



**COLORADO CITY METROPOLITAN DISTRICT
PUBLIC NOTICE**

Board of Directors Special Meeting

A regular meeting of the Board of Directors of the Colorado City Metropolitan District will be held Tuesday October 12, 2021 beginning at 5:30 p.m.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. EXECUTIVE SESSION: **Executive session pursuant to Sections 24-6-402(4)(b) and (4)(e), C.R.S. for conferences with the District's attorney for the purposes of receiving legal advice on specific legal questions related to actions of the District manager and to discuss personnel matters related to the District Manager.**
4. ADJOURNMENT.

BOARD OF DIRECTORS STUDY SESSION

A study session for the Board of Directors of the Colorado City Metropolitan District will be held Tuesday, October 12, 2021, beginning at 6:00 p.m.

1. Property Offers
2. Audit
3. Budget for 2022
4. Resolution 12-2021 Camping and abandon Vehicles
5. Playground equipment report
6. Resolution 13-2021 Certification of AOS
7. 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 October 12, 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 changes to rules and regulations /Certification of AOS.
 6. APPROVAL OF AGENDA.
 7. APPROVAL OF MINUTES.
- | | |
|-----------------|--------------------|
| Study Session | September 28, 2021 |
| Regular Meeting | September 28, 2021 |
8. **BILLS PAYABLE.** Report from Manager
 9. FINANCIAL REPORT.
 10. OPERATIONAL REPORT.
 11. READING BY CHAIRPERSON OF THE STATEMENT OF CONDUCT AND DEMEANOR.
 12. CITIZENS INPUT.
 13. ATTORNEYS REPORT.

14. AGENDA ITEMS:
Playground Equipment Discussion / Action
Resolution 12-2021 Camping and Abandon vehicles Discussion / Action
Resolution 13-2021 Certification of AOS Discussion / Action
15. OLD BUSINESS. Covenants Lawyer/Security cameras /Firewall switches/Duell Well date set for repairs
Audit Review
16. NEW BUSINESS:
17. EXECUTIVE SESSION

18. CCACC
- | | |
|------------------------|-------|
| A. 1. Unit 14 Lot 645 | House |
| 2. Unit 5 Lot 556 | Fence |
| 3. Unit 21 Lot 288,289 | House |

B. Actions

spread sheet and application being updated by Mr. Davenport

19. CORRESPONDENCE.

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 October 8, 2021

James Eccher is inviting you to a scheduled Zoom meeting.

Topic: Colorado City Metropolitan District Study/ Meeting October 12,2021

Time: Oct 12, 2021 05:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85065346541?pwd=5XhMQlVEbThEWjdMYk5qUjVvaXRkQT09>

Meeting ID: 850 6534 6541

Passcode: 327434

One tap mobile

+13462487799,,85065346541#,,,,*327434# US (Houston)

+16699009128,,85065346541#,,,,*327434# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 850 6534 6541

Passcode: 327434

Find your local number: <https://us02web.zoom.us/j/85065346541>

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

6
7 **CONTRACT TO BUY AND SELL REAL ESTATE**
8 **(LAND)**
9 **(Property with No Residences)**
10 **(Property with Residences-Residential Addendum Attached)**
11

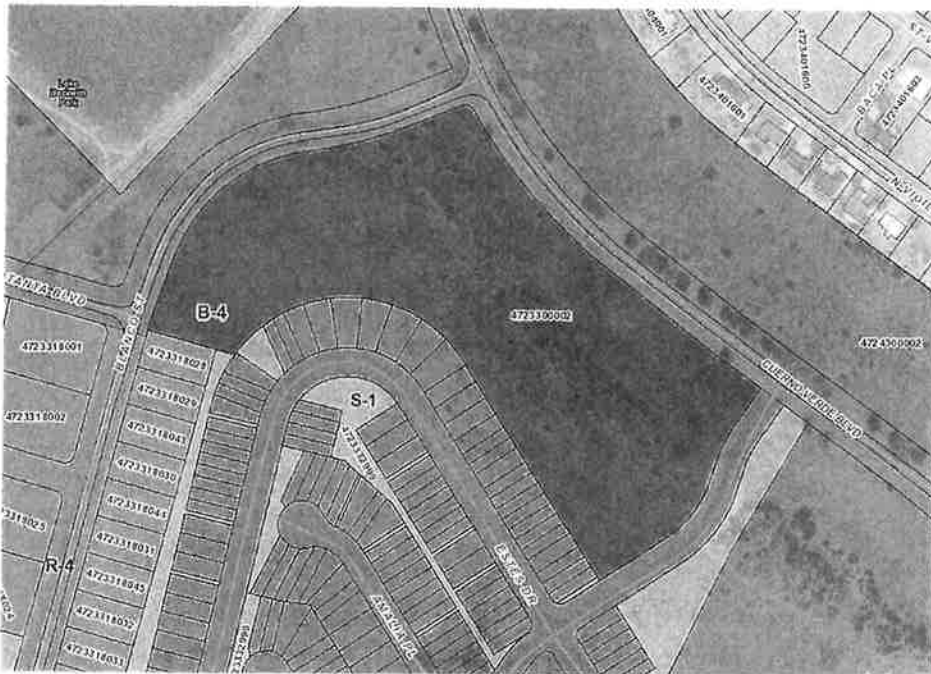
12 Date: 10/5/2021

13 **AGREEMENT**

- 14 **1. AGREEMENT.** Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set
15 forth in this contract (Contract).
- 16 **2. PARTIES AND PROPERTY.**
- 17 **2.1. Buyer.** Lesavoy Property LLC DBA (LESAVOY - BUTCHER) (Buyer) will take title
18 to the Property described below as Joint Tenants Tenants In Common Other Land
- 19 **2.2. No Assignability.** This Contract IS NOT assignable by Buyer unless otherwise specified in Additional Provisions.
- 20 **2.3. Seller.** Colorado City Metro District (Seller) is the current
21 owner of the Property described below.
- 22 **2.4. Property.** The Property is the following legally described real estate in the County of Pueblo, Colorado:
- 23
24

UNIT

UNIT 18 - Parcel # 4723300002



Legal Description:

