

**SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1 - 3**

Friday, December 3, 2021 at 9:00 AM

Joint Regular Meeting

NOTICE IS HEREBY GIVEN that the Boards of Directors of **SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1-3**, County of El Paso, State of Colorado, will hold a joint regular meeting at 2:00 PM on Friday, the Friday, December 3, 2021 at:

731 North Weber

Colorado Springs, CO 80903

And via:

Tele/videoconferencing:

<https://global.gotomeeting.com/join/916871669>

By Phone: United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 916-871-669

for the purpose of conducting such business as may come before the Boards including the business on the attached agenda. The meeting is open to the public.

William Guman, President  
Term to May 2022

Jeffrey Book, Assistant Secretary  
Term to May 2023

Michael Bramlett, Treasurer  
Term to May 2022

Sandra Lehman, Secretary  
Term to May 2023

VACANT – Term to May 2022

**AGENDA**

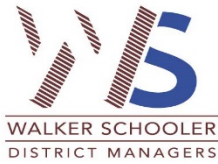
1. Call to order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes.
5. Approval of November 16, 2021 Special Meeting Minutes (see attached)
6. Bond Issuance Matters
  - a. Well and water rights reimbursements
7. Development Review
  - a. Entitlement status – plat approvals
  - b. Construction timing and status
8. District Manager Report
  - a. Status of Water system fees; adoption schedule, ORC status
9. Financial Matters
  - a. Conduct Public Hearing on 2021 Budget Amendment
    1. Consider Adoption of Resolution to Amend 2021 Budget (enclosure)

- b. Conduct Public Hearing on 2022 Proposed Budget
    - 1. Consider Adoption of Resolution Adopting 2022 Budget (enclosure)
- 10. Legal Matters
- 11. Other Business
- 12. Adjourn

# Minutes



WALKER SCHOOLER  
DISTRICT MANAGERS



**MINUTES OF THE JOINT SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
SADDLEHORN RANCH METROPOLITAN DISTRICT NOS. 1, 2 AND 3  
HELD NOVEMBER 16, 2021  
AT 9:00 AM**

Pursuant to posted notice, the special joint meeting of the Board of Directors of the Saddlehorn Ranch Metropolitan District Nos. 1, 2 and 3 was held on Tuesday, November 16, 2021 at 9:00 a.m., via tele/videoconference platform of GoToMeeting link: <https://global.gotomeeting.com/join/547622885>

**Attendance**

In attendance were Directors:

William Guman, President  
Michael Bramlett, Treasurer  
Jeffrey Book, Assistant Secretary  
Sandra Lehman, Secretary (Excused)

Also in attendance were:

Kevin Walker, Walker Schooler District Managers  
Rebecca Hardekopf, Walker Schooler District Managers  
Blair M. Dickhoner, Esq., White Bear Ankele Tanaka & Waldron  
Erin Stutz, White Bear Ankele Tanaka & Waldron  
Billy Whitehead and Rob Fuller, ROI Property Group  
John Helmick and Caitlin Knudsen, Gorilla Capital  
Tiffany Leichman, Sherman & Howard

**Combined Meeting:**

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of action taken by the Districts in such meetings. Unless otherwise noted herein, all official action reflected in these minutes is the action of each of the Districts. Where necessary, action taken by an individual District will be so reflected in these minutes.

1. Call to Order: The meeting was called to order by Mr. Walker at 9:00 AM and it was noted a quorum of the Board was present.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: Mr. Dickhoner advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Boards. Mr. Dickhoner inquired into whether members of the Boards had any additional

disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

3. Approval of Agenda: Director Bramlett moved to approve the Agenda as presented; seconded by Director Book. Motion passed unanimously. President Guman moved to excuse Director Lehman; seconded by Director Bramlett. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Approval of November 4, 2021 Special Meeting Minutes: Director Bramlett moved to approve the November 4, 2021 Special Meeting Minutes; seconded by President Guman. Motion passed unanimously.
6. Bond Issuance Matters
  - a. Consider adoption of a resolution authorizing the issuance of its General Obligation Limited Tax Bonds Series 2021<sup>(3)</sup> for the purpose of paying or reimbursing the costs of public improvements for the District in the maximum principal amount of \$19,000,000, which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Board will consider a resolution: authorizing the issuance of such indebtedness; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions: Ms. Leichman presented the Parameters Resolution in detail. She explained the Resolution sets forth the parameters for the bonds to be sold as well as establishes the authorized officers, the Directors of the Board can sign the bond documents as they proceed to closing. She noted it is not a commitment to sell the bonds but authorizes the District to proceed ahead. The bonds will be sold on the day of pricing per the Bond Purchase Agreement. The Board unanimously agreed to designate President Guman as the District Representative and Sale Representative. Ms. Leichman explained that if there are certified engineering costs approved by the Board prior to closing, Ms. Leichman can facilitate the wiring of funds and requisition from the project funds to be processed on the day of closing. The Board and Mr. Helmick discussed the process for costs that do not require certification including the ground water and wells to be paid on the day of closing. Mr. Dickhoner confirmed there is a Resolution that will be considered later in the meeting to authorize the Board to take action to purchase the ground water, and the wells may take another Board meeting before closing but should be quickly wrapped up. President Guman moved to adopt the Resolution authorizing the issuance of its General Obligation Limited Tax Bonds Series 2021<sup>(3)</sup> for the purpose of paying or reimbursing the costs of public improvements for the District in the maximum principal amount of \$19,000,000, which amount is subject to increase or decrease as determined by the Board, or as otherwise permitted by any resolution adopted by the Board at such meeting, and, in connection therewith, the Board will consider a resolution: authorizing the issuance of such indebtedness; approving, ratifying and confirming the execution of certain documents; making determinations and findings as to other matters related to such financing transaction; authorizing incidental action; and repealing prior inconsistent actions; seconded by Director Bramlett. Motion passed unanimously.
7. Development Review

- a. Entitlement status – plat approvals: President Guman reported the review comments were received on Filing 2 final plat last week. He noted there are some concerns with some of the issues they are asking from of us. They seem to be repetitive of what has already been provided for Filing 1 and the preliminary plans. President Guman noted he is concerned with their request for water resource information. They were sent a copy of the County Attorney’s finding of sufficiency and CDPHE’s finding for dependability. Director Bramlett reported that Filings 3, 4, and 5 engineering submittals are anticipated by the end of December.
- b. Construction timing and status: Mr. Fuller updated the Board on the construction status. They are actively working on the cross sections and lateral mains in Filing 1. Cleanup work is proceeding on the burrow ditches to prepare for JR Engineering to re-stake the property pins so CSU can install the main lines and the laterals can be done into the lots. Mr. Fuller noted they are waiting on the foundation-only permit to be pulled so they can start the vertical construction on the water facility building. The target date for pulling the building permits for the lots is mid-January.

