



SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB")

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<https://SkyRanch.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: June 11, 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_NGFjZTgxNDEtM2JjMC00MWU2LTk5NWUtY2NmOTQ2NjE3OWM5%40thread.v2/0?context=%7b%22id%22%3a%224aa468e-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: **793 082 516#**



<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, 2022
Kevin McNeill	Treasurer (representing MD 5)	May, 2023/2022
Scott Lehman	Secretary (representing MD 1)	May, 2023
Dirk Lashnits	Assistant Secretary (representing MD 5)	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 May 14, 2021 Special Meeting (enclosure).
- B. Ratify approval of Service Agreement with Tele LLC d/b/a Front Range Aquatech, Inc. for Recreation Center and Pool Design in the amount of \$15,600.00.
- C. Ratify approval of Service Agreement with Cole Garner Geotechnical, Inc. for subex materials testing (Geotech) for alleys in KB Homes area in the amount of \$836.50.
- D. Ratify approval of Task Order No. 10 to the Master Services Agreement with Westwood Professional Services, Inc. for subex staking for alleys in KB Homes area in the amount of \$1,100.00.

III. FINANCIAL MATTERS

- A. Review and consider approval of 2020 Audit and authorize execution of Representations Letter (enclosure).



- B. Review and accept the schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through March 31, 2021 updated as of June 1, 2021 (enclosure).
- C. Consider approval of payables through June 11, 2021 in the amount of \$655,258.78 (enclosure).

IV. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Review and consider approval of Task Order No. 3 to the Master Services Agreement with CTL Thompson, Inc. for Filing 4 Pavement Designs in the amount of \$30,250.00.
- C. Review and consider approval of Task Order No. 3 to the Master Services Agreement with KT Engineering, LLC. for Filing 4 Utility and Roadway Staking in the amount of \$183,520.00.
- D. Engineer's Report (enclosure).
- E. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
 - 1. **Drainage and Utilities:** None.
 - 2. **Roadway Improvements:** None.
 - 3. **Grading/Earthwork:** None
 - 4. **Landscape Improvements:**
 - Phase 1 None
 - Phase 2 None.
 - Phase 3 Review and Consider Approval of Change Order No. 12 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") for Irrigation Repairs along Orion Park, N. Vandriver Way, and 6th Drive in the amount of \$1,913.84.



Review and Consider Approval of Change Order No. 13 to the Landscape Improvements Contract with EDI for Structural Engineering Observations and Reports regarding Pocket Park North and Pocket Park South in the amount of \$3,572.50.

Review and consider approval of Pay Application No. 12 to the Landscape Improvements Contract with EDI in the amount of \$1,755.92.

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

- | | |
|-----------------------------------|--|
| 1. Grading/Earthwork: | Consider approval of Pay Application No. 3 to the Bemas Construction, Inc. Grading Contract in the amount of \$189,325.08. |
| 2. Drainage and Utilities: | None |
| 3. Erosion Control | None |

V. LEGAL MATTERS

- A. Review and consider adoption of First Amendment to Resolution No. 2017-03-06 Regarding Colorado Open Records Act Requests (enclosure).
- B. Review and consider adoption of Resolution 2021-06-____, Resolution Adopting the Bylaws for the Sky Ranch Citizens Advisory Committee (enclosure).
- C. Executive Session (if necessary).
- D. Other.

VI. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

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



B. Sky Ranch Citizens Advisory Committee Matters:

1. Discuss and consider recommendations from the Sky Ranch Citizens Advisory Committee.

VII. OTHER BUSINESS

- A. Confirm Quorum for July 9, 2021 Board Meeting.

VIII. ADJOURNMENT

THE NEXT MEETING IS SCHEDULED FOR JULY 9, 2021.



RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD MAY 14, 2021

A special meeting of the Board of Directors (referred to hereafter as the “Board”) of the CAB was convened on Friday, the 14th day of May, 2021, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137. Due to the 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, 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
Joe Knopinski
Scott Lehman
Dirk Lashnits

Absent and excused was Director McNeill.

Also In Attendance Were:

Lisa Johnson, Celeste Terrell and Cathee Sutton; CliftonLarsonAllen LLP (“CLA”)
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Barrett Marrocco and Andrew Gaittens (for a portion of the meeting); Independent
District Engineering Services, LLC (“IDES”)
Deb Saya; Pure Cycle Corporation

Members of the Public: Ashley Clement, Barb Patton, Carla MacMillan, Kenneth Conley, Jenny Mahaffey, Spencer Mahaffey, David Murphy, Lupita Warren, Michelle Piper, Porsha Black, Dominic Warren, Michelle Lewis, Amy Brainert, Jennis Galindez, Paul Diaz and Matthew Watkins.

Also listed on Microsoft Teams were the following: LaChelle, gclelend01, Chassit, Hector.

**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



RECORD OF PROCEEDINGS

Directors' Disclosure Statements were filed. Following the presentation by IDES regarding the public bidding process and bid summary, analysis and recommendation for the Filing 4 Wet Utilities Construction Project (discussed below), Director Harding disclosed that an officer of Nelson Pipeline Constructors LLC, d/b/a Nelson Pipeline serves as a Director on the Board of Directors for Pure Cycle Corporation. 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 CAB's special meeting.

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried the Board approved the Agenda as presented, and excused the absence of Director McNeill.

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

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board determined that due to the ongoing concerns regarding the spread of COVID-19 and the benefits to the control of 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.

PUBLIC COMMENT Prior to the Board meeting, Ms. Mahaffey submitted to Ms. Johnson the following questions/concerns for the Board, as received from members of the public. Ms. Johnson introduced the following topics:

1) Rules pertaining to owning chickens.

Ms. Terrell addressed the question and referred to Arapahoe County's guidelines related to owning chickens and selling eggs. She reported that the County's Guidelines allow a resident to own four chickens at one time, per property. Violations of this regulation can be reported to Arapahoe County as well as to Ms. Terrell.



RECORD OF PROCEEDINGS

The request for chicken coops is required to be submitted to the Design Review Committee for review and approval. Arapahoe County also has regulations regarding coops.

2) Posted notification of potentially unsafe equipment in Big Dipper Park.

Director Lashnits responded that he is checking on this issue.

3) Construction trash.

Director Lashnits advised that trash pickup is regularly scheduled one to two times per week and will remind the construction crews of the trash protocol.

4) RV parking.

Ms. Terrell explained that RVs, trailers, boats, etc. may be parked in a resident's driveway and not on the street, but only for a maximum of 72 hours for the purpose of loading and unloading, cleaning purposes, etc.

5) Additional pet waste stations at Big Dipper Park and Little Dipper Park.

Director Lashnits responded that he will work to add additional pet waste stations in the parks.

6) Addition of restrooms in parks.

Directors Lashnits and Harding responded that the parks have been constructed to approved plans. Any additions will need to be considered from a process and financial perspective. Permanent restrooms will be taken under advisement for future parks.

7) Reporting noise complaints.

Ms. Terrell responded that noise complaints can be sent to her via email. Noise complaints related to properties or residents not within the Sky Ranch Community should be sent to Arapahoe County.

8) Status of pathways.

Director Lashnits reported that the material to refresh the paths has been ordered and work should begin within the next two weeks.



RECORD OF PROCEEDINGS

9) Status of map updates.

Director Harding reported that the map on the website was updated.

10) Pesticide spraying in open space.

Director Harding responded that a communication will be given to the landscape provider regarding this request and information provided will be included on the website as well as signage in the native areas.

11) Status of next builders meeting.

Director Harding indicated that he thought the question related to a developer meeting, and stated that the next developer meeting is not yet scheduled and residents will be notified once it is scheduled.

CONSENT AGENDA

The Board considered the following item(s) under the Consent Agenda:

Minutes from the April 9, 2021 Special Meeting: Ms. Johnson noted for the Board that, in advance of the meeting, Director McNeill provided a revision to one of the topics discussed during public comment at the April meeting. She revised the minutes per his request.

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Consent Agenda item, as listed.

FINANCIAL MATTERS

Schedule of Cash Position, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule through March 31, 2021 Updated as of April 23, 2021: Ms. Sutton presented the Schedule of Cash Position, accounts receivable summaries, tax schedules, and developer advance schedule through March 31, 2021, updated as of April 23, 2021.

Following review and discussion, upon a motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, accounts receivable summaries, tax schedules, and developer advance schedule through March 31, 2021, updated as of April 23, 2021.



RECORD OF PROCEEDINGS

Ms. Sutton also updated the Board on the status of the 2020 audit and indicated it will be presented to the Board at the June meeting.

Payment of Claims: Ms. Johnson reviewed the payment of claims in the amount of \$356,851.16 for approval. Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board ratified approval of the payment of claims in the amount of \$356,851.16.

CONSTRUCTION MATTERS

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

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

Service Agreement with Tele LLC, d/b/a Front Range Aquatech, Inc. ("Front Range Aquatech") for Recreation Center and Pool Design in the Amount of \$15,600.00: Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the Service Agreement with Front Range Aquatech for recreation center and pool design for an amount of \$15,600.00.

Service Agreement with Cole Garner Geotechnical, Inc. for Subex Materials Testing (Geotech) for Alleys in the KB Homes Area in the Amount of \$836.50: Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the Service Agreement with Cole Garner Geotechnical, Inc. for subex materials testing (Geotech) for alleys in the KB Homes area in the amount of \$836.50.

Task Order No. 10 to the Master Services Agreement with Westwood Professional Services, Inc. for Subex Staking for Alleys in the KB Homes Area in the Amount of \$1,100.00: Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Task Order No. 10 to the Master Services Agreement with Westwood Professional Services, Inc. for subex staking for alleys in the KB Homes area in the amount of \$1,100.00.

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

Drainage and Utilities: None.

Roadway Improvements: None.



RECORD OF PROCEEDINGS

Grading/Earthwork:

Change Order No. 1 to the Filing 1, Grading, Utilities and Roadways Warranty Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for Fine Grading in Phase 3 Lots and Tracts in the Amount of \$4,553.00: Following review and discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 1 to the Filing 1, Grading, Utilities and Roadways Warranty Contract with PEI for fine grading in Phase 3 lots and tracts in the amount of \$4,553.00.

Change Order No. 2 to Filing 1, Grading, Utilities and Roadways Warranty Contract with PEI for Additional Sanitary Sewer Service Lines in the Amount of \$7,632.60: Following review and discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 2 to Filing 1, Grading, Utilities and Roadways Warranty Contract with PEI for additional sanitary sewer service lines in the amount of \$7,632.60.

Landscape Improvements:

Phase 1:

Pay Application No. 23 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") in the Amount of \$97,511.93: Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 23 to the Landscape Improvements Contract with EDI in the amount of \$97,511.93.

Phase 2: None.

Phase 3: None.

PHASE 2 (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork:

Pay Application No. 2 to the Bemas Construction, Inc. ("Bemas") Grading Contract in the Amount of \$248,918.01: Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 2 to the Bemas Grading Contract in the amount of \$248,918.01.



RECORD OF PROCEEDINGS

Drainage and Utilities:

Issue Notice of Award and Notice to Proceed Regarding the Filing 4 Wet Utilities Construction Project to Nelson Pipeline Constructors LLC, d/b/a Nelson Pipeline ("Nelson Pipeline"): Mr. Marrocco presented the bid summary for the Filing 4 Wet Utilities Construction Project to the Board. He recommended awarding the contract to Nelson Pipeline as the lowest responsive, responsible bidder for an amount of \$7,376,353.00. A copy of the bid summary and report is attached hereto and incorporated herein by this reference. Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board authorized President Harding to execute the Notice of Award and Notice to Proceed.

Construction Contract with Nelson Pipeline Regarding the Filing 4 Wet Utilities Construction Project: Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Construction Contract with Nelson Pipeline regarding the Filing 4 Wet Utilities Construction Project and authorized President Harding to execute Construction Contract.

Erosion Control:

Pay Application No. 1 to the Erosion Control Agreement with Pure Cycle Corporation in the Amount of \$42,278.80: Following discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 1 to the Erosion Control Agreement with Pure Cycle Corporation in the amount of \$42,278.80.

LEGAL MATTERS

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

COMMUNITY MANAGEMENT / COVENANT CONTROL/ OPERATIONS

Service Agreement with Brightview Landscape Services, Inc. for 2021 Landscape Maintenance Services: Director Harding noted that the request for proposals for landscape services for 2021 was published in March. Ms. Johnson reviewed the proposals and recommended awarding to Brightview Landscape Services, Inc. as the lowest responsive, responsible bidder. Following review and discussion, upon a motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board ratified approval of awarding the 2021 Landscape Maintenance Services Agreement to Brightview Landscape Services, Inc.