A PARCEL OF LAND LOC IN PARCEL 1 COLORADO CITY
AMENDED

BK 1532 PGS 629-650 TO WIT: BEG AT
NWLY COR OF LOT 374 COLORADO CITY AMENDED
UNIT

18 BK 1634 PGS 814-817 TH ALG ELY + SLY R/W LINE
OF BLANCO ST FOLLOWING 6 COURSES: 1) N 14 DEG 55
MIN 41 SEC E, 118.74 FT; 2) ON ARC OF CURVE TO RT
RADIUS IS 360 FT DIST 415.21 FT; 3) N 81 DEG 00
MIN 37 SEC E, 120.49 FT; 4) ON ARC OF CURVE TO
LEFT RADIUS IS 440 FT DIST 146.55 FT; 5) N 61 DEG
55 MIN 36 SEC E, 62.65 FT; 6) ON ARC OF CURVE TO
RT RADIUS 25 FT DIST 37.99 FT TO SWLY R/W LINE OF
CUERNO VERDE BLVD TH CONT ALG SWLY R/W LINE SD
BLVD FOLLOWING 3 COURSES; 1) ON ARC OF CURVE TO
LEFT RADIUS IS 1250 FT DIST 511.11 FT; 2) S 54
DEG 25 MIN 23 SEC E, 322.37 FT; 3) ON ARC OF
CURVE TO RT RADIUS IS 20 FT DIST 31.42 FT TO NWLY
R/W LINE OF SHERWOOD AVE TH CONT ALG NWLY R/W
LINE SHERWOOD AVE FOLLOWING 5 COURSES; 1) S 35
DEG 34 MIN 37 SEC W, 63.24 FT; 2) ON ARC OF CURVE
TO LEFT RADIUS IS 280 FT DIST 84.94 FT; 3) S 18
DEG 11 MIN 46 SEC W, 56.26 FT; 4) ON ARC OF CURVE
TO RT RADIUS IS 220 FT DIST 148.51 FT; 5) S 56
DEG 52 MIN 23 SEC W, 164.72 FT TO MOST ELY COR OF
LOT 191 COLORADO CITY AMENDED

UNIT 32 BK 1671

PGS 314-320 TH ALG NELY, NLY + NWLY PROPERTY LINE
OF LOT 191 THRU 208 SD UNIT 32 FOLLOWING 2
COURSES; 1) N 33 DEG 07 MIN 37 SEC W, 543.88 FT;
2) ON ARC OF CURVE TO LEFT RADIUS IS 295 FT DIST
574.49 FT TH N 75 DEG 04 MIN 19 SEC W, 180.76 FT
TO PT BEG. PARCEL 4 (CONTG 11.57A)

28 known as No. TBD
29 Street Address City State Zip

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

32 **2.5. Inclusions.** The Purchase Price includes the following items (Inclusions):

33 **2.5.1. Inclusions.** The following items, whether fixtures or personal property, are included in the Purchase Price
34 unless excluded under **Exclusions:**

35
36
37
38 If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the
39 Purchase Price.

40 **2.5.2. Personal Property - Conveyance.** Any personal property must be conveyed at Closing by Seller free and
41 clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, **except** _____.
42 Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

43 **2.6. Exclusions.** The following items are excluded (Exclusions):

45
46 **Water Rights, Well Rights, Water and Sewer Taps.**

47 **2.7. 2.7.1. Deeded Water Rights.** The following legally described water rights:

48
49
50 Any deeded water rights will be conveyed by a good and sufficient _____ deed at Closing.
51
52

53 **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
 54 and 2.7.5, will be transferred to Buyer at Closing:
 55
 56

57
 58 **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if
 59 the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes,
 60 Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered
 61 with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a
 62 registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in
 63 connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is
 64 _____

65 **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:
 66
 67

68
 69 **2.7.5. Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being
 70 conveyed as part of the Purchase Price as follows: The right to tap water and sewer at buyers cost at any time during ownership
 71
 72

73
 74 **If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of**
 75 **the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.**

76 **2.7.6. Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water),
 77 § 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
 78 Buyer by executing the applicable legal instrument at Closing.

79 **2.8. Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:
 80
 81
 82

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

84 **3.1. Dates and Deadlines.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	10 Days after MEC
		Title	
2	§ 8.1, 8.4	Record Title Deadline	20 days after MEC
3	§ 8.2, 8.4	Record Title Objection Deadline	25 Days after MEC
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	
		Owners' Association	
8	§ 7.2	Association Documents Deadline	
9	§ 7.4	Association Documents Termination Deadline	
		Seller's Disclosures	
10	§ 10.1	Seller's Property Disclosure Deadline	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
		Loan and Credit	
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	
		Appraisal	
20	§ 6.2	Appraisal Deadline	
21	§ 6.2	Appraisal Objection Deadline	
22	§ 6.2	Appraisal Resolution Deadline	
		Survey	
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	
		Inspection and Due Diligence	
26	§ 10.3	Inspection Objection Deadline	
27	§ 10.3	Inspection Termination Deadline	180 days after MEC
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	
		Closing and Possession	
39	§ 12.3	Closing Date	Within 181 Days of MEC
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 deadline
86 blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such deadline
87 is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision that contains
88 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	\$35,000	
2	§ 4.3	Earnest Money		\$5,000
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		\$30,000
10		TOTAL	\$35,000	\$35,000

92 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$0 _____ (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 \$5,000, will be
99 payable to and held by Land Title (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 agree
101 to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the
102 company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to
103 have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado
104 residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest
105 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 the
109 return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided in
110 § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller
111 agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form),
112 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 Closing
119 **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT.** Buyer represents that Buyer, as of the date of this Contract, **Does**
120 **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing
121 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 cash purchase**

130 **4.6. Assumption.** Buyer agrees to assume and pay an existing loan in the approximate amount of the Assumption Balance
131 set forth in § 4.1 (Price and Terms), presently payable at \$ _____ per _____ including principal and interest
132 presently at the rate of _____ % per annum and also including escrow for the following as indicated: **Real Estate Taxes**
133 **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, which
137 causes the amount of cash required from Buyer at Closing to be increased by more than \$ _____, or if any other terms or
138 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 release
140 from liability will be evidenced by delivery on or before **Loan Transfer Approval Deadline** at **Closing** of an appropriate
141 letter of commitment from lender. Any cost payable for release of liability will be paid by _____ in an amount not to
142 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 sellers
145 and private financiers. Contract provisions on financing and financing documents, unless exempt, should be prepared by a licensed
146 Colorado attorney or licensed mortgage loan originator. Brokers should not prepare or advise the parties on the specifics of financing,
147 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

806 [NOTE: If this offer is being countered or rejected, do not sign this document.

Seller's Name: _____

Seller's Name: _____

Seller's Signature Date

Seller's Signature Date

Address: _____

Address: _____

Phone No.: _____

Phone No.: _____

Fax No.: _____

Fax No.: _____

Email Address: _____

Email Address: _____

807

808

END OF CONTRACT TO BUY AND SELL REAL ESTATE

32. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by Broker working with Buyer)

Broker ~~Does~~ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Buyer as a **Buyer's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status**.