8. District Manager Report

- a. Status of Water system fees; adoption schedule, ORC status: Mr. Walker reported he has been primarily working on District Engineer questions and certifying wells. A proposal was received for the water system fee study for \$35,000 which is higher than expected so Mr. Walker will continue to work on that. Mr. Walker will schedule a meeting with the Engineer to assess the system and determine the role of the ORC for startup proposals.

9. Financial Matters

- a. Accept Unaudited Financial Reports for October 31, 2021 and Ratify Payables: Mr. Walker presented the Unaudited Financial Reports for October 31, 2021 and Payables. President Guman moved to accept the Unaudited Financial Reports for October 31, 2021 and Ratify Payables; seconded by Director Bramlett. Motion passed unanimously.
- b. Conduct Public Hearing on 2021 Budget Amendment: Mr. Walker presented the 2021 Budget Amendment. He explained the District is issuing more bonds in 2021 than originally thought and they are being issued by District No. 2. Mr. Dickhoner noted the reimbursement agreement is with the issuer with District No. 2, so debt project funds that reimburses Gorilla Capital should remain in District No. 2. Mr. Walker will make that correction. Mr. Walker discussed the water operations fund and recommended the District hire a district manager, Walker Schooler District Managers to handle the billing, customer service, and accounting and contract a third-party ORC instead of purchasing an office and hiring employees. The Board agreed with Mr. Walker’s recommendation. Mr. Walker will readvertise the Public Hearings and provide the Board with corrected Budgets.
  1. Consider Adoption of Resolution to Amend 2021 Budget: The Board tabled this item to the next meeting.
- c. Conduct Public Hearing on 2022 Proposed Budget: The Board tabled this item to the next meeting.
  1. Consider Adoption of Resolution Adopting 2022 Budget: The Board tabled this item to the next meeting.

10. Legal Matters

- a. Consider Adoption of Resolution Concerning the Purchase of Certain Groundwater Water Rights (District No. 2): Mr. Dickhoner presented the Resolution Concerning the Purchase of Certain Groundwater Water Rights (District No. 2). He explained the Resolution

authorizes the District to purchase groundwater from the developer and the appraisal showing \$2.2 Million in groundwater is attached. There is also an attachment that shows the developer is not under any requirement to donate the groundwater for public use. President Guman moved to adopt the Resolution Concerning the Purchase of Certain Groundwater Water Rights (District No. 2); seconded by Director Bramlett. Motion passed unanimously.

- b. Consider Adoption of 2022 Joint Annual Administrative Resolution: Mr. Dickhoner presented the 2022 Joint Annual Administrative Resolution. Mr. Walker confirmed that his staff can create and manage a District website and established the treatment plant as the emergency location if the website is down. The Board agreed to schedule 2022 quarterly meetings on the second Thursday of the second month of the quarter at 11:00 AM. Director Bramlett moved to adopt the 2022 Joint Annual Administrative Resolution; seconded by President Guman. Motion passed unanimously.
- c. Consider Adoption of Joint Resolution Calling Election: Mr. Dickhoner presented the Joint Resolution Calling Election. President Guman moved to adopt the Joint Resolution Calling Election; seconded by Director Bramlett. Motion passed unanimously.
  - 1. Consider Designation of Method for Providing Notice of Call for Nominations: Mr. Dickhoner explained the new state statutes regarding elections and the notice of Call for Nominations. The Board agreed to post the Notice of Call for Nominations on the District website.

11. Other Business

- a. Fall meeting schedule: Mr. Walker will schedule a Board meeting for the first or second week of December.

12. Adjourn: President Guman moved to adjourn at 9:52 AM; seconded by Director Bramlett. Motion passed unanimously.

Respectfully Submitted,

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Secretary for the Meeting

# Cost Cert



WALKER SCHOOLER  
DISTRICT MANAGERS



**RESOLUTION  
OF THE BOARD OF DIRECTORS OF THE  
SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 2**

**CONCERNING THE PURCHASE OF CERTAIN GROUNDWATER WATER RIGHTS**

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WHEREAS, the Saddlehorn Ranch Metropolitan District No. 2 (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, the District has determined it to be in the public interest, and the best interest of the District, its property owners and taxpayers, to acquire certain groundwater rights as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Water Rights**”), from Gorilla Capital CO Saddlehorn Ranch, LLC (the “**Developer**”); and

WHEREAS, pursuant to § 32-1-1001(1)(f), C.R.S., the District is empowered to acquire, real and personal property including, without limitation, rights and interests in property, leases, and easements necessary to the functions or the operation of the District; and

WHEREAS, § 32-1-1001(1)(f), C.R.S. further states that the Board of Directors of the District (the “**Board**”), acting on behalf of the District, shall not pay more than fair market value and reasonable settlement costs for any interest in real property, and shall not pay for any interest in real property which must otherwise be dedicated for public use or the special district’s use in accordance with any governmental ordinance, regulation, or law; and

WHEREAS, WestWater Research prepared a document entitled *Valuation of Saddlehorn Ranch Water Rights*, dated February 25, 2020 (the “**Appraisal**”), which is attached hereto as **Exhibit B** and incorporated herein by this reference; and

WHEREAS, the Appraisal provides an opinion on the fair market value of the Water Rights; and

WHEREAS, the Developer provided a letter dated November \_\_, 2021 to the District affirming that the Water Rights are not required to be dedicated for public use or the District’s use in accordance with any governmental ordinance, regulation, or law, which letter is attached hereto as **Exhibit C** and incorporated herein by this reference (the “**Developer Letter**”); and

