



**COLORADO CITY METROPOLITAN DISTRICT  
PUBLIC NOTICE  
BOARD OF DIRECTORS STUDY SESSION**

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, November 30, 2021, beginning at 6:00 p.m.

1. Property counteroffer Unit 30 Lot 649,650
2. Dump Truck review from Jake
3. Budget Meetings (Posted Budget hearing for Nov 30)
4. CCAAC Review

**BOARD OF DIRECTORS REGULAR MEETING**

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday November 30, 2021 beginning at 6:15 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. MOMENT OF SILENT REFLECTION.
4. QUORUM CHECK
5. PUBLIC HEARING for the purpose of budget review for 2022
6. APPROVAL OF AGENDA.
7. APPROVAL OF MINUTES. Study Session November 9, 2021  
Regular Meeting November 9, 2021
8. BILLS PAYABLE. n/a
9. FINANCIAL REPORT. n/a
10. OPERATIONAL REPORT. n/a
11. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
12. CITIZENS INPUT.
13. ATTORNEYS REPORT.
14. AGENDA ITEMS:  

<b>Property proposals</b>	<b>Discussion / Action</b>
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15. OLD BUSINESS. Covenants Lawyer/Security cameras /Firewall switches
16. NEW BUSINESS:
17. EXECUTIVE SESSION

18. CCACC  
A. 1. 5080 Cuerno Verde Blvd Garage

B. Actions

spread sheet and application being updated by CCAAC Committee

19. CORRESPONDENCE. Letter from Houghton

20. ADJOURNMENT.

The meeting will be held at the Administration Building located at 4497 Bent Brothers Blvd., Colorado City, CO. 81019. Alternate location if so needed will be at the Recreation Center located at 5000 Cuerno Verde, Colorado City, CO. 81019.

**Colorado City Metropolitan District  
4497 Bent brothers Blvd  
PO Box 20229  
Colorado City, Colorado 81019**

**Posted November 29, 2021**

**James Echer is inviting you to a scheduled Zoom meeting.**

**Topic: Colorado City Metropolitan District Study Session/Meeting November 30, 2021  
Time: Nov 30, 2021 06:00 PM Mountain Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/86423965566?pwd=YkJsOUNXQjRmL1JQaXZvS1E5ZFhsZz09>**

**Meeting ID: 864 2396 5566**

**Passcode: 031086**

**One tap mobile**

**+12532158782,,86423965566#,,,,\*031086# US (Tacoma)**

**+13462487799,,86423965566#,,,,\*031086# US (Houston)**

**Dial by your location**

**+1 253 215 8782 US (Tacoma)**

**+1 346 248 7799 US (Houston)**

**+1 669 900 9128 US (San Jose)**

**+1 301 715 8592 US (Washington DC)**

**+1 312 626 6799 US (Chicago)**

**+1 646 558 8656 US (New York)**

**Meeting ID: 864 2396 5566**

**Passcode: 031086**

**Find your local number: <https://us02web.zoom.us/j/86423965566?pwd=YkJsOUNXQjRmL1JQaXZvS1E5ZFhsZz09>**

Janice Starr- Maciulski

11/11/2021

Colorado City Metro:

To the Board of Metro Water District:

I recently had offered \$2,000 per lot that your district owns. You have turned down my offer and are asking for \$4,000 per lot. Without water or sewer or a road, that amount does not make sense to me.

I do not understand why your board wants to ask for a price, higher than what these lots are being sold for? It isn't as if you will be losing money by selling me the lots. I still have to put in a cistern, and buy my water from Colorado City Water District. You will still be getting money from me. I could understand if I was putting in a well, but I can not. Colorado City has no future plans to ever put in water or sewer, so these lots do not have the same value as a city lot with water and sewer. I could understand if you planned on bringing in water and sewer, but you do not. I have asked, if there was a possibility in the future. The answer is no. So the lot should be of less value. I believe I am being fair.

A lot of people buy lots without ever knowing they have no water or sewer. I know there are no utilities. I like the view at that lot. I have looked in Rye, but I am 70 years old and wanted closer to Pueblo.

I am asking you to consider \$3,000 per lot.

There have been a couple of lots sold in your size- in that area, that I could find,. The highest paid lot was \$2500. It is parcel, 5703130221 - has 2.1 acres. It is valued at \$1100- assessed at \$320.00 due to no improvements. Your lots, 5703130224 and 5703130071 are valued at the exact same amount ( \$1,100 ) and are adjacent to this parcel. Parcel 5703130221 is actually on a well maintained road- Greenhorn.

Another parcel 5703131070, was just sold for \$1500. It is 1.64 acre and valued at only \$400.

Again, I am asking you to consider \$3,000 per lot. That is almost 3 times the value (1,100) Especially with no plans of putting in water and sewer - I have the cash at San Juan Bank, (as I plan to move closer to my family) and can pay you immediately.

Respectfully,

Janice Starr- Maciulski

541-274-0274



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(CBS4-6-18) (Mandatory 1-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**CONTRACT TO BUY AND SELL REAL ESTATE  
(LAND)**

**Property with No Residences)**  
 **Property with Residences-Residential Addendum Attached)**

Date: 09/17/2021

**AGREEMENT**

**1. AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

**2. PARTIES AND PROPERTY.**

**2.1. Buyer.** Janice Starr-Macuilski (Buyer) will take title to the Property described below as  **Joint Tenants**  **Tenants in Common**  **Other** \_\_\_\_\_

**2.2. No Assignability.** This Contract IS NOT assignable by Buyer unless otherwise specified in **Additional Provisions**.

**2.3. Seller.** Colorado City Metro (Seller) is the current owner of the Property described below.

**2.4. Property.** The Property is the following legally described real estate in the County of Pueblo, Colorado:  
**Parcel number 5703130071 Unit 30 lot 649**

known as No. \_\_\_\_\_  
Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

**2.5. Inclusions.** The Purchase Price includes the following items (Inclusions):

**2.5.1. Inclusions.** The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under Exclusions:

If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

**2.5.2. Personal Property - Conveyance.** Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except \_\_\_\_\_ Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

**2.6. Exclusions.** The following items are excluded (Exclusions):

**2.7. Water Rights, Well Rights, Water and Sewer Taps.**

**2.7.1. Deeded Water Rights.** The following legally described water rights:

Any deeded water rights will be conveyed by a good and sufficient \_\_\_\_\_ deed at Closing.

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**2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing:

**2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is

**2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:

**2.7.5. Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows:

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

**2.7.6. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

**2.8. Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:

**3. DATES, DEADLINES AND APPLICABILITY.**

**3.1. Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	
		<b>Title</b>	
2	§ 8.1, 8.4	Record Title Deadline	
3	§ 8.2, 8.4	Record Title Objection Deadline	
4	§ 8.3	Off-Record Title Deadline	
5	§ 8.3	Off-Record Title Objection Deadline	
6	§ 8.5	Title Resolution Deadline	
7	§ 8.6	Right of First Refusal Deadline	
		<b>Owners' Association</b>	
8	§ 7.2	Association Documents Deadline	
9	§ 7.4	Association Documents Termination Deadline	
		<b>Seller's Disclosures</b>	
10	§ 10.1	Seller's Property Disclosure Deadline	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
		<b>Loan and Credit</b>	
12	§ 5.1	New Loan Application Deadline	
13	§ 5.2	New Loan Termination Deadline	
14	§ 5.3	Buyer's Credit Information Deadline	
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
16	§ 5.4	Existing Loan Deadline	
17	§ 5.4	Existing Loan Termination Deadline	
18	§ 5.4	Loan Transfer Approval Deadline	

19	§ 4.7	Seller or Private Financing Deadline	
		<b>Appraisal</b>	
20	§ 6.2	Appraisal Deadline	
21	§ 6.2	Appraisal Objection Deadline	
22	§ 6.2	Appraisal Resolution Deadline	
		<b>Survey</b>	
23	§ 9.1	New ILC or New Survey Deadline	
24	§ 9.3	New ILC or New Survey Objection Deadline	
25	§ 9.3	New ILC or New Survey Resolution Deadline	
		<b>Inspection and Due Diligence</b>	
26	§ 10.3	Inspection Objection Deadline	
27	§ 10.3	Inspection Termination Deadline	
28	§ 10.3	Inspection Resolution Deadline	
29	§ 10.5	Property Insurance Termination Deadline	
30	§ 10.6	Due Diligence Documents Delivery Deadline	
31	§ 10.6	Due Diligence Documents Objection Deadline	
32	§ 10.6	Due Diligence Documents Resolution Deadline	
33	§ 10.6	Environmental Inspection Termination Deadline	
34	§ 10.6	ADA Evaluation Termination Deadline	
35	§ 10.7	Conditional Sale Deadline	
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	
37	§ 11.1, 11.2	Estoppel Statements Deadline	
38	§ 11.3	Estoppel Statements Termination Deadline	
		<b>Closing and Possession</b>	
39	§ 12.3	Closing Date	
40	§ 17	Possession Date	
41	§ 17	Possession Time	
42	§ 28	Acceptance Deadline Date	
43	§ 28	Acceptance Deadline Time	

85 3.2. **Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. If any  
86 deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such  
87 deadline is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision  
88 that contains a selection of "None", such provision means that "None" applies.

89 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

90 **4. PURCHASE PRICE AND TERMS.**

91 4.1. **Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$2000	
2	§ 4.3	Earnest Money		\$
3	§ 4.5	New Loan		\$
4	§ 4.6	Assumption Balance		\$
5	§ 4.7	Private Financing		\$
6	§ 4.7	Seller Financing		\$
7				
8				
9	§ 4.4	Cash at Closing		\$2000
10		<b>TOTAL</b>	\$2000	\$

92 4.2. **Seller Concession.** At Closing, Seller will credit to Buyer \$ \_\_\_\_\_ (Seller Concession). The Seller  
93 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender  
94 and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller  
95 Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any

96 other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer  
97 elsewhere in this Contract.

98 **4.3. Earnest Money.** The Earnest Money set forth in this Section, in the form of a \_\_\_\_\_, will be  
99 payable to and held by \_\_\_\_\_ (Earnest Money Holder), in its trust account, on behalf of  
100 both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually  
101 agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to  
102 the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has  
103 agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing  
104 to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the  
105 Earnest Money Holder in this transaction will be transferred to such fund.

106 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the  
107 time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

108 **4.3.2. Return of Earnest Money.** If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to  
109 the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided  
110 in § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate,  
111 Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money  
112 Release form), within three days of Seller's receipt of such form.

113 **4.4. Form of Funds; Time of Payment; Available Funds.**

114 **4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing  
115 and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified  
116 check, savings and loan teller's check and cashier's check (Good Funds).

117 **4.4.2. Time of Payment; Available Funds.** All funds, including the Purchase Price to be paid by Buyer, must be  
118 paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at  
119 Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**. Buyer represents that Buyer, as of the date of this  
120 Contract,  Does  Does Not have funds that are immediately verifiable and available in an amount not less than the amount  
121 stated as Cash at Closing in § 4.1.

122 **4.5. New Loan.**

123 **4.5.1. Buyer to Pay Loan Costs.** Buyer, except as otherwise permitted in § 4.2 (Seller Concession), if applicable,  
124 must timely pay Buyer's loan costs, loan discount points, prepaid items and loan origination fees as required by lender.

125 **4.5.2. Buyer May Select Financing.** Buyer may pay in cash or select financing appropriate and acceptable to  
126 Buyer, including a different loan than initially sought, except as restricted in § 4.5.3 (Loan Limitations) or § 30 (Additional  
127 Provisions).

128 **4.5.3. Loan Limitations.** Buyer may purchase the Property using any of the following types of loans:

129  Conventional  Other \_\_\_\_\_

130 **4.6. Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption  
131 Balance set forth in § 4.1 (Price and Terms), presently payable at \$ \_\_\_\_\_ per \_\_\_\_\_ including principal  
132 and interest presently at the rate of \_\_\_\_\_ % per annum and also including escrow for the following as indicated:  Real  
133 Estate Taxes  Property Insurance Premium and  \_\_\_\_\_.

134 Buyer agrees to pay a loan transfer fee not to exceed \$ \_\_\_\_\_. At the time of assumption, the new interest rate will  
135 not exceed \_\_\_\_\_ % per annum and the new payment will not exceed \$ \_\_\_\_\_ per \_\_\_\_\_ principal and  
136 interest, plus escrow, if any. If the actual principal balance of the existing loan at Closing is less than the Assumption Balance,  
137 which causes the amount of cash required from Buyer at Closing to be increased by more than \$ \_\_\_\_\_, or if any other  
138 terms or provisions of the loan change, Buyer has the Right to Terminate under § 25.1 on or before **Closing Date**.

139 Seller  Will  Will Not be released from liability on said loan. If applicable, compliance with the requirements for  
140 release from liability will be evidenced by delivery  on or before **Loan Transfer Approval Deadline**  at Closing of an  
141 appropriate letter of commitment from lender. Any cost payable for release of liability will be paid by \_\_\_\_\_ in an amount  
142 not to exceed \$ \_\_\_\_\_.