Customer. Broker has no brokerage relationship with Buyer. See § 33 for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by **Listing Brokerage Firm** **Buyer** **Other** _____.

Brokerage Firm's Name: _____

Brokerage Firm's License #: _____

Broker's Name: _____

Broker's License #: _____

Broker's Signature Date

Address: _____

Phone No.: _____

Fax No.: _____

Email Address: _____

33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by Broker working with Seller)

Broker ~~Does~~ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written

mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Seller as a **Seller's Agent** **Transaction-Broker** in this transaction. This is a **Change of Status**.

Customer. Broker has no brokerage relationship with Seller. See § 32 for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by **Seller** **Buyer** **Other** _____.

Brokerage Firm's Name: _____

Brokerage Firm's License #: _____

Broker's Name: _____

Broker's License #: _____

Broker's Signature

Date

Address: _____

Phone No.: _____

Fax No.: _____

Email Address: _____

Similar Comps and Information Superior B-4

Mill Levy	Property Type	Total Tax Amount
N/A	FEE	1.16
110.951	REAL	403.85

[View Property Tax History](#)

Schedule: 4618415005

Name(s): M W P PARTNERS LLC

0 00000-

Location Address: PO BOX 19459 COLORADO CITY CO 81019-0459

Mailing Address: Neighborhood: N/A Analysis Area: 0 Tax District: 70L

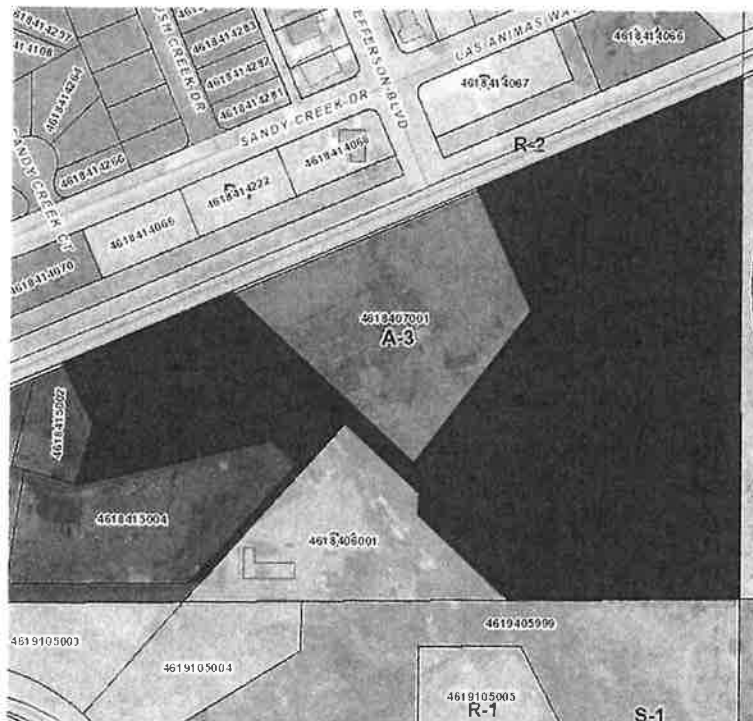
Location Information:

*Legal description as represented below may NOT be sufficient for transfer of property.
PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6558 FOR CORRECT LEGAL INFORMATION.*

Legal Description: LOT 3 M W P MANSFIELD PLAZA FORMERLY
#46-184-15-001

Value Information

	Area/Frontage	Depth	Unit	Acreage	Abstract Code	Value	Assessed Value
Land Value Information	546678	0	5	12.55	VACANT LOT - COMMERCIAL	27334	7930
Improvement Value Information						N/A	N/A
Totals	12.55					27334	7930



Assessed Value of Superior Location $\$27,334/12.55 = \$2,178$ per Acre

Sales on Following Pages

Group 1 Sales Stats

Description	Low	High	Average
Price/Acre (\$)	\$905.80	\$2,000.83	\$1,501.33
Days on Market	325	1,580	663
Original Sold/List(%)	31.25 %	100.04 %	78.33 %
Acreage	35.0	552.0	139.9

Group 2

Description	Low	High	Average
Price/Acre (\$)	\$905.80	\$2,105.93	\$1,678.41
Days on Market	82	1,580	425
Original Sold/List(%)	31.25 %	100.00 %	79.79 %
Acreage	19.0	552.0	160.1

Subject 11.57 Acres

High Average Price \$1,678.41 per Acre

Total = \$19,419

Group 1 Sales

6/7/2021

Expanded View

MLS #: S176973S (Sold) List Price: \$39,900 **t.b.d. Freight Train Way Rye, CO 81069**
Selling Price: \$35,000 **Selling Date:** 11/24/2020 **Selling Office Name:** Southern Colo RE Brokers (#500) **Selling Agent Name:** Richard Harmon (#2136)
Financing: Cash **Owner Carry:** No **Seller Points Paid:** No **Down Payment Assistance:** 0 **Seller Points Paid Amount:** 0 **Seller Contribution Paid:** 0
Add Sold Comments: None **Sale Type:** Arms Length Sale



Total Acres: 35
Acreage Range: 31-46.99 Acres
Acreage Source: Court House
Possible Use: Ranch, Single Family, Commercial
Sub Area: Rye
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 15.92
Prior Tax Year: 2017

Legal Description: LOT 131 CEDARWOOD STATION FILING NO 2 FORMERLY #44-000-01-042
Parcel Number: 4400002038 **Parcel #-2:**
Lot: 131 **Block:** 1 **Tract/Filing/Unit:** 2 **Deed Provided:** General
Water Rights: No **Description:**
Frontage: 260 **Lot Faces:** East **Zoning:** AGR
Irregular Lot Size: Yes **Lot Dimensions:** **Lot SqFt:** 1524600
POA Fees: **HOA Dues:** **HOA Inclusions:** Electricity, Snow Removal, Road Maintenance
Property Disclosure Avail: Yes **Provide Property Disc:** Yes
Disclosure: None
Documents on File: CC & R's
Variable Commission: No **Comm BA % or \$:** 5 **Comm TB % or \$:** 5 **Possession:** Day of Closing
Commission on Seller Concessions: **Earnest Money Required:** 2000 **Earnest Money To:** Fidelity National
Terms: Conventional, Owner Carry 2nd **Showing Instructions:** Other-See Remarks
Ownership: FSBO (Sold Comp Only)
Exclusions: None