WHEREAS, the District anticipates closing on the issuance of those certain General Obligation Limited Tax Bonds, Series 2021<sub>(3)</sub> on or around December 16, 2021 (the “**2021 Bonds**”); and

WHEREAS, the Board having reviewed the Appraisal and Developer Letter, desires by this Resolution to state its determination to purchase the Water Rights from the Developer at fair market value, utilizing proceeds from the 2021 Bonds, and to authorize the execution of any and all documents necessary to execute the purchase of the Water Rights.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **FINDINGS.** The Board hereby makes the following findings:

a. The Board has reviewed all relevant information necessary to make a determination and hereby restates its prior determination that the acquisition of the Water Rights is in the best interests of the District and the property owners and taxpayers of the District.

b. The Board has reviewed the Appraisal and other documentation as it has deemed necessary and hereby determines that the purchase price and settlement costs it intends to pay for the Water Rights do not exceed their fair market value.

c. The Board has reviewed the Developer Letter affirming that the Water Rights are not required to be dedicated for public use or the District's use in accordance with any governmental ordinance, regulation, or law.

d. The Board, through the District's consultants, has determined that the use of proceeds from the 2021 Bonds to purchase the Water Rights is in the best interests of the District and the property owners and taxpayers of the District.

2. **AUTHORIZATION OF PURCHASE OF WATER RIGHTS.** The Board hereby authorizes the purchase of the Water Rights from Developer at the fair market value of \$2,200,000 as set forth in the Appraisal.

3. **EXECUTION OF NECESSARY DOCUMENTS.** The Board hereby authorizes any officer of the District to execute any and all documents and agreements necessary to effectuate the purchase of the Water Rights.

*[Remainder of Page Intentionally Left Blank. Signature Page Follows]*

ADOPTED this 16<sup>th</sup> day of November, 2021.

**SADDLEHORN RANCH  
METROPOLITAN DISTRICT NO. 2**

By: \_\_\_\_\_  
Officer of the District

Attest:

By: \_\_\_\_\_

**APPROVED AS TO FORM:**

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

\_\_\_\_\_  
General Counsel to the District

**EXHIBIT A**  
(Water Rights)

**EXHIBIT B**  
(Appraisal)

**EXHIBIT C**  
(Developer Letter)

November 16, 2021

Saddlehorn Ranch Metropolitan District Nos. 1-3  
Walker Schooler District Managers  
614 N. Tejon Street  
Colorado Springs, CO 80903  
Attention: Kevin Walker

**RE: THE OWNERSHIP AND DEDICATION OF CERTAIN GROUND WATER RIGHTS**

Dear Mr. Walker:

We are writing to provide you with this letter regarding the ownership and dedication requirements of certain groundwater rights associated with the Saddlehorn Ranch Metropolitan District Nos. 1-3.

Gorilla Capital CO Saddlehorn Ranch, LLC, a Colorado limited liability company (“**Gorilla Capital**”), owns certain groundwater rights as more particularly set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Water Rights**”). The Water Rights were purchased by Gorilla Capital from ROI Property Group LLC on [Date] and recorded on [Date] at Reception No. [ ] pursuant to the water court decree(s) and warranty deed(s) transferring the rights to Gorilla Capital. Gorilla Capital and Saddlehorn Ranch Metropolitan District No. 2 (the “**District**”) have been in discussions regarding the intent of the District to purchase the Water Rights from Gorilla Capital following the closing on its issuance of certain general obligation indebtedness (the “**Transaction**”). During the course of those discussions, the District has explained to Gorilla Capital that, pursuant to Section 32-1-1001(1)(f), C.R.S., the District cannot pay for the Water Rights if Gorilla Capital is otherwise required to dedicate the Water Rights to the District for public use. The District has requested that Gorilla Capital confirm that the Water Rights are not subject to a public use dedication requirement as described in Section 32-1-1001(1)(f), C.R.S.

Gorilla Capital, based on its knowledge and review of all relevant documents, hereby affirms that the Water Rights are not required to be dedicated for public use or the District’s use in accordance with any governmental ordinance, regulation, or law as described in Section 32-1-1001(1)(f), C.R.S.

Sincerely,

Gorilla Capital CO Saddlehorn Ranch, LLC

**EXHIBIT A**  
(Groundwater Rights)



# Saddlehorn Ranch Metropolitan District Cost Certification 1 Infrastructure Acquisition 1



**December 2021**

# **Saddlehorn Ranch Metropolitan District Cost Certification 1 Infrastructure Acquisition 1**

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December 1, 2021

Saddlehorn Ranch Metropolitan District  
c/o White Bear Ankele Tanaka & Waldron  
2154 E. Commons Avenue, Suite 2000  
Centennial, CO 80122

## **SADDLEHORN RANCH METROPOLITAN DISTRICT COST CERTIFICATION 1**

### **INTRODUCTION**

Independent District Engineering Services, LLC (Engineer) was hired by the Saddlehorn Ranch Metropolitan District (District) to provide review of expenditures paid by Gorilla Capital CO Saddlehorn Ranch, LLC (Developer). This is to summarize and report the expenditures for the Saddlehorn Ranch development located in the El Paso County, Colorado (Project). This Cost Certification report summarizes the Engineer's approach and findings for the Project.

The expenditures for public improvements discussed in this report are being certified as District eligible in the amount of **\$367,246.58**. This is specifically for the acquisition of one existing well within the Project boundaries.

This report generally covers the areas shown on Attachment A.

### **GOVERNING DOCUMENTS**

The following governing documents were used in determining recommendations for District eligible expenses:

- Saddlehorn Ranch Metropolitan District Nos 1-3, dated July 23, 2019
- Public Improvements Acquisition and Reimbursement Agreement between the Saddlehorn Ranch Metropolitan District No 2 and Gorilla Capital CO Saddlehorn Ranch, LLC, dated November 4, 2021

The Engineer used the above governing documents only as a general guideline for eligibility in certification of costs.

### **ACTIVITIES CONDUCTED**

For this report, the following activities were performed:

- Governing documents provided by the District and the Developer were reviewed as the basis for recommendation for this report.
- The well valuation, well drilling proposal, and well permit provided were reviewed. A summary was created and is attached as Attachment C.
- A site visit was conducted to become familiar with the project location.
- Contact was made with Developer to verify knowledge of the well.
- The plat and the county assessor's maps were reviewed, and it appears improvements included in this report are not on public property at this time, but that the property is intended to be deeded to the District.