143 **4.7. Seller or Private Financing.**

144 **WARNING:** Unless the transaction is exempt, federal and state laws impose licensing, other requirements and restrictions on  
145 sellers and private financiers. Contract provisions on financing and financing documents, unless exempt, should be prepared by a  
146 licensed Colorado attorney or licensed mortgage loan originator. Brokers should not prepare or advise the parties on the specifics  
147 of financing, including whether or not a party is exempt from the law.

148 **4.7.1. Seller Financing.** If Buyer is to pay all or any portion of the Purchase Price with Seller financing,  Buyer  
149  Seller will deliver the proposed Seller financing documents to the other party on or before \_\_\_\_\_ days before **Seller or**  
150 **Private Financing Deadline**.

151 **4.7.1.1. Seller May Terminate.** If Seller is to provide Seller financing, this Contract is conditional upon  
152 Seller determining whether such financing is satisfactory to Seller, including its payments, interest rate, terms, conditions, cost and  
153 compliance with the law. Seller has the Right to Terminate under § 25.1, on or before **Seller or Private Financing Deadline**, if  
154 such Seller financing is not satisfactory to Seller, in Seller's sole subjective discretion.



The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(CBS4-6-18) (Mandatory 1-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

## CONTRACT TO BUY AND SELL REAL ESTATE

(LAND)

Property with No Residences)

Property with Residences-Residential Addendum Attached)

Date: 09/17/2021

### AGREEMENT

1. **AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. **PARTIES AND PROPERTY.**

2.1. **Buyer.** Janice Starr-Maculiski (Buyer) will take title to the Property described below as  Joint Tenants  Tenants In Common  Other \_\_\_\_\_

2.2. **No Assignability.** This Contract IS NOT assignable by Buyer unless otherwise specified in Additional Provisions.

2.3. **Seller.** Colorado City Metro (Seller) is the current owner of the Property described below.

2.4. **Property.** The Property is the following legally described real estate in the County of Pueblo, Colorado:

Parcel number 5703130224 Unit 30 lot 650

known as No. \_\_\_\_\_  
Street Address City State Zip

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).

2.5. **Inclusions.** The Purchase Price includes the following items (Inclusions):

2.5.1. **Inclusions.** The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under Exclusions:

If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. **Personal Property - Conveyance.** Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except \_\_\_\_\_ Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.6. **Exclusions.** The following items are excluded (Exclusions):

2.7. **Water Rights, Well Rights, Water and Sewer Taps.**

2.7.1. **Deeded Water Rights.** The following legally described water rights:

Any deeded water rights will be conveyed by a good and sufficient \_\_\_\_\_ deed at Closing.

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**2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing:

**2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is

**2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:

**2.7.5. Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows:

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

**2.7.6. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

**2.8. Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:

**3. DATES, DEADLINES AND APPLICABILITY.**

**3.1. Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	
		<b>Title</b>	
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5	§ 8.3	Off-Record Title Objection Deadline	
6	§ 8.5	Title Resolution Deadline	
7	§ 8.6	Right of First Refusal Deadline	
		<b>Owners' Association</b>	
8	§ 7.2	Association Documents Deadline	
9	§ 7.4	Association Documents Termination Deadline	
		<b>Seller's Disclosures</b>	
10	§ 10.1	Seller's Property Disclosure Deadline	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
		<b>Loan and Credit</b>	
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		<b>Appraisal</b>	
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		<b>Survey</b>	
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25	§ 9.3	New ILC or New Survey Resolution Deadline	
		<b>Inspection and Due Diligence</b>	
26	§ 10.3	Inspection Objection Deadline	
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35	§ 10.7	Conditional Sale Deadline	
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	
37	§ 11.1, 11.2	Estoppel Statements Deadline	
38	§ 11.3	Estoppel Statements Termination Deadline	
		<b>Closing and Possession</b>	
39	§ 12.3	Closing Date	
40	§ 17	Possession Date	
41	§ 17	Possession Time	
42	§ 28	Acceptance Deadline Date	
43	§ 28	Acceptance Deadline Time	

85 3.2. **Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. If any  
86 deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such  
87 deadline is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision  
88 that contains a selection of "None", such provision means that "None" applies.

89 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

90 **4. PURCHASE PRICE AND TERMS.**

91 4.1. **Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	\$2000	
2	§ 4.3	Earnest Money		\$
3	§ 4.5	New Loan		\$
4	§ 4.6	Assumption Balance		\$
5	§ 4.7	Private Financing		\$
6	§ 4.7	Seller Financing		\$
7				
8				
9	§ 4.4	Cash at Closing		\$2000
10		<b>TOTAL</b>	\$2000	\$

92 4.2. **Seller Concession.** At Closing, Seller will credit to Buyer \$ \_\_\_\_\_ (Seller Concession). The Seller  
93 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender  
94 and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller  
95 Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any

96 other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer  
97 elsewhere in this Contract.

98 **4.3. Earnest Money.** The Earnest Money set forth in this Section, in the form of a \_\_\_\_\_, will be  
99 payable to and held by \_\_\_\_\_ (Earnest Money Holder), in its trust account, on behalf of  
100 both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually  
101 agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to  
102 the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has  
103 agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing  
104 to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the  
105 Earnest Money Holder in this transaction will be transferred to such fund.

106 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest Money, if other than at the  
107 time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

108 **4.3.2. Return of Earnest Money.** If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to  
109 the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided  
110 in § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate,  
111 Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money  
112 Release form), within three days of Seller's receipt of such form.

113 **4.4. Form of Funds; Time of Payment; Available Funds.**

114 **4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing  
115 and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified  
116 check, savings and loan teller's check and cashier's check (Good Funds).

117 **4.4.2. Time of Payment; Available Funds.** All funds, including the Purchase Price to be paid by Buyer, must be  
118 paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at  
119 Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**. Buyer represents that Buyer, as of the date of this  
120 Contract,  Does  Does Not have funds that are immediately verifiable and available in an amount not less than the amount  
121 stated as Cash at Closing in § 4.1.

122 **4.5. New Loan.**

123 **4.5.1. Buyer to Pay Loan Costs.** Buyer, except as otherwise permitted in § 4.2 (Seller Concession), if applicable,  
124 must timely pay Buyer's loan costs, loan discount points, prepaid items and loan origination fees as required by lender.

125 **4.5.2. Buyer May Select Financing.** Buyer may pay in cash or select financing appropriate and acceptable to  
126 Buyer, including a different loan than initially sought, except as restricted in § 4.5.3 (Loan Limitations) or § 30 (Additional  
127 Provisions).

128 **4.5.3. Loan Limitations.** Buyer may purchase the Property using any of the following types of loans:  
129  Conventional  Other \_\_\_\_\_

130 **4.6. Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption  
131 Balance set forth in § 4.1 (Price and Terms), presently payable at \$ \_\_\_\_\_ per \_\_\_\_\_ including principal  
132 and interest presently at the rate of \_\_\_\_\_ % per annum and also including escrow for the following as indicated:  Real  
133 Estate Taxes  Property Insurance Premium and  \_\_\_\_\_

134 Buyer agrees to pay a loan transfer fee not to exceed \$ \_\_\_\_\_. At the time of assumption, the new interest rate will  
135 not exceed \_\_\_\_\_ % per annum and the new payment will not exceed \$ \_\_\_\_\_ per \_\_\_\_\_ principal and  
136 interest, plus escrow, if any. If the actual principal balance of the existing loan at Closing is less than the Assumption Balance,  
137 which causes the amount of cash required from Buyer at Closing to be increased by more than \$ \_\_\_\_\_, or if any other  
138 terms or provisions of the loan change, Buyer has the Right to Terminate under § 25.1 on or before **Closing Date**.

139 Seller  Will  Will Not be released from liability on said loan. If applicable, compliance with the requirements for  
140 release from liability will be evidenced by delivery  on or before **Loan Transfer Approval Deadline**  at Closing of an  
141 appropriate letter of commitment from lender. Any cost payable for release of liability will be paid by \_\_\_\_\_ in an amount  
142 not to exceed \$ \_\_\_\_\_.

143 **4.7. Seller or Private Financing.**

144 **WARNING:** Unless the transaction is exempt, federal and state laws impose licensing, other requirements and restrictions on  
145 sellers and private financiers. Contract provisions on financing and financing documents, unless exempt, should be prepared by a  
146 licensed Colorado attorney or licensed mortgage loan originator. Brokers should not prepare or advise the parties on the specifics  
147 of financing, including whether or not a party is exempt from the law.

148 **4.7.1. Seller Financing.** If Buyer is to pay all or any portion of the Purchase Price with Seller financing,  Buyer  
149  Seller will deliver the proposed Seller financing documents to the other party on or before \_\_\_\_\_ days before Seller or  
150 **Private Financing Deadline**.

151 **4.7.1.1. Seller May Terminate.** If Seller is to provide Seller financing, this Contract is conditional upon  
152 Seller determining whether such financing is satisfactory to Seller, including its payments, interest rate, terms, conditions, cost and  
153 compliance with the law. Seller has the Right to Terminate under § 25.1, on or before **Seller or Private Financing Deadline**, if  
154 such Seller financing is not satisfactory to Seller, in Seller's sole subjective discretion.

Out Claim Deed - Certified check will be on hand Earnest money is available if needed

PROVISIONS

31.2. The following document have been provided and are not a part of this contract

SIGNATURES

Buyer's Name: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

*Janice J. Starr-Macuda 09/17/2021*

*2724 Birdie Loop  
Alamogordo, NM 88310  
541-274-0274*

Buyer's Name: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

*Jan Starr @ msu.com*

Buyer's Name: \_\_\_\_\_

Seller's Name: \_\_\_\_\_

END OF CONTRACT TO BUY AND SELL REAL ESTATE

\_\_\_\_\_

Unit 30 Lot 649



**Capital Management Group, LLC**  
**P.O. Box 273**  
**Rye, CO 81069**  
**720-272-6111**

**Appraisal For:**

**Colorado City Metropolitan District**  
**2013 International Workstar Dump Truck**

**Prepared By:**

Capital Management Group  
Jake Brunick, Senior Appraiser

**Prepared:**

Report Date: November 16, 2021  
Inspection Date: November 14, 2021  
Effective Date: November 16, 2021

**Appraiser:**

Jake Brunick, Senior Appraiser

***Professional Standards Produce Professional Results***



**Capital Management Group LLC**  
**720-272-6111**

**Jake Brunick**  
**Senior Appraiser**  
**P.O. Box 273**  
**Rye, CO 81069**

***Professional Memberships:***

Certified Appraisers Guild of America (CAGA)  
American Bankruptcy Institute (ABI)  
National Auctioneers Association (NAA)  
American Society of Business Consultants (ASBC)  
National Fire Protection Association (NFPA)

***Experience:***

Appraising Personal Property, Business Assets & Ag/Construction Equipment since 1997  
Conducting General Auctions since 1997  
Owner/President of Capital Management Group, LLC since 1999  
Business Consulting (start-up and existing companies) since 1999  
National Fire Protection Association Certified Inspector since 2003  
Chairman NAA Agri-Business Council 1999-2000  
Past Member Board of Directors, Colorado Auctioneers Association 1998-1999  
Commercial Financing Solutions Instructor for ASBC 2002-2005





**Capital Management Group, LLC**  
**P.O. Box 273**  
**Rye, CO 81069**  
**720-272-6111**

Colorado City Metropolitan District  
4497 Bent Brothers Blvd.  
Colorado City, CO 81019

November 16, 2021

In accordance with your request, I have made an appraisal of the 2013 International Workstar dump truck you are interested in purchasing for the district. After personal inspection and due diligence the following information pertains to this vehicle:

Milage 67,700+ Needs new batteries Tires 50% Automatic Transmission 13/15yd dump box

Hydraulic setup for snowplow and rear sander however there are no brackets for either

Maxxforce 13 engine: This engine was International's attempt to avoid using DefBlue, instead, using diesel fuel to reduce the carbons in the emissions. The Maxxforce DT was the industries most sought after engine but International changed the configuration to try to eliminate the use of DefBlue but with little success. The Maxxforce engine that this truck has cannot stand long periods of idling due to the fact that the reconfiguration uses filters that will plug up and the engine will shut down necessitating draining and replacement.

It appears that these trucks are out of favor with many companies/municipalities due to the fact that parts are only available from International and the vehicles are difficult to work on requiring, in some cases, the vehicle be repaired by a dealership.

This appraisal to establish value relative to the market will be broken down using 2 different methodologies; the first is Current Market Value, the second is Orderly Liquidation Value (the definitions for the two methods will be included with the values as shown below). The use of two figures for the same equipment shows the value range the equipment has in the market place. The equipment that I inspected is fairly common in the industry. I was able to find 9 comparables for the inspected equipment.

An appraisal for Current Market Value is based upon field inspection, together with an investigation and analysis of all pertinent data and cost basis valuation (often incorrectly called Cost Value, the cost to replace the equipment with current and like equipment). The definition of Current Market Value is: *"The value of product, in use by the present owner, producing an income stream and necessary for the livelihood of the present owner"*. In this appraisers opinion the Current Market Value of the Equipment is estimated to be **\$58,000 (Fifty Eight Thousand Dollars)** with the effective date of November 16, 2021. The Effective Date is considered "current value" unless stated in the report as either prospective or retrospective.