Topography/Lot Description: Flat, Steep, Rock Outcroppings, Slight Slope, Wooded Lot, Open Lot, Horse Property, Ranch, View, Mountain View, Irregular
Access: County Road
Water Company: None
Water: None
Sewer: None
Electric Co: San Isabel
Electric: Other
Gas Company: None
Gas: None
Crops: None
Irrigation: None
Extras: None
Curbs/Gutters: **Curbs & Gutters:** Gutters In, Other-See Remarks
Structures:
Marquee:
Mineral Rights: No
Grazing Rights: Yes

Public Remarks: With the train rumbling in the distance - off to the west - barely audible from this parcel... snaking its way below the incredible Greenhorn Mountain view, your morning hike through the broken canyon country is interrupted by another, closer whistle -- the bugle of the majestic bull elk -- echoing again and again off the canyon's rim. You know then, that you have TRULY arrived ---- out West ---- to enjoy the serenity of Cedarwood Station. Leave the city and all of its hustle and bustle behind to experience the unique combination of solitude and grandeur of this 35 acre gem. Excellent building sites with unimpeded views of Greenhorn, Spanish Peaks and the Sangre de Cristos abound. With the rock outcroppings, abundant pinon pine and junipers, simply let nature do your landscaping! All of this can be yours for an equally amazing prize!! \$39,900!
Directions: From I-25 - take Exit 77 (Cedarwood/Abbey Road) Cross interstate to East and turn right (south) on Abbey Road -- proceed about 1.5 miles to Cedarwood Rd. - turn left (south) for 10.5 miles (stay right at fork) .7 miles to entrance---proceed .5 miles--then right (south) on Steam Engine Ln. for .5 to Freight Train Way--turn left (east) - 2 miles to southeast corner marker - #131 - on the r

MLS/Agent Only Remarks: Call listing agent cell phone for showing information or questions. 719-588-3842 (Gunnison)
List Date: 11/21/2018 **Days On Market:** 735 **Contract Date:** 10/30/2020 **Appointment Contact #:**
Orig LP: \$58,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided
Listing Office: Capture Colorado Mtn. Properties, LLC (#1001) **Listing Agent:** Gunnison Pagnotta (Removed) (#864)
Main: (719) 742-5550
Fax: (719) 742-5787
Showing #:

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: S176973S

6/7/2021

Expanded View

MLS #: U185942S (Sold) List Price: \$63,990 Parcel 6 County Rd 71.1 Trinidad, CO 81082

Selling Price: \$63,990 **Selling Date:** 2/10/2021 **Selling Office Name:** TLC Real Estate Services (#343) **Selling Agent Name:** Jarrod Tortorelli (#1202)
Financing: Cash **Seller Points Paid:** No **Seller Points Paid Amount:** None **Seller Contribution Paid:** None
Owner Carry: No **Down Payment Assistance:** None **Sale Type:** Arms Length Sale
Addl Sold Comments: Cash



Total Acres: 35.55 **Sub Area:** Trinidad
Acres Range: **Area:** Outlying
Acres Source: Court House **School District:** RE1
Possible Use: Commercial, Industrial **County:** Las Animas
Taxes: 14.04
Prior Tax Year: 2019

Legal Description: 06-33-63 A PARCEL OF LAND LOCATED IN PART-W2NW-CONT-35.55 ACRES M/L

Parcel Number: 13679700

Parcel # -2:

Lot: 6 **Block:** None

Tract/Filing/Unit: 6

Deed Provided: General

Water Rights: No

Description:

Frontage:

Lot Faces:

Zoning: AG

Irregular Lot Size: Yes

Lot Dimensions: See Plat

Lot SqFt: 1548558

POA Fees:

HOA Dues:

HOA Inclusions: None

Property Disclosure Avail: No

Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Variable Commission: No

Comm BA % or \$: 5

Comm TB % or \$: 5

Possession:

Commission on Seller Concessions:

Earnest Money Required: 5000

Earnest Money To: TLC Real Estate

Terms: Cash, Conventional

Showing Instructions: Lockbox, Key in Office

Ownership: Seller

Exclusions:

Topography/Lot Description: Flat, Irregular

Crops: None

Access: County Road

Irrigation: None

Water Company: None

Extras: None

Water: None

Curbs/Gutters:

Sewer: None

Curbs & Gutters: No Curbs, No Gutters

Electric Co:

Structures:

Electric:

Marquee:

Gas Company: None

Mineral Rights:

Gas:

Grazing Rights:

Public Remarks: Zoned Agricultural, however would make a great commercial or industrial building site. Located north of the Fair Grounds off of the old highway.

Directions: North of fair grounds on CR 71.1

MLS/Agent Only Remarks:

List Date: 3/11/2020

Days On Market: 337

Contract Date: 1/25/2021

Appointment Contact #: 7198488821

Orig LP: \$63,990

Internet: Yes

DsplyAddr: Yes

AllowAVM: No

AllowCmnts: No

Photo: Provided

Listing Office: TLC Real Estate Services (#343)

Listing Agent: Jarrod Tortorelli (#1202)

Main: (719) 846-8821

Agent Email: jarrod@tlcrealestate.com

Fax:

Contact #: (719) 846-8821

Showing #:

Information Herein Deemed Reliable but Not Guaranteed
MLS # U185942S

6/7/2021

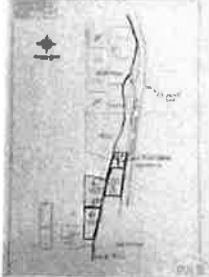
Expanded View

MLS #: U185947S (Sold) List Price: \$72,460 Parcel 3 County Rd 71.1 Trinidad, CO 81082

Selling Price: \$72,490
 Selling Date: 1/29/2021
 Financing: Cash
 Owner Carry: Yes
 Add Sold Comments: Cash/Partial seller carried back \$22,500, short term

Selling Office Name: TLC Real Estate Services (#343)
 Seller Points Paid: No
 Down Payment Assistance: None

Selling Agent Name: Jarrod Tortorelli (#1202)
 Seller Points Paid Amount: None
 Seller Contribution Paid: 0
 Sale Type: Arms Length Sale



Total Acres: 36.23
 Acreage Range:
 Acreage Source: Court House
 Possible Use: Commercial, Industrial

Sub Area: Trinidad
 Area: Outlying
 School District: RE1
 County: Las Animas
 Taxes: 44.76
 Prior Tax Year: 2019

Legal Description: 31-32-63 A PARCEL OF LAND LOCATED IN PART-SW4- CONT-36.23 ACRES M/L AKA PARCEL-3- Parcel Number: 13579710