### **ASSUMPTIONS**

Due to the specific scope authorized for this report, the following assumptions were made.

- It is assumed that the well on Tract A will be used for the future water system.
- Invoices for the well are not available. A well valuation was done. The cost to drill the well subtracting out depreciation was used to determine the value of the well.
- Another well exists, but is not being included in this report. It may be included in a future report if it

is determined that the well will be used for the water system.

- It is assumed the property that the well is located on will be deeded to the District.
- It is assumed that the water rights for the well will be conveyed to the District. A separate water rights valuation was completed and is not included in this report.
- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the District. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- This report was prepared with a specific scope and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the public value of the well. A more detailed analysis or submission of additional expenditures may result in adjustments to our cost certification.

## DISCUSSION

This report consists of the well valuation. Future cost certifications will review the invoices for improvements to the Project. The well is generally represented in Attachments A and C.

### Vendor Participation

No vendors exist for this cost certification.

### Review of Invoices and Summary of Expenditures

Invoices for the well are not available. A well valuation was done. The cost to drill the well subtracting out depreciation was used to determine the value of the well. It is assumed that this well will become part of the water system and therefore is a public expenditure.

## SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION

The table below provides a summary of expenditures by category and Service Plan division.

Category	Public Expenditures	Percentage of Total
Water	\$367,246.58	100.00%
Sanitation	\$0.00	0.00%
Streets	\$0.00	0.00%
Public Transportation	\$0.00	0.00%
Transportation System	\$0.00	0.00%
Safety	\$0.00	0.00%
Drainage	\$0.00	0.00%
Parks and Recreation	\$0.00	0.00%
Mosquito Control	\$0.00	0.00%
Fire Protection	\$0.00	0.00%
TV Relay and Translation	\$0.00	0.00%
Covenant Enforcement	\$0.00	0.00%
Security Services	\$0.00	0.00%
Solid Waste Disposal	\$0.00	0.00%
Operations and Maintenance	\$0.00	0.00%
<b>Total</b>	<b>\$367,246.58</b>	<b>100.00%</b>

## **FIELD INVESTIGATION RESULTS**

A site visit was conducted only to see the location and general condition of the Project. Ariel photos were taken.

## **RECOMMENDATION**

In our professional opinion the valuation of the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as District eligible expenditures as shown in Attachment C and subject to the level of review presented in this report. These expenditures are certified in the amount of **\$367,246.58**.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,  
Independent District Engineering Services, LLC

Kim Fiore, P.E.

Attachments

December 1, 2021

Saddlehorn Ranch Metropolitan District  
c/o White Bear Ankele Tanaka & Waldron  
2154 E. Commons Avenue, Suite 2000  
Centennial, CO 80122

## **INFRASTRUCTURE ACQUISITION REPORT 1**

### **INTRODUCTION**

Independent District Engineering Services, LLC (Engineer) was hired by the Saddlehorn Ranch Metropolitan District (District) to recommend Infrastructure Acquisition based on the Cost Certification Report 1 and the documents required for acquisition of the improvements as set forth in the governing documents.

### **REQUIREMENTS OF INFRASTRUCTURE ACQUISITION**

Requirements for District acquisition are contained in the Public Improvements Acquisition and Reimbursement Agreement, between the District and Gorilla Capital CO Saddlehorn Ranch (Developer) dated November 4, 2021. Following is a summary of the requirements.

The improvements reviewed by the Engineer have been completed in accordance with Sections 2, 3 and 5 of the agreement. All copies of documents will be provided to the District for their files.

**Record drawings** (Section 2a) – Developer will provide record drawings of the public infrastructure executed by a licensed professional engineer.

- These do not exist for the well since the well came with the purchase of the property and record drawings are often not created for wells.

**Underground improvements electronically locatable** (Section 2b) – Developer will provide evidence that any underground facilities are electronically locatable.

- The well is not specifically wired to be located, but can physically be located by the location of the well head above ground.

**Test results** (Section 2c) – Developer will provide evidence that any underground facilities are electronically locatable.

- Well test records were provided.

**Irrigation pressure test** (Section 2d) – Developer will provide pressure test results for the irrigation system.

- This is not applicable at this time.

**Warranties** (Section 2e) – Developer will assign any warranties or guaranties to the District.

- There are no warranties or guarantees at this time.

**Operation and maintenance manuals** (Section 2f) – Developer will provide copies of any operation and maintenance manuals.

- There are no operation and maintenance manuals at this time.

**Indemnification Agreement** (Section 2g) – Developer will provide an indemnification agreement or copies of lien waivers.

- Since the Developer did not construct the well there are no lien waivers and an indemnification agreement may not be required. It is recommended that the District waive the need for an indemnification agreement for the well.



**Bill of Sale** (Section 2h) – The Developer will provide a bill of sale conveying the improvements to the District.

- It is assumed that the water rights are being acquired by the District through a separate process and are not included in this report.
- It is recommended that the District determine if it needs a Bill of Sale for the well since the land will be deeded to the District and the water rights will be acquired by the District.

**Special Warranty Deed** (Section 2i) – The Developer will deed any real property necessary to the District.

- Tract A is currently owned by the Developer. It is recommended that the Developer provide a warranty deed for Tract A.

**Warranty Agreement** (Section 2j) – The Developer will provide a warranty agreement for any improvements the District is acquiring.

- Since the Developer did not build the well, it is recommended that the District waive the need for this requirement at this time.

**Inspection of the Improvements** (Section 3a-e) – Developer will request a District inspection of the improvements.

- Since the Developer did not build the well, it is recommended that the District waive the need for this requirement at this time..

**Certification of Costs** (Section 5a-c) – The District engineer shall review the cost data and provide a cost certification. The District accountant shall review the cost certification.

- The engineer's Cost Certification Report 1 is a part of this report.
- It is recommended that the District accountant review this report and provide their certification.

## **RECOMMENDATION**

- It is recommended that the District determine if it will require an indemnification agreement for the well.
- It is recommended that the District determine if it needs a Bill of Sale for the well.
- It is recommended that the Developer provide a warranty deed for Tract A.
- It is recommended that the District waive the need for a warranty agreement.
- It is recommended that the District waive the need for an inspection of the well.
- It is recommended that the District accountant review this report and provide their certification.