An appraisal for Orderly Liquidation Value is based upon field examination, together with an investigation and analysis of all pertinent data. Orderly Liquidation value is where the owner is willing and present at the time of liquidation, as opposed to "Forced Liquidation", where the owner is usually absent. Forced Liquidation Value is derived from a forced sale with insufficient time to properly seek buyers of like equipment. Orderly Liquidation Value can be defined the same as Fair Market Value using the following definition: *"The Fair Market value is the price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of relevant facts. [26 CFR Internal Revenue§20.2031-1(b)]"* (Also known as an "Arms Length Transaction"). In this appraiser's opinion the total Fair Market Value of Equipment is estimated to be **\$28,300 (Twenty Eight Thousand Three Hundred Dollars)** with the Effective Date of November 16, 2021. The Effective Date value is considered "current value" unless otherwise stated in the report as either prospective or retrospective.

Thank you for the opportunity to be of service to you. Please feel free to contact me with any questions.

Respectfully submitted,

*Jake Brunick\**

Jake Brunick

Senior Appraiser

\* Signature electronically filed.

# Capital Management Group LLC

## Assumptions and Limiting Conditions

1. Neither all nor any part of this report is to be reproduced for distribution or publication without the written consent of the author.
2. The equipment appraised herein is assumed to be the property of the owner; however, this appraiser makes no guarantee of actual ownership.
3. The titles of the equipment described herein are assumed to be good and marketable. The values found do not take into account any encumbrances or claims on the titles of the equipment appraised and no financial statement search has been made.
4. No responsibility is assumed for the outcome of any legal action in which this appraisal may be used as evidence. Should this appraiser's testimony be required for any legal action, adequate notice and time for preparation must be given. The appraiser reserves the right to re-negotiate fees for consulting or giving testimony.

## Appraiser's Certification

I certify that, to the best of my knowledge and belief:

\*\*The statements of fact contained in this report are true and correct.

\*\* The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, unbiased professional analyses, opinions and conclusions.

\*\*I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

\*\*I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

\*\*My compensation is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

\*\*I have made a personal inspection of the property that is the subject of this report, unless otherwise noted.

\*\*No one provided significant professional assistance to the person signing this report.

\*\* This appraisal was prepared in compliance with Uniform Standards of Professional Appraisal Practice (USPAP) and the standards as set forth with the Certified Appraisers Guild of America (CAGA).

This appraisal report is confidential and may not be copied or used for any purpose other than that which is stated herein, or by any person or persons other than the client and those expressly authorized herein, without my prior written consent. If this report is copied, reproduced or used in any manner it must be done so in its entirety including any and all attachments. No change to any item in this appraisal report shall be made by anyone other than me.

*Jake Brunick\**

Jake Brunick, Senior Appraiser

\* Signature electronically filed.

*November 16, 2021*

Date



November 26, 2021

### 2022 Budget Message

The Colorado City Metropolitan District is a statutory metropolitan district and political subdivision of the State of Colorado that encompasses an unincorporated area approximately twenty-five miles south of Pueblo. As part of its statutory obligations, the District provides water and sewer service and roads as well as recreation services via their golf course and parks and recreation department to constituents within the District's boundaries. Colorado City owns numerous water rights, a water diversion, storage, treatment and delivery system, and a sewage treatment plant, all of which are located within or near the District's boundaries.

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

### 2022 Budget Strategy

The 2022 Colorado City Metropolitan District's budget, in addition to providing management control and planning, is a communication instrument for informing people of the District's policies, goals and strategies.

The budget for 2022 was developed through a series of special meetings of the District Manager, Finance Director, department heads, Budget Committee and the Board of Directors. There are budget hearings open to the public. District employees, citizens of the District, and others to provide input to the Board.

This budget incorporates very conservative revenue projections and a re-structured expenditure plan. The ability of the District to maintain, and increase, reserve levels while still promoting revenue growth in 2022 and beyond is the driving force behind this 2022 budget. Growth and expansion within the community and district must be monitored and embraced to ensure a more prosperous future. Resource conservation and renewal programs are being implemented to further protect the community's investments and promote a more responsible fiscal portfolio.

It is the overall goal of the 2022 Budget of the District to ensure that the Colorado City Metropolitan District can continue to deliver quality services and programs, invest in the future of the community through federal, and state grants, while sustaining a fiscally prudent budgetary framework.

Respectfully Submitted,

James P. Eccher, District Manager



**Colorado City Metropolitan District  
Administration  
2022 Budget**

11/26/2021  
Iteration 3

Account		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
01-0100						
01-0100-4110	Property Taxes	213,411	198,977	207,000	204,308	265,174
01-0100-4120	Franchise Fees	15,008	11,004	15,000	15,000	15,000
01-0100-4140	Excise Taxes	47,355	27,341	40,000	30,000	39,970
01-0100-4510	Charges for Services	9,997	5,600	5,600	9,600	-
01-0100-4520	CCAAC Fees	6,960	7,240	7,000	5,000	5,000
01-0100-4910	Miscellaneous Income	717	3,396	550	2,000	5,800
01-0100-5200	Interest	11,853	6,926	8,000	-	8,500
01-0100-5300	Donations	-	-	-	-	-
01-0100-5400	Lease Revenue	12,000	9,000	12,000	12,000	12,000
01-0100-5700	Gain/Loss on Sale of Assets	19,500	12,000	12,000	6,000	2,000
01-0100-5800	Insurance Proceeds	-	-	-	-	-
01-0100-5910	Interfund Transfers	-	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>336,800</b>	<b>281,484</b>	<b>307,150</b>	<b>283,908</b>	<b>353,444</b>
01-0100-6110	Salaries	73,461	59,021	72,900	78,003	77,083
01-0100-6112	Hourly Wages	20,048	23,566	25,321	25,321	20,332
01-0100-6114	Seasonal Wages	-	181	-	-	-
01-0100-6115	Overtime Pay	33	104	250	-	-
	Gross Payroll	93,541	82,872	98,471	103,324	97,415
01-0100-6210	Payroll Taxes - FICA	5,710	4,940	6,105	4,836	4,779
01-0100-6211	Payroll Taxes - Medicare	1,312	1,156	1,428	1,498	1,413
01-0100-6212	Payroll Taxes - SUTA	279	249	295	310	292
01-0100-6310	Employee Benefits - Health Ins	22,632	9,226	19,517	12,142	11,009
01-0100-6311	Workman's Comp. Insurance	8,011	5,582	8,011	16,522	10,000
01-0100-6312	Employee Benefits - Retirement	5,559	4,520	5,736	6,200	5,801
01-0100-6313	Employee Benefit - Accrued Com	-	-	-	-	-
01-0100-6314	Employee Benefit - Accrued Sic	-	-	-	-	-
01-0100-6320	Training	1,124	-	815	2,000	2,000
01-0100-6322	Travel and Lodging	-	-	500	3,000	3,000
01-0100-6323	Meals	-	-	-	1,000	800
	Payroll Taxes & Benefits:	44,626	25,672	42,407	47,508	39,094
	<b>Total Personnel Cost:</b>	<b>138,168</b>	<b>108,544</b>	<b>140,878</b>	<b>150,832</b>	<b>136,509</b>
01-0100-7010	Cost of Lot Sales	11,413	12,510	13,000	2,000	1,000
01-0100-7110	Advertising	339	340	340	500	500
01-0100-7120	Bank Charges	175	9	200	500	500
01-0100-7121	Treasurer Fees	6,119	5,719	5,825	6,000	20,000
01-0100-7122	Outside Service Fees	23,585	17,513	20,000	21,000	23,000
01-0100-7124	Membership Dues	3,196	2,527	2,700	3,500	3,500
01-0100-7123	CCAAC Expense	5,583	2,152	2,200	1,000	1,000
01-0100-7125	Taxes and Licenses	918	100	500	1,000	1,000
01-0100-7140	Professional Fees - Accounting	30,057	-	32,000	30,000	30,000
01-0100-7141	Professional Fees - Legal	19,491	12,982	16,500	17,891	25,000
01-0100-7144	Insurance	5,020	7,571	7,571	8,100	8,100
01-0100-7150	Operating Supplies	8,865	3,779	5,500	5,500	7,000
01-0100-7151	Fuels and Lubricants	443	874	1,082	1,000	1,114
01-0100-7154	Office Supplies	10,239	1,643	3,000	2,000	2,500
01-0100-7155	Janitorial Supplies	114	332	350	500	500
01-0100-7184	Furn, Tools & Equipment Repairs	-	-	-	1,000	1,700
01-0100-7186	Facilities Repairs/Maintenance	27	-	150	1,000	6,000
01-0100-7190	Utilities - Electric	3,988	2,736	4,050	4,700	4,700
01-0100-7191	Utilities - Natural Gas	3,694	2,290	3,729	4,200	4,200
01-0100-7192	Utilities - Water	699	470	701	800	800
01-0100-7193	Utilities - Telephone	7,631	5,716	7,765	7,785	7,785
01-0100-7194	Utilities - Trash	690	400	700	700	720
01-0100-7200	Interest Expense	-	-	-	-	-
	<b>Total O&amp;M</b>	<b>142,285</b>	<b>79,661</b>	<b>127,863</b>	<b>120,676</b>	<b>150,619</b>

01-0100-7710	Capital Outlays	-	-	-	9,000	12,107
01-0100-7720	Capital Projects	-	-	-	-	-
01-0100-7730	Lease - Purchase Payments	-	-	-	-	-
TBD	<b>Depreciation</b>				3,400	54,209
	Total Capital expenditures	-	-	-	9,000	66,316
01-0100-7910	Interfund Oper Transfers -- Out	-	-	-	-	-
	<b>Total Expenditures</b>	<b>280,453</b>	<b>188,206</b>	<b>268,741</b>	<b>283,908</b>	<b>353,444</b>
	<b>Excess (Deficiency) of Revenues</b>					
	<b>Over(Under) Expenditures</b>	<b>56,347</b>	<b>93,279</b>	<b>38,409</b>	<b>-</b>	<b>(0)</b>

**Colorado City Metropolitan District  
Recreation Center  
2022 Budget**

11/26/2021  
Iteration 3

Account		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2020 Budget 2021	Budget 2022
01-0203						
01-0203-4110	Property Taxes	14,435	13,458	14,000	13,819	17,935
01-0203-4510	Charges for Services	75	-	-	800	-
01-0203-4910	Miscellaneous Income	29	-	-	400	-
01-0203-5300	Lease Revenue	4,200	350	350	4,239	-
01-0203-5910	Interfund Transfers	-	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>18,738</b>	<b>13,808</b>	<b>14,350</b>	<b>19,258</b>	<b>17,935</b>
01-0203-6110	Salaries	2,526	2,242	2,500	2,750	2,750
01-0203-6112	Hourly Wages	-	-	-	-	1,822
01-0203-6114	Seasonal Wages	-	-	-	-	-
01-0203-6115	Overtime Pay	-	-	-	-	-
	Gross Payroll:	2,526	2,242	2,500	2,750	4,572
01-0203-6210	Payroll Taxes - FICA	152	138	155	171	283
01-0203-6211	Payroll Taxes - Medicare	35	32	36	40	66
01-0203-6212	Payroll Taxes - SUTA	8	7	8	8	14
01-0203-6310	Employee Benefits - Health Ins	958	21	1,175	364	335
01-0203-6311	Workman's Comp. Insurance	-	-	-	-	-
01-0203-6312	Employee Benefits - Retirement	150	127	150	165	165
01-0203-6313	Employee Benefit - Accrued Com	-	-	-	-	-
01-0203-6314	Employee Benefit - Accrued Sic	-	-	-	-	-
	Payroll Taxes & Benefits:	1,303	325	1,524	748	863
	<b>Total Personnel Cost:</b>	<b>3,829</b>	<b>2,567</b>	<b>4,024</b>	<b>3,498</b>	<b>5,435</b>
01-0203-7122	Outside Service Fees	(5)	-	-	500	400
01-0203-7144	Insurance	3,082	2,988	2,988	3,200	3,100
01-0203-7150	Operating Supplies	31	-	-	200	200
01-0203-7154	Office Supplies	-	-	-	200	200
01-0203-7155	Janitorial Supplies	-	-	-	200	300
01-0203-7184	Furn, Tools & Equipment Repairs	60	-	-	500	400
01-0203-7186	Facilities Repairs/Maintenance	1,625	56	56	2,000	1,500
01-0203-7190	Utilities -Electric	1,873	1,260	1,700	2,000	1,900
01-0203-7191	Utilities -Natural Gas	2,666	1,981	2,700	2,700	2,200
01-0203-7192	Utilities -Water	2,046	309	700	700	500
01-0203-7193	Utilities -Telephone	-	-	-	600	600
01-0203-7194	Utilities -Trash	-	-	-	100	453
	<b>Total O&amp;M</b>	<b>11,377</b>	<b>6,593</b>	<b>8,144</b>	<b>12,900</b>	<b>11,753</b>
01-0203-7710	Capital Outlays	-	-	-	-	-
01-0203-7720	Capital Projects	-	-	-	-	-
01-0203-7730	Lease Purchase Payments	-	-	-	-	-
TBD	Depreciation	-	-	-	2,860	747
	<b>Total Capital Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,860</b>	<b>747</b>
01-0203-7910	Interfund Oper Transfers -- Out	-	-	-	-	-
	<b>Total Expenditures</b>	<b>15,206</b>	<b>9,160</b>	<b>12,168</b>	<b>19,258</b>	<b>17,935</b>
	<b>Excess (Deficiency) of Revenues</b>					
	<b>Over(Under) Expenditures</b>	<b>3,533</b>	<b>4,649</b>	<b>2,182</b>	<b>-</b>	<b>0</b>

