\$443,052.24	174	\$2,076,304.28	270
6	EDI - Landscape Ph 2	\$155,431.26	210	\$14,172.70	3	\$169,603.96	213
7	EDI - Landscape Ph 3	\$1,293,395.48	210	\$3,087.90	73	\$1,296,483.38	283
8	Bemas - Grading A&D P1	\$1,574,333.75	44	\$388,092.88	12	\$1,962,426.63	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	\$267,657.98	0	\$734,658.98	0
11	Pure Cycle - Fence F4	\$262,543.79	0	\$14,197.80	0	\$276,741.59	0
12	Nelson - F4 Wet Utilities	\$7,376,353.00	165	\$2,569,557.25	445.2	\$9,945,910.25	610.2
13	Martin Marietta - F4 Paving	\$4,700,851.60	129	\$31,098.55	0	\$4,731,950.15	129
14	PEI - F4 Concrete & SS	\$2,267,308.82	129	\$302,983.40	399	\$2,570,292.22	528
15	CDI - F4 Landscape	\$2,154,077.51	132	\$10,657.50	0	\$2,164,735.01	132
16							
	Total	\$41,462,185.95		\$5,979,261.94		\$47,441,447.89	

Potential Change Order Log

#	Contractor	Current Contract	Days	Potential Change Orders		Potential Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	\$1,580,213.82	39	\$0.00	0	\$1,580,213.82	39
2	PEI - Drainage & Utilities	\$10,259,670.46	113.5	\$0.00	0	\$10,259,670.46	113.5
3	PEI - Roadways	\$8,803,411.96	59	\$0.00	0	\$8,803,411.96	59
4	PEI - G, U, R	\$50,000.00	0	\$0.00	0	\$50,000.00	0
5	EDI - Landscape P1	\$2,076,304.28	270	\$0.00	0	\$2,076,304.28	270.0
6	EDI - Landscape P2	\$169,603.96	213	\$0.00	0	\$169,603.96	213
7	EDI - Landscape P3	\$1,296,483.38	283	\$0.00	0	\$1,296,483.38	283
8	Bemas - Grading A&D P1	\$1,962,426.63	56	\$0.00	0	\$1,962,426.63	56
9	Bemas - Grading A&D P2	\$819,045.20	26	\$0.00	0	\$819,045.20	26
10	Pure Cycle - EC F4	\$734,658.98	0	\$18,500.00	0	\$753,158.98	0
11	Pure Cycle - Fence F4	\$276,741.59	0	\$0.00	0	\$276,741.59	0
12	Nelson - F4 Wet Utilities	\$9,945,910.25	610.2	\$0.00	0	\$9,945,910.25	610.2
13	Martin Marietta - F4 Paving	\$4,731,950.15	129	\$0.00	0	\$4,731,950.15	129
14	PEI - F4 Concrete & SS	\$2,570,292.22	129	\$0.00	0	\$2,570,292.22	129
15	CDI - F4 Landscape	\$2,164,735.01	132	\$0.00	0	\$2,164,735.01	132
16							
	Total	\$47,441,447.89		\$18,500.00		\$47,459,947.89	
				Potential Total of All Change Orders		\$18,500.00	

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

March 2, 2023

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

SKY RANCH CAB FILING 5 WET UTILITIES BID ANALYSIS MEMO

INTRODUCTION

Independent District Engineering Services (Engineer) has been engaged by the Sky Ranch Community Authority Board (CAB) to conduct the bid process for the Sky Ranch CAB Filing 5 Wet Utilities (Project) and make a recommendation to the board for contractor selection. During the Project bid process, bidders were notified that the lowest most responsible bidder would be determined from a combination of factors; pricing, schedule, contractor qualifications, experience with similar projects, references, and demonstrated understanding of the Project. The CAB received seven bids for the Project, ranging from \$3,855,400 to \$4,638,756. Engineer has analyzed the submitted bids and summarized the findings in this memo. A summary of bids received has been included in Attachment A.

Attachment A: Sky Ranch - Filing 5 Wet Utilities - Bid Summary

BID TAB SUMMARIES

Bidders were asked to perform their own take-offs using the plans made available to them at the time of the bid and then populate the provided schedule of values template. They were also asked to identify any bid discrepancies or alternates that were discovered during the process. Most bidder's take-off quantities were similar in quantities, giving the Engineer confidence that most bidders had a reasonable understanding of the project. Five contractors submitted bids that were at least \$400,000 more than the two lowest Bidders. At this time meetings were set up with the two lowest bidders to discuss the project and their understanding of the project.