After these recommendations have been waived or met, IDES recommends that the District accept the acquisition of the well.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,  
Independent District Engineering Services, LLC

Kim Fiore, P.E.

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# Attachment A

## Site Map



# ATTACHMENT A

## SADDLEHORN RANCH FILING NO. 1

14749

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, STATE OF COLORADO

### GENERAL NOTES CONTINUED.

7. TRACT A IS FOR OPEN SPACE AND CONSTRUCTION OF A WATER TREATMENT FACILITY, TRACT B AND C ARE TO BE USED FOR OPEN SPACE AND DRAINAGE PURPOSES. TRACTS A, B AND C SHALL BE OWNED AND MAINTAINED BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
10. WATER SERVICE SHALL BE SUPPLIED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
11. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
12. IMPERVIOUS LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S MS4 STORM WATER DISCHARGE PERMIT.
13. UNLESS SHOWN OTHERWISE, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
15. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PEBBLES MEADOW JUMPING MOUSE).
16. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 25142.01, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT UPON EITHER APPROVING: (1) AN ALTERNATIVE USE OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT, THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS FROM TRUCHAS TRAIL, OSOBUO TRAIL, DEL CERRO TRAIL, EL RAICENO TRAIL, AND BENITO WELLS TRAIL PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
18. THERE SHALL BE NO DIRECT LOT ACCESS TO CURTIS ROAD.
19. THE FOLLOWING LOTS (1, 7, 8, 27, 28, 31, 34, 34, 35, 36, 37, 38, TRACT A) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD ARE CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING DATED APRIL 24, 2020 IN THE SADDLEHORN RANCH PRELIMINARY PLAN FILE # SP-19-106 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, A SUBSURFACE SOILS INVESTIGATION AND AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
20. THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-35-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGULANT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, COLORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGULANT AGRICULTURAL OPERATIONS.
21. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
22. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY PROGRAM IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
23. THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, SADDLEHORN RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATIONS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LIVES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.
24. THE PRIVATE DETENTION BASINS WITHIN PORTIONS OF LOTS 12, 13, 20, 37 AND 38 ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 25142.01. OF THE RECORDS OF EL PASO COUNTY. THE SADDLEHORN RANCH METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
25. THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THIS PLAT AND REFERENCED IN THE EASEMENT AGREEMENT AS RECORDED AT RECEPTION NO. 25142.01 AND 25142.02 OF THE RECORDS OF EL PASO COUNTY WILL BE VACATED UPON COMPLETION OF ROADWAY CONSTRUCTION OF EL RAICENO TRAIL AND CARRANZA TRAIL WITH A FUTURE FINAL PLAT.
26. EMERGENCY ACCESS EASEMENT SHOWN ON TRACT A IS TEMPORARY AND WILL BE VACATED ONCE A SECOND PERMANENT CONNECTION IS MADE TO CURTIS OR JUDD OR ROAD.



### GENERAL NOTES CONTINUED.

27. PER THE SADDLEHORN RANCH RESTRICTIVE COVENANT ON TRANSFER OF TITLE DOCUMENT RECORDED IN THE RECORDS OF EL PASO COUNTY UNDER RECEPTION NUMBER 25142.01, LOT 11 AND 21-24 WILL BE THE FIRST 15 LOTS TO DEVELOP. EL PASO COUNTY HAS AGREED BUILDING PERMITS CAN BE ISSUED ON THESE 15 LOTS DURING THE TIME THE WATER SYSTEM INFRASTRUCTURE IS BEING CONSTRUCTED BUT CERTIFICATE OF OCCUPANCY'S WILL NOT BE ISSUED FOR SADDLEHORN RANCH UNTIL THE WATER SYSTEM INFRASTRUCTURE HAS BEEN COMPLETED AND HAS RECEIVED FINAL APPROVAL TO SERVE AS A COMMUNITY WATER SYSTEM INCLUDING APPROVAL OF THE TMF ASSESSMENT FROM THE CDPE.
28. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANT AND FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

29. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For this reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (e.g. noise, vibration, or odors). Individual lot owners may wish to consider that air port annoyances, if any, are associated with the property before you complete your purchase + determine whether you are acceptable to you.

SADDLEHORN RANCH FILING NO. 1  
JOB NO. 25142.01  
MAY 4, 2021  
SHEET 2 OF 5

J-R ENGINEERING  
A Western Company

Central 303-740-0999 • Colorado Springs 719-559-2599  
Fax 303-740-4988 • [www.jrengineering.com](http://www.jrengineering.com)

PCD FILE# SP-19-012

A = TRACT A - LOCATION OF WELL

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# Attachment B

## Valuation Calculation

**Attachment B**

**Saddlehorn Ranch Metropolitan District**

**Engineer's Summary for Cost Certification 1**

There are two existing wells. Only the well pulling from the Laramie Fox Hills aquifer is being acquired at this time.  
There are no existing invoices.  
The value of the well is the cost to drill the well with depreciation subtracted out. See attached calculation.

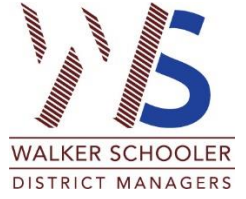
<b>Current Well Value</b>	<b>\$367,246.58</b>
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Saddlehorn Ranch Metropolitan District  
Valuation of Laramie Fox Hills Well

Task: Value of a current well drilled in 2008

Well depth	1,881.00	feet	
2021 Cost to drill	\$ 101.00	per foot	(source: HydroResource proposi for well 11/11/2021)
Projected Drilling cost	\$ 189,981.00		
Total cost of 2021 project	\$544,069.00		
Projected life of well	40	years	
Remaining Life	27		
Straight line depreciation	\$ 13,601.73	per year	
<b>Current Value of drilling</b>	<b>\$ 367,246.58</b>		
Other costs (pumps, installation, etc.)	\$ 219,800.00		From proposal.
Estimanted eimbursement from bonds	\$ 587,046.58		

# Budget Resolutions



**RESOLUTION**  
**ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**  
**(2022)**

---

The Board of Directors of Saddlehorn Ranch Metropolitan District No. 1 (the “**Board**”), County of El Paso, Colorado (the “**District**”) held a regular meeting via teleconference and at 731 North Weber, Colorado Springs, CO on November, 16, 2021, at the hour of 10:00 A.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

*[Remainder of Page Intentionally Left Blank.]*

## NOTICE AS TO PROPOSED 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 16, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1.     Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2.     Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3.     Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000



mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4.     Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5.     Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6.     Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7.     Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8.     Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9.     Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

***[Remainder of page intentionally left blank.]***

ADOPTED THIS 16<sup>th</sup> DAY OF NOVEMBER, 2021.