**Colorado City Metropolitan District**  
**Swimming Pool**  
**2022 Budget**

11/26/2021  
 Iteration 3

Account		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
01-0207						
01-0207-4110	Property Taxes	67,634	63,059	65,555	64,749	84,038
01-0207-4510	Open Swim	-	5,192	5,392	5,500	5,500
01-0207-4511	Swim Lessons	-	5,259	5,259	7,000	6,000
01-0207-4513	Water Aerobics	-	1,707	1,707	800	800
01-0207-4515	Concessions - Pool	-	3,368	3,368	3,500	3,500
01-0207-4910	Miscellaneous Income	58	1,988	58	2,000	122,000
01-0207-5910	Interfund Transfers	-	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>67,692</b>	<b>80,573</b>	<b>81,339</b>	<b>83,549</b>	<b>221,838</b>
01-0207-6110	Salaries	12,630	11,209	12,500	13,750	13,750
01-0207-6112	Hourly Wages	-	-	-	-	3,643
01-0207-6114	Seasonal Wages	8,913	22,334	22,334	26,000	26,000
01-0207-6115	Overtime	-	126	-	-	-
	Gross Payroll:	21,543	33,669	34,834	39,750	43,393
01-0207-6210	Payroll Taxes - FICA	1,318	2,082	2,160	2,465	2,690
01-0207-6211	Payroll Taxes - Medicare	308	487	505	576	629
01-0207-6212	Payroll Taxes - SUTA	65	101	105	119	130
01-0207-6310	Employee Benefits - Health Ins	4,792	107	5,208	1,820	1,800
01-0207-6311	Workman's Comp. Insurance	1,048	1,861	1,861	2,130	2,130
01-0207-6312	Employee Benefits - Retirement	750	635	722	825	825
01-0207-6313	Employee Benefit - Accrued Com	-	-	-	-	-
01-0207-6314	Employee Benefit - Accrued Sic	-	-	-	-	-
01-0207-6320	Training	295	1,913	295	1,200	2,200
01-0207-6322	Travel andLodging	-	-	-	-	-
01-0207-6323	Meals	-	-	-	-	-
	Payroll Taxes & Benefits:	8,576	7,184	10,855	9,135	10,405
	Total Personnel Cost:	30,119	40,853	45,689	48,885	53,798
01-0207-7110	Advertising	-	-	-	250	250
01-0207-7112	Concessions Expense	-	1,110	1,110	1,500	1,500
01-0207-7122	Outside Service Fees	320	375	375	4,400	4,400
01-0207-7144	Insurance	2,975	3,089	3,089	5,270	5,270
01-0207-7150	Operating Supplies	621	2,016	2,016	3,000	3,000
01-0207-7154	Office Supplies	-	-	-	500	500
01-0207-7155	JanitorialSupplies	61	-	-	500	500
01-0207-7184	Furn, Tools& Equipment Repairs	-	-	-	500	500
01-0207-7186	FacilitiesRepairs/Maintenance	1,165	30	100	2,000	2,000
01-0207-7190	Utilities -Electric	1,305	3,354	3,800	5,000	5,000
01-0207-7191	Utilities -Natural Gas	615	3,740	4,000	4,000	4,000
01-0207-7192	Utilities -Water	162	2,620	3,000	3,000	3,000
01-0207-7193	Utilities -Telephone	12	5	10	330	330
01-0207-7194	Utilities -Trash	70	210	350	100	100
	Total O&M	7,306	16,549	17,850	30,350	30,350
01-0207-7710	Capital Outlays	-	-	-	-	120,000
01-0207-7720	Capital Projects	-	-	-	-	-
01-0207-7730	Lease Purchase Payments	-	-	-	-	-
TBD	Depreciation	-	-	-	4,300	17,690
	Total Capital expenditures	-	-	-	4,300	137,690
	<b>Total Expenditures</b>	<b>37,425</b>	<b>57,402</b>	<b>63,539</b>	<b>83,535</b>	<b>221,838</b>
	<b>Excess (Deficiency) of Revenues</b>					
	<b>Over(Under) Expenditures</b>	<b>30,266</b>	<b>23,171</b>	<b>17,800</b>	<b>14</b>	<b>0</b>



**Colorado City Metropolitan District  
Parks & Recreation  
2022 Budget**

11/26/2021  
Iteration 3

Account 01-02-08		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
01-0208-4110	Property Taxes	102,105	95,199	97,750	97,750	126,871
01-0208-4120	Franchise Fees	-	-	-	-	-
01-0208-4510	Charges for Services	99,451	81,870	95,000	62,500	85,000
01-0208-4514	Charge for Signs	500	1,100	1,100	1,500	1,500
01-0208-4910	Miscellaneous Income	1,806	550	550	1,200	1,200
01-0208-5010	Grant Proceeds	-	88	-	-	-
01-0308-4510	Basketball Fees	871	-	-	4,000	4,000
01-0408-4510	Baseball Fees	2,200	730	770	4,500	4,500
01-0408-4511	Softball Fees	300	-	-	2,300	2,300
01-0508-4510	Recycling Fees	5,933	4,106	4,500	4,000	4,000
01-0608-4510	Soccer Fees	2,910	2,200	2,200	4,500	4,500
01-0708-4510	Volleyball Fees	-	-	-	1,000	1,000
01-0308-4515	Concessions-Basketball	-	-	-	1,600	1,600
01-XXXX-5300	Donations	-	-	-	1,500	1,500
01-0208-5910	Interfund Transfers	-	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>216,075</b>	<b>185,843</b>	<b>201,870</b>	<b>186,350</b>	<b>237,971</b>
01-0208-6110	Salaries	25,260	22,559	27,500	27,500	27,500
01-0208-6112	Hourly Wages	5,495	6,309	7,379	7,379	9,415
01-XXXX-6114	Seasonal Wages	35,178	26,392	28,000	35,000	35,000
01-0208-6115	Overtime Pay	-	-	-	-	-
	Gross Payroll:	65,933	55,260	62,879	69,879	71,915
01-XXXX-6210	Payroll Taxes - FICA	4,014	3,373	4,177	4,177	4,459
01-XXXX-6211	Payroll Taxes - Medicare	933	789	977	977	1,043
01-XXXX-6212	Payroll Taxes - SUTA	197	166	203	203	216
01-0208-6310	Employee Benefits - Health Ins	12,610	445	800	6,531	4,340
01-0208-6311	Workman's Comp. Insurance	1,428	3,256	3,256	9,351	5,000
01-0208-6312	Employee Benefits - Retirement	1,827	1,656	2,093	2,093	1,996
01-0208-6320	Training	-	-	-	-	500
01-0208-6322	Travel and Lodging	-	-	-	-	500
01-0208-6323	Meals	-	-	-	-	500
	Payroll Taxes & Benefits:	21,009	9,685	11,506	23,332	18,553
	<b>Total Personnel Cost:</b>	<b>86,942</b>	<b>64,945</b>	<b>74,385</b>	<b>93,211</b>	<b>90,468</b>
01-0208-7110	Advertising	-	-	-	500	629
01-XXXX-7112	Concessions Expense	-	-	-	900	900
01-0208-7120	Bank Charges	1,920	92	-	-	-
01-0208-7122	Outside Service Fees	-	5,669	6,888	6,888	10,000
01-0208-7125	Taxes and Licenses	270	-	-	300	300
01-0208-7144	Insurance	7,066	8,400	8,400	8,000	8,500
01-XXXX-7150	Operating Supplies	18,104	6,171	15,000	17,100	14,000
01-0208-7151	Fuels and Lubricants	4,712	5,730	7,000	4,200	7,000
01-0208-7154	Office Supplies	187	39	39	250	250
01-0208-7155	Janitorial Supplies	2,054	1,084	1,600	1,500	1,500
01-0208-7184	Furn, Tools & Equipment Repairs	2,948	1,875	3,000	2,000	2,500
01-0208-7186	Facilities Repairs/Maintenance	1,148	318	500	2,200	2,200
01-0208-7190	Utilities -Electric	21,459	13,970	18,000	15,000	15,000
01-0208-7191	Utilities -Natural Gas	1,748	2,497	5,000	5,000	5,000
01-0208-7192	Utilities -Water	3,278	3,213	4,000	2,000	4,000
01-0208-7193	Utilities -Telephone	2,949	2,154	3,000	2,000	3,000
01-0208-7194	Utilities -Trash	4,035	4,419	5,500	3,600	4,500
	<b>Total O&amp;M</b>	<b>71,877</b>	<b>55,631</b>	<b>77,927</b>	<b>71,438</b>	<b>79,279</b>

01-0208-7710	Capital Outlays	17,165	30,493	30,493	5,000	16,361
01-0208-7720	Capital Projects	5,712	-	-	-	25,000
01-0208-7730	Lease Purchase Payments	-	-	-	-	-
	<b>TBD Depreciation</b>	-	-	-	16,701	26,863
	<b>Total Capital Expenditures</b>	<b>22,877</b>	<b>30,493</b>	<b>30,493</b>	<b>21,701</b>	<b>68,224</b>
01-0208-7910	Interfund Transfers	-	-	-	-	-
	<b>Total Expenditures</b>	<b>181,696</b>	<b>151,069</b>	<b>182,805</b>	<b>186,350</b>	<b>237,971</b>
	<b>Excess (Deficiency) of Revenues</b>					
	<b>Over(Under) Expenditures</b>	<b>34,379</b>	<b>34,774</b>	<b>19,065</b>	<b>-</b>	<b>(0)</b>

**Colorado City Metropolitan District**  
**Golf Course Summary**  
**2022 Budget**

11/26/2021  
 Iteration 3

		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
01 4000						
4510	Green Fees and Range Fees	255,605	211,796	230,000	210,000	210,000
4512	Cart Rentals	180,690	147,857	157,000	160,000	165,000
4515	Drought Fee	24,374	104	104	-	10,000
4520	Memberships	36,331	37,079	37,079	40,000	40,000
4910	Miscellaneous	55,275	127,902	127,887	130,000	-
5200	Interest	-	-	-	-	-
5300	Lease Revenue	13,200	8,900	12,200	18,000	16,000
5700	Gain/Loss on Sale of Assets	35,575	-	-	-	-
5910	Interfund Transfers	-	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>601,050</b>	<b>533,638</b>	<b>564,270</b>	<b>558,000</b>	<b>441,000</b>
6110	Salaries	87,943	73,212	100,000	95,500	100,000
6112	Hourly Wages	3,663	4,305	7,860	7,860	4,000
6114	Seasonal Wages	107,063	102,776	118,000	110,000	124,000
6115	Overtime Pay	61	-	-	-	-
	Gross Payroll:	198,729	180,293	225,860	213,360	228,000
6210	Payroll Taxes--FICA	12,068	11,035	13,228	13,228	14,136
6211	Payroll Taxes-- Medicare	2,823	2,581	3,093	3,094	3,306
6212	Payroll Taxes--SUTA	610	541	640	640	684
6310	Employee Benefits -- Health Ins	17,237	10,919	15,140	15,140	15,139
6311	Workman's Comp Insurance	4,263	9,768	11,281	13,948	13,948
6312	Emp Benefits--Retirement	4,898	4,645	6,121	6,121	6,354
6313	Emp Benefits--Accrued Vac Pa	-	-	-	-	-
6314	Emp Benefits -- Accrued Sick P	-	-	-	-	-
6320	Training	-	-	-	1,000	1,000
6322	Travel & Lodging	-	55	-	1,000	1,000
6323	Meals	-	-	-	-	-
	Payroll Taxes & Benefits:	41,899	39,545	49,503	54,171	55,567
	<b>Total Personnel Cost:</b>	<b>240,628</b>	<b>219,838</b>	<b>275,363</b>	<b>267,531</b>	<b>283,567</b>
7110	Advertising	1,422	834	834	1,500	1,000
7120	Bank Fees & Bad Debt	10,940	7,723	8,000	7,000	7,000
7122	Outside Service Fees	6,004	8,827	10,300	8,800	9,800
7124	Membership Dues	1,006	1,006	1,006	1,100	1,100
7125	Taxes and Licenses	-	-	-	-	-
7141	Professional Fees - Legal	-	-	-	-	-
7143	Professional Fees - Engineering	-	-	-	-	-
7144	Insurance	12,221	12,100	12,100	14,400	14,400
7150	Operating Supplies	38,531	7,153	22,700	25,000	26,500
7151	Fuels & Lubricants	15,780	15,579	19,586	15,000	21,000
7154	Office Supplies	-	-	-	500	500
7155	Janitorial Supplies	2,001	1,306	1,700	1,903	1,900
7180	Restaurant Expenses	-	-	-	500	500
7184	Furn, Tools & Eq Repairs/Maint	20,398	3,705	7,000	14,000	11,000
7186	Facilities Repairs/Maintenance	(9,615)	175	200	2,500	2,500
7190	Utilities-- Electric	36,737	9,502	15,584	17,100	17,100
7191	Utilities-- Natural Gas	9,435	7,429	11,505	9,800	11,000
7192	Utilities --Water	6,485	3,231	6,589	6,567	5,500
7193	Utilities--Telephone	4,530	3,542	4,737	4,300	4,300
7194	Utilities--Trash	4,555	2,800	4,390	3,700	4,100
7200	Interest Expense	574	-	-	-	-
	<b>Total O&amp;M</b>	<b>161,004</b>	<b>84,913</b>	<b>126,231</b>	<b>133,670</b>	<b>139,200</b>