ADDITIONAL ANALYSIS

Upon the completion of reviewing each of the seven bids, the Engineer and CAB Filing 5 Wet Utilities Approval Committee (Committee) met with the two lowest bidders to review the bids, schedules, and qualifications. Items to note for specific bidders are as follows:

American West Construction, LLC – Engineer and Committee met with the contractor after reviewing the bid proposal package. American West reviewed their quantities provided for water utilities scope to confirm all bided quantities were accurate. This resulted in a thirty-thousand-dollar reduction in contract proposal amount. The Engineer had also previously worked with the contractor and was satisfied with feedback provided by other references that utilized American West's services. During the in-person meeting American West demonstrated an in-depth understanding of the project scope and supplied detailed answers when asked about utility coordination and their familiarity with the local authorities having jurisdiction and utility providers in the area. American west also proposed the shortest schedule of the two lowest bidders.

SMH West, LLC – Engineer and Committee met with the contractor to review their bid proposal package to address bid quantity discrepancies. SMH West's Bid initially came in around forty-two-thousand dollars less than American West's bid. However, after these discrepancies were discussed and their bid was revised this savings was reduced to eight thousand dollars. While SMH West updated their quantities to address concerns during the calcification period, they decreased their unit prices to keep the total proposal amount the same as the original proposal. Additionally, during the in-person meeting SMH West did not demonstrate as good of an understanding of the fiber line crossing and complications that are expected to go with coordination effort.



Independent District Engineering Services LLC
 1626 Cole Blvd, Suite 125
 Lakewood, CO 80401
 www.idesllc.com

Attachment A: Sky Ranch - Filing 5 Wet Utilities - Bid Summary

Sky Ranch CAB - Filing 5 Wet Utilities - Bid Summary							
Item	Iron Woman	American West	Nelson	PEI	SMH West	Wagner	Alpine
Mobilization	\$30,717.00	\$80,000.00	\$49,700.00	\$25,411.47	\$62,000.00	\$178,000.00	\$20,000.00
Bonds & Insurance	\$49,500.00	\$30,000.00	\$56,000.00	\$42,263.00	\$25,000.00	\$27,000.00	\$85,500.00
Sanitary Sewer	\$1,145,798.00	\$1,031,703.50	\$1,226,943.00	\$1,018,385.05	\$1,006,420.00	\$1,214,323.00	\$1,124,881.00
Water Utilities	\$1,601,616.00	\$1,470,171.50	\$1,569,143.00	\$1,544,175.20	\$1,530,180.00	\$1,547,164.00	\$1,885,093.00
Storm Sewer	\$1,398,955.00	\$1,210,976.00	\$1,266,827.00	\$1,648,582.76	\$1,183,000.00	\$1,245,610.00	\$1,473,622.00
Non-Potable Utilities	\$44,381.00	\$40,734.50	\$47,456.00	\$56,525.89	\$40,000.00	\$52,599.00	\$49,660.00
Bid Discrepancies - Water Utilities	\$6,080.00	\$0.00	\$90,880.00	\$0.00	\$800.00	\$0.00	\$0.00
Bid Discrepancies - Non-Potable Utilities	\$13,293.00	\$0.00	\$14,850.00	\$0.00	\$8,000.00	\$0.00	\$0.00
Bid Alternates	\$0.00	\$0.00	\$39,250.00	\$0.00	\$0.00	\$0.00	-\$88,400.00
Bid Total	\$4,270,967.00	\$3,863,585.50	\$4,216,069.00	\$4,335,343.37	\$3,846,600.00	\$4,264,696.00	\$4,638,756.00
Bid Total (W/ Discrepancies)	\$4,290,340.00	\$3,863,585.50	\$4,321,799.00	\$4,335,343.37	\$3,855,400.00	\$4,264,696.00	\$4,638,756.00
Bid Total (W/ Discrepancies & Alternates)	\$4,290,340.00	\$3,863,585.50	\$4,361,049.00	\$4,335,343.37	\$3,855,400.00	\$4,264,696.00	\$4,550,356.00