RECORD OF PROCEEDINGS

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

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

Bylaws of the Sky Ranch CAC: Attorney Meintzer presented a summary of the CAC Bylaws. The Board discussed the draft document and provided revisions. Attorney Meintzer will revise the document and send to the Board for review prior to the June Board meeting.

Members to Serve on the Sky Ranch CAC: Ms. Johnson presented the list of residents who were chosen by the resident group to serve on the CAC. The list is as follows:

Paul Diaz, Chair
 Michelle Piper, Secretary
 Spencer Mahaffey
 Deanna Hill
 Jennifer Mahaffey

Tim Wallace, Vice Chair
 Kate Norris
 Ed Garner
 Matt Watkins

The Board reviewed the list and discussed the term limits as requested by the CAC group. The Board asked Ms. Terrell to work with the CAC members on determining and assigning the term limits. Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the appointment of all nine residents on the list above to the CAC, subject to the term limits determined by Ms. Terrell and the CAC members.

Appointment of the Community Manager at CliftonLarsonAllen LLP to Serve as Liaison between the CAB Board and the Sky Ranch CAC:

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board appointed the Community Manager at CliftonLarsonAllen LLP to serve as liaison between the CAB Board and the Sky Ranch CAC.

Consider Recommendations from the Sky Ranch CAC: No recommendations were presented at this time.



RECORD OF PROCEEDINGS

OTHER BUSINESS **Confirm Quorum for June 11, 2021 Board Meeting:** The Board confirmed a quorum for the June 11, 2021 Board Meeting.

ADJOURNMENT There being no further business to come before the Board at this time, upon a motion duly made by Director Knopinski, seconded by Director Harding and, upon vote, unanimously carried, the meeting was adjourned at 9:50 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

**SKY RANCH COMMUNITY AUTHORITY BOARD
ARAPAHOE COUNTY, COLORADO**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

**SKY RANCH COMMUNITY AUTHORITY BOARD
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INSERT INDEPENDENT AUDITOR'S REPORT

**SKY RANCH COMMUNITY AUTHORITY BOARD
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
DECEMBER 31, 2020**

The following is management's discussion and analysis (MD&A) of the financial activities of Sky Ranch Community Authority Board (the CAB) for the year ended December 31, 2020. This information should be read in conjunction with the basic financial statements which follow.

BACKGROUND INFORMATION

Pursuant to a Community Authority Board Establishment Agreement, as the same may be amended from time to time, Sky Ranch Metropolitan District No. 1 and Sky Ranch Metropolitan District No. 5 (collectively, the CAB Districts) formed the CAB to, among other things, design, construct, finance, operate and maintain certain public improvements for the benefit of the property within the boundaries and/or service area of the CAB Districts. In order for the public improvements to be constructed and/or acquired, it is necessary for each of the CAB Districts, directly or through the CAB, to be able to fund the improvements and pay its ongoing operations and maintenance expenses related to the provision of services that benefit the property. The CAB entered into agreements with Pure Cycle Corporation (the Developer) in November 2017 and June 2018, requiring the Developer to fund expenses related to the construction of an agreed upon list of improvements for the Sky Ranch property.

FINANCIAL HIGHLIGHTS

- Total assets of \$33.4 million, an increase of \$3.9 million or 13.35% from 2019
- Total liabilities of \$36.1 million, an increase of \$5.2 million or 16.9% from 2019
- Total revenues of approximately \$1.0 million, an increase of \$0.5 million or 129.75% from 2019
- Developer advances were \$5.2 million, a decrease of \$10 million or 65.8% from 2019
- The outstanding Developer advances as of December 31, 2020 were \$20.3 million, an increase of 34.6% from 2019
- Capital asset additions were \$4 million in 2020
- The above changes were largely due to the development of Sky Ranch which began in 2018

OVERVIEW OF THE BASIC FINANCIAL STATEMENTS

This MD&A is intended to serve as an introduction to the CAB's basic financial statements, which are comprised of three parts: i) the MD&A, ii) the basic financial statements, including the notes thereto; and iii) the supplementary and other information. The basic financial statements include two kinds of statements that present information relating to the CAB:

- The first two are government-wide financial statements that provide both long-term and short-term information about the CAB's overall financial status.
- The remaining statements are fund financial statements that focus on individual parts of the CAB, reporting the CAB's operations in more detail than the government-wide financial statements.

**SKY RANCH COMMUNITY AUTHORITY BOARD
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
DECEMBER 31, 2020**

The government-wide financial statements are designed to provide readers a broad overview of the CAB's finances, in a manner similar to a private-sector business. The statement of net position includes all of the CAB's assets, deferred outflows of resources, liabilities, and deferred inflows of resources. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid. These statements provide both short-term and long-term information about the CAB's overall financial status.

The Statement of Net Position presents information on the CAB's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference between assets plus deferred outflows of resources and liabilities plus deferred inflows of resources is reported as Net Position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the CAB is improving or deteriorating.

The Statement of Activities shows how the CAB's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. This is known as the accrual basis of accounting. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future (e.g., unpaid developer advances) or that may have occurred in the past (e.g., amortization of debt premiums or discount and prepaid contributed capital). This statement measures the financial outcomes of the CAB's activities and can be used to determine whether the CAB has successfully recovered all its economic costs through its fees, capital contributions, and other charges.

The fund financial statements provide more detailed information about the CAB's funds. Funds are accounting devices the CAB uses to keep track of specific sources of funding and spending on particular programs. All of the CAB's basic services are included in governmental funds, which generally focus on: 1) inflows and outflows of cash and other financial assets, and 2) balances remaining at year-end which are available for spending. Consequently, the governmental funds statements provide a detailed short-term view that helps determine financial resources that may be available in the near term to finance the CAB's programs. Because this information does not encompass the long-term focus of the government-wide statements, a reconciling schedule is included on the governmental funds statements explaining the relationship (or difference) between them.

The notes to the basic financial statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements, such as the CAB's accounting policies, significant account balances and activities, material risks, obligations, commitments, contingencies and subsequent events, if any.

Supplementary and other information provide details on budget to actual changes, a reconciliation of revenues and expenditures on a budgetary basis, and a schedule of debt service requirements to maturity.

**SKY RANCH COMMUNITY AUTHORITY BOARD
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
DECEMBER 31, 2020**

FINANCIAL ANALYSIS

Net Position

As discussed above, net position may serve over time as a useful indicator of the CAB's financial position. The table below presents a summary of the CAB's net position:

Table 1 – Condensed Statements of Net Position

	As of December 31,		Year-to-year Changes	
	2020	2019	\$	%
Cash and other assets	\$ 2,981,439	\$ 3,088,022	\$ (106,583)	(3.45)%
Capital assets	30,410,856	26,372,043	4,038,813	15.31%
Total assets	<u>\$ 33,392,295</u>	<u>\$ 29,460,065</u>	<u>\$ 3,932,230</u>	<u>13.35%</u>
Accounts payable	\$ 761,513	\$ 1,189,494	\$ (427,981)	(35.98)%
Other liabilities	35,365,109	29,715,002	5,650,107	19.01%
Total liabilities	<u>36,126,622</u>	<u>30,904,496</u>	<u>5,222,126</u>	<u>16.90%</u>
Net position				
Restricted	69,455	12,200	57,255	469.30%
Unrestricted	<u>(2,803,782)</u>	<u>(1,456,631)</u>	<u>(1,347,151)</u>	<u>92.48%</u>
Total net position	<u>\$ (2,734,327)</u>	<u>\$ (1,444,431)</u>	<u>\$ (1,289,896)</u>	<u>89.30%</u>

The CAB's most significant assets are related to the infrastructure being constructed at Sky Ranch related to the public improvements (roads, sidewalks, the parks, etc.). The largest liabilities are the amounts owed to the Developer and the Bond holders for the cost of the infrastructure noted above.

The CAB's net position represents amounts restricted for a specific purpose. The restricted amount represents Emergency Reserves that have been provided as required by the Constitution of the State of Colorado.

The remaining balance of the CAB's net position represents unrestricted net position and may be used to meet the CAB's ongoing obligations to creditors.

**SKY RANCH COMMUNITY AUTHORITY BOARD
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
DECEMBER 31, 2020**

Change in Net Position

While the statement of net position displays the CAB's assets, liabilities and net position at year-end, the statement of activity and the statement of revenues, expenses, and changes in net position provide information on the source of the change in net position during the year. The majority of the changes in net position are a result of the construction activities at Sky Ranch. The table below presents the CAB's summarized operating activities.

**Table 2 – Condensed Statement of Revenue, Expenses and Changes
in Net Position
Year Ended December 31, 2020**

Program revenues	\$ 927,329
Nonoperating revenues	27,046
Total revenues	<u>954,375</u>
Operating expenses	494,741
Interest and debt-related expenses	1,749,530
Total expenses	<u>2,244,271</u>
Change in net position	(1,289,896)
Beginning net position	<u>(1,444,431)</u>
Ending net position	<u><u>\$ (2,734,327)</u></u>

Interest and debt-related expenses were high due to the issuance of the "Bonds" as described in the notes to the basic financial statements.

Capital Asset Activity

The CAB's capital assets at December 31, 2020, totaled \$30.4 million, consisting of construction in progress. Capital asset additions in 2020 were \$4 million, the majority of which related to public improvements at Sky Ranch.

Long-Term Obligations

As of December 31, 2020, the CAB had outstanding debts in the form of bonds and advances totaling \$35,022,941. Detailed information on the CAB's long-term obligations is presented in Note 5 of the financial statements.

REQUESTS FOR INFORMATION

These financial statements are designed to provide a general overview of the CAB's finances. Questions concerning any of the information provide in this report or requests for additional information should be addressed to:

Sky Ranch Community Authority Board
8390 E Crescent Pkwy, Ste. 300
Greenwood Village, CO 80111
Cathee.Sutton@claconnect.com

BASIC FINANCIAL STATEMENTS

SKY RANCH COMMUNITY AUTHORITY BOARD
STATEMENT OF NET POSITION
DECEMBER 31, 2020

	Governmental Activities
ASSETS	
Cash and Investments	\$ 586,773
Cash and Investments - Restricted	2,138,535
Prepaid Expenses	4,072
Accounts Receivable	112,151
Due from Sky Ranch Metropolitan Districts Nos. 1 and 5	2,070
Deposits - SEMSWA	137,838
Capital Assets, Not Being Depreciated	30,410,856
Total Assets	<u>33,392,295</u>
LIABILITIES	
Accounts Payable	761,513
Retainage Payable	157,449
Accrued Interest Payable - Bonds	184,719
Long-Term Liabilities	
Due in More Than One Year	<u>35,022,941</u>
Total Liabilities	<u>36,126,622</u>
NET POSITION	
Restricted For:	
Emergency Reserves	21,100
Debt Service	48,355
Unrestricted	<u>(2,803,782)</u>
Total Net Position	<u><u>\$ (2,734,327)</u></u>

See accompanying Notes to Basic Financial Statements.

(1)

DRAFT. NO ASSURANCE IS PROVIDED ON THESE FINANCIAL STATEMENTS.

SKY RANCH COMMUNITY AUTHORITY BOARD
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 494,741	\$ 288,848	\$ 411,291	\$ -	\$ 205,398
Interest and Related Costs on Long-Term Debt	1,749,530	-	227,190	-	(1,522,340)
Total Governmental Activities	<u>\$ 2,244,271</u>	<u>\$ 288,848</u>	<u>\$ 638,481</u>	<u>\$ -</u>	<u>(1,316,942)</u>
GENERAL REVENUES					
Net Investment Income					10,199
Other Revenue					<u>16,847</u>
Total General Revenues					<u>27,046</u>
CHANGE IN NET POSITION					(1,289,896)
Net Position - Beginning of Year					<u>(1,444,431)</u>
NET POSITION - END OF YEAR					<u><u>\$ (2,734,327)</u></u>

See accompanying Notes to Basic Financial Statements.