7710	Capital Outlays	115,338	154,950	154,950	130,000	10,000
7720	Capital Projects	2,117	-	-	-	-
7730	Lease Purchase Payments	6,783	5,088	-	6,800	-
7750	Annual Debt Payment	-	-	-	-	-
TBD	Depreciation	-	-	-	20,000	8,233
	<b>Total Capital expenditures</b>	<b>124,239</b>	<b>160,038</b>	<b>154,950</b>	<b>156,800</b>	<b>18,233</b>
7910	Interfund Oper Transfers -- Out	-	-	-	-	-
	<b>Total Expenditures</b>	<b>525,871</b>	<b>464,789</b>	<b>556,544</b>	<b>558,001</b>	<b>441,000</b>
	<b>Excess (Deficiency) of Revenues</b>					
	<b>Over(Under) Expenditures</b>	<b>75,179</b>	<b>68,849</b>	<b>7,725</b>	<b>(1)</b>	<b>0</b>

**Colorado City Metropolitan District**  
**Golf Course Pro Shop**  
**2022 Budget**

11/26/2021  
 Iteration 3

01 4000		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
04-0100-4510	Green Fees	255,605	211,796	230,000	210,000	210,000
04-0100-4512	Golf Cart Rental Fees	180,690	147,857	157,000	160,000	165,000
04-0100-4515	Drought Fee	24,374	104	104	-	10,000
04-0100-4520	MembershipDues	36,331	37,079	37,079	40,000	40,000
04-0100-4910	Miscellaneous Income	55,275	127,886	127,887	130,000	-
04-0100-5200	Interest	-	-	-	-	-
04-0100-5300	Lease Revenue	13,200	8,900	12,200	18,000	16,000
04-0100-5700	Gain/Loss on Sale of Assets	35,575	-	-	-	-
04-0100-5910	Interfund Transfers	-	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>601,050</b>	<b>533,622</b>	<b>564,270</b>	<b>558,000</b>	<b>441,000</b>
04-0100-6110	Salaries	87,943	31,030	45,000	40,500	45,000
04-0100-6112	Hourly Wages	1,909	2,103	2,460	2,460	2,000
04-0100-6114	Seasonal Wages	44,139	45,158	53,000	45,000	51,600
04-0100-6115	Overtime Pay	61	-	-	-	-
	Gross Payroll:	134,052	78,292	100,460	87,960	98,600
04-0100-6210	Payroll Taxes - FICA	5,032	4,818	5,453	5,453	6,113
04-0100-6211	Payroll Taxes - Medicare	1,177	1,127	1,275	1,275	1,430
04-0100-6212	Payroll Taxes - SUTA	267	235	264	264	296
04-0100-6310	Employee Benefits - Health Ins	8,863	5,411	7,498	7,498	7,498
04-0100-6311	Workman's Comp. Insurance	1,664	5,582	5,581	8,248	8,248
04-0100-6312	Employee Benefits - Retirement	1,789	1,988	2,577	2,577	2,810
04-0100-6313	Employee Benefit - Accrued Com	-	-	-	-	-
04-0100-6314	Employee Benefit - Accrued Sic	-	-	-	-	-
04-0100-6320	Training	-	-	-	500	500
04-0100-6322	Travel andLodging	-	-	-	500	500
	Payroll Taxes & Benefits:	18,792	19,160	22,648	26,315	27,395
	<b>Total Personnel Cost:</b>	<b>152,844</b>	<b>97,452</b>	<b>123,108</b>	<b>114,275</b>	<b>125,995</b>
04-0100-7110	Advertising	1,422	834	834	1,500	1,000
04-0100-7120	Bank Fees and Other Penalties	10,940	7,723	8,000	7,000	7,000
04-0100-7122	Outside Service Fees	423	1,457	2,000	500	1,500
04-0100-7124	MembershipDues	436	436	436	500	500
04-0100-7144	Insurance	8,211	10,117	10,117	10,000	10,000
04-0100-7150	Operating Supplies	1,658	2,529	2,700	2,000	2,500
04-0100-7151	Fuels and Lubricants	7,072	7,395	8,586	7,000	9,000
04-0100-7154	Office Supplies	-	-	-	500	500
04-0100-7155	JanitorialSupplies	1,916	1,306	1,700	1,503	1,500
04-0100-7180	Hollydot Restaurant	-	-	-	500	500
04-0100-7184	Furn, Tools& Equipment Repairs	10,199	-	-	1,000	1,000
04-0100-7186	FacilitiesRepairs/Maintenance	(9,763)	-	-	1,500	1,500
04-0100-7190	Utilities -Electric	12,120	7,282	11,584	13,100	13,100
04-0100-7191	Utilities -Natural Gas	7,271	5,628	8,505	6,800	7,500
04-0100-7192	Utilities -Water	5,951	2,966	6,089	6,067	5,000
04-0100-7193	Utilities -Telephone	2,577	2,229	3,037	2,600	2,600
04-0100-7194	Utilities -Trash	3,180	2,120	3,100	3,100	3,100
	<b>Total O&amp;M</b>	<b>63,610</b>	<b>52,022</b>	<b>66,688</b>	<b>65,170</b>	<b>67,800</b>
04-0100-7710	Capital Outlays	115,338	102,110	102,110	130,000	10,000
04-0100-7720	Capital Projects	2,117	-	-	-	-
04-0100-7730	Lease Purchase Payments	-	-	-	-	-
TBD	Depreciation	-	-	-	15,000	3,190
	<b>Total Capital expenditures</b>	<b>117,456</b>	<b>102,110</b>	<b>102,110</b>	<b>145,000</b>	<b>13,190</b>
	<b>Total Expenditures</b>	<b>333,910</b>	<b>251,583</b>	<b>291,906</b>	<b>324,445</b>	<b>206,985</b>
	<b>Excess (Deficiency) of Revenues</b>					
	<b>Over(Under) Expenditures</b>	<b>267,140</b>	<b>282,039</b>	<b>272,364</b>	<b>(233,555)</b>	<b>234,015</b>

Colorado City Metropolitan District  
 Golf Course Maintenance  
 2022 Budget

11/26/2021  
 Iteration 3

		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
04-0201						
04-0201-4510	Green Fees and Range Fees	-	-	-	-	-
04-0201-4512	Cart Rentals	-	-	-	-	-
04-0201-4520	Memberships	-	-	-	-	-
04-0201-4910	Miscellaneous & Rent	-	(16)	-	-	-
04-0201-5200	Interest	-	-	-	-	-
04-0201-5700	Gain/Loss on Sale of Assets	-	-	-	-	-
04-0201-5910	Interfund Transfers	-	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>0</b>	<b>16</b>	<b>-</b>	<b>-</b>	<b>-</b>
04-0201-6110	Salaries	-	42,182	55,000	55,000	55,000
04-0201-6112	Hourly Wages	1,754	2,202	5,400	5,400	2,000
04-0201-6114	Seasonal Wages	62,924	57,618	65,000	65,000	72,400
04-0201-6115	Overtime Pay	-	-	-	-	-
	Gross Payroll:	64,678	102,002	125,400	125,400	129,400
04-0201-6210	PayrollTaxes--FICA	7,036	6,218	7,775	7,775	8,023
04-0201-6211	PayrollTaxes-- Medicare	1,646	1,454	1,818	1,818	1,876
04-0201-6212	PayrollTaxes--SUTA	343	306	376	376	388
04-0201-6310	Employee Benefits -- Health Ins	8,374	5,508	7,642	7,642	7,641
04-0201-6311	Workman's Comp Insurance	2,599	4,186	5,700	5,700	5,700
04-0201-6312	Emp Benefits--Retirement	3,109	2,657	3,544	3,544	3,544
04-0201-6313	Emp Benefits--Accrued Vac Pa	-	-	-	-	-
04-0201-6314	Emp Benefits -- Accrued Sick P	-	-	-	-	-
04-0201-6320	Training	-	-	-	500	500
04-0201-6322	Travel & Lodging	-	55	-	500	500
04-0201-6323	Meals	-	-	-	-	-
	Payroll Taxes & Benefits:	23,107	20,384	26,855	27,855	28,172
	<b>Total Personnel Cost:</b>	<b>87,786</b>	<b>122,386</b>	<b>152,255</b>	<b>153,255</b>	<b>157,572</b>
04-0201-7110	Advertising	-	-	-	-	-
04-0201-7120	Bank Fees and Other Penalties	-	-	-	-	-
04-0201-7122	Outside Service Fees	5,581	7,370	8,300	8,300	8,300
04-0201-7124	MembershipDues	570	570	570	600	600
04-0201-7144	Insurance	4,010	1,983	1,983	4,400	4,400
04-0201-7150	Operating Supplies	36,873	4,623	20,000	23,000	24,000
04-0201-7151	Fuels & Lubricants	8,708	8,184	11,000	8,000	12,000
04-0201-7155	JanitorialSupplies	85	-	-	400	400
04-0201-7184	Furn, Tools& Equipment Repairs	10,199	3,705	7,000	13,000	10,000
04-0201-7186	FacilitiesRepairs/Maintenance	148	175	200	1,000	1,000
04-0201-7190	Utilities -Electric	24,617	2,220	4,000	4,000	4,000
04-0201-7191	Utilities -Natural Gas	2,164	1,801	3,000	3,000	3,500
04-0201-7192	Utilities -Water	534	265	500	500	500
04-0201-7193	Utilities -Telephone	1,953	1,314	1,700	1,700	1,700
04-0201-7194	Utilities -Trash	1,375	680	1,290	600	1,000
04-0201-7200	Interest Expense	574	-	-	-	-
	<b>Total O&amp;M</b>	<b>97,390</b>	<b>32,892</b>	<b>59,543</b>	<b>68,500</b>	<b>71,400</b>
04-0201-7710	Capital Outlays	-	52,840	52,840	-	-
04-0201-7720	Capital Projects	-	-	-	-	-
04-0201-7730	Lease - Purchase Payments	6,783	5,088	6,800	6,800	-
04-0201-7750	Annual DebtPayment	-	-	-	-	-
	<b>Total Capital expenditures</b>	<b>6,783</b>	<b>57,928</b>	<b>59,640</b>	<b>6,800</b>	<b>-</b>
<b>TBD</b>	<b>Depreciation</b>	-	-	-	5,000	5,043
04-0201-7910	Interfund Oper Transfers -- Out	-	-	-	-	-
	<b>Total Expenditures</b>	<b>191,959</b>	<b>213,206</b>	<b>271,438</b>	<b>233,655</b>	<b>234,016</b>
	<b>Excess (Deficiency) of Revenues Over(Under) Expenditures</b>	<b>(191,959)</b>	<b>(213,190)</b>	<b>(271,438)</b>	<b>(233,555)</b>	<b>(234,016)</b>

**Colorado City Metropolitan District**  
**Roads**  
**2022 Budget**

11/26/2021  
 Iteration 3

Account		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
01-6000						
01-6000-4110	Property Taxes	11,327	10,561	11,000	10,844	14,074
01-6000-4116	Specific Ownership Taxes	35,439	25,080	38,000	36,000	35,000
01-6000-4515	Roads Revenue	2,500	5,000	5,000	5,700	2,500
01-6000-4910	Miscellaneous Income	5,769	3,509	3,509	2,500	2,500
01-6000-4920	Other Financing Sources	-	-	-	-	-
01-6000-5700	Gain/Loss on Sale of Assets	20,579	25,989	24,384	20,000	14,000
	<b>Total Revenue and OFS:</b>	<b>75,614</b>	<b>70,139</b>	<b>81,893</b>	<b>75,044</b>	<b>68,074</b>
01-6000-6110	Salaries	6,208	3,578	3,578	6,420	4,500
01-6000-6112	Hourly Wages	3,489	1,028	1,028	3,983	6,231
01-6000-6114	Seasonal Wages	-	-	-	-	-
01-6000-6115	Overtime Pay	122	-	300	2,000	2,000
01-6000-6116	Double Time Pay	-	27	200	2,000	2,000
	<b>Gross Payroll:</b>	<b>9,819</b>	<b>4,633</b>	<b>5,106</b>	<b>14,403</b>	<b>14,731</b>
01-6000-6210	Payroll Taxes - FICA	596	286	580	893	913
01-6000-6211	Payroll Taxes - Medicare	139	67	160	641	214
01-6000-6212	Payroll Taxes - SUTA	29	14	40	43	44
01-6000-6310	Employee Benefits - Health Ins	3,695	317	1,380	1,380	700
01-6000-6312	Employee Benefits - Retirement	560	251	540	614	337
01-6000-6311	Workmen's Comp. Insurance	-	-	-	465	465
	<b>Total Personnel Cost:</b>	<b>14,837</b>	<b>5,568</b>	<b>7,806</b>	<b>18,439</b>	<b>17,404</b>
01-6000-7122	Outside Service Fees	3,415	5,110	5,110	3,243	3,000
01-6000-7125	Taxes & Licenses	2,009	1,459	1,459	2,200	2,200
01-6000-7143	Professional Fees - Engineerin	-	-	-	1,000	1,500
01-6000-7144	Insurance	1,101	669	669	1,200	1,000
01-6000-7150	Operating Supplies	1	2,080	2,080	3,500	3,000
01-6000-7151	Fuels and Lubricants	2,399	5,154	6,300	2,500	6,500
01-6000-7184	Furn, Tools& Equipment Repairs	14,467	987	987	2,000	1,000
01-6000-7190	Utilities -Electric	10,526	6,888	8,700	10,000	10,000
	<b>Total O&amp;M</b>	<b>33,919</b>	<b>22,347</b>	<b>25,305</b>	<b>25,643</b>	<b>28,200</b>
01-6000-7710	Capital Outlays	-	-	-	-	-
01-6000-7720	Capital Projects	-	-	-	-	-
01-6000-7730	Lease Purchase Payments	19,769	19,769	19,769	19,769	19,769
TBD	Depreciation				11,193	2,701
	<b>Total Capital expenditures</b>	<b>19,769</b>	<b>19,769</b>	<b>19,769</b>	<b>30,962</b>	<b>22,470</b>
	<b>Total Expenditures</b>	<b>68,525</b>	<b>47,684</b>	<b>52,880</b>	<b>75,044</b>	<b>68,074</b>
	<b>Excess (Deficiency) of Revenues</b>					
	<b>Over(Under) Expenditures</b>	<b>7,089</b>	<b>22,455</b>	<b>29,013</b>	<b>-</b>	<b>(0)</b>

