Sky Ranch Community Authority Board
Balance Sheet
December 31, 2018
(DRAFT - Subject to Revision)

ASSETS

Current Assets		
Checking - Schwab	$ 94,879.72	
Checking - Wells Fargo	132,136.17	
Due from District 5	27,678.76	
Prepaid Expenses	34,194.20	
Total Current Assets		288,888.85
Property and Equipment		
Sky Ranch Development	10,208,291.27	
Sky Ranch Development Filing 2	190,257.60	
Sky Ranch Batch Plant	14,448.30	
Total Property and Equipment		10,412,997.17
Other Assets		
Amount provided for debt	893,881.83	
Total Other Assets		893,881.83
Total Assets		$ 11,595,767.85

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	$ 1,400,905.20	
Deductions Payable	402,102.14	
Total Current Liabilities		1,803,007.34
Long-Term Liabilities		
Notes Payable - Developer	893,881.83	
Total Long-Term Liabilities		893,881.83
Total Liabilities		2,696,889.17
Capital		
Retained Earnings	(824.72)	
Net Income	8,899,703.40	
Total Capital		8,898,878.68
Total Liabilities & Capital		$ 11,595,767.85

SKY RANCH COMMUNITY AUTHORITY BOARD
GENERAL FUND
As of Dec 31, 2018
(DRAFT - Subject to Revision)

	2018 Actual	2018 Adopted Budget
BEGINNING FUND BALANCE	-	-
REVENUE		
Transfer from District 1	657	604
Transfer from District 5	327,679	365,000
Developer Advance	-	-
Interest Income	-	-
Total Revenue	328,335	365,604
Total Funds Available	328,335	365,604
EXPENDITURES		
Accountant	-	-
Elections	1,305	2,000
Directors	-	-
Audit	-	1,500
Insurance/SDA dues	8,633	8,500
Legal	41,001	30,000
District Management Fees	19,299	15,000
Engineering	-	5,000
Consulting	-	-
Utilties and Telephone	-	-
Publications/office supplies/misc	723	500
Transfer to Capital Projects	43,377	220,000
Contingency	-	20,000
Landscape Maintenance	-	-
Trail Maintenance	-	-
Roads	-	-
Snow Removal	-	5,000
Covenant Control	-	-
Billing	-	1,000
Operations and Maintenance Reserve	-	-
Repair and Maintenance	-	-
Storm Water Mantenance		-
Total Expenditures	114,338	308,500
Emergency reserve	-	9,255
Total Expenditures Requiring Appropriation	114,338	317,755
ENDING FUND BALANCE	213,997	47,849

SKY RANCH COMMUNITY AUTHORITY BOARD
CAPITAL PROJECT
As of Dec 31, 2018
(DRAFT - Subject to Revision)

	2018 Actual	2018 Adopted Budget
BEGINNING FUND BALANCE	-	-
REVENUE		
Developer Advance	8,748,859	13,200,000
Developer Contributions	-	-
Transfer from General Fund	43,377	220,000
Interest Income	11,797	-
Total Revenue	8,804,033	13,420,000
Total Funds Available	8,804,033	13,420,000
EXPENDITURES		
Legal	17,795	50,000
District Management Fees	25,583	20,000
Interest expense on debt service	74,949	-
Subtotal: Expenditures	118,327	70,000
CONSTRUCTION COSTS		
Pre-Development Fees	-	1,002,800
Development Permits	202,180	225,300
Fencing	-	225,000
Power to site	671,559	205,920
Gas to site	520,158	237,600
Miscellaneous	14,497	336,000
Overall Earthwork	1,460,496	900,000
Overall Erosion Control	163,696	262,000
Overall Professional Services	570,622	635,000
Streets, Earthwork	-	313,000
Streets, Sanitary Sewer	6,637,818	-
Streets, Water	-	-
Streets, Storm Sewer	-	200,000
Streets, District Inspection Fees	-	50,000
Streets, Dry Utilities	-	1,500,000
Streets, Roadways	-	1,300,000
Streets, Curb Gutter and Sidewalk	-	800,000
Streets, Striping	-	1,000
Streets, Signage	-	10,000
Streets, Landscaping	-	20,000
Monaghan Road	-	1,510,000
Drainage	11,578	1,340,000
Landscaping, Street Scape Interiors	-	255,000
Landscaping, Parks	-	330,000
Landscaping, Open Space	-	200,000
Batch Plant	14,448	-
Subtotal: Construction Costs	10,267,052	11,858,620
Contingency	-	1,010,080
Project Management Fee	-	481,300
Total Expenditures Requiring Appropriation	10,385,379	13,420,000
ENDING FUND BALANCE	(1,581,346)	-