**SKY RANCH COMMUNITY AUTHORITY BOARD
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General	Operations and Maintenance	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash and Investments	\$ 496,515	\$ 90,258	\$ -	\$ -	\$ 586,773
Cash and Investments - Restricted	12,400	8,700	2,004,646	112,789	2,138,535
Prepaid Expenses	4,072	-	-	-	4,072
Accounts Receivable	70,932	41,219	-	-	112,151
Due from Sky Ranch Metropolitan Districts Nos. 1 and 5	1,017	-	1,053	-	2,070
Deposits - SEMSWA	-	-	-	137,838	137,838
Total Assets	<u>\$ 584,936</u>	<u>\$ 140,177</u>	<u>\$ 2,005,699</u>	<u>\$ 250,627</u>	<u>\$ 2,981,439</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts Payable	\$ 45,282	\$ 17,915	\$ -	\$ 698,316	\$ 761,513
Retainage Payable	-	-	-	157,449	157,449
Total Liabilities	<u>45,282</u>	<u>17,915</u>	<u>-</u>	<u>855,765</u>	<u>918,962</u>
FUND BALANCES					
Nonspendable:					
Prepaid Expenses	4,072	-	-	-	4,072
Restricted For:					
Emergency Reserve	12,400	8,700	-	-	21,100
Debt Service	-	-	2,005,699	-	2,005,699
Assigned:					
Subsequent Year's Expenditures	35,988	-	-	-	35,988
Unassigned:					
General Government	487,194	113,562	-	-	600,756
Capital Projects	-	-	-	(605,138)	(605,138)
Total Fund Balances	<u>539,654</u>	<u>122,262</u>	<u>2,005,699</u>	<u>(605,138)</u>	<u>2,062,477</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 584,936</u>	<u>\$ 140,177</u>	<u>\$ 2,005,699</u>	<u>\$ 250,627</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Assets, Not Being Depreciated

30,410,856

Long-term liabilities are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.

Bonds Payable

(13,195,000)

Bonds Premium Payable

(291,449)

Accrued Interest Payable - Bonds

(184,719)

Developer Advance Payable

(18,915,945)

Developer Advance Payable - Project Management

(1,369,322)

Accrued Interest Payable - Developer Advances

(1,251,225)

Net Position of Governmental Activities

\$ (2,734,327)

See accompanying Notes to Basic Financial Statements.

SKY RANCH COMMUNITY AUTHORITY BOARD
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS)
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2020

	General	Operations and Maintenance	Debt Service	Capital Projects	Total Governmental Funds
REVENUES					
Public Improvement Fees	\$ 191,815	\$ -	\$ -	\$ -	\$ 191,815
Transfer from Sky Ranch District No. 1	45,435	-	227,190	-	272,625
Transfer from Sky Ranch District No. 5	174,041	-	-	-	174,041
O&M Fees	-	268,773	-	-	268,773
Administrative Fees	-	19,400	-	-	19,400
Design Review Fees	-	675	-	-	675
Other Revenue	-	1,097	-	15,750	16,847
Net Investment Income	35	-	10,083	81	10,199
Total Revenues	<u>411,326</u>	<u>289,945</u>	<u>237,273</u>	<u>15,831</u>	<u>954,375</u>
EXPENDITURES					
General	230,017	-	-	70,491	300,508
Operations & Maintenance	-	194,233	-	-	194,233
Debt Service	-	-	598,308	2,141	600,449
Capital Projects	-	-	-	4,038,813	4,038,813
Total Expenditures	<u>230,017</u>	<u>194,233</u>	<u>598,308</u>	<u>4,111,445</u>	<u>5,134,003</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	181,309	95,712	(361,035)	(4,095,614)	(4,179,628)
OTHER FINANCING SOURCES (USES)					
Developer Advances	-	-	-	5,019,820	5,019,820
Developer Advances - Project Management	-	-	-	193,044	193,044
Transfers from Other Funds	-	26,550	-	-	26,550
Transfers to Other Funds	(26,550)	-	-	-	(26,550)
Total Other Financing Sources (Uses)	<u>(26,550)</u>	<u>26,550</u>	<u>-</u>	<u>5,212,864</u>	<u>5,212,864</u>
NET CHANGE IN FUND BALANCES	154,759	122,262	(361,035)	1,117,250	1,033,236
Fund Balances (Deficits) - Beginning of Year	<u>384,895</u>	<u>-</u>	<u>2,366,734</u>	<u>(1,722,388)</u>	<u>1,029,241</u>
FUND BALANCES (DEFICITS) - END OF YEAR	<u>\$ 539,654</u>	<u>\$ 122,262</u>	<u>\$ 2,005,699</u>	<u>\$ (605,138)</u>	<u>\$ 2,062,477</u>

See accompanying Notes to Basic Financial Statements.

SKY RANCH COMMUNITY AUTHORITY BOARD
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020

Net Change in Fund Balances - Governmental Funds \$ 1,033,236

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay 4,038,813

The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Developer Advances (5,019,820)
Developer Advances - Project Management (193,044)

Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.

Bond Premium 15,009
Accrued Interest on Developer Advances - Change in Liability (1,063,692)
Accrued Interest on Bonds - Change in Liability (100,398)

Change in Net Position of Governmental Activities \$ (1,289,896)

See accompanying Notes to Basic Financial Statements.

**SKY RANCH COMMUNITY AUTHORITY BOARD
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
DECEMBER 31, 2020**

	Budget Amounts		Actual	Variance with Final Budget Positive (Negative)
	Original	Final	Amounts	
REVENUES				
Net Investment Income	\$ 4,000	\$ 50	\$ 35	\$ (15)
Public Improvement Fees	360,000	150,000	191,815	41,815
Transfer from Sky Ranch District No. 1	45,828	45,386	45,435	49
Transfer from Sky Ranch District No. 5	175,542	173,810	174,041	231
Total Revenues	585,370	369,246	411,326	42,080
EXPENDITURES				
Accounting	50,000	68,000	68,926	(926)
Audit	5,000	4,900	4,900	-
Dues and Memberships	1,500	966	966	-
Election	2,000	10,000	9,131	869
Insurance	8,500	13,892	13,892	-
CAB Management	20,000	26,436	29,792	(3,356)
Legal	45,000	100,000	101,650	(1,650)
Office Supplies	1,500	146	146	-
Repairs and Maintenance	12,500	-	-	-
Miscellaneous/Contingency	20,000	9,660	614	9,046
Total Expenditures	166,000	234,000	230,017	3,983
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	419,370	135,246	181,309	46,063
OTHER FINANCING SOURCES (USES)				
Transfers to Other Funds	(135,845)	(76,000)	(26,550)	49,450
Total Other Financing Sources (Uses)	(135,845)	(76,000)	(26,550)	49,450
NET CHANGE IN FUND BALANCE	283,525	59,246	154,759	95,513
Fund Balance - Beginning of Year	333,031	384,895	384,895	-
FUND BALANCE - END OF YEAR	<u>\$ 616,556</u>	<u>\$ 444,141</u>	<u>\$ 539,654</u>	<u>\$ 95,513</u>

SKY RANCH COMMUNITY AUTHORITY BOARD
SPECIAL REVENUE FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
DECEMBER 31, 2020

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Administrative Fees	\$ 69,075	\$ 19,400	\$ (49,675)
Design Review Fees	-	675	675
O&M Fees	56,175	268,773	212,598
Other Revenue	-	1,097	1,097
Total Revenues	<u>125,250</u>	<u>289,945</u>	<u>164,695</u>
EXPENDITURES			
Community Management	-	6,336	(6,336)
Covenant Control	25,205	7,817	17,388
Detention Ponds	20,000	-	20,000
Fee Billing and Collection	11,400	16,468	(5,068)
Fencing	2,500	2,794	(294)
Landscaping	94,150	37,080	57,070
Mailboxes	750	-	750
Monuments	5,000	-	5,000
Operations and Maintenance Reserve	17,081	-	17,081
Parks and Trails	32,009	-	32,009
Repairs and Maintenance	-	3,150	(3,150)
Status Letter Processing	-	9,629	(9,629)
Utilities	53,000	110,959	(57,959)
Total Expenditures	<u>261,095</u>	<u>194,233</u>	<u>66,862</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(135,845)	95,712	231,557
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds	135,845	26,550	(109,295)
Total Other Financing Sources (Uses)	<u>135,845</u>	<u>26,550</u>	<u>(109,295)</u>
NET CHANGE IN FUND BALANCE	-	122,262	122,262
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 122,262</u>	<u>\$ 122,262</u>

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 1 DEFINITION OF REPORTING ENTITY

The Sky Ranch Community Authority Board (the CAB) is a political subdivision and public corporation of the State of Colorado, formed pursuant to that certain Amended and Restated Sky Ranch Community Authority Board Establishment Agreement, dated September 18, 2018, effective November 13, 2017 (as restated and amended, the CABEA), as may be further amended from time to time, between Sky Ranch Metropolitan District No. 1 (District No. 1) and Sky Ranch Metropolitan District No. 5 (District No. 5, and together with District No. 1, the CAB Districts), under authority granted by Sections 18(2)(a) and (b) of Article XIV of the Colorado Constitution and Sections 29-1-203 and 29-1-203.5 of the Colorado Revised Statutes, as amended.

The CAB Districts and Sky Ranch Metropolitan District No. 3 (District No. 3) and Sky Ranch Metropolitan District No. 4 (District No. 4, and together with District No. 3, the Inactive Districts) exist for the purpose of financing, constructing, installing, acquiring and operating and maintaining certain public improvements as described in their respective Service Plans (collectively, the Public Improvements) to serve and benefit a planned, mixed-use development consisting of residential, commercial, and retail properties within the boundaries of the project area known as Sky Ranch (the Development or the Service Area). The CAB Districts and Inactive Districts are collectively referred to as the Districts.

The CAB Districts' respective Service Plans contemplated that the Districts, with the approval of their electors, would enter into one or more intergovernmental agreements to coordinate the financing, installation, construction and operations and maintenance of Public Improvements that benefit the users of, and residents within, the Service Area, and the CAB Districts entered into the CABEA and formed the CAB for those purposes. The Inactive Districts are currently in inactive status, but the boards of the Inactive Districts may decide to become parties to the CABEA in the future, at which time the Inactive Districts would also become CAB Districts.

Under the CABEA, each CAB District shall transfer certain revenues received by it to fund the operation and maintenance costs and capital costs of the Public Improvements. Each CAB District has agreed, and the CABEA provides, that the CAB will own, operate maintain, finance and construct Public Improvements benefiting the CAB Districts, and that the CAB Districts will contribute to the costs of construction, operation and maintenance of such Public Improvements. It is the intent of the CAB Districts that either the CAB or any of the CAB Districts may, from time to time, issue its own debt and use proceeds to finance the Public Improvements and that the CAB will enter into contracts to construct the Public Improvements. See Note 7 - Agreements for additional information on the CABEA.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the CAB are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the CAB. The effect of interfund activity has been removed from these statements. Both statements distinguish between governmental activities, which normally are supported by taxes and intergovernmental revenues, and business-type activities, which rely to a significant extent on fees and charges for support.

The statement of net position reports all financial and capital resources of the CAB. The difference between the assets and liabilities of the CAB is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other revenues not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CAB considers revenues to be measurable and available (hence recognized at year-end) if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are service fees and intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the CAB. The CAB has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)**

The CAB reports the following major governmental funds:

The General Fund is the CAB's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Special Revenue Fund is used to account for fees collected and expenditures incurred in connection with operations and maintenance.

The Debt Service Fund is used to account for the resources accumulated and payments made for principal and interest on bonds issued by the CAB.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of public improvements related to all filings within the CAB Districts.

Budgets

In accordance with the State Budget Law, the CAB's Board of Directors hold public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and financing uses level and lapses at year-end. The CAB's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The CAB has amended its annual budget for the year ended December 31, 2020.

Pooled Cash and Investments

The CAB follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in total cash.

Amortization

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the CAB as assets with an initial, individual cost of more than \$5,000 with an economic life greater than one year. Such assets are recorded at cost if purchased or estimated cost if constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities, as well as capital assets being constructed which the CAB may operate and maintain, are recorded as construction in progress. Construction in progress is not being depreciated and is not included in the calculation of Net Investment in Capital Assets component of the CAB's net position. Depreciation begins at the time assets are placed in service.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

O&M Fees and Administrative Fees

On March 8, 2019, the CAB's Board of Directors adopted Resolution No. 2019-03-01, Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees (the Original O&M Fee Resolution), which imposed certain operations and maintenance fees on real property within the boundaries of District No. 1, effective April 1, 2019. On November 8, 2019, the CAB's Board of Directors adopted Resolution No. 2019-11-03, Amended and Restated Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees (the O&M Fee Resolution), which amended and restated the Original O&M Fee Resolution in its entirety.