**Colorado City Metropolitan District**  
**Water**  
**2022 Budget**

11/26/2021  
 Iteration 3

Account		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
02-0100						
02-0100-4130	Impact Fees	191,710	46,645	54,000	38,500	38,500
02-0100-4131	Tap Fees	88,150	81,300	122,800	53,350	53,350
02-0100-4515	Bulk Water	71,397	47,093	55,600	61,000	61,000
02-0100-4516	Set Up Fees	3,625	2,301	3,000	3,000	3,000
02-0100-4517	Penalties	1,347	3,347	4,000	5,000	5,000
02-0100-4910	Misc. Income	31,664	6,429	5,279	2,000	2,000
02-0100-5010	Grant/Loan Proceeds	588,828	3,551	3,551	-	3,300,000
02-0100-5110	Water Fees	795,155	593,608	742,000	825,000	825,000
02-0100-5200	Interest	667	226	250	500	500
02-0100-5300	Lease Income	55,125	47,566	55,000	55,000	55,000
02-0100-5601	Water Availability Charges (AOS)	168,102	169,068	170,000	170,000	170,000
02-0100-5700	Gain or Loss on Sale of Assets	-	-	-	-	-
02-0100-5990	Fund Balance Used (Surplus)	-	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>1,995,771</b>	<b>988,275</b>	<b>1,204,922</b>	<b>1,213,350</b>	<b>4,513,350</b>
02-0100-6110	Salaries	134,583	96,280	129,319	129,319	123,559
02-0100-6112	Hourly Wages	134,117	105,352	155,305	155,305	120,224
02-0100-6114	Seasonal Wages	6,735	5,630	10,000	10,000	6,700
02-0100-6115	Overtime Pay	8,285	12,912	15,000	10,000	15,000
02-0100-6116	Doubletime	822	1,856	3,000	1,000	2,000
	Gross Payroll:	284,542	222,030	312,624	305,624	267,483
02-0100-6210	Payroll Taxes--FICA	17,317	13,342	19,383	18,949	16,584
02-0100-6211	Payroll Taxes-- Medicare	4,042	3,121	4,533	4,432	3,878
02-0100-6212	Payroll Taxes--SUTA	843	666	938	917	802
02-0100-6310	Employee Benefits -- Health Ins	65,604	23,278	35,094	43,341	35,094
02-0100-6311	Workman's Comp Insurance	8,195	13,955	13,955	19,220	18,260
02-0100-6312	Emp Benefits--Retirement	12,484	9,742	14,649	18,000	14,649
02-0100-6313	Emp Benefits--Accrued Vac Pa	1,232	-	-	-	-
02-0100-6314	Emp Benefits -- Accrued Sick P	755	-	-	-	-
02-0100-6320	Training	355	310	355	1,000	3,000
02-0100-6322	Travel & Lodging	1,391	456	456	1,000	3,000
02-0100-6323	Meals	-	-	-	500	1,000
	Payroll Taxes & Benefits:	112,217	64,870	89,363	107,359	96,268
	<b>Total Personnel Cost:</b>	<b>396,759</b>	<b>286,900</b>	<b>401,987</b>	<b>412,983</b>	<b>363,750</b>
02-0100-7110	Advertising	452	310	310	500	500
02-0100-7111	Bad Debt Write Offs	17,214	264	2,000	2,000	2,000
02-0100-7120	Bank Fees and Other Penalties	1,724	1,547	1,700	1,500	1,500
02-0100-7122	Outside Service Fees	66,289	70,355	95,000	70,000	85,000
02-0100-7124	Membership Dues	23	23	23	500	500
02-0100-7125	Taxes and Licenses	1,337	600	2,000	2,000	2,000
02-0100-7140	Professional Fees -- Accounting	-	-	26,000	-	-
02-0100-7141	Professional Fees -- Legal	13,549	24,250	21,500	15,000	15,000
02-0100-7143	Professional Fees -- Engineering	-	-	-	25,000	25,000
02-0100-7144	Insurance	28,069	44,654	44,654	29,880	45,000
02-0100-7145	Bond Expense	48,875	-	-	-	-
02-0100-7150	Operating Supplies	92,341	115,950	150,000	185,000	158,000
02-0100-7151	Fuels & Lubricants	14,991	8,248	9,900	12,000	18,000
02-0100-7152	Rent Expense	5,500	4,500	6,000	6,000	6,000
02-0100-7154	Office Supplies	2,513	-	200	600	2,000
02-0100-7155	Janitorial Supplies	143	443	550	250	500
02-0100-7184	Furn, Tools & Eq Repairs/Maint	14,729	5,688	7,000	8,000	11,000
02-0100-7186	Facilities Repairs/Maintenance	3,705	10	10	4,000	4,000
02-0100-7190	Utilities-- Electric	160,458	97,114	115,000	115,000	125,000
02-0100-7191	Utilities-- Natural Gas	17,064	12,336	20,000	20,000	20,000
02-0100-7192	Utilities --Water	552	245	500	500	500
02-0100-7193	Utilities--Telephone	5,713	4,677	6,000	6,000	6,500
02-0100-7194	Utilities--Trash	1,550	1,543	1,600	1,500	1,600
02-0100-7500	Interest Expense	99,791	101,610	-	101,610	99,292
	<b>Total O&amp;M</b>	<b>596,579</b>	<b>494,365</b>	<b>509,947</b>	<b>606,840</b>	<b>628,892</b>



02-0100-7710	Capital Outlays	6,923	109,028	109,028	-	80,000
02-0100-7711	Capital Outlays-Bond Refinance	25,967	-	-	-	-
02-0100-7720	Capital Projects	117,449	102,058	102,058	20,000	3,300,000
02-0100-7724	Capital Projects-Bond Refinance	578,514	15	15	-	-
02-0100-7750	Annual Debt Payment	-	68,390	68,390	68,390	70,708
02-0100-7752	Capital Improvement Fund	-	-	-	33,116	30,000
	<b>Total Capital expenditures</b>	<b>728,853</b>	<b>279,491</b>	<b>279,491</b>	<b>121,506</b>	<b>3,480,708</b>
<b>TBD</b>	<b>Depreciation</b>	-	-	-	71,000	40,000
	Interfund Oper Transfers -- Out	-	-	-	-	-
	<b>Total Expenditures</b>	<b>1,722,190</b>	<b>1,060,755</b>	<b>1,191,425</b>	<b>1,212,329</b>	<b>4,513,350</b>
	<b>Excess (Deficiency) of Revenues</b>					
	<b>Over(Under) Expenditures</b>	<b>273,580</b>	<b>(72,480)</b>	<b>13,497</b>	<b>1,021</b>	<b>(0)</b>
<b>Beginning Fund Balance - Unrestricted</b>		<b>82,260</b>	<b>355,840</b>	<b>355,840</b>	<b>355,840</b>	<b>483,741</b>
<b>Ending Fund Balance - Unrestricted</b>		<b>355,840</b>	<b>283,360</b>	<b>483,741</b>	<b>355,840</b>	<b>483,741</b>

# Colorado City Metropolitan District

Sewer  
2022 Budget

11/26/2021  
Iteration 3

9/30/2021

Account		12/31/2020 Prior Year Actual 2020	9/30/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
03-0100						
03-0100-4130	Impact Fees	199,450	36,000	36,000	44,000	44,000
03-0100-4131	Tap Fees	45,000	73,450	112,700	45,650	45,650
03-0100-4910	Miscellaneous	904	231	231	500	500
03-0100-5010	Grant/Loan Proceeds	16,834	449	449	500	144,000
03-0100-5011	Donations	-	-	-	-	-
03-0100-5110	Sanitation Fees	608,732	463,907	613,000	640,000	608,000
03-0100-5200	Interest	378	81	76	300	300
03-0100-5201	AOS Late Fees	-	-	-	-	-
03-0100-5202	AOS Collection Fees	3,780	25	25	1,500	1,500
03-0100-5601	Availability Charge	118,321	118,678	120,000	120,000	120,000
03-0100-5700	Gain/Loss on Sale of Assets	-	4,500	4,500		
03-01005800	Insurance Proceeds	-	-	-	-	-
03-0100-5990	Fund Balance Used	-	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>993,400</b>	<b>697,321</b>	<b>886,981</b>	<b>852,450</b>	<b>963,950</b>
03-0100-6110	Salaries	101,163	85,739	119,000	119,827	110,228
03-0100-6112	Hourly Wages	86,356	85,145	121,000	121,836	109,876
03-0100-6114	Seasonal Wages	4,306	3,494	3,600	3,500	3,500
03-0100-6115	Overtime Pay	3,613	7,407	7,600	2,500	2,500
03-0100-6116	Doubletime Pay	274	1,034	1,200	1,000	1,000
	Gross Payroll:	195,713	182,820	252,400	248,663	227,104
03-0100-6210	PayrollTaxes--FICA	11,914	10,916	28,000	15,417	14,080
03-0100-6211	PayrollTaxes-- Medicare	2,790	2,552	5,500	3,606	3,293
03-0100-6212	PayrollTaxes--SUTA	577	548	900	746	681
03-0100-6310	Employee Benefits -- Health Ins	48,542	20,288	36,917	36,917	32,358
03-0100-6311	Workman's Comp Insurance	5,147	12,094	12,094	12,094	15,000
03-0100-6312	Emp Benefits--Retirement	9,150	8,272	9,022	14,499	13,185
03-0100-6313	Emp Benefits--Accrued Vac Pa	303	-	-	-	-
03-0100-6314	Emp Benefits -- Accrued Sick P	210	-	-	-	-
03-0100-6320	Training	355	-	-	2,000	3,000
03-0100-6322	Travel & Lodging	-	-	-	500	3,000
03-0100-6323	Meals	-	-	-	500	1,000
	Payroll Taxes & Benefits:	78,989	54,671	92,433	86,279	85,597
	<b>Total Personnel Cost:</b>	<b>274,702</b>	<b>237,491</b>	<b>344,833</b>	<b>334,942</b>	<b>312,701</b>
03-0100-7110	Advertising	22	100	100	-	100
03-0100-7111	Bad Debts	8,419	419	419	1,000	1,000
03-0100-7120	Bank Fees & Other Penalties	3,925	120	5,430	500	4,000
03-0100-7122	Outside Service Fees	52,780	41,841	50,000	40,000	50,000
03-0100-7124	Membership Dues	23	-	-	100	100
03-0100-7125	Taxes and Licenses	2,825	-	2,733	3,500	3,500
03-0100-7141	Professional Fees - Legal	5,834	-	169	5,000	5,000
03-0100-7144	Insurance	19,316	30,228	30,228	25,880	32,000
03-0100-7145	Bond Bank of S. Juans Expense	12,147	-	-	-	-
03-0100-7150	Operating Supplies	42,015	23,382	30,000	30,310	30,310
03-0100-7151	Fuels & Lubricants	7,754	6,060	7,000	12,000	20,000
03-0100-7152	Rent Expense	6,500	4,500	6,000	6,000	6,000
03-0100-7154	Office Supplies	782	-	-	500	500
03-0100-7155	Janitorial Supplies	35	422	422	500	500
03-0100-7184	Furn, Tools & Eq Repairs/Maint	10,973	5,711	6,000	10,000	10,000
03-0100-7186	Facilities Repairs/Maintenance	3,926	-	-	2,000	2,000
03-0100-7190	Utilities-- Electric	43,422	27,475	38,000	48,000	48,000
03-0100-7191	Utilities-- Natural Gas	5,499	3,228	5,300	5,300	5,300
03-0100-7192	Utilities --Water	501	245	500	350	500
03-0100-7193	Utilities--Telephone	4,410	3,337	4,500	4,200	4,500
03-0100-7194	Utilities--Trash	1,350	1,243	1,400	1,300	1,300
03-0100-7500	Interest Expense	45,174	38,202	38,202	38,202	36,157
	<b>Total O&amp;M</b>	<b>277,632</b>	<b>186,512</b>	<b>226,403</b>	<b>234,642</b>	<b>260,767</b>