Bid Items Included With Bid (Yes/No)							
	Iron Woman	American West	Nelson	PEI	SMH West	Wagner	Alpine
Bid Submitted on Time	Yes	Yes	Yes	Yes	Yes	Yes	No
Bid Tabulation	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Schedule	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Subcontractor Listing	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Addenda (4)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Qualification Statement	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Contract Redlines	No	No	Yes	No	No	No	No

Schedule Review							
	Iron Woman	American West	Nelson	PEI	SMH West	Wagner	Alpine
Start Date	2/27/2023	2/21/2023	1/26/2023	3/6/2023	2/27/2023	1/26/2023	2/20/2023
Duration (DAYS)	104	139	142	145	145	165	189
Finish Date	7/20/2023	8/31/2023	8/11/2023	8/9/2023	7/21/2023	9/19/2023	11/9/2023



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, March 10, 2023

ACC Requests

3 architectural requests have been received since the last meeting. The requests were for fences and a driveway extension. The fence requests were both approved. The driveway extension request is pending additional information from the owner.

Violation Report

Inspection of the Community was completed on February 25th resulting in 59 violation notices being sent to owners. Violations were for visible trash cans, improper vehicle storage, and holiday decorations.

Dog Waste Cleanup Proposals

CLA has been in the process of receiving proposals for pet waste clean up around the parks. We have received one proposal so far that came in unreasonably high (over \$2,000 for one clean up). We have followed up with this company and are awaiting clarification on if this price is accurate. We are awaiting proposals from 2 additional companies. Typically, this type of clean-up service is between \$100-\$200 per clean-up, per week.

Please let us know if there are any questions.

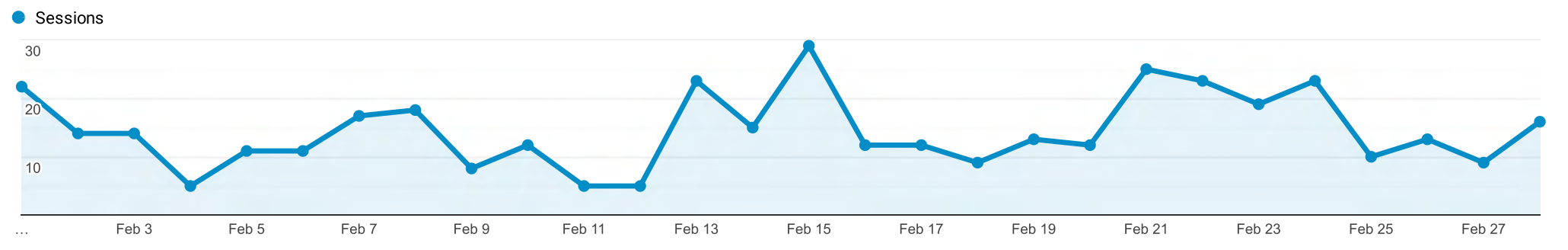
Celeste Terrell
Community Manager

Basic Traffic Report

Feb 1, 2023 - Feb 28, 2023

All Users
100.00% Sessions

Report Tab



Page	Sessions	Avg. Session Duration	Users
	405 % of Total: 100.00% (405)	00:02:19 Avg for View: 00:02:19 (0.00%)	320 % of Total: 100.00% (320)
1. /	165 (40.74%)	00:03:03	165 (23.24%)
2. /your-community/sky-ranch-academy	122 (30.12%)	00:01:13	111 (15.63%)
3. /resource-center/community-management/covenant-control	23 (5.68%)	00:02:31	29 (4.08%)
4. /resource-center/meeting-minutes/sky-ranch-community-authority-board	14 (3.46%)	00:01:54	18 (2.54%)
5. /services	13 (3.21%)	00:07:37	43 (6.06%)
6. /rangeview-metropolitan-district-water/wastewater	12 (2.96%)	00:01:43	15 (2.11%)
7. /your-community/management	10 (2.47%)	00:00:22	17 (2.39%)
8. /contact-us	5 (1.23%)	00:01:11	32 (4.51%)
9. /waste-management	5 (1.23%)	00:00:49	13 (1.83%)
10. /resource-center/taxes-and-fees	4 (0.99%)	00:01:27	16 (2.25%)

Rows 1 - 10 of 50