Pursuant to the O&M Fee Resolution, the CAB imposes certain operations and maintenance fees (O&M Fees) on real property within the boundaries of District No. 1 as follows: (1) for unplatted lots, there are no O&M Fees imposed on homebuilders; (2) upon transfer of a finished lot to a homebuilder, (i) for the time period between April 1, 2019 and December 31, 2019, the CAB imposed O&M Fees upon homebuilders at the rate of \$25 per month, or \$75 per quarter, billed quarterly, and (ii) commencing January 1, 2020, the CAB imposes O&M Fees upon homebuilders at the rate of \$50 per month, or \$150 per quarter, billed quarterly; (3) upon transfer of a residential unit from a homebuilder to an owner, or from one owner to another owner, the CAB imposes O&M Fees upon the owners at the rate of \$50 per month, or \$150 per quarter, billed quarterly. Under the O&M Fee Resolution, the CAB also imposes an Administrative Fee of \$100 per conveyance or refinance.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Public Improvement Fee

PCY Holdings, LLC (the Property Owner), the landowner of the property within the Development (the Declarant) caused to be recorded a Declaration of Covenants Imposing and Implementing the Sky Ranch Public Improvement Fee (the PIF Covenant), which assigned the Declarant's rights under the PIF Covenant to receive certain revenue imposed by the PIF Covenant District No. 5 or another governmental entity, such as the CAB. Under the CABEA, District No. 5 agreed to transfer its revenues, including the revenue collected under the PIF Covenant, to the CAB for the purpose of the financing, installation, construction and operations and maintenance of Public Improvements that benefit the users of, and residents within, the Service Area. Pursuant to the PIF Covenant, the CAB imposes a Retail Public Improvement Fee (Retail PIF) and a one-time Material Sales and Use Public Improvement Fee (Material Sales and Use PIF). The Retail PIF is applied to the sale of goods at a rate of 2.75%, in addition to all sales and use taxes that may be imposed and is collected by the retailers in the Districts and remitted to the Districts within 20 days after month end. The Material Sales and Use PIF is imposed on construction activities for the materials incorporated into the construction of any newly constructed building, dwelling or structure within property. The Material Sales and Use PIF is payable by homebuilders and is equal to 2.75% of an amount equal to 50% of the Construction Valuation Amount.

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the CAB's practice to use restricted resources first, then unrestricted resources as they are needed.

In the government-wide financial statements, net position may be classified into three components: net investment in capital assets, restricted and unrestricted (see Note 6).

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the board of directors. The constraint may be removed or changed only through formal action of the board of directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the board of directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the CAB's practice to use the most restrictive classification first.

Deficits

The Capital Projects Fund reported a deficit in the fund financial statements as of December 31, 2020. Pursuant to a funding agreement effective November 13, 2017, the deficit will be eliminated by Developer advances in 2021.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 586,773
Cash and Investments - Restricted	2,138,535
Total Cash and Investments	<u>\$ 2,725,308</u>

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 715,289
Investments	2,010,019
Total Cash and Investments	<u>\$ 2,725,308</u>

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2020, the CAB's cash deposits had a bank balance of \$753,473 and a carrying balance of \$715,289.

Investments

The CAB has not adopted a formal investment policy; however, the CAB follows state statutes regarding investments.

The CAB generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the CAB is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

As of December 31, 2020, the CAB had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted Average under 60 days	<u>\$ 2,010,019</u>

COLOTRUST

The CAB invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the CAB records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

The following is an analysis of the changes in the CAB's capital assets for the year ended December 31, 2020:

	Balance - December 31, 2019	Increases	Decreases	Balance - December 31, 2020
<u>Governmental Activities:</u>				
Capital Assets, Not Being Depreciated:				
Construction in Progress:	\$ 26,372,043	\$ 4,038,813	\$ -	\$ 30,410,856
Total Capital Assets, Not Being Depreciated	<u>\$ 26,372,043</u>	<u>\$ 4,038,813</u>	<u>\$ -</u>	<u>\$ 30,410,856</u>

SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the CAB's long-term obligations for the year ended December 31, 2020:

	Balance - December 31, 2019	Additions	Reductions	Balance - December 31, 2020	Due Within One Year
Limited Tax Supported					
Revenue Bonds:					
Senior - Series 2019A	\$ 11,435,000	\$ -	\$ -	\$ 11,435,000	\$ -
Senior - Bond Premium	306,458	-	15,009	291,449	-
Subordinate - Series 2019B	1,760,000	-	-	1,760,000	-
Total Bonds Payable	13,501,458	-	15,009	13,486,449	-
Other Debts					
Developer Advances	13,896,125	5,019,820	-	18,915,945	-
Developer Advances - Project Management	1,176,278	193,044	-	1,369,322	-
Accrued Interest on Developer Advances	127,240	987,898	-	1,115,138	-
Accrued Interest on Developer Advances - Project Management	60,293	75,794	-	136,087	-
Total Other Debts	15,259,936	6,276,556	-	21,536,492	-
Total	<u>\$ 28,761,394</u>	<u>\$ 6,276,556</u>	<u>\$ 15,009</u>	<u>\$ 35,022,941</u>	<u>\$ -</u>

Limited Tax Supported District No. 1 Bonds, Series 2019

On November 19, 2019, the CAB issued \$11,435,000 in Limited Tax Supported District No. 1 Senior Bonds, Series 2019A (Senior Bonds) and \$1,760,000 in Limited Tax Supported District No. 1 Subordinate Bonds, Series 2019B (Subordinate Bonds) (collectively, Series 2019 Bonds), for the purposes of (i) financing public improvements related to the Development, (ii) paying capitalized interest on the 2019A Senior Bonds, (iii) fund a deposit to the Senior Bonds Reserve Fund, and (iv) paying other costs in connection with the issuance of the 2019 Bonds.

The Senior Bonds are term bonds which bear interest at 5.00%, payable semi-annually on June 1 and December 1, beginning on June 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2023. The Senior Bonds mature on December 1, 2049, and are subject to optional redemption as described in the Senior Indenture.

The Senior Bonds are secured by and payable solely from Senior Pledged Revenues, which includes property taxes generated by the imposition of the District No. 1 Senior Required Mill Levy (in accordance with the Pledge Agreement) net of the cost of collection, all other Required Mill Levy Revenue (pursuant to the Pledge Agreement), Specific Ownership Taxes attributable to the District No. 1 Senior Required Mill Levy, and any other legally available amounts that the CAB may designate by resolution of the Board to be deposited with the Trustee for deposit into the Senior Revenue Fund. The Senior Bonds are also secured by amounts held in the Senior Reserve Fund, in the amount of the Required Reserve equal to \$915,000, and amounts accumulated in the Surplus Fund, if any.

SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax Supported District No. 1 Bonds, Series 2019 (Continued)

The CAB's long-term 2019A Senior Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ 520,293	\$ 520,293
2022	-	520,293	520,293
2023	55,000	520,293	575,293
2024	150,000	517,790	667,790
2025	160,000	510,965	670,965
2026-2030	1,060,000	2,429,928	3,489,928
2031-2035	1,550,000	2,146,463	3,696,463
2036-2040	2,210,000	1,736,735	3,946,735
2041-2045	3,045,000	1,162,298	4,207,298
2046-2049	3,205,000	375,148	3,580,148
	<u>\$ 11,435,000</u>	<u>\$ 10,440,203</u>	<u>\$ 21,875,203</u>

The Subordinate Bonds bear interest at 7.625% per annum and are payable annually from available Subordinate Pledged Revenue on December 15, beginning on December 15, 2020. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The Subordinate Bonds are subject to optional and mandatory redemption prior to maturity as described in the Subordinate Indenture.

The Subordinate Bonds are secured by and payable from Subordinate Pledged Revenues derived by the CAB from the following sources, net of any cost of collection: a) the District No. 1 Subordinate Required Mill Levy Revenues; b) Specific Ownership Tax Revenues, attributable to the Subordinate Required Mill Levy; and c) any other legally available moneys which the CAB determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue. The Subordinate Bonds are structured as cash flow bonds, meaning that no regularly scheduled principal payments are due prior to maturity date and interest payments not paid when due will accrue and compound until Subordinate Pledged Revenues are available.

Authorized Debt

At an election held on November 6, 2018, the Districts' eligible electors authorized the CAB Districts to impose ad valorem property taxes on an annual basis not to exceed \$162,000,000, and to enter into intergovernmental agreements to share such revenue to fund public improvements. Pursuant to this electoral authority, on November 1, 2019, District No. 1 entered into a Capital Pledge Agreement with the CAB (discussed below) and committed to impose a mill levy annually that does not exceed the Service Plan limits for a debt mill levy, to repay Bonds to be issued by the CAB in a principal amount that does not exceed \$162,000,000 (the Pledged Revenue).

The CAB Districts' voters also authorized the issuance of up to \$1,782,000,000 in General obligation debt for public improvements, however the CAB Districts' Service Plan debt limit of \$162,000,000 constrains the total amount of debt the CAB Districts can issue.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

Under the Capital Pledge Agreement with the CAB, District No. 1 agreed to pledge certain revenues to the CAB pursuant to the intergovernmental agreement provisions of Sections 29-1-203 and -203.5, C.R.S., as described in the Capital Pledge Agreement. The CAB cannot issue Bonds which to exceed the CAB Districts' \$162,000,000 Service Plan debt limit. Following the issuance of the CAB's Series 2019 Bonds, the remaining debt limitation under the Service Plans for the CAB Districts and the CAB is \$148,805,000.

The Pledged Revenue may be used by the CAB to repay bonds the CAB has issued or will issue, including without limitation, the CAB's \$11,435,000 Limited Tax Supported District No. 1 Senior Bonds (Tax-Exempt Fixed Rate), Series 2019A (the CAB Series 2019A Bonds) and its \$1,760,000 Limited Tax Supported District No. 1 Subordinate Bonds (Tax-Exempt Fixed Rate), Series 2019B (the CAB Series 2019B Bonds and together with the CAB 2019A CAB 2019 Bonds), and future bond issuances by the CAB.

Developer Advances

The CAB entered the Phase 1 FFAA (defined and discussed in Note 7) with Pure Cycle Corporation (the Developer), effective 2017, for the purpose of funding certain operation and maintenance expenses and construction and acquisition of public improvements in Phase 1 (see Note 7); and the Phase 2 FFAA (defined and discussed in Note 7) with Pure Cycle Corporation (the Developer), effective 2020, for the purpose of funding certain operation and maintenance expenses and construction and acquisition of public improvements in Phase 2 (see Note 7). Under the Phase 1 FFAA and the Phase 2 FFAA, interest on funds advanced or to pay for improvements accrue at 6.00% per annum. The Phase 1 FFAA and the Phase 2 FFAA do not constitute debt, but are annual appropriations agreements intended to be repaid through future bond issuances or other available revenue.

As of December 31, 2020, the outstanding balance of developer advances advanced by the Developer to the CAB under the Phase 1 FFAA and the Phase 2 FFAA is \$18,915,945, and accrued interest is \$1,115,138.

In 2017, the CAB and Developer entered into two service agreements for project management services, under which the Developer provides project management services for the CAB's construction of on and offsite CAB eligible improvements (see Note 7). The amounts owed by the CAB to the Developer under the project management services agreements accrue as Developer advances (see Note 7). As of December 31, 2020, the outstanding balance of developer advances under the project management services agreements is \$1,369,322, and accrued interest is \$136,087.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 6 NET POSITION

As of December 31, 2020, the CAB had net position consisting of two components - restricted and unrestricted.

The restricted component of net position consists of assets that are restricted for use as imposed either by external parties (i.e., creditors, grantors or contributors) or laws and regulations of other governments or laws through constitutional provisions or enabling legislation. The CAB had restricted net position as of December 31, 2020, as follows:

Restricted Net Position:	
Emergencies	\$ 21,100
Debt Service	48,355
Total Restricted Net Position	<u>\$ 69,455</u>

The CAB has a deficit in unrestricted net position.

NOTE 7 AGREEMENTS

Sky Ranch Community Authority Board Establishment Agreement (CABEA)

The CAB Districts exist for the purpose of designing, acquiring, constructing, installing, financing, and operating and maintaining certain street, traffic and safety controls, water, sanitation, stormwater, parks and recreation, television relay and translation, transportation, and mosquito control, all in accordance with their respective Service Plans.