Lot: 3 Block: None Tract/Filing/Unit: 3 Parcel #-2:
 Water Rights: No Deed Provided: General
 Frontage: Lot Faces: Description:
 Irregular Lot Size: Yes Lot Dimensions: See Plat Zoning: AG
 POA Fees: HOA Dues: HOA Inclusions: None Lot SqFt: 1578179

Property Disclosure Avail: No Provide Property Disc: No
 Disclosure: None
 Documents on File: No Documents
 Variable Commission: No Comm BA % or \$: 5 Comm TB % or \$: 5 Possession:
 Commission on Seller Concessions: Earnest Money Required: 10000 Earnest Money To: TLC Real Estate
 Terms: Cash, Conventional Showing Instructions: Lockbox, Key in Office
 Ownership: Seller
 Exclusions:

Topography/Lot Description: Flat, Irregular Crops: None
 Access: County Road Irrigation: None
 Water Company: None Extras: None
 Water: None Curbs/Gutters:
 Sewer: None Curbs & Gutters: No Curbs, No Gutters
 Electric Co: Structures:
 Electric: Marquee:
 Gas Company: None Mineral Rights:
 Gas: Grazing Rights:

Public Remarks: Zoned Agricultural, however would make a great commercial or industrial building site. Located north of the Fair Grounds off of the old highway. Please see private remarks.
 Directions: North of fair grounds on CR 71.1

MLS/Agent Only Remarks: For CTME address search, use 3 County Road 71.1, Trinidad, CO 81082.
 List Date: 3/11/2020 Days On Market: 325 Contract Date: 12/31/2020 Appointment Contact #: 7198468821
 Orig LP: \$72,460 Internet: Yes DsplyAddr: Yes AllowAVM: No AllowCmnts: No Photo: Provided

Listing Office: TLC Real Estate Services (#343) Listing Agent: Jarrod Tortorelli (#1202)
 Main: (719) 848-8821 Agent Email: jarrod@tlcrealestate.com
 Fax: Contact #: (719) 848-8821
 Showing #:

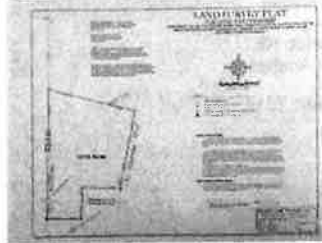
Information Herein Deemed Reliable but Not Guaranteed
MLS # U185947S

6/7/2021

Expanded View

MLS #: U185946S (Sold) List Price: \$73,494 Parcel 4 County Rd 71.1 Trinidad, CO 81082

Selling Price: \$73,494 **Selling Date:** 2/10/2021 **Selling Office Name:** TLC Real Estate Services (#343) **Selling Agent Name:** Jarrod Tortorelli (#1202)
Financing: Cash **Seller Points Paid:** No **Seller Points Paid Amount:** None **Seller Contribution Paid:** None
Owner Carry: No **Down Payment Assistance:** None **Sale Type:** Arms Length Sale
Add Sold Comments: Cash



Total Acres: 40.83 **Sub Area:** Trinidad
Acreage Range: **Area:** Outlying
Acreage Source: Court House **School District:** RE1
Possible Use: Commercial, Industrial **County:** Las Animas
Taxes: 14.04
Prior Tax Year: 2019

Legal Description: 06-33-63 A PARCEL OF LAND LOCATED IN PART-NWNW-CONT-2.0 ACRES M/L (OTHER 38.83AC FOR ABOVE LEGAL IS ON 13579710 TO EQUAL A TOTAL OF 40.83 ACRES M/L)

Parcel Number: 13579700/13579710

Parcel # -2:

Lot: 4 **Block:** None **Tract/Filing/Unit:** 4 **Deed Provided:** General
Water Rights: No **Description:**
Frontage: **Lot Faces:** **Zoning:** AG
Irregular Lot Size: Yes **Lot Dimensions:** See Plat **Lot SqFt:** 1778555
POA Fees: **HOA Dues:** **HOA Inclusions:** None

Property Disclosure Avail: No **Provide Property Disc:** No

Disclosure: None

Documents on File: No Documents

Variable Commission: No

Comm BA % or \$: 5

Comm TB % or \$: 5

Possession:

Commission on Seller Concessions:

Earnest Money Required: 5000

Earnest Money To: TLC Real Estate

Terms: Cash, Conventional

Showing Instructions: Lockbox, Key in Office

Ownership: Seller

Exclusions:

Topography/Lot Description: Flat, Irregular

Crops: None

Access: County Road

Irrigation: None

Water Company: None

Extras: None

Water: None

Curbs/Gutters:

Sewer: None

Curbs & Gutters: No Curbs, No Gutters

Electric Co:

Structures:

Electric:

Marquee:

Gas Company: None

Mineral Rights:

Gas:

Grazing Rights:

Public Remarks: Zoned Agricultural, however would make a great commercial or industrial building site. Located north of the Fair Grounds off of the old highway.

Directions: North of fair grounds on CR 71.1

MLS/Agent Only Remarks:

List Date: 3/11/2020

Days On Market: 337

Contract Date: 1/23/2021

Appointment Contact #: 7198468821

Orig LP: \$73,494

Internet: Yes

DsplyAddr: Yes

AllowAVM: No

AllowCmnts: No

Photo: Provided

Listing Office: TLC Real Estate Services (#343)

Listing Agent: Jarrod Tortorelli (#1202)

Main: (719) 846-8821

Agent Email: jarrod@tlcrealestate.com

Fax:

Contact #: (719) 846-8821

Showing #:

Information Herein Deemed Reliable but Not Guaranteed

MLS # U185946S

6/7/2021

Expanded View

MLS #: H161133S (Sold) List Price: \$1,106,000 TBD Hwy 165 Colorado City, CO 81019

Selling Price: \$500,000 Selling Date: 8/31/2020 Selling Office Name: Outside Sales Office (#836) Selling Agent Name: Outside Sales Agent Outside Sales Agent (#1) Financing: Cash Seller Points Paid: No Seller Points Paid Amount: 0 Seller Contribution Paid: 0 Owner Carry: No Down Payment Assistance: 0 Sale Type: Arms Length Sale Add Sold Comments: none



Total Acres: 552 Acreage Range: Acreage Source: Court House Possible Use: Ranch, Single Family, Subdivision, Commercial, Farm, Current Use Sub Area: Colorado City Area: Southwest County School District: 70 County: Pueblo Taxes: 265.00 Prior Tax Year: 2018