SADDLEHORN RANCH METROPOLITAN DISTRICT  
NO. 1

---

Officer of the District

ATTEST:

---

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

---

General Counsel to the District

STATE OF COLORADO  
COUNTY OF EL PASO  
SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held on Tuesday, 2021, at 731 North Weber, Colorado Springs, Colorado, and via teleconference as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this \_\_\_\_ day of November, 2021.

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**RESOLUTION**  
**ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**  
**(2022)**

---

The Board of Directors of Saddlehorn Ranch Metropolitan District No. 2 (the “**Board**”), County of El Paso, Colorado (the “**District**”) held a regular meeting via teleconference and at 731 North Weber, Colorado Springs, CO on November, 16, 2021, at the hour of 10:00 A.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

*[Remainder of Page Intentionally Left Blank.]*

## NOTICE AS TO PROPOSED 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 16, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1.     Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2.     Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of 15.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3.     Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of

50.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4.     Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5.     Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6.     Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7.     Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8.     Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9.     Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

***[Remainder of page intentionally left blank.]***

ADOPTED THIS 16<sup>th</sup> DAY OF NOVEMBER, 2021.

SADDLEHORN RANCH METROPOLITAN DISTRICT  
NO. 2

---

Officer of the District

ATTEST:

---

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

---

General Counsel to the District

STATE OF COLORADO  
COUNTY OF EL PASO  
SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 2

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held on Tuesday, 2021, at 731 North Weber, Colorado Springs, Colorado, and via teleconference as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this \_\_\_\_ day of November, 2021.



**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**RESOLUTION**  
**ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**  
**(2022)**

---

The Board of Directors of Saddlehorn Ranch Metropolitan District No. 3 (the “**Board**”), County of El Paso, Colorado (the “**District**”) held a regular meeting via teleconference and at 731 North Weber, Colorado Springs, CO on November, 16, 2021, at the hour of 10:00 A.M.

Prior to the meeting, each of the directors was notified of the date, time and place of the budget meeting and the purpose for which it was called and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

*[Remainder of Page Intentionally Left Blank.]*

## NOTICE AS TO PROPOSED 2022 BUDGET

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2022 AND ENDING ON THE LAST DAY OF DECEMBER 2022.

WHEREAS, the Board has authorized its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 16, 2021, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1.     Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2022. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2.     Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3.     Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000

mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4.     Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5.     Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2022 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6.     Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of El Paso County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 7.     Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8.     Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 9.     Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

***[Remainder of page intentionally left blank.]***

ADOPTED THIS 16<sup>th</sup> DAY OF NOVEMBER, 2021.

SADDLEHORN RANCH METROPOLITAN DISTRICT  
NO. 3

---

Officer of the District

ATTEST:

---

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

---

General Counsel to the District

STATE OF COLORADO  
COUNTY OF EL PASO  
SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 3

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held on Tuesday, 2021, at 731 North Weber, Colorado Springs, Colorado, and via teleconference as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this \_\_\_\_ day of November, 2021.

**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**

**SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 1  
RESOLUTION TO AMEND 2021 BUDGET**

WHEREAS, the Board of Directors of Saddlehorn Ranch Metropolitan District No. 1 (the “**District**”) certifies that at a regular meeting of the Board of Directors of the District held November 16, 2021, a public hearing was held regarding the 2021 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2021 as follows:

Water Capital/Debt Service Fund	\$11,049,650
and;	

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2021; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2021 as follows:

Water Capital/Debt Service Fund	\$11,143,949
---------------------------------	--------------

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

*[Remainder of page intentionally left blank.]*



ADOPTED this 16<sup>th</sup> day of November, 2021.

**SADDLEHORN RANCH METROPOLITAN  
DISTRICT NO. 1**

---

Officer of the District

ATTEST:

---

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

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General Counsel to the District

STATE OF COLORADO  
COUNTY OF EL PASO  
SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held 731 North Weber, Colorado Springs, Colorado, and via teleconference on Tuesday, November 16, 2021, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this \_\_\_\_ day of November 2021.

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**SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 2  
RESOLUTION TO AMEND 2021 BUDGET**

WHEREAS, the Board of Directors of Saddlehorn Ranch Metropolitan District No. 2 (the “**District**”) certifies that at a regular meeting of the Board of Directors of the District held November 16, 2021, a public hearing was held regarding the 2021 amended budget, and, subsequent thereto, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors:

WHEREAS, the Board of Directors of the District adopted a budget and appropriated funds for fiscal year 2021 as follows:

Debt Service Fund	\$3,833,190
and;	

WHEREAS, the necessity has arisen for additional expenditures by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for fiscal year 2021; and

WHEREAS, funds are available for such expenditure.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the District does hereby amend the adopted budget for fiscal year 2021 as follows:

Debt Service Fund	\$15,495,003
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the funds named above for the purpose stated, and that any ending fund balances shall be reserved for purposes of complying with Article X, Section 20 of the Colorado Constitution.

*[Remainder of page intentionally left blank.]*

ADOPTED this 16<sup>th</sup> day of November, 2021.

**SADDLEHORN RANCH METROPOLITAN  
DISTRICT NO. 2**

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Officer of the District

ATTEST:

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APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law

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General Counsel to the District

STATE OF COLORADO  
COUNTY OF EL PASO  
SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 2

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a meeting held 731 North Weber, Colorado Springs, Colorado, and via teleconference on Tuesday, November 16, 2021, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this \_\_\_\_ day of November 2021.