Their Service Plans contemplated that the CAB Districts, with the approval of their electors would enter into the CABEA. On May 8, 2012, the Districts' qualified electors voted in favor of the Districts entering into the CABEA pursuant to which the CAB Districts established the CAB. The Inactive Districts are currently in inactive status, but may elect to become parties to the CABEA in the future, at which time they would also become CAB Districts. The CABEA was amended and restated on September 18, 2018, pursuant to the Amended and Restated Sky Ranch Community Authority Board Establishment Agreement, as the same may be amended from time to time. Pursuant to the CABEA, the CAB will furnish, operate, and plan for the Public Improvements and each CAB District shall transfer certain revenues received by it in order to fund the operation and maintenance costs and capital costs of the Public Improvements. Each CAB District has agreed, and their Service Plans provide, that the CAB will own, operate, maintain, finance, and construct Public Improvements benefiting the CAB Districts, and that the CAB Districts will contribute to the costs of construction, operation and maintenance of such Public Improvements. It is the intent of the CAB Districts that either the CAB or any of the CAB Districts may, from time to time, issue its own debt and use proceeds to finance the Public Improvements and that the CAB will enter into contracts to construct the Public Improvements.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 7 AGREEMENTS (CONTINUED)

Phase 1 and Phase 2 Facilities Funding and Acquisition Agreements with Pure Cycle Corporation

On September 18, 2018, with an effective date of November 13, 2017, the CAB entered into the Facilities Funding and Acquisition Agreement (the Phase 1 FFAA) with the Developer, pursuant to which the Developer agrees to make advances not to exceed \$30,000,000 to the CAB the purpose of funding the construction and/or acquisition of public improvements for Phase 1. The Developer agrees to make advances under the Phase 1 FFAA on a periodic basis as needed for fiscal years 2018 through 2023. The CAB agrees to repay the advances made under the Phase 1 FFAA, pursuant to the priority established in the agreement, together with accrued simple interest at the rate of 6% per annum. The Phase 1 FFAA does not constitute debt, but is an annual appropriations agreement intended to be repaid through future bond issuances or other available revenue.

On December 17, 2020, the CAB entered into the Phase 2 Facilities Funding and Acquisition Agreement (the Phase 2 FFAA) with the Developer, pursuant to which the Developer agrees to make advances not to exceed \$50,000,000 to the CAB the purpose of funding the construction and/or acquisition of public improvements for Phase 2. The Developer agrees to make advances under the Phase 2 FFAA on a periodic basis as needed for fiscal years 2020 through 2025. The CAB agrees to repay the advances made under the Phase 2 FFAA, pursuant to the priority established in the agreement, together with accrued simple interest at the rate of 6% per annum. The Phase 2 FFAA does not constitute debt, but is an annual appropriations agreement intended to be repaid through future bond issuances or other available revenue.

Tri-Party Agreement

On September 18, 2018, with an effective date of November 13, 2017, the CAB, the Developer and District No. 5 entered into a Tri-Party Agreement (the Tri-Party Agreement), under which the parties acknowledged that, given the creation of the CAB, various previous operations and capital funding agreements between the Developer and District No. 5 (collectively, the Terminated District No. 5 Funding Agreements) would be terminated. The parties agreed that any amounts owed by District No. 5 to the Developer for previous developer advances under the Terminated District No. 5 Funding Agreements would become payable by the CAB to the Developer under the OFA and FFAA, respectively, as appropriate.

Capital Pledge Agreement

The CAB entered into a Capital Pledge Agreement with District No. 1, dated November 1, 2019, under which District No. 1 agrees to impose ad valorem property taxes upon all taxable property of District No. 1, and to transfer the revenues generated from such mill levy imposition, along with revenues generated from the imposition of specific ownership taxes, to the CAB for payment of principal and interest on bonds the CAB has issued or will issue, including without limitation, the CAB's Series 2019 Bonds, as well as future bond issuances by the CAB.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 7 AGREEMENTS (CONTINUED)

Service Agreements for Project Management Services

On May 2, 2018, with an effective date of November 13, 2017, the CAB and Developer entered into a Service Agreement for Project Management Services (the Original PM Agreement). On May 12, 2020, with an effective date of November 13, 2017, the CAB and Developer entered into an Amended and Restated Service Agreement for Project Management Services (the Amended PM Agreement), which supersedes the Original PM Agreement in its entirety.

Also on May 2, 2018, with an effective date of November 13, 2017, the CAB and the Property Owner entered into a Service Agreement for Project Management Services (for Improvements at Sky Ranch) (the Original Offsite PM Agreement). On May 12, 2020, with an effective date of November 13, 2017, the CAB and Property Owner entered into an Amended and Restated Service Agreement for Project Management Services (for Improvements at Sky Ranch) (the Amended Offsite PM Agreement, and together with the Amended PM Agreement, the PM Agreements), which supersedes the Original Offsite PM Agreement in its entirety.

Under the Amended PM Agreement, the Developer agrees to provide project management services related to the CAB's installation or construction of public improvements. Under the Amended Offsite PM Agreement, the Developer agrees to provide project management services related to the CAB's installation or construction of certain offsite public improvements. The cost of the project management services under the PM Agreements are five percent (5%) of the actual construction costs of public improvements that are eligible for reimbursement by the CAB. In the event the CAB does not have sufficient revenue to pay invoices under the PM Agreements when due, the amounts owed by the CAB under the PM Agreements will constitute developer advances under the FFAA and shall accrue interest at the same rate set forth in the FFAA.

NOTE 8 RELATED PARTIES

The Developer of the property within the CAB Districts is Pure Cycle Corporation (Pure Cycle), and the title of the property is held under PCY Holding LLC, which is a wholly-owned subsidiary of Pure Cycle. The Developer has advanced funds to the CAB. Some of the members of the Board of Directors of the CAB and the CAB Districts hold direct or indirect ownership interests in Pure Cycle or are otherwise associated with Pure Cycle and may have conflicts of interest in dealing with the CAB and the CAB District. As and when required by law, each affected Board member files a written disclosure of any potential conflicts of interest with the CAB District and the Colorado Secretary of State, and they refrain from voting on affected matters unless allowed by law.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 9 ECONOMIC DEPENDENCY

The CAB has not yet established a revenue base sufficient to pay for certain capital expenditures. Until an independent revenue base is established, continuation of the CAB's financing of certain capital improvements are dependent upon Developer advances.

NOTE 10 INTERFUND TRANSFERS

The transfer from the General Fund to the Operations and Maintenance Fund was to assign O&M Fees related receivables from General Fund to Operations and Maintenance Fund.

NOTE 11 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., the CAB may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The CAB is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members.

The CAB pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 12 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, referred to as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

**SKY RANCH COMMUNITY AUTHORITY BOARD
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 12 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The CAB's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**SKY RANCH COMMUNITY AUTHORITY BOARD
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ 24,000	\$ 10,083	\$ (13,917)
Transfer from Sky Ranch District No. 1	229,153	227,190	(1,963)
Total Revenues	<u>253,153</u>	<u>237,273</u>	<u>(15,880)</u>
EXPENDITURES			
Bond Interest	590,808	590,808	-
Paying Agent Fees	5,000	7,500	(2,500)
Contingency	50,192	-	50,192
Total Expenditures	<u>646,000</u>	<u>598,308</u>	<u>47,692</u>
NET CHANGES IN FUND BALANCE	(392,847)	(361,035)	31,812
Fund Balance - Beginning of Year	<u>2,756,000</u>	<u>2,366,734</u>	<u>(389,266)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 2,363,153</u></u>	<u><u>\$ 2,005,699</u></u>	<u><u>\$ (357,454)</u></u>

**SKY RANCH COMMUNITY AUTHORITY BOARD
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (DEFICIT) –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ -	\$ 81	\$ 81
Other Revenue	-	15,750	15,750
Total Revenues	-	15,831	15,831
EXPENDITURES			
General:			
CAB Management	25,000	33,663	(8,663)
Legal	666,800	36,828	629,972
Promotional Activities	99,900	-	99,900
Debt Service:			
Bond Issue Costs	-	2,141	(2,141)
Capital Projects:			
Capital Outlay	17,885,000	3,845,769	14,039,231
Project Management Fee	300,000	193,044	106,956
Total Expenditures	18,976,700	4,111,445	14,865,255
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(18,976,700)	(4,095,614)	14,881,086
OTHER FINANCING SOURCES (USES)			
Developer Advances	18,976,700	5,019,820	(13,956,880)
Developer Advances - Project Management	-	193,044	193,044
Total Other Financing Sources (Uses)	18,976,700	5,212,864	(13,763,836)
NET CHANGES IN FUND BALANCE	-	1,117,250	1,117,250
Fund Balance (Deficit) - Beginning of Year	-	(1,722,388)	(1,722,388)
FUND BALANCE (DEFICIT) - END OF YEAR	\$ -	\$ (605,138)	\$ (605,138)

OTHER INFORMATION

SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2020

	\$11,435,000		
	Limited Tax Supported District No. 1		
	Senior Bonds		
	Series 2019A		
	Dated November 19, 2019		
	Principal due December 1,		
	Interest Rate of 4.55%		
	Payable June 1 and December 1		
Bonds and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2021	\$ -	\$ 520,293	\$ 520,293
2022	-	520,293	520,293
2023	55,000	520,293	575,293
2024	150,000	517,790	667,790
2025	160,000	510,965	670,965
2026	180,000	503,685	683,685
2027	190,000	495,495	685,495
2028	215,000	486,850	701,850
2029	225,000	477,068	702,068
2030	250,000	466,830	716,830
2031	265,000	455,455	720,455
2032	290,000	443,398	733,398
2033	305,000	430,203	735,203
2034	335,000	416,325	751,325
2035	355,000	401,083	756,083
2036	390,000	384,930	774,930
2037	405,000	367,185	772,185
2038	445,000	348,758	793,758
2039	465,000	328,510	793,510
2040	505,000	307,353	812,353
2041	530,000	284,375	814,375
2042	575,000	260,260	835,260
2043	605,000	234,098	839,098
2044	650,000	206,570	856,570
2045	685,000	176,995	861,995
2046	735,000	145,828	880,828
2047	770,000	112,385	882,385
2048	830,000	77,350	907,350
2049	870,000	39,585	909,585
	<u>\$ 11,435,000</u>	<u>\$ 10,440,203</u>	<u>\$ 21,875,203</u>

SKY RANCH COMMUNITY AUTHORITY BOARD

Schedule of Cash Position

March 31, 2021

Updated as of June 1, 2021

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<u>Central Bank & Trust - Checking Account</u>						
Balance as of 03/31/21	95,115.85	158,318.07	-	78,009.76	279.14	331,722.82
Subsequent activities:						
04/01/21 - O&M Fees	-	4,801.92	-	-	-	4,801.92
04/05/21 - O&M Fees	-	330.15	-	-	-	330.15
04/06/21 - O&M Fees	-	200.00	-	-	-	200.00
04/06/21 - PIF	1,066.44	-	-	-	-	1,066.44
04/07/21 - O&M Fees	-	838.04	-	-	-	838.04
04/08/21 - O&M Fees	-	149.74	-	-	-	149.74
04/08/21 - Tax Distribution - Sky Ranch MD #1	4,419.11	-	22,097.14	-	-	26,516.25
04/08/21 - Tax Distribution - Sky Ranch MD #5	31,334.68	-	-	-	26,454.35	57,789.03
04/09/21 - O&M Fees	-	150.00	-	-	-	150.00
04/09/21 - Pure Cycle Payment	-	(8,945.35)	-	-	-	(8,945.35)
04/09/21 - Checks 1130-1142	(27,778.84)	(6,799.08)	(22,097.18)	(67,507.08)	(150.00)	(124,332.18)
04/12/21 - O&M Fees	-	16,395.01	-	-	-	16,395.01
04/14/21 - O&M Fees	-	1,306.62	-	-	-	1,306.62
04/15/21 - O&M Fees	-	599.74	-	-	-	599.74
04/19/21 - O&M Fees	-	449.88	-	-	-	449.88
04/20/21 - O&M Fees	-	299.82	-	-	-	299.82
04/20/21 - CTL Payment	-	-	-	(1,841.50)	-	(1,841.50)
04/21/21 - O&M Fees	-	450.00	-	-	-	450.00
04/22/21 - O&M Fees	-	541.36	-	-	-	541.36
04/23/21 - Fees for Online Payment	-	(80.37)	-	-	-	(80.37)
04/23/21 - O&M Fees	-	779.52	-	-	-	779.52
04/26/21 - PIF	24,160.07	-	-	-	-	24,160.07
04/26/21 - O&M Fees	-	6,655.98	-	-	-	6,655.98
04/27/21 - O&M Fees	-	150.00	-	-	-	150.00
04/28/21 - O&M Fees	-	450.01	-	-	-	450.01
04/28/21 - PIF	13,352.75	-	-	-	-	13,352.75
04/28/21 - Developer Advance	-	-	-	69,446.58	-	69,446.58
04/29/21 - O&M Fees	-	597.15	-	-	-	597.15
04/30/21 - O&M Fees	-	2,701.71	-	-	-	2,701.71
05/03/21 - Return of Xcel Payment	-	46.02	-	-	-	46.02
05/03/21 - O&M Fees	-	449.74	-	-	-	449.74
05/03/21 - Check 1143	-	-	-	(250.00)	-	(250.00)
05/04/21 - PIF	10,506.13	-	-	-	-	10,506.13
05/04/21 - O&M Fees	-	375.30	-	-	-	375.30
05/05/21 - O&M Fees	-	1,352.78	-	-	-	1,352.78
05/06/21 - O&M Fees	-	599.71	-	-	-	599.71
05/07/21 - Tax Distribution - Sky Ranch MD #1	2,357.62	-	11,788.93	-	-	14,146.55
05/07/21 - Tax Distribution - Sky Ranch MD #5	2,597.21	-	-	-	2,192.70	4,789.91
05/07/21 - O&M Fees	-	200.00	-	-	-	200.00
05/10/21 - Check 1144	-	(134.65)	-	-	-	(134.65)
05/10/21 - O&M Fees	-	9,894.29	-	-	-	9,894.29
05/11/21 - O&M Fees	-	150.00	-	-	-	150.00
05/12/21 - O&M Fees	-	600.47	-	-	-	600.47
05/13/21 - O&M Fees	-	666.02	-	-	-	666.02
05/14/21 - O&M Fees	-	300.00	-	-	-	300.00
05/17/21 - PIF	2,529.62	-	-	-	-	2,529.62
05/17/21 - Checks 1145-1159	(20,405.23)	(8,366.45)	(11,788.94)	(316,095.89)	(60.00)	(356,716.51)
05/17/21 - O&M Fees Returned	-	(150.00)	-	-	-	(150.00)
05/18/21 - O&M Fees	-	465.00	-	-	-	465.00
05/19/21 - O&M Fees	-	451.66	-	-	-	451.66
05/20/21 - O&M Fees	-	300.00	-	-	-	300.00
05/20/21 - Fees for Online Payment	-	(204.93)	-	-	-	(204.93)
05/24/21 - O&M Fees	-	4,457.26	-	-	-	4,457.26
05/25/21 - O&M Fees	-	150.00	-	-	-	150.00
05/26/21 - O&M Fees	-	880.00	-	-	-	880.00
05/27/21 - PIF	23,299.91	-	-	-	-	23,299.91
05/28/21 - PIF	9,116.35	-	-	-	-	9,116.35
05/28/21 - O&M Fees	-	150.00	-	-	-	150.00
05/28/21 - Developer Advance	-	-	-	316,035.89	-	316,035.89
Anticipated Transfer from GF to DSF	(0.05)	-	0.05	-	-	-
Anticipated balance	171,671.62	192,972.14	-	77,797.76	28,716.19	471,157.71
<u>UMB - 2019A Revenue Fund</u>						
Balance as of 03/31/21	-	-	91,161.86	-	-	91,161.86
Subsequent activities:						
04/20/21 - Transfer from CBT Checking	-	-	22,097.18	-	-	22,097.18
04/30/21 - Interest Income	-	-	0.52	-	-	0.52
Anticipated Deposit (Transfer from CBT Checking)	-	-	11,788.94	-	-	11,788.94
Anticipated balance	-	-	125,048.50	-	-	125,048.50