03-0100-7710	Capital Outlays	7,357	34,695	34,695	20,000	20,000
03-0100-7711	Capital Outlays-Bond Refinance	3,250	-	-	-	144,000
03-0100-7720	Capital Projects	-	9,224	9,224	20,000	75,081
03-0100-7721	Debt Payment Admin Fees	-	-	-	-	-
03-0100-7724	Capital Projects-Bond Refinance	10,063	-	-	-	-
03-0100-7730	Lease Purchase Payments	117,007	20,500	20,500	17,504	-
03-0100-7750	Annual Debt Payment	93,377	108,890	108,890	108,890	111,400
03-0100-7751	Capital Improvement Fund	-	-	-	20,000	20,000
	<b>Total Capital expenditures</b>	<b>231,054</b>	<b>173,309</b>	<b>173,309</b>	<b>186,394</b>	<b>370,481</b>
TBD	Depreciation				96,372	20,000
03-0100-7910	Interfund Oper Transfers -- Out	-	-	-		-
	<b>Total Expenditures</b>	<b>783,388</b>	<b>597,312</b>	<b>744,545</b>	<b>852,450</b>	<b>963,950</b>
	Excess (Deficiency) of Revenues					
	Over(Under) Expenditures	<b>210,012</b>	<b>100,009</b>	<b>115,277</b>	<b>-</b>	<b>0</b>
<b>Beginning Fund Balance - Unrestricted</b>		<b>104,451</b>	<b>314,463</b>	<b>314,463</b>	<b>314,463</b>	<b>429,740</b>
<b>Ending Fund Balance - Unrestricted</b>		<b>314,463</b>	<b>414,472</b>	<b>429,740</b>	<b>314,463</b>	<b>429,740</b>

**Colorado City Metropolitan District**  
**Property Management Fund**  
**2022 Budget**

11/26/2021  
 Iteration 3

<b>Account</b>		<b>12/31/2020 Prior Year Actual 2020</b>	<b>Current Year Forecast Actual 2021</b>	<b>12/21/2021 Budget 2021</b>	<b>Budget 2022</b>
<b>05-0100</b>					
5010	Contributions	-	-	-	-
5200	Interest	-	-	-	-
5700	Gain/Loss on Sale of Assets	54,500	83,300	-	20,000
5910	Interfund Transfers	-	-	-	-
5990	Fund Balance Used (Surplus)	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>54,500</b>	<b>83,300</b>	<b>-</b>	<b>20,000</b>
7010	Cost of Property Sold	32,907	25,650	-	-
7122	Outside Service Fees	-	-	-	-
7125	Taxes & Licenses	-	-	-	-
7150	Operating Supplies	-	-	-	-
7200	Interest Expense	-	-	-	-
	<b>Total O&amp;M</b>	<b>32,907</b>	<b>25,650</b>	<b>-</b>	<b>-</b>
7910	Interfund Oper Transfers -- Out	-	-	-	-
7710	Capital Outlays	-	-	-	-
7720	Capital Projects	-	-	-	-
	<b>Total Capital expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Total Expenditures</b>	<b>32,907</b>	<b>25,650</b>	<b>-</b>	<b>-</b>
	<b>Excess (Deficiency) of Revenues</b>				
	<b>Over(Under) Expenditures</b>	<b>21,593</b>	<b>57,650</b>		<b>20,000</b>
	<b>Beginning Fund Balance - Unrestricted</b>	<b>(8,020)</b>	<b>13,573</b>	<b>13,573</b>	<b>71,223</b>
	<b>Ending Fund Balance - Unrestricted</b>	<b>13,573</b>	<b>71,223</b>	<b>71,223</b>	<b>91,223</b>

**Colorado City Metropolitan District**  
**Conservation Trust Fund (Lottery)**  
**2022 Budget**

11/23/2021  
 Iteration 3

<b>Account 10-0000</b>		<b>12/31/2020 Prior Year Actual 2020</b>	<b>Current Year Forecast Actual 2021</b>	<b>Budget 2021</b>	<b>Budget 2022</b>
10-0000-5010	Grant Proceeds	132,258	10,864	145,000	145,000
10-0000-5200	Interest	11	8	9	9
10-0000-5990	Fund Balance Used (Surplus)	-	-	-	-
	<b>Total Revenue and OFS:</b>	<b>132,269</b>	<b>10,872</b>	<b>145,009</b>	<b>145,009</b>
7710	Capital Outlays	147,247	-	-	-
7720	Capital Projects	-	-	-	-
7730	Lease Purchase Payments	-	-	-	-
	<b>Total Capital expenditures</b>	<b>147,247</b>	<b>-</b>	<b>-</b>	<b>-</b>
7910	Interfund Oper Transfers -- Out	-	-	-	-
	<b>Total Expenditures</b>	<b>147,247</b>	<b>-</b>	<b>-</b>	<b>-</b>
	Excess (Deficiency) of Revenues Over(Under) Expenditures	14,978	10,872	145,009	145,009
	<b>Beginning Net Assets - Restricted</b>	<b>(7,513)</b>	<b>(22,492)</b>	<b>(22,492)</b>	<b>(22,492)</b>
	<b>Ending Net Assets - Restricted</b>	<b>(22,492)</b>	<b>(11,620)</b>	<b>-</b>	<b>122,517</b>

**Colorado City Metropolitan District**

Capital Improvements Fund- Sewer

2022 Budget

11/26/2021

Iteration 3

<b>Account</b>		<b>Current Year Forecast Actual 2021</b>	<b>12/31/2021 Budget 2021</b>	<b>Budget 2022</b>
<b>16-00-00</b>				
16-0000-5011	Contributions	20,000	20,000	30,000
16-0000-5200	Interest	-	-	-
	<b>Total Revenue and OFS:</b>	<b>20,000</b>	<b>20,000</b>	<b>30,000</b>
16-0000-7710	Capital Outlays	-	-	-
16-0000-7720	Capital Projects	-	-	-
	<b>Total Capital expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>
16-0000-7910	Interfund Oper Transfers -- Out	-	-	-
	<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>Excess (Deficiency) of Revenues Over(Under) Expenditures</b>	<b>20,000</b>	<b>20,000</b>	<b>30,000</b>
<b>Beginning Net Assets - Restricted</b>		<b>-</b>	<b>20,000</b>	<b>20,000</b>
<b>Ending Net Assets - Restricted</b>		<b>20,000</b>	<b>-</b>	<b>50,000</b>

**Colorado City Metropolitan District**  
**Capital Improvements Fund- Water**  
**2022 Budget**

<b>Account</b>		<b>Current Year Forecast Actual 2021</b>	<b>12/31/2021 Budget 2021</b>	<b>Budget 2022</b>
<b>17-0000</b>				
17-0000-5011	Contributions	33,116	33,116	20,000
17-0000-5200	Interest	-	-	-
	<b>Total Revenue and OFS:</b>	33,116	33,116	20,000
17-0000-7710	Capital Outlays	-	-	-
17-0000-7720	Capital Projects	-	-	-
	<b>Total Capital expenditures</b>	-	-	-
17-0000-7910	Interfund Oper Transfers -- Out	-	-	-
	<b>Total Expenditures</b>	-	-	-
	<b>Excess (Deficiency) of Revenues Over(Under) Expenditures</b>	33,116	33,116	20,000
<b>Beginning Net Assets - Restricted</b>		<u>-</u>	<u>33,116</u>	<u>33,116</u>
<b>Ending Net Assets - Restricted</b>		<b>33,116</b>	<b>33,116</b>	<b>53,116</b>





Colorado City Architectural Advisory Committee  
P.O. Box 20229  
Colorado City, Colorado 81019  
719 676-3396 [colocityreception@ghvalley.net](mailto:colocityreception@ghvalley.net)



Application will be considered for review only if it has been fully completed and received at the Colorado City Metropolitan District office or mailed to and received at the above address by 3pm on the Wednesday prior to the next regular meeting. All applications must be accompanied by a check or money order made out to "CCAAC" in the amount appropriate to the fee schedule featured on the back of this application.

Property Owner: William and Christine Jenatsch  
Mailing Address: POB 19073 Email \_\_\_\_\_  
City: Colorado State: CO ZIP: 81019 Telephone: 719-676-2646  
Property Address: 5080 CUERNO VERDE BLVD  
City: Colorado City State: CO ZIP: 81019 Lot 4 Unit \_\_\_\_\_ Parcel# A

**CONTRACTOR**  
Contractor: William and Christine Jenatsch  
Mailing Address POB 19073 Email \_\_\_\_\_  
City Colorado State CO Zip 81019 Telephone 719-676-2646 License # \_\_\_\_\_

Requested Approval for:  Commercial Building  Residence  Garage  Shed  Fence  Other \_\_\_\_\_  
Type of Construction:  Steel  Wood  Manufactured  Other \_\_\_\_\_  
Mobile Home:  New  Used Year Built: \_\_\_\_\_ Pueblo County Zoning Code: \_\_\_\_\_ CCMD Zoning Code: \_\_\_\_\_  
Floor Area Square Footage: 500 Square Footage Required by Covenants: \_\_\_\_\_

**REQUIRED ITEMS for submittal of application:**

- Approved Pueblo County Planning Forms (New Construction)
- City/County Approved Water and Sewage Access (New Construction) see back
- Accurate Setbacks with Plot Plan Drawn to Scale (include easements) (from Planning/Zoning approval)
- Property Line Staked Out Corners
- Foundation Plan and Building Staked Out **Before** Excavation Slab
- One (1) copy of Blue Print and One (1) Electronic Copy sent to [colocityreception@ghvalley.net](mailto:colocityreception@ghvalley.net)
- Elevations – Front, Back and Sides
- Exterior Color Scheme, Type of Siding and Roofing Materials Must be indicated Beige + Brown
- Location of Improvements (Porches, Decks, Garages, Carports, Driveways, Accessory Buildings, Landscaping)
- Remodel Residence / Re-Roof Residence and/or Garage
- Garages and Accessory Buildings must have distance between buildings
- Fence – Type of Materials, Height and Locations

**I have read and agree to abide by the unit's protective covenants for which this application is submitted:**

Property Owner's or Contractor's Signature William & Christine Jenatsch Date 11/16/21  
Christine A. Jenatsch  
This application will not be accepted until you read and sign on reverse.

**CONDITIONS APPLYING TO THIS APPLICATION**

- It is clearly understood that the granting of architectural approval does not relieve the owner or building of compliance with Pueblo County Zoning Resolutions and/or Building Codes and Subdivision Regulations; it is also understood that the construction shall commence within 90 days of Colorado City Architectural Advisory Committee (CCAAC) approval. Actual construction period shall not exceed 180 days without committee approval. Failure to comply with these time limitations automatically terminates CCAAC approval. Any changes made to the submitted plans, either before or during construction, must be approved by CCAAC; or applying to the owner's unit. Copies of the covenants are available at the Colorado City Metropolitan District office or at [www.colorado.gov/coloradocitymetro](http://www.colorado.gov/coloradocitymetro).
- New Construction must purchase water and sewer tap prior to application approval. If septic and/or a cistern is being used on the building site, the Pueblo County Health Department must approve in writing that these sources qualify under Pueblo County Health Codes.
- Preliminary plans should be brought before CCAAC for approval. One (1) complete set of plans and specifications for construction, including all required items listed on the opposite side of this page, must be submitted for approval. Drawings must be professionally prepared and acceptable for the Pueblo Regional Planning Department.
- CCAAC meets the first and last Tuesdays of each month. After reviewing plans and specifications, CCAAC will approve the submitted plans by the next regular meeting (providing all requirements have been met). The Committee will retain one {1} set of approved plans. Incomplete applications will not be placed on a meeting agenda but will be returned to property owners for completion of missing information.
- Construction must not commence until you have received a Letter of Approval from CCAAC. As stated above, omissions of any information will delay the approval process. All construction must be confined to the lot listed or the reverse side of this document. Greenbelts and adjacent lots must not be used as access or storage during construction.
- **CCAAC is not responsible for any monetary losses you incur;** therefore, you are encouraged to obtain approval before proceeding with construction or purchases affected by this application.