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# Budgets



WALKER SCHOOLER  
DISTRICT MANAGERS

**SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 1**

**2022 BUDGET  
GENERAL FUND**

	<b>2020</b>	<b>2021</b>	<b>2021 BUDGET PROJECTE n</b>	<b>2021 BUDGET</b>	<b>2022 BUDGET</b>
	<b>ACTUAL</b>	<b>ACTUAL</b>			
<b>GENERAL FUND BEGINNING BALANCE</b>	-	-	-	<b>8,704</b>	28,854
<b>REVENUES</b>					
PROPERTY TAX REVENUES					0
DEVELOPER ADVANCES	-	67,661	135,000	225,000	100,000
TRANSFER FROM DISTRICT #2			39	39	899
TRANSFER FROM DISTRICT #3			65	65	200
TOTAL REVENUES	-	67,661	135,104	225,104	101,099
TOTAL OF BALANCE AND REVENUES	-	67,661	135,104	233,808	129,953
<b>EXPENDITURES</b>					
ACCOUNTING/AUDIT	-	8,323	14,000	40,000	8,000
LEGAL SERVICES	-	22,761	45,000	75,000	40,000
DISTRICT MANAGEMENT	-	6,600	10,000	-	36,000
ELECTION EXPENSE	-		7,000		10,000
DIRECTORS FEE	-			-	
DUES AND SUBSCRIPTIONS	-				500
INSURANCE	-		7,500	7,500	7,500
OFFICE SUPPLIES, BANK & BILL.COM FEES	-	545	750	2,000	1,500
MISCELLANEOUS	-	-		-	5,000
CONTINGENCY	-			-	5,000
ENGINEERING	-		15,000	-	10,000
ORGANIZATION EXPENSE	-		7,000	7,000	
TOTAL EXPENDITURES	-	38,228	106,250	131,500	123,500
<b>ENDING FUND BALANCE</b>	-	<b>29,433</b>	<b>28,854</b>	<b>102,308</b>	<b>6,453</b>
EMERGENCY RESERVE 3%	-	1,147	3,188	3,945	3,705
ASSESSED VALUATION	-	30	30	30	112
MILL LEVY	-	-	-	-	0

**SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 1**  
**2022 BUDGET**  
**WATER OPERATIONS FUND**

	2020	2021	2021	2021	2022
	ACTUAL	ACTUAL	BUDGET AS AMENDED	BUDGET	BUDGET
WATER OPERATIONS FUND BEGINNING BALANCE	-		-	-	-
<b>REVENUES</b>					
BASE SERVICE CHARGES	-			18,060	6,750
TIERED WATER USAGE	-			32,921	10,000
LATE FEE - WATER CHARGES				-	
WATER SALES				-	
DEVELOPER ADVANCE			-	94,299	65,000
INTEREST INCOME				-	-
TOTAL REVENUES	-	-	-	145,280	81,750
TOTAL OF BALANCE AND REVENUES					81,750
<b>EXPENDITURES</b>					
GROSS WAGES/SALARIES				36,000	-
OPERATOR IN RESPONSIBLE CHARGE (ORC)					48,000
RETIREMENT AND INSURANCE				7,135	-
HRA HEALTH REIMBURSEMENT				479	-
COMPUTER / PRINTER				2,500	-
MISC OFFICE EXPENSE				200	-
BUSINESS MEALS				150	-
OFFICE SUPPLIES				300	-
ACH & CREDIT CARD FEES				1,137	500
PROFESSIONAL DUES & FEES				1,200	500
MONTHLY BILLS & PRINTING				341	500
POSTAGE EXPENSE				304	500
TELEPHONE EXPENSE				1,440	-
LOCATE EXPENSE				2,500	-
GENERAL INSURANCE				3,200	-
OFFICE MAINTENANCE EXPENSE				9,600	-
WTP MAINTENANCE				3,500	10,000
ADVERTISING				150	
GENERAL LEGAL				5,000	2,500
AUDIT, BUDGET & OTHER ACCOUNTING				9,000	
ENGINEERING - GENERAL				2,500	
MANAGER-TRAVEL-SEMINARS				1,200	
TRAVEL & CONSULTING - DIRECTOR				1,200	
DIRECTOR FEES				6,000	
ENERGY EXPENSE - PUMP STATIONS				16,788	12,000
ENERGY EXPENSE - OFFICE				3,000	
CHEMICALS - CHLORINE				3,180	1,500
WATER TESTING				1,000	1,000
WELL HOUSE O&M				500	1,000
REPAIRS - PIPELINE - GENERAL				-	
TOOLS & SUPPLIES - GENERAL				12,000	-
SUPPLIES - UNIFORMS				500	
WATER STORAGE TANK O&M				93	1,000
VEHICLE O&M				1,000	
EQUIPMENT O&M				200	
COMPUTER & TECH EQUIPMENT				1,983	1,000
CONTINGENCY					1,000
TOTAL EXPENDITURES	-	-	-	135,280	81,000
ENDING BALANCE	-	-	-	10,000	750
ASSESSED VALUATION	-	30		30	112
MILL LEVY	-	-		-	
TOTAL MILL LEVY	-	-		-	

**SADDLEHORN RANCH METROPOLITAN DISTRICT #2**

**2022 BUDGET  
GENERAL FUND**

	<b>2020</b>	<b>2021</b>	<b>2021</b>	<b>2021</b>	<b>2022</b>
	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET AMENDED</b>	<b>BUDGET</b>
<b>GENERAL FUND BEGINNING BALANCE</b>	-		-	-	\$ -
<b>REVENUES</b>					
PROPERTY TAXES	-		37.00		\$ 1,326
SPECIFIC OWNERSHIP TAXES	-		2.00		\$ 93
DEVELOPER ADVANCES	-		-		
INTEREST EARNINGS					
OTHER					
<b>TOTAL REVENUES</b>	-		39.00	-	\$ 1,419
<b>TOTAL REVENUES AND FUND BALANCE</b>	-		39.00	-	\$ 1,419
<b>EXPENDITURES</b>					
ACCOUNTING	-		-		
AUDIT				\$	-
LEGAL SERVICES	-		-		
INSURANCE & SDA DUES	-		-	\$	500
OFFICE SUPPLIES, BANK & BILL.COM FEES	-				
TREASURERS FEE	-		-	\$	20
CONTINGENCY			-		
<b>TOTAL EXPENDITURES</b>	-		-	-	\$ 520
<b>TRANSFER TO DISTRICT NO.1 DEVELOPER ADVANCE/(REPAYMENTS)</b>			39.00	\$	899
<b>TOTAL EXPENDITURES &amp; TRANSFERS</b>			39.00	-	\$ 1,419
<b>ENDING FUND BALANCE</b>	-		-	-	\$ -
<b>EMERGENCY RESERVE 3%</b>					
ASSESSED VALUATION		3,720	3,720	3,720	\$ 132,570
MILL LEVY		10.000	10.000	10.000	10.000