Legal Description: LENGTHY METES AND BOUNDS CALL LISTING OFFICE

Parcel Number: 4617300001 Parcel #2: 4617200002

Lot: N/A Block: N/A Tract/Filing/Unit: N/A Deed Provided: General

Water Rights: Yes Description: ADJUDICATED WELL

Frontage: Lot Faces: Zoning: A-1

Irregular Lot Size: Yes Lot Dimensions: Lot SqFt:

POA Fees: HOA Dues: HOA Inclusions: None

Property Disclosure Avail: No Provide Property Disc: No

Disclosure: None

Documents on File: No Documents

Variable Commission: Yes Comm BA % or \$: 3 Comm TB % or \$: 3 Possession: Day of Closing

Commission on Seller Concessions: Earnest Money Required: 20000 Earnest Money To: STEWART TITLE

Terms: Cash Showing Instructions: Appointment Only

Ownership: Seller

Exclusions:

Topography/Lot Description: Flat, Rolling, Slight Slope, Open Lot, Corner Lot, Horse Property, Ranch, View, Mountain View Access: State/County Highway Water Company: None Water: Well Sewer: None Electric Co: San Isabel Electric: 220 Volts Gas Company: CO Nat Gas Gas: Natural Gas-Available Crops: Grasses Irrigation: None Extras: None Curbs/Gutters: No Curbs & Gutters: No Curbs, No Gutters Structures: No Marquee: No Mineral Rights: No Grazing Rights: Yes

Public Remarks: IDEAL DEVELOPEMENT PROPERTY JUST OFF OF OF I-25 & HIGHWAY 165. GREAT FOR COMMERCIAL ALONG HIGHWAY 165 & LARGER RESIDENTIAL PARCELS IN THE BACK. THE PROPERTY JOINS THE LAND WITH THE HIGHWAY REST AREA, MAX'S RESTAURANT, DIGICARE HEARING AND 3 SISTERS RESTAURANT. DO NOT DRIVE ONTO THE PROPERTY WITHOUT A BROKER.

Directions: SOUTH FROM PUEBLO ON I-25 TO EXIT 74 (20 MILES), RIGHT ON HIGHWAY 165 APPROXIMATELY 1/4 MILE, PROPERTY IS ON THE RIGHT, (NORTH SIDE OF HIGHWAY 165)

MLS/Agent Only Remarks: Seller will consider all offers.

List Date: 5/5/2016 Days On Market: 1580 Contract Date: 6/20/2020 Appointment Contact #:

Orig LP: \$1,600,000 Internet: Yes DsplyAddr: Yes AllowAVM: No AllowCmnts: No Photo: Provided

Listing Office: Art Klock Real Estate (#526) Listing Agent: Arthur Klock (#82) Main: (719) 251-5703 Agent Email: artklock@hotmail.com Fax: Contact #: (719) 251-5703 Showing #:

Information Herein Deemed Reliable but Not Guaranteed
MLS #: H161133S

Group 2 Sales

6/7/2021

Expanded View

MLS #: S137986S (Sold) List Price: \$28,500 2908 Little Burnt Mill Rd Pueblo, CO 81004
 Selling Price: \$23,500 Selling Date: 8/5/2012 Selling Office Name: Group National (Removed) (#:600) Selling Agent Name: Irene Mayer (Inactive) (#:363)
 Financing: Cash Seller Points Paid: No Seller Points Paid Amount: 0 Seller Contribution Paid: 0
 Owner Carry: No Down Payment Assistance: None Sale Type: Arms Length Sale
 Addl Sold Comments: None



Total Acres: 19 Sub Area: Southwest Pueblo
 Acreage Range: 11-20.99 Acres Area: Southwest County
 Acreage Source: Court House School District: 70
 Possible Use: Ranch, Single County: Pueblo
 Family, Multi-Family, Commercial, Taxes: 4.57
 Farm, Industrial, Current Use, Other Prior Tax Year: 2010

Legal Description: LENGHTY - SEE COUNTY ASSESSOR'S WEBSITE OR CALL LISTING OFFICE
 Parcel Number: 1500000143 Parcel #-2:
 Lot: * Block: * Tract/Filing/Unit: * Deed Provided: General
 Water Rights: No Description:
 Frontage: Lot Faces: West Zoning: A-1
 Irregular Lot Size: Yes Lot Dimensions: Lot SqFt: 827640
 POA Fees: HOA Dues: HOA Inclusions: None
 Property Disclosure Avail: Yes Provide Property Disc: Yes
 Disclosure: None
 Documents on File: No Documents
 Variable Commission: Yes Comm BA % or \$: 5 Comm TB % or \$: 5 Possession: Day of Closing
 Commission on Seller Concessions: Earnest Money Required: 1000 Earnest Money To: TBD
 Terms: Cash Showing Instructions: None
 Ownership: Seller
 Exclusions:

Topography/Lot Description: Flat, Mountain View, Irregular Crops: None
 Access: Unpaved, County Road Irrigation: None
 Water Company: Extras: Fencing
 Water: None Curbs/Gutters: No
 Sewer: None Curbs & Gutters: No Curbs, No Gutters
 Electric Co: Structures: No
 Electric: Marquee:
 Gas Company: Mineral Rights:
 Gas: Grazing Rights:

Public Remarks: ACCORDING TO ZONING DESCRIPTION, SOME ADDITIONAL POSSIBLE USES FOR THIS LOT ARE: 1 OR 2 FAMILY RESIDENCE, GUEST HOUSE, RENTAL; MOBILE HOME; RIDING ACADEMY - STABLES; AGRICULTURAL CUSTOM CONTRACTOR; CHRISTMAS TREE SALES; CHURCH AND RELIGIOUS BLDGS; DRILLING COMPANY EQUIPMENT YARD; EQUESTRIAN ARENA; FARMING OR RANCHING; FRUIT AND VEGETABLE PROCESSING (WHOLESALE AND RETAIL); GREENHOUSE AND NURSERY; HAY, GRAIN, FEED, SEED, AND FERTILIZER - RETAIL, STORAGE AND/OR WHOLESALE; RECREATION CAMPS; ROADSIDE SALE STAND (RETAIL AGRICULTURAL PRODUCTS); SAWMILL; WATER DISTILLATION AND BOTTLING; THE LIST GOES ON AND ON. MORE POSSIBLE USES BY REVIEW ARE: STORAGE LOCKERS, BOAT & RV STORAGE. HAVE THE BUYER CHECK WITH THE COLOARDO DIV. OF WATER RESOURCES ABOUT A WELL PERMIT AND WATER USEAGE.
 Directions: Northern to Encino (El Camino), left on Bridle Trail, take Starlite Dr. south. Starlite will turn into Lariat Rd. which will turn into Little Burnt Mill Rd. (Hwy230). Property is located on the left.