**CCAAC Fee Schedule**

Please note that a check or money order for the appropriate amount must be included with your application

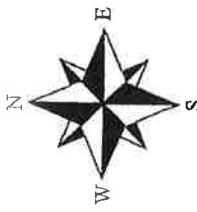
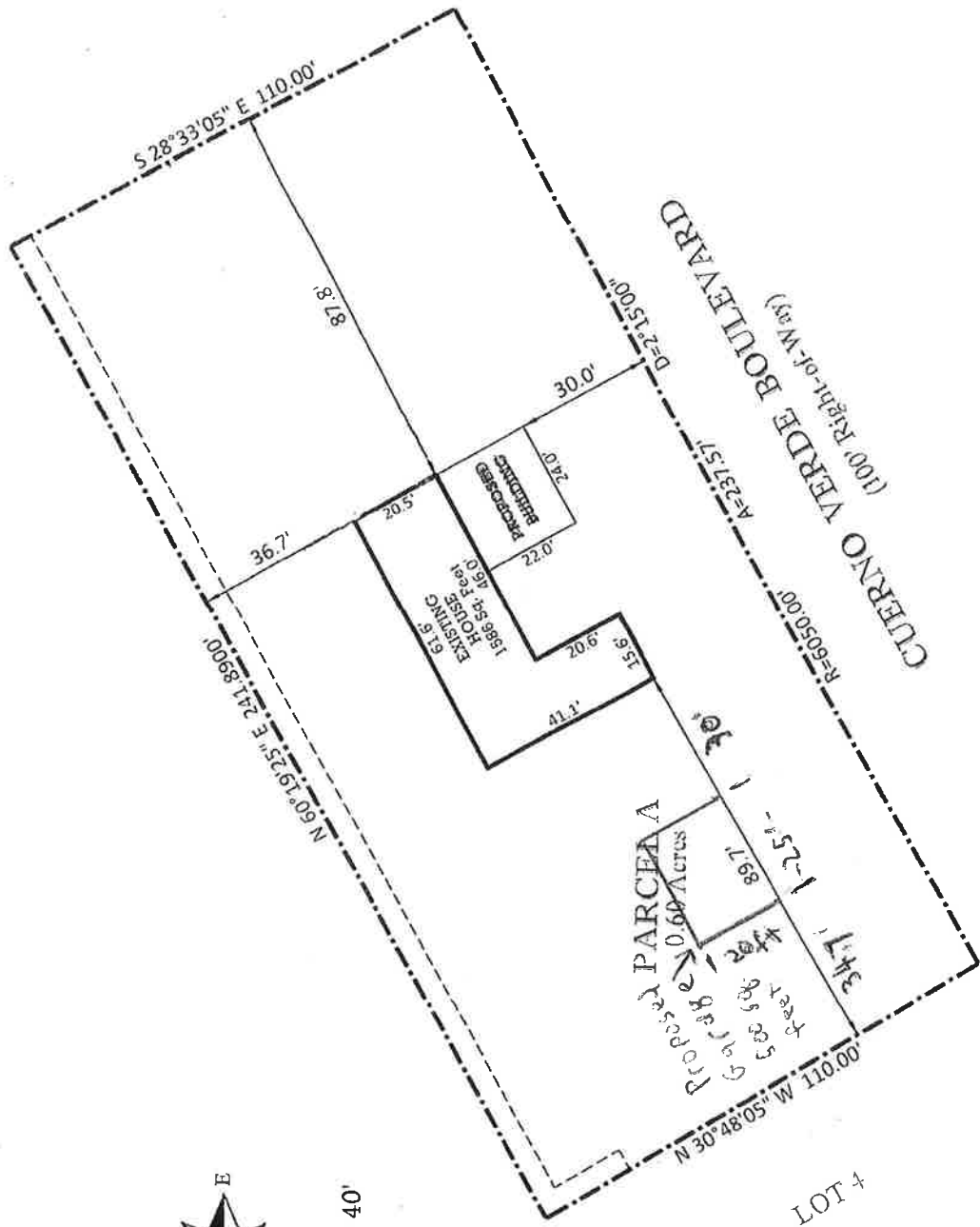
Commercial/Industrial	\$400.00
Multifamily Residential	\$300.00
New Single Family Residential	\$200.00
Sheds/Fences/Garages/Carports/Decks	\$ 40.00
Remodeling Residential	\$ 50.00
Re-Roofing	\$ 25.00
Sewer Tap	\$8,250.00
Water Tap	\$8,250.00

NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 {\$40 application fee + \$40 late fee} and must accompany application.

**I have read and understand the provisions of this application and understand that incomplete applications will be returned to me for the required information before being considered by CCAAC.**

Property Owner/Contractor Signature: Christine A Jenatsch Date: 11/16/21

# PLU PLAN



SCALE 1" = 40'

## LEGAL DESCRIPTION

Parcel A of Lot LLV 2004-019, Unit 2, Colorado City, (amended), Pueblo County, State of Colorado.

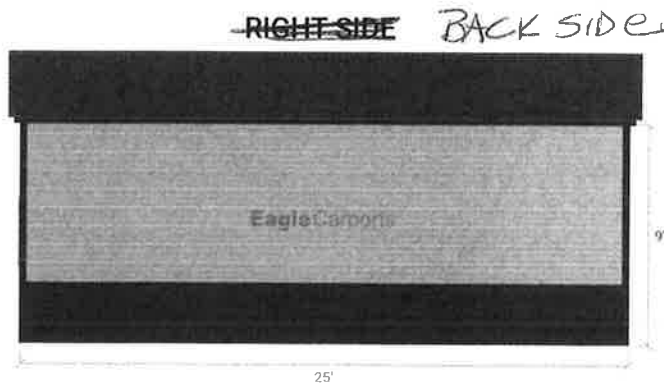
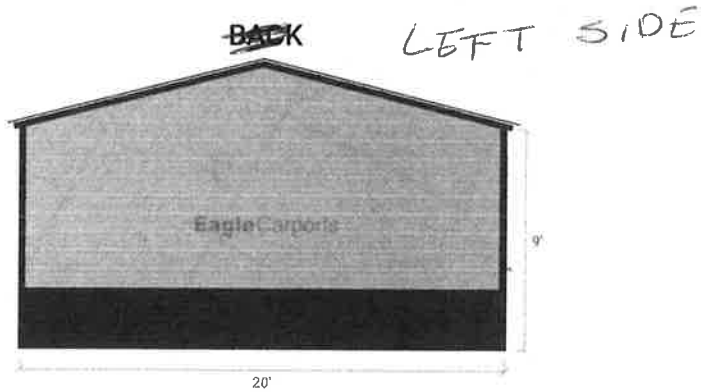
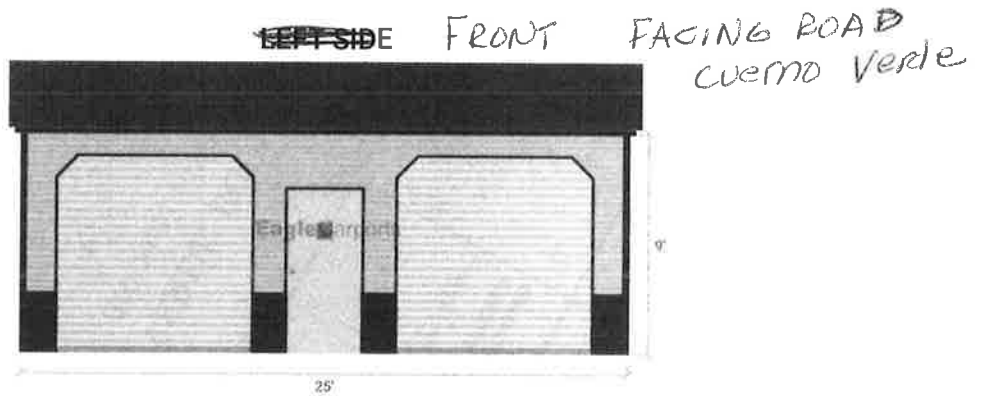
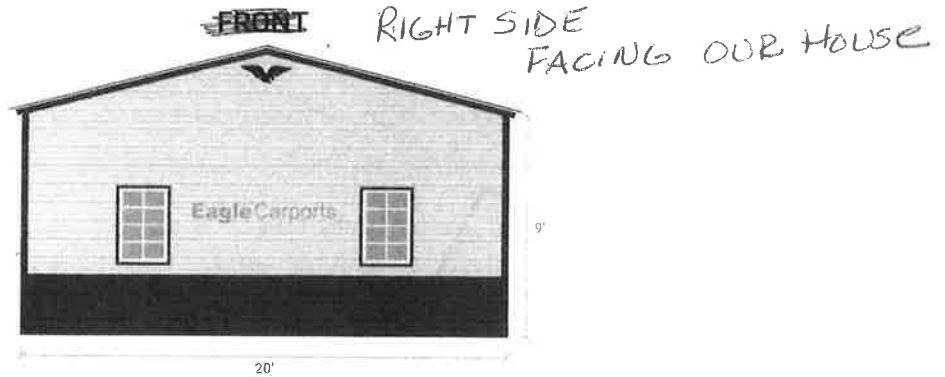
Plot Plan For: Bill and Chris Ienatsch  
 Address: 5080 Cuerno Verde Blvd.  
 County GIS Parcel #4723202082

Proposed Structure Height: Single Story  
 Proposed Structure Square Footage: ~~598~~ 500

Prepared by: Southern Colorado Surveying and Mapping, Colorado City, Colorado 81019

4/19/2021  
 Alan Altman

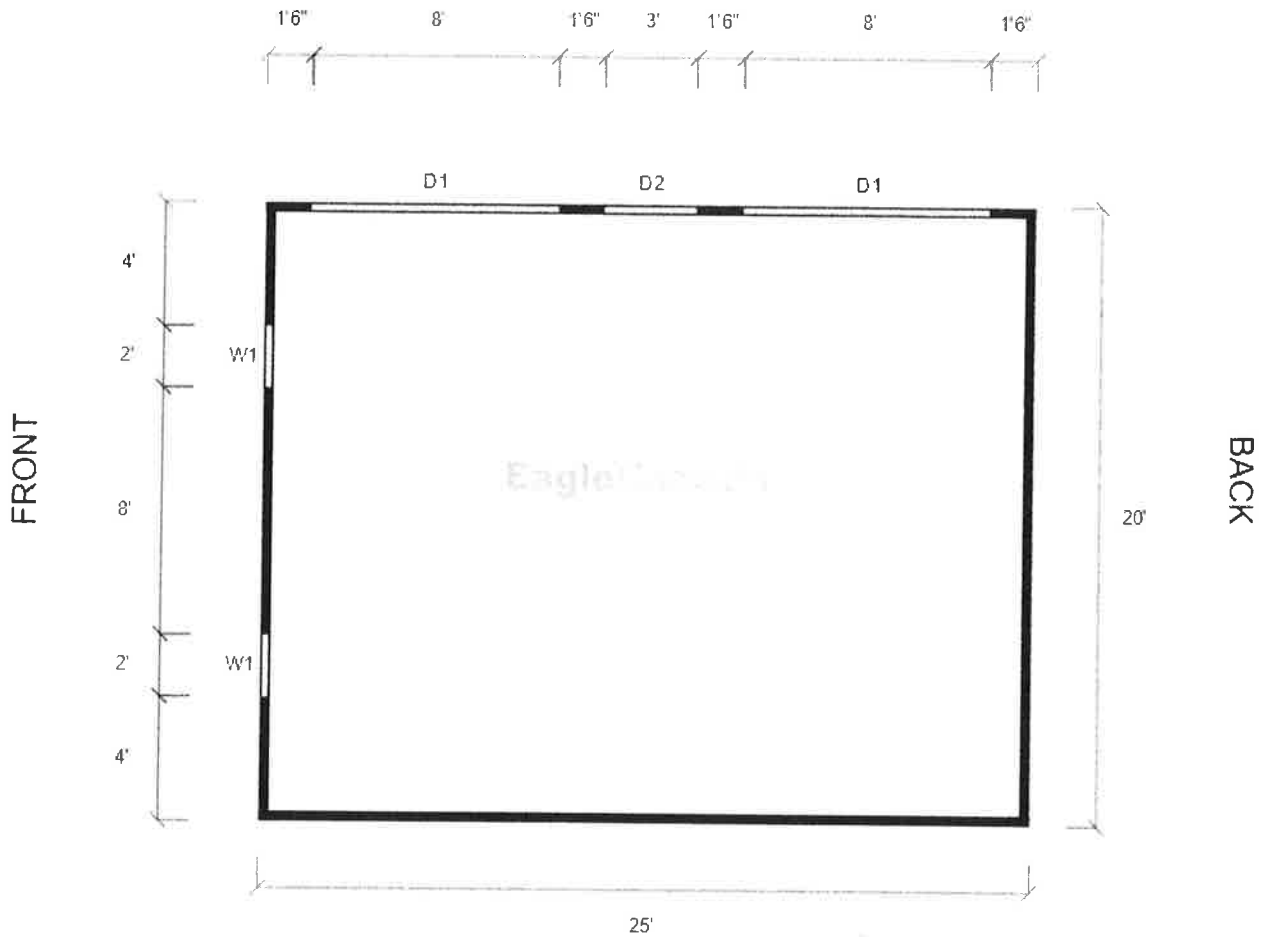
# ELEVATION MAP



BUILD #	1632251703895825		DISCLAIMER
CUSTOMER			If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.
DEALER ID #	PHONE #		
STATE	ZIP CODE		

# FLOOR PLAN

LEFT SIDE



RIGHT SIDE

**SYMBOL LEGEND**

W1	24W x 36H Windows	D1	8'x8' Garage Door
D2	Walk-in Door - Square Window (36x80)		Closed Wall

**CUSTOMER**

DEALER ID #	PHONE #
STATE	ZIP CODE

**DISCLAIMER**

If building does not meet proper compliance and verification for wind/snow rating, your request will be screened by our team and you will be made aware of the necessary changes.

BUILD # 1632251703895825