SKY RANCH COMMUNITY AUTHORITY BOARD

Schedule of Cash Position

March 31, 2021

Updated as of June 1, 2021

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Regional Improvements Fund	Total
<u>UMB - 2019A Bond Fund</u>						
Balance as of 03/31/21	-	-	870,853.02	-	-	870,853.02
Subsequent activities:						
04/30/21 - Interest Income	-	-	(1.45)	-	-	(1.45)
Anticipated June Debt Service - 2019A	-	-	(285,875.00)	-	-	(285,875.00)
Anticipated balance	-	-	584,976.57	-	-	584,976.57
<u>UMB - 2019A Reserve Fund</u>						
Balance as of 03/31/21	-	-	915,142.61	-	-	915,142.61
Subsequent activities:						
04/30/21 - Interest Income	-	-	(1.48)	-	-	(1.48)
Anticipated balance	-	-	915,141.13	-	-	915,141.13
<u>UMB - 2019A Surplus Fund</u>						
Balance as of 03/31/21	-	-	217,583.76	-	-	217,583.76
Subsequent activities:						
04/30/21 - Interest Income	-	-	(0.31)	-	-	(0.31)
Anticipated balance	-	-	217,583.45	-	-	217,583.45
<u>UMB - 2019A Project Fund</u>						
Balance as of 03/31/21	-	-	-	4,624.42	-	4,624.42
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	4,624.42	-	4,624.42
<u>UMB - 2019B Project Fund</u>						
Balance as of 03/31/21	-	-	-	749.34	-	749.34
Subsequent activities:						
None	-	-	-	-	-	-
Anticipated balance	-	-	-	749.34	-	749.34
Anticipated balance	\$ 171,671.62	\$ 192,972.14	\$ 1,842,749.65	\$ 83,171.52	\$ 28,716.19	\$ 2,319,281.12

Current Yield (as of 04/30/21)

UMB invested in ColoTrust Prime - 0.01%

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2021

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	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	-	-	-	-	-	-	0.00%	36.68%	46,273.06	17.69%	80.73%
June	-	-	-	-	-	-	0.00%	36.68%	50,682.26	19.27%	100.00%
July	-	-	-	-	-	-	0.00%	36.68%	1,984.41	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	36.68%	1,515.46	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	36.68%	1,772.18	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	36.68%	1,876.83	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	36.68%	1,418.39	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	36.68%	1,263.22	0.00%	100.00%
	\$ 140,551.47	\$ -	\$ 8,928.70	\$ -	\$ (2,108.28)	\$ 147,371.89	36.68%	36.68%	\$ 272,625.62	100.00%	100.00%

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

General Fund	\$ 63,866.00	16.67%	\$ 23,423.84	36.68%
Debt Service Fund	319,353.00	83.33%	117,127.63	36.68%
	<u>\$ 383,219.00</u>	<u>100.00%</u>	<u>\$ 140,551.47</u>	<u>36.68%</u>

Specific Ownership Tax

General Fund	\$ 4,471.00	16.67%	\$ 1,488.02	33.28%
Debt Service Fund	22,355.00	83.33%	7,440.68	33.28%
	<u>\$ 26,826.00</u>	<u>100.00%</u>	<u>\$ 8,928.70</u>	<u>33.28%</u>

Treasurer's Fees

General Fund	\$ 958.00	16.67%	\$ 351.36	36.68%
Debt Service Fund	4,790.00	83.33%	1,756.92	36.68%
	<u>\$ 5,748.00</u>	<u>100.00%</u>	<u>\$ 2,108.28</u>	<u>36.68%</u>

Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2021

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	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	-	-	-	-	-	-	0.00%	51.63%	823.38	0.00%	100.00%
June	-	-	-	-	-	-	0.00%	51.63%	1,071.30	0.00%	100.00%
July	-	-	-	-	-	-	0.00%	51.63%	1,266.79	0.00%	100.00%
August	-	-	-	-	-	-	0.00%	51.63%	967.42	0.00%	100.00%
September	-	-	-	-	-	-	0.00%	51.63%	1,131.31	0.00%	100.00%
October	-	-	-	-	-	-	0.00%	51.63%	1,198.12	0.00%	100.00%
November	-	-	-	-	-	-	0.00%	51.63%	905.46	0.00%	100.00%
December	-	-	-	-	-	-	0.00%	51.63%	806.40	0.00%	100.00%
	\$ 65,514.06	\$ -	\$ 2,956.42	\$ -	\$ (982.72)	\$ 67,487.76	51.63%	51.63%	\$ 174,036.53	100.00%	100.00%

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

General Fund	\$ 68,803.00	54.22%	\$ 35,523.40	51.63%
Regional Improvements	58,087.00	45.78%	29,990.66	51.63%
	<u>\$ 126,890.00</u>	<u>100.00%</u>	<u>\$ 65,514.06</u>	<u>51.63%</u>

Specific Ownership Tax

General Fund	\$ 4,816.00	54.22%	\$ 1,603.05	33.29%
Regional Improvements	4,066.00	45.78%	1,353.37	33.29%
	<u>\$ 8,882.00</u>	<u>100.00%</u>	<u>\$ 2,956.42</u>	<u>33.29%</u>

Treasurer's Fees

General Fund	\$ 1,032.00	54.22%	\$ 532.86	51.63%
Regional Improvements	871.00	45.78%	449.86	51.65%
	<u>\$ 1,903.00</u>	<u>100.00%</u>	<u>\$ 982.72</u>	<u>51.64%</u>

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

Type of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	\$ 1,369,322.38	\$ 170,320.17	\$ 1,539,642.55
BMPs & Erosion Control/Inspection Services	599,302.10	95,091.28	694,393.38
Advances to CAB for Capital Projects	19,571,480.95	1,106,277.75	20,677,758.70
Total Advances Due	\$ 21,540,105.43	\$ 1,371,689.20	\$ 22,911,794.63

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

Date	Developer Advances	Interest Accrued	Repay Developer Advances		Outstanding
			Principal	Interest	balance
Beginning Balance as					
of 12/31/19	\$ 1,176,277.65	\$ 60,292.89	\$ -	\$ -	\$ 1,236,570.54
01/31/2020	20,905.17	-	-	-	1,257,475.71
02/29/2020	5,797.17	-	-	-	1,263,272.88
03/31/2020	17,553.31	-	-	-	1,280,826.19
04/30/2020	13,408.78	-	-	-	1,294,234.97
05/31/2020	13,155.73	-	-	-	1,307,390.70
06/30/2020	26,639.13	-	-	-	1,334,029.83
07/31/2020	14,229.71	-	-	-	1,348,259.54
08/31/2020	27,094.72	-	-	-	1,375,354.26
09/30/2020	11,891.95	-	-	-	1,387,246.21
10/31/2020	7,906.17	-	-	-	1,395,152.38
11/30/2020	7,391.73	-	-	-	1,402,544.11
12/31/2020	27,071.16	-	-	-	1,429,615.27
Accrued Interest	-	75,794.22	-	-	1,505,409.49
<hr/>					
Total 2020 Advances					
(Repayments)	193,044.73	75,794.22	-	-	
Accrued Interest	-	34,233.06	-	-	1,539,642.55
<hr/>					
Total 2021 Advances					
(Repayments)	-	34,233.06	-	-	
<hr/>					
Outstanding Balance					
as of 05/31/21 (Net of					
Repayments)	\$ 1,369,322.38	\$ 170,320.17			\$ 1,539,642.55

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

Date	Developer Advances	Interest Accrued	Repay Developer Advances		Outstanding balance
			Principal	Interest	
Beginning Balance as of 12/31/19	\$ 599,302.10	\$ 44,150.60	\$ -	\$ -	\$ 643,452.70
Accrued Interest	-	35,958.13	-	-	679,410.83
Total 2020 Advances (Repayments)	-	35,958.13	-	-	
Accrued Interest	-	14,982.55	-	-	694,393.38
Total 2021 Advances (Repayments)	-	14,982.55	-	-	
Outstanding Balance as of 05/31/21 (Net of Repayments)	\$ 599,302.10	\$ 95,091.28			\$ 694,393.38

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

Date	Developer Advances	Interest Accrued	Repay Developer Advances		Outstanding balance
Principal	Interest				
Beginning Balance as of 12/31/19					
	\$13,296,822.82	\$ 83,089.35	\$ -	\$ -	\$ 13,379,912.17
01/14/2020	673,452.78	-	-	-	14,053,364.95
02/21/2020	854,874.78	-	-	-	14,908,239.73
04/14/2020	558,410.60	-	-	-	15,466,650.33
05/12/2020	22,189.04	-	-	-	15,488,839.37
06/18/2020	272,414.83	-	-	-	15,761,254.20
07/14/2020	373,801.01	-	-	-	16,135,055.21
08/18/2020	563,315.86	-	-	-	16,698,371.07
09/16/2020	524,996.95	-	-	-	17,223,368.02
10/20/2020	593,340.56	-	-	-	17,816,708.58
11/20/2020	262,297.90	-	-	-	18,079,006.48
12/18/2020	320,725.73	-	-	-	18,399,732.21
Accrued Interest	-	951,940.09	-	-	19,351,672.30
Total 2020 Advances (Repayments)					
	5,019,820.04	951,940.09	-	-	
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
05/28/2021	316,035.89				20,206,510.39
Accrued Interest	-	471,248.31	-	-	20,677,758.70
Total 2021 Advances (Repayments)					
	1,254,838.09	471,248.31	-	(400,000.00)	
Outstanding Balance as of 05/31/21 (Net of Repayments)					
	\$19,571,480.95	\$ 1,106,277.75			\$ 20,677,758.70