MLS/Agent Only Remarks: SELLER WILL NOT CARRY A LOAN. The lot does not extent to the lake.
 List Date: 12/12/2011 Days On Market: 177 Contract Date: 5/24/2012 Appointment Contact #:
 Orig LP: \$28,500 Internet: Yes DsplyAddr: Yes AllowAVM: No AllowCmnts: No Photo: N/A-Land
 Listing Office: Group National (Inactive) (#:600) Listing Agent: Irene Mayer (Inactive) (#:363)

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: S137986S

6/7/2021

Expanded View

MLS #: S187613S (Sold) List Price: \$60,000 TBD Greenhorn Rd Rye, CO 81069

Selling Price: \$60,000
Selling Date: 11/23/2020
Financing: Cash
Owner Carry: No
Addl Sold Comments: none

Selling Office Name: Keller Williams Performance Realty (#547)
Seller Points Paid: No
Down Payment Assistance: 0

Selling Agent Name: Jill Laca (#2254)
Seller Points Paid Amount: 0
Seller Contribution Paid: 0
Sale Type: Arms Length Sale



Total Acres: 35
Acres Range: 31-48.99 Acres
Acres Source: Court House
Possible Use: Single Family, Other

Sub Area: Rye
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 14.31
Prior Tax Year: 2019

Legal Description: TR 2 CLERKIN SUBDIVISION FORMERLY #57-020-00-002 + 009 + 010
Parcel Number: 5702001002

Lot: None **Block:** None **Tract/Filing/Unit:** TR 2 **Parcel #-2:**
Water Rights: No **Deed Provided:** Special
Frontage: **Lot Faces:** **Description:**
Irregular Lot Size: Yes **Lot Dimensions:** Irregular **Zoning:** A-1
POA Fees: **HOA Dues:** **HOA Inclusions:** None **Lot SqFt:** 1524600

Property Disclosure Avail: No **Provide Property Disc:** No
Disclosure: None
Documents on File: No Documents

Variable Commission: No **Comm BA % or \$:** 3 **Comm TB % or \$:** 3 **Possession:** Day of Closing
Commission on Seller Concessions: **Earnest Money Required:** 1000 **Earnest Money To:** Fidelity
Terms: Cash, Conventional, Owner Will Carry **Showing Instructions:** None, Other-See Remarks
Ownership: Seller
Exclusions: None

Topography/Lot Description: Slight Slope, Wooded Lot, View, Mountain View, Irregular
Access: Easement, Unpaved
Water Company: None
Water: None
Sewer: None
Electric Co: San Isabel
Electric:
Gas Company: None
Gas:

Crops: None
Irrigation: None
Extras: None
Curbs/Gutters: No
Curbs & Gutters: No Curbs, No Gutters
Structures: No
Marquee: No
Mineral Rights: No
Grazing Rights: No

Public Remarks: Come home to this beautiful property located in the quiet town of Rye, Colorado. This 35-acre property is completely fenced and has numerous building sites that offer stunning views of the GreenHorn Mountain Range and part of the Spanish Peaks. The adjacent lot (parcel number 5702001003) with the MLS ID of 187614 is also for sale. Abundant wildlife roams the property. You will see deer year-round and possible elk sightings during the winter. You will enjoy the abundant flowers that grow during the Spring time. Located just minutes from the San Isabel National Forest and the San Isabel Lake, where you can enjoy great year-round outdoor activities. Enjoy fishing on Lake Beckwith that is just minutes away. This property is located in the great community of the GreenHorn Valley which has everything you need. Local businesses are just a short drive down the road with conveniences such as: a grocery store, pharmacy, restaurants, banks, a hardware store, auto repair shops, a post office, churches and much more. This community offers the peace and tranquility you have been seeking.

Directions: Take Exit 74, head West on Hwy 165. Turn left onto Apache City Rd and turn right onto GreenHorn Rd, right on Rosalie Lane, right on Rosemore Dr. The property will be on the South side of the road. Download the OnxHunt app to identify the property and to identify the lot lines. Realtor Sign is on the fence.

MLS/Agent Only Remarks: Drive by for showings. Download the OnxHunt app to easily identify the property and the approximate lot lines.

List Date: 8/4/2020 **Days On Market:** 112 **Contract Date:** 10/21/2020 **Appointment Contact #:** 719-313-8613
Orig LP: \$60,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** Yes **AllowCmnts:** No **Photo:** N/A-Land

Listing Office: HomeSmart Preferred Realty (#1122) **Listing Agent:** Walter Walker (#2148)
Main: (719) 582-1046 **Agent Email:** yoursoutherncoloradorealtor@hotmail.com
Fax: **Contact #:** (719) 313-8613
Showing #:

Information Herein Deemed Reliable but Not Guaranteed
MLS #: S187613S

6/7/2021

Expanded View

MLS #: S187614S (Sold) List Price: \$60,000 000 Greenhorn Rd Rye, CO 81069

Selling Price: \$80,000 **Selling Date:** 11/23/2020 **Selling Office Name:** Keller Williams Performance Realty (#547) **Selling Agent Name:** Jill Laca (#2254)
Financing: Cash **Seller Points Paid:** No **Seller Points Paid Amount:** 0 **Seller Contribution Paid:** 0
Owner Carry: No **Down Payment Assistance:** 0 **Sale Type:** Arms Length Sale
Addl Sold Comments: none



Total Acres: 35 **Sub Area:** Rye
Acres Range: 31-46.99 Acres **Area:** Southwest County
Acres Source: Court House **School District:** 70
Possible Use: Single Family, Other **County:** Pueblo
Taxes: 14.31 **Prior Tax Year:** 2019

Legal Description: TR 3 CLERKIN SUBDIVISION FORMERLY #57-020-00-002 + 009 + 010
Parcel Number: 5702001003 **Parcel #-2:**
Lot: None **Block:** None **Tract/Filing/Unit:** 3 **Deed Provided:** Special
Water Rights: No **Description:**
Frontage: **Lot Faces:** **Zoning:** A-1
Irregular Lot Size: Yes **Lot Dimensions:** Irregular **Lot SqFt:** 1524800
POA Fees: **HOA Dues:** **HOA Inclusions:** None
Property Disclosure Avail: No **Provide Property Disc:** No
Disclosure: None
Documents on File: No Documents
Variable Commission: No **Comm BA % or \$:** 3 **Comm TB % or \$:** 3 **Possession:** Day of Closing
Commission on Seller Concessions: **Earnest Money Required:** 1000 **Earnest Money To:** Fidelity Title
Terms: Cash, Conventional, Owner Will Carry **Showing Instructions:** Other-See Remarks
Ownership: Seller
Exclusions: None