**SADDLEHORN RANCH METROPOLITAN DISTRICT #2**

**2022 BUDGET**

**DEBT SERVICE FUND**

	2020	2021	2021	2021	\$	2,022
	ACTUAL	ACTUAL	BUDGET	BUDGET AS AMENDED		BUDGET
DEBT SERVICE FUND BEGINNING BALANCE	-		-	-	\$	194
SERIES 2021:REVENUE						
REVENUE SERIES 2021 A BOND			4,691,000	15,495,000		
PROPERTY TAX	-		186	186	\$	6,629
SPECIFIC OWNERSHIP TAX	-		11	11	\$	464
TRANSFERS IN FROM OPERATING ACCOUNT						
INTEREST INCOME						
TOTAL INFLOWS & REVENUES	-	-	4,691,197	15,495,197	\$	7,092
SERIES 2021A - PRINCIPAL AND INTEREST			-		\$	7,087
TRANSFER TO DISTRICT NO 2 CAPITAL PROJECT FUND			-	14,935,000		
COSTS OF ISSUANCE			560,000	560,000		
UNDERWRITERS DISCOUNT						
TREASURERS FEE	-		3	3	\$	99
BANK CHARGE						
TOTAL OUTFLOWS	-	-	560,003	15,495,003	\$	7,187
ENDING BALANCE	-	-	4,131,194	194	\$	100
ASSESSED VALUATION		3,720	3,720	3,720	\$	132,570
MILL LEVY		50.000	50.000	50.000		50.000
TOTAL MILL LEVY		60.000	60.000	60.000		60.000



**SADDLEHORN RANCH METROPOLITAN DISTRICT #2**  
**2022 BUDGET**  
**CAPITAL PROJECTS FUND**

	2020	2021	2021	2021	2022
	ACTUAL	ACTUAL	BUDGET AS AMENDED	BUDGET	BUDGET
CAPITAL PROJECTS FUND BEGINNING BALANCE	-		-	-	10,660,000
SERIES 2021:REVENUE					
REVENUE SERIES 2021 BOND			14,950,000	12,298,000	
TAP FEES	-			2,924,000	-
SPECIFIC OWNERSHIP TAX	-			-	-
TRANSFERS IN FROM OPERATING ACCOUNT					
TRANSFERS IN FROM D2 AND D3 DEBT SERVICE					
INTEREST INCOME					-
TOTAL INFLOWS & REVENUES	-	-	14,950,000	15,222,000	-
RAW WATER PURCHASE			2,200,000	2,200,000	
WATER LINES				1,436,370	2,000,000
WATER TREATMENT PLANT			2,090,000	4,180,000	2,090,000
VEHICLES				25,000	-
EROSION CONTROL					1,132,500
EARTHWORK					1,021,000
ENTRYWAY					150,000
STORM DRAIN					750,000
STREETS					2,500,000
TRAFFIC CONTROL					100,000
CONSULTING AND CONSTRUCTION MANAGEMENT					450,000
ACCOUNTING, LEGAL & OTHER PROFESSIONAL				50,000	100,000
CONTINGENCY	-			277,280	366,500
TRANSFER TO WATER OPERATIONS FUND			-	94,299	
TOTAL OUTFLOWS	-	-	4,290,000	8,262,949	10,660,000
ENDING BALANCE	-	-	10,660,000	6,959,051	-

**SADDLEHORN RANCH METROPOLITAN DISTRICT #3****2022 BUDGET  
GENERAL FUND**

	2020	2021	2021	2022
	ACTUAL	ACTUAL	BUDGET	BUDGET
<b>GENERAL FUND BEGINNING BALANCE</b>	-		-	66
<b>REVENUES</b>				
PROPERTY TAXES	-		63	225
SPECIFIC OWNERSHIP TAXES	-		4	16
DEVELOPER ADVANCES	-		-	
INTEREST EARNINGS				
OTHER				
TOTAL REVENUES	-		67	240
TOTAL REVENUES AND FUND BALANCE	-		67	306
<b>EXPENDITURES</b>				
ACCOUNTING	-		-	
AUDIT				
LEGAL SERVICES	-		-	
INSURANCE & SDA DUES	-		-	250
OFFICE SUPPLIES, BANK & BILL.COM FEES	-			
TREASURERS FEE	-		1	3
CONTINGENCY			-	
TOTAL EXPENDITURES	-		1	253
TRANSFER TO DISTRICT NO.1			-	200
DEVELOPER ADVANCE/(REPAYMENTS)				
TOTAL EXPENDITURES & TRANSFERS	-	-	1	53
<b>ENDING FUND BALANCE</b>	-	-	<b>66</b>	<b>53</b>
<b>EMERGENCY RESERVE 3%</b>				
ASSESSED VALUATION		6,260	6,260	22,473
MILL LEVY		10.000	10.000	10.000

**SADDLEHORN RANCH METROPOLITAN DISTRICT #3****2022 BUDGET****DEBT SERVICE FUND**

	2020	2021	2021	2022
	ACTUAL	ACTUAL	BUDGET	BUDGET
DEBT SERVICE FUND BEGINNING BALANCE	-		-	-
PROPERTY TAX	-		313	1,124
SPECIFIC OWNERSHIP TAX	-		19	79
TRANSFERS IN FROM OPERATING ACCOUNT				
INTEREST INCOME				
TOTAL INFLOWS & REVENUES	-	-	332	1,202
TRANSFER TO DISTRICT 1				1,185
TREASURERS FEE	-		5	17
CONTINGENCY			327	
TOTAL OUTFLOWS	-	-	332	1,202
ENDING BALANCE	-	-	-	0
ASSESSED VALUATION		6,260	6,260	22,473
MILL LEVY		50	50	50
TOTAL MILL LEVY		60	60	60