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

	<u>Fees Billed YTD</u>	<u>Outstanding AR</u>
<u>O&M Fees</u>		
KB Homes	7,526.86	7,158.60
Richmond	14,470.00	(1,650.00)
Taylor Morrison	12,496.66	12,496.66
Homeowners	97,483.30	1,756.99
Total O&M	<u>131,976.82</u>	<u>19,762.25</u>
<u>PIF</u>		
KB Homes	17,398.09	10,871.37
Richmond	42,156.25	12,584.53
Taylor Morrison	41,435.89	20,886.63
Total PIF	<u>100,990.23</u>	<u>44,342.53</u>

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

Billing Category/Builder	January	February	March	April	May	June	July	August	September	October	November	December	Total
<u>O&M Fees - Homebuilders</u>													
KB Homes	66.85	-	7,460.01	-	-	-	-	-	-	-	-	-	7,526.86
Richmond	-	-	16,120.00	(1,650.00)	-	-	-	-	-	-	-	-	14,470.00
Taylor Morrison	-	-	12,496.66	-	-	-	-	-	-	-	-	-	12,496.66
Amount Due	66.85	-	36,076.67	(1,650.00)	-	-	-	-	-	-	-	-	34,493.52
Payment Received													
KB Homes	-	(13,679.74)	-	-	-	-	-	-	-	-	-	-	(13,679.74)
Richmond	(18,748.35)	-	(93.33)	(16,026.67)	-	-	-	-	-	-	-	-	(34,868.35)
Taylor Morrison	-	(11,536.45)	-	-	-	-	-	-	-	-	-	-	(11,536.45)
Total Amount Received	(18,748.35)	(25,216.19)	(93.33)	(16,026.67)	-	-	-	-	-	-	-	-	(60,084.54)
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	-	-	-	-	-	-	-	-	7,158.60
Richmond	18,748.35	(18,748.35)	-	16,026.67	(17,676.67)	-	-	-	-	-	-	-	(1,650.00)
Taylor Morrison	11,536.45	-	(11,536.45)	12,496.66	-	-	-	-	-	-	-	-	12,496.66
Total O&M Fees AR	43,596.28	(18,681.50)	(25,216.19)	35,983.34	(17,676.67)	-	-	-	-	-	-	-	18,005.26
<u>O&M Fees - Homeowners</u>													
O&M Fees	41,079.97	-	-	48,373.33	-	-	-	-	-	-	-	-	89,453.30
Transfer Fees	1,700.00	1,800.00	2,600.00	1,300.00	-	-	-	-	-	-	-	-	7,400.00
Late Fee	-	675.00	(45.00)	-	-	-	-	-	-	-	-	-	630.00
Amount Due	42,779.97	2,475.00	2,555.00	49,673.33	-	-	-	-	-	-	-	-	97,483.30
Payment Received	(17,287.90)	(25,959.96)	(6,988.64)	(21,819.98)	(21,292.23)	-	-	-	-	-	-	-	(93,348.71)
Total O&M Fees AR - Homeowners	(2,377.60)	25,492.07	(23,484.96)	(4,433.64)	27,853.35	(21,292.23)	-	-	-	-	-	-	1,756.99
Total O&M Fees Billed	42,846.82	2,475.00	38,631.67	48,023.33	-	-	-	-	-	-	-	-	131,976.82
Total Payments Received	(36,036.25)	(51,176.15)	(7,081.97)	(37,846.65)	(21,292.23)	-	-	-	-	-	-	-	(153,433.25)
Total Outstanding	6,810.57	(48,701.15)	31,549.70	10,176.68	(21,292.23)	-	-	-	-	-	-	-	(21,456.43)
												Beginning AR Balance	53,534.42
												Total AR Balance	32,077.99

Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
May 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	-	-	-	-	-	-	-	17,398.09
Richmond	1,087.23	5,184.58	13,711.62	9,588.29	12,584.53	-	-	-	-	-	-	-	42,156.25
Taylor Morrison	10,395.90	13,352.75	4,776.46	9,116.35	3,794.43	-	-	-	-	-	-	-	41,435.89
Amount Due	15,501.92	19,603.77	24,975.42	23,350.74	17,558.38	-	-	-	-	-	-	-	100,990.23
Payment Received													
KB Homes	(12,896.56)	-	-	(1,066.44)	(10,506.13)	-	-	-	-	-	-	-	(24,469.13)
Richmond	(24,380.54)	(1,087.23)	(5,184.58)	-	(23,299.91)	-	-	-	-	-	-	-	(53,952.26)
Taylor Morrison	-	-	-	(37,512.82)	(11,645.97)	-	-	-	-	-	-	-	(49,158.79)
Total Amount Received	(37,277.10)	(1,087.23)	(5,184.58)	(38,579.26)	(45,452.01)	-	-	-	-	-	-	-	(127,580.18)
	Balance as of 12/31/2020												
PIF AR													
KB Homes	17,942.41	(8,877.77)	1,066.44	6,487.34	3,579.66	(9,326.71)	-	-	-	-	-	-	10,871.37
Richmond	24,380.54	(23,293.31)	4,097.35	8,527.04	9,588.29	(10,715.38)	-	-	-	-	-	-	12,584.53
Taylor Morrison	28,609.53	10,395.90	13,352.75	4,776.46	(28,396.47)	(7,851.54)	-	-	-	-	-	-	20,886.63
Total PIF AR	70,932.48	(21,775.18)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	-	-	-	-	-	-	44,342.53
Total PIF Billed	15,501.92	19,603.77	24,975.42	23,350.74	17,558.38	-	-	-	-	-	-	-	100,990.23
Total Payments Received	(37,277.10)	(1,087.23)	(5,184.58)	(38,579.26)	(45,452.01)	-	-	-	-	-	-	-	(127,580.18)
Total Outstanding	(21,775.18)	18,516.54	19,790.84	(15,228.52)	(27,893.63)	-	-	-	-	-	-	-	(26,589.95)
	Beginning AR Balance												58,616.74
	Total AR Balance												32,026.79

03 - Sky Ranch Community Authority Board
AP - Accounts Payable
Automatic Cash Requirements List for May31/21
All Invoices

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Supplier	Invoice	Date	PJ	Due	Our	Gross	Discount	Retention	FST	Amount
	Invoice	Date	of Rec	No.	Date	Reference	Amount	Amount	Amount	to Pay
PAYABLE INVOICES										
=====										
1040 - SE Metro Stormwater Authority										
	DPR18-0008	May18/21	May31	0175	May18	F2-DEV	6,637.60	0.00	0.00	6,637.60
							-----	-----	-----	-----
						Totals	6,637.60	0.00	0.00	6,637.60
1060 - McGeady Becher P.C.										
	04302021	Apr30/21	Apr30	0171	Apr30	F1-DEV	11,216.00	0.00	0.00	11,216.00
							-----	-----	-----	-----
						Totals	11,216.00	0.00	0.00	11,216.00
1120 - IDES LLC										
	009848	Apr30/21	May21	0173	Apr30	F1-DEV	1,864.05	0.00	0.00	1,864.05
	009849	Apr30/21	May21	0173	Apr30	F2-DEV	5,677.00	0.00	0.00	5,677.00
							-----	-----	-----	-----
						Totals	7,541.05	0.00	0.00	7,541.05
1125 - Westwood Professional Services Inc										
	1210400640	Apr30/21	Apr30	0171	Apr30	F2-DEV	58,720.50	0.00	0.00	58,720.50
	1210500760	May18/21	May31	0175	May18	F2-DEV	3,500.00	0.00	0.00	3,500.00
	1210500820	May18/21	May31	0175	May18	F2-DEV	22,812.78	0.00	0.00	22,812.78
	1210500827	May18/21	May25	0174	May18	F2-DEV	3,548.63	0.00	0.00	3,548.63
							-----	-----	-----	-----
						Totals	88,581.91	0.00	0.00	88,581.91
1150 - Xcel Energy										
	731190530	May07/21	May21	0173	May7		3.66	0.00	0.00	3.66
	732890568	May20/21	May25	0174	May20		63.17	0.00	0.00	63.17
	732891695	May20/21	May31	0175	May20		12.17	0.00	0.00	12.17
	733221549	May24/21	May31	0175	May24		16.84	0.00	0.00	16.84
	733254089	May24/21	May31	0177	May24		13.89	0.00	0.00	13.89
	733254726	May24/21	May31	0177	May24		13.00	0.00	0.00	13.00
	733263681	May24/21	May31	0177	May24		12.67	0.00	0.00	12.67
	733422987	May24/21	May31	0177	May24		0.38	0.00	0.00	0.38
							-----	-----	-----	-----
						Totals	135.78	0.00	0.00	135.78
1170 - PCS Group Inc.										
	012155	Apr30/21	Apr30	0171	Apr30	F2-DEV	2,331.25	0.00	0.00	2,331.25
	012156	Apr30/21	Apr30	0171	May30	F1-DEV	12,011.25	0.00	0.00	12,011.25
							-----	-----	-----	-----
						Totals	14,342.50	0.00	0.00	14,342.50

NOTE : * indicates partial payment
+ indicates separate cks/inv

03 - Sky Ranch Community Authority Board
AP - Accounts Payable
Automatic Cash Requirements List for May31/21
All Invoices

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Supplier	Invoice	Date	PJ	Due	Our	Gross	Discount	Retention	FST	Amount
	Invoice	Date	of Rec	No.	Date	Reference	Amount	Amount	Amount	to Pay
PAYABLE INVOICES										
=====										
1195 - LSC Transportation										
	059976	May12/21	May31	0175	May12	F2-DEV	1,120.80	0.00	0.00	1,120.80
							-----	-----	-----	-----
						Totals	1,120.80	0.00	0.00	1,120.80
1225 - CMS Environmental Solutions LLC										
	118269	May01/21	May31	0175	May1	F1-DEV	375.00	0.00	0.00	375.00
	119117	May01/21	May1	0169	May31	F1-DEV	375.00	0.00	0.00	375.00
	119185	May01/21	May1	0169	May31	F2-DEV	375.00	0.00	0.00	375.00
							-----	-----	-----	-----
						Totals	1,125.00	0.00	0.00	1,125.00
1230 - Enviromental Designs										
	140360	May27/21	May31	0177	May27	F1-DEV	1,848.34	0.00	92.42	1,755.92
PT10	Mar01/21	May25	0174	Mar1	F1-DEV	55,048.00	0.00	2,752.40	0.00	52,295.60
PT22	Jan27/21	May25	0174	Jan27	F1-DEV	38,734.39	0.00	1,936.72	0.00	36,797.67
PT23	Apr29/21	May31	0175	Apr29		0.00	0.00	-97,511.93	0.00	97,511.93
							-----	-----	-----	-----
						Totals	95,630.73	0.00	-92,730.39	188,361.12
1240 - UMB Bank										
	05012021	May01/21	May31	0179	May1		115,943.19	0.00	0.00	115,943.19
							-----	-----	-----	-----
						Totals	115,943.19	0.00	0.00	115,943.19
1242 - CliftonLarsonAllen LLP										
	2863715	May07/21	May10	0172	May7		6,658.19	0.00	0.00	6,658.19
	2863732	May07/21	May10	0172	May7		2,497.16	0.00	0.00	2,497.16
	2863735	May07/21	May21	0173	May7		1,435.35	0.00	0.00	1,435.35
	2863739	May07/21	May10	0172	May7		783.56	0.00	0.00	783.56
	2863743	May07/21	May10	0172	May7		242.55	0.00	0.00	242.55
							-----	-----	-----	-----
						Totals	11,616.81	0.00	0.00	11,616.81
1243 - Altitude Community Law										
	834198	Mar23/21	May21	0173	Mar23		475.00	0.00	0.00	475.00
	836061	Apr22/21	May31	0177	Apr22		475.00	0.00	0.00	475.00
							-----	-----	-----	-----
						Totals	950.00	0.00	0.00	950.00

NOTE : * indicates partial payment
+ indicates separate cks/inv

03 - Sky Ranch Community Authority Board
 AP - Accounts Payable
 Automatic Cash Requirements List for May31/21
 All Invoices

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Supplier	Invoice	Date	PJ	Due	Our	Gross	Discount	Retention	FST	Amount
	Invoice	Date	of Rec	No.	Date	Reference	Amount	Amount	Amount	to Pay

PAYABLE INVOICES

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1250 - Rangeview Metropolitan District

J000124	May10/21	May10	0172	May10		2,506.99	0.00	0.00	0.00	2,506.99
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Totals						2,506.99	0.00	0.00	0.00	2,506.99
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1271 - Bemas Construction Inc

PY 2	Apr26/21	May31	0175	Apr26	F2-DEV	199,289.56	0.00	9,964.48	0.00	189,325.08
------	----------	-------	------	-------	--------	------------	------	----------	------	------------

Totals						199,289.56	0.00	9,964.48	0.00	189,325.08
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Totals						556,637.92	0.00	-82,765.91	0.00	639,403.83
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SUPPLIERS NOT PAYABLE THIS RUN

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No Non-Payables Found

INVOICES ON HOLD

=====

Total Amount on Hold

0.00

NOTE : * indicates partial payment
 + indicates separate cks/inv

NUMBER OF CHECKS TO PRINT : 14

===== End of Report =====

03 - Sky Ranch Community Authority Board
AP - Accounts Payable
Automatic Cash Requirements List for Jun04/21
All Invoices

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Supplier	Invoice	Date	PJ	Due	Our	Gross	Discount	Retention	FST	Amount
	Invoice	Date	of Rec	No.	Date	Reference	Amount	Amount	Amount	to Pay
PAYABLE INVOICES										
=====										
1145 - CTL Thompson Incorporated										
	578446	Apr30/21	Apr30	0166	May29	F1-DEV	256.00	0.00	0.00	256.00
	578447	Apr30/21	Apr30	0166	May29	F1-DEV	956.00	0.00	0.00	956.00
	582315	May31/21	May21	0173	May31	F2-DEV	4,012.95	0.00	0.00	4,012.95
Totals							5,224.95	0.00	0.00	5,224.95
1274 - Zonda Advisory										
	CO654-21A	Jun02/21	Jun2	0178	Jun2		10,000.00	0.00	0.00	10,000.00
Totals							10,000.00	0.00	0.00	10,000.00
Totals							15,224.95	0.00	0.00	15,224.95

SUPPLIERS NOT PAYABLE THIS RUN

=====

No Non-Payables Found

INVOICES ON HOLD

=====

Total Amount on Hold

0.00

NOTE : * indicates partial payment
+ indicates separate cks/inv

NUMBER OF CHECKS TO PRINT : 2

==== End of Report =====

Supplier	Invoice Date	Invoice Date of Rec	Date	PJ No.	Due Date	Our Reference	Gross Amount	Discount Amount	Retention Amount	FST Amount	Amount to Pay
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PAYABLE INVOICES

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1130 - CNA Surety

61383762 May31/21 May25 0174 Jun1

255.00	0.00	0.00	0.00	255.00
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Totals

255.00	0.00	0.00	0.00	255.00
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1225 - CMS Environmental Solutions LLC

120513 Jun02/21 Jun2 0178 Jun2

F2-DEV

375.00	0.00	0.00	0.00	375.00
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Totals

375.00	0.00	0.00	0.00	375.00
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Totals

630.00	0.00	0.00	0.00	630.00
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SUPPLIERS NOT PAYABLE THIS RUN

=====

No Non-Payables Found

INVOICES ON HOLD

=====

* manual *

Total Amount on Hold

0.00

NOTE : * indicates partial payment
 + indicates separate cks/inv

NUMBER OF CHECKS TO PRINT : 2

===== End of Report =====

Sky Ranch CAB – Project Manager Board Report

Date: 06/11/21

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

- Grading, Utilities and Streets – complete and under acceptance; performing minor repairs and maintenance
- Landscaping –Phase 1 construction complete; Phase 2 and 3 install ongoing
- Maintaining SEMSWA and Urban Drainage compliance – performing channel and pond maintenance

Phase II

- GDP and SDP – complete
- ASP/Plat/CDs – staff approved – BOCC date 7/6/21
- Grading – underway; near completion of Quad 1
- Utilities – Nelson start 7/1/21
- 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

- EDI CO? \$6,369.22
 - (COR 21) \$1,913.84 – irrigation repairs
 - (COR 22) \$3,572.50 – structural engineering
 - (COR 23) \$882.88 – weed control along 10th

Phase II

- CTL Thompson TO#3 \$30,250.00 – Filing 4 pavement designs
- KT Engineering TO#3 \$183,520.00 – Filing 4 utility and roadway staking
- SEMSWA \$6,637.60 – Filing 4 Utility GESC Permit Fees

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	12,651.25	0.00	10,403.28	63%	7,348.75	632.56
Geotech	CTL Thompson	444,852.50	444,852.50	0.00	365,807.84	100%	0.00	22,242.63
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,541,434.32	3,464,302.75	166,911.86	3,464,302.75	98%	77,131.57	173,215.14
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	211,943.93	211,943.93	0.00	174,284.18	100%	0.00	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	83,609.91
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	5,138,417.65	5,138,417.65	64,196.28	5,138,417.65	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	24,192.50	24,192.50	0.00	19,893.80	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		28,252,230.47	28,128,421.55	166,911.86	25,100,829.23		123,808.92	766,285.97

SKY RANCH COMMUNITY AUTHORITY BOARD

Board Meeting Project Status

June 11, 2021

Construction Contract Documents

Landscape Contract Phase 1 – Environmental Designs, Inc.

Change Orders

Recommend Approval:

- None

Pay Applications

- None

Landscape Contract Phase 2 – Environmental Designs, Inc.

Change Orders

Recommend Approval:

- None

Pay Applications

- None

Landscape Contract Phase 3 – Environmental Designs, Inc.

Change Orders

Recommend Approval:

- Change Order 12: \$1,913.84 for irrigation repairs along Orion Park, N. Vandriver Way, and 6th Dr.
- Change Order 13: \$3,572.50 for structural engineering observations and reports regarding pocket park north and pocket park south.
- Change Order 14: \$882.88 for weed control along 10th Dr., west of Monaghan Rd. in District Tracts.

Pay Applications

- Pay Application #12 is recommended for payment: \$1,755.92 (\$1,848.34 District; \$0.00 Non-District; \$92.42 Retained).
 - \$1,211,668.11 Billed to Date. \$60,583.41 Retained. \$1,151,084.71 Paid to Date.

Grading Neighborhood A & D Phase 1 – Bemas Construction

Change Orders

Recommend Approval:

- None

Pay Applications

- Pay Application #3 is recommended for payment: \$189,325.08 (\$183,559.51 District; \$15,730.05 Non-District; \$9,964.48 Retained).
 - \$500,127.52 Billed to Date. \$25,006.38 Retained. \$475,121.14 Paid to Date.

Filing 4 Erosion Control – Pure Cycle

Change Orders

Recommend Approval:

- None

Pay Applications

- None

F1 Grading, Utilities, and Roadways Warranty Contract – Premier Earthworks & Infrastructure*Change Orders*

- None

Pay Applications

- None

Other Matters

- Nelson Pipeline to begin mobilizing to the site the 2nd week of June

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	2	\$50,000.00	\$12,185.60	\$37,814.40
EDI - Landscape P1	30	\$2,076,304.28	\$1,978,792.34	\$97,511.94
EDI - Landscape P2	4	\$169,603.96	\$161,123.76	\$8,480.20
EDI - Landscape P3	11	\$1,221,251.94	\$1,149,328.79	\$71,923.15
BEMAS - Grading A&D P1	4	\$1,613,705.76	\$36,878.05	\$1,576,827.71
BEMAS - Grading A&D P2	0	\$819,045.20	\$0.00	\$819,045.20
Pure Cycle - EC F4	0	\$467,001.00	\$0.00	\$467,001.00
Total		\$27,060,208.38	\$23,981,604.78	\$3,078,603.60

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	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	\$12,185.60	0	\$12,185.60	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	-\$72,143.54	55	\$1,221,251.94	265
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	\$0.00	0	\$467,001.00	0
11							
	Total	\$24,701,051.23		\$2,281,970.74		\$27,022,393.98	

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	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	\$12,185.60	0	\$0.00	0	\$12,185.60	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	\$1,221,251.94	265	\$86,296.15	35	\$1,307,548.09	300
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	\$467,001.00	0	\$0.00	0	\$467,001.00	0
11							
	Total	\$27,022,393.98		\$447,972.99		\$27,470,366.97	
Potential Total of All Change Orders						\$447,972.99	

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					
	Total			\$0.00	\$0.00

**FIRST AMENDMENT TO RESOLUTION NO. 2017-11-10
SKY RANCH COMMUNITY AUTHORITY BOARD
REGARDING COLORADO OPEN RECORDS ACT REQUESTS**

A. On November 13, 2017, Sky Ranch Community Authority Board (the “**CAB**”) adopted Resolution No. 2017-11-10 Regarding Colorado Open Records Act Requests (the “**Resolution**”).

B. The CAB desires to amend the Resolution due to a change in the CAB’s Official Custodian.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Sky Ranch Community Authority Board, Arapahoe County, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

2. Amendment to Section 1 of Resolution. Section 1 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“1. CliftonLarsonAllen LLP, the Manager for the CAB, is hereby designated as the “**Official Custodian**” of the public records of the CAB, as such term is defined in Section 24-72-202(2), C.R.S. Contact information for the Official Custodian is: CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado 80111; (303) 779-5710.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO FIRST AMENDMENT TO RESOLUTION REGARDING
COLORADO OPEN RECORDS ACT REQUESTS]**

RESOLUTION APPROVED AND ADOPTED ON JUNE 11, 2021.

**SKY RANCH COMMUNITY
AUTHORITY BOARD**

By: _____
President

Attest:

Secretary

RESOLUTION 2021-06-_____
A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
SKY RANCH COMMUNITY AUTHORITY BOARD
ADOPTING BYLAWS FOR THE SKY RANCH CITIZENS ADVISORY COMMITTEE

A. The Sky Ranch Community Authority Board (the “**CAB**”) is an authority and separate legal entity created pursuant to Sections 29-1-203 and 203.5 of the Colorado Revised Statutes (“**C.R.S.**”), and that certain Amended and Restated Sky Ranch Community Authority Board Establishment Agreement, dated September 18, 2018, and effective November 13, 2017 (the “**CABEA**”), as may be amended from time to time, by and between Sky Ranch Metropolitan District No. 1 and Sky Ranch Metropolitan District No. 5, and such other Sky Ranch Metropolitan Districts that may become parties to the CABEA in the future (each a “**CAB District**” and collectively the “**CAB Districts**”).

B. Pursuant to the CABEA and Section 32-1-1001(1)(h), C.R.S., the CAB has authority to manage, control and supervise all business and affairs, including operations, of the CAB.

C. Pursuant to the CABEA and Section 32-1-1001(1)(m), C.R.S., the CAB has authority to adopt, amend and enforce bylaws and regulations of the CAB.

D. The CAB wishes to encourage full and timely public participation in the decision-making process of the CAB, as related to services or improvements provided by the CAB, including but not limited to park and recreation matters, and, to expand such public participation, the CAB Board has determined to create a Sky Ranch Citizens Advisory Committee (the “**CAC**”).

E. To facilitate the function of the CAC, the CAB wishes to adopt the Bylaws of the Sky Ranch Citizens Advisory Committee (the “**CAC Bylaws**”) as an official policy of the CAB and to acknowledge the responsibilities assigned to the CAB or CAC, as applicable, pursuant to such CAC Bylaws.

**NOW, THEREFORE, BE IT RESOLVED BY THE SKY RANCH COMMUNITY
 AUTHORITY BOARD OF THE COUNTY OF ARAPAHOE, COLORADO:**

1. The foregoing Recitals are incorporated into and made a substantive part of this Resolution.

2. The CAB hereby determines that it is in the best interests of the CAB and its property owners and users for the CAB to adopt the CAC Bylaws as an official policy of the CAB and to acknowledge the responsibilities assigned to the CAB or CAC, as applicable, pursuant to such CAC Bylaws. The CAC Bylaws are attached as **Exhibit A** to this Resolution and incorporated herein by this reference.

3. The Board hereby authorizes and directs the officers of the CAB and CAB staff to take all actions necessary to execute the CAB’s responsibilities as provided in the CAC Bylaws.

4. Judicial invalidation of any of the provisions of this Resolution or of any paragraph, sentence, clause, phrase, or word hereof, or the application thereof in any given circumstance, shall not affect the validity of the remainder of this Resolution, which shall be given effect in accordance with the manifest intent hereof.

5. This Resolution shall be effective upon adoption by the Board of Directors of the CAB.

SIGNATURE PAGE FOLLOWS

**SIGNATURE PAGE TO RESOLUTION ADOPTING BYLAWS FOR THE SKY RANCH
CITIZENS ADVISORY COMMITTEE**

APPROVED AND ADOPTED on June 11, 2021.

**SKY RANCH COMMUNITY AUTHORITY
BOARD**

By: _____
President

Attest:

Secretary

EXHIBIT A

Bylaws of the Sky Ranch Citizens Advisory Committee



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, June 11, 2021

ACC Requests

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

Violation Report

Inspection of the Community was completed on May 12th and May 21st resulting in 22 violation notices being sent to owners. Violations include visible trash cans, unapproved exterior changes, and lawn maintenance.

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