Topography/Lot Description: Slight Slope, Horse Property, Mountain View
Access: Unpaved **Crops:** None
Water Company: None **Irrigation:** None
Water: None **Extras:** None
Sewer: None **Curbs/Gutters:** No
Electric Co: San Isabel **Curbs & Gutters:** No Curbs, No Gutters
Electric: None **Structures:** No
Gas Company: None **Marquee:** No
Gas: **Mineral Rights:**
Grazing Rights: No

Public Remarks: Come home to this beautiful property located in the quiet town of Rye, Colorado. This 35-acre property is completely fenced and has numerous building sites that offer stunning views of the GreenHorn Mountain Range and part of the Spanish Peaks. The adjacent lot (parcel number 5702001002) with the MLS ID of 187613 is also for sale. Abundant wildlife roams the property. You will see deer year-round and possible elk sightings during the winter. You will enjoy the abundant flowers that grow during the Springtime. Located just minutes from the San Isabel National Forest and the San Isabel Lake, where you can enjoy great year-round outdoor activities. Enjoy fishing on Lake Beckwith that is just minutes away. This property is located in the great community of the GreenHorn Valley which has everything you need. Local businesses are just a short drive down the road with conveniences such as: a grocery store, pharmacy, restaurants, banks, a hardware store, auto repair shops, a post office, churches and much more. This community offers the peace and tranquility you have been seeking.

Directions: Take Exit 74, head West on Hwy 165. Turn left onto Apache City Rd and turn right onto GreenHorn Rd, right on Rosalie Lane, right on Rosemore Dr. The property will be on the Southside of the road. Download the OnxHunt app to identify the property and to identify the lot lines. Realtor Sign is on the fence.

MLS/Agent Only Remarks: Drive by for showings. Download the OnxHunt app to easily identify the property and the approximate lot lines.

List Date: 8/4/2020 **Days On Market:** 112 **Contract Date:** 10/21/2020 **Appointment Contact #:** 719-313-8613
Orig LP: \$80,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** Yes **AllowCmnts:** No **Photo:** N/A-Land

Listing Office: HomeSmart Preferred Realty (#1122) **Listing Agent:** Walter Walker (#2148)
Main: (719) 582-1046 **Agent Email:** yoursoutherncoloradorealtor@hotmail.com
Fax: **Contact #:** (719) 313-8613
Showing #:

Information Herein Deemed Reliable but Not Guaranteed
MLS #: S187614S

MLS #: S154210S (Sold) List Price: \$185,000

8676 Crow Cutoff Rd Colorado City, CO 81019

Selling Price: \$187,000 **Selling Date:** 6/30/2016 **Selling Office Name:** Keller Williams Performance Realty (#.547) **Selling Agent Name:** Jason Parker (#.2210)

Financing: Conventional **Owner Carry:** No **Seller Points Paid:** No **Down Payment Assistance:** 0 **Seller Points Paid Amount:** 0 **Seller Contribution Paid:** 0

Add Sold Comments: 0 **Sale Type:** Non-Arms Length Sale



Total Acres: 79.3
Acres Range: 47+ Acres
Acres Source: Court House
Possible Use: Ranch, Single Family, Commercial, Farm

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 127.80
Prior Tax Year: 2013

Legal Description: A) NE4 SE4 12-24-87 CONTG 40A FORMERLY #47000-00-021B) 7-24-88 LOT 3 FORMERLY #46-000-00-014
Parcel Number: 4712400001 **Parcel #:** 2: 4600000234

Lot: 3 **Block:** 0 **Tract/Filing/Unit:** 0 **Deed Provided:** General
Water Rights: No **Description:**
Frontage: **Lot Faces:** **Zoning:** A-1
Irregular Lot Size: Yes **Lot Dimensions:** **Lot SqFt:** 0
POA Fees: **HOA Dues:** **HOA Inclusions:** None

Property Disclosure Avail: Yes **Provide Property Disc:** No
Disclosure: Easements
Documents on File: Easements
Variable Commission: No **Comm BA % or \$:** 3 **Comm TB % or \$:** 3 **Possession:** TBD
Commission on Seller Concessions: **Earnest Money Required:** 5000 **Earnest Money To:** LAND TITLE
Terms: Cash, Conventional, Owner Will Carry **Showing Instructions:** Lockbox
Ownership: Seller
Exclusions:

Topography/Lot Description: Flat, Rolling, Rock Outcroppings, Slight Slope, Open Lot, Horse Property, Farm Lot, Mountain View
Access: Easement, Paved, Unpaved, County Road
Water Company: None
Water: None
Sewer: None
Electric Co:
Electric:
Gas Company: CO Nat Gas
Gas:

Crops: Grasses
Irrigation: None
Extras: Barn, Fencing, Livestock Permitted
Curbs/Gutters: No
Curbs & Gutters: No Gutters
Structures: Yes
Marquee: No
Mineral Rights: No
Grazing Rights: No

Public Remarks: Great property with natural gas/electric easy access to property. Beautiful views of Greenhorn Mountain and Wet Mountain Range. Barn already on land, 2 separate parcels, selling as one. Paved road access!!
Directions: I-25 South to exit 74 (CO 165) toward Colo City/Rye. Turn Right onto Hwy 165, go 2. miles and turn right onto Crow Cut Off Rd, drive 1.7 miles, property is on your right.

MLS/Agent Only Remarks: Key in manual lock box at south gate. If muddy do not drive on land, there is a utility easement to the east which can be driven on to view both parcels.

List Date: 1/27/2015 **Days On Market:** 521 **Contract Date:** 3/23/2016 **Appointment Contact #:**
Orig LP: \$195,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided

Listing Office: Keller Williams Performance Realty (#.547) **Listing Agent:** Charla Cook (Removed) (#.2182)
Main: (719) 583-1100
Fax: (719) 583-9900
Showing #: (800) 746-9484

Information Herein Deemed Reliable but Not Guaranteed
 MLS #: S154210S

MLS #: H190338S (Sold) List Price: \$325,000 TBD Douglas Way Colorado City, CO 81019

Selling Price: \$320,000
Selling Date: 1/21/2021
Financing: Cash
Owner Carry: No
Addl Sold Comments: 3 parcels...raw land

Selling Office Name: Ascent Property Brokers, Inc (#.214)
Seller Points Paid: No
Down Payment Assistance: None

Selling Agent Name: Jason Arends (#.1491)
Seller Contribution Paid: None
Sale Type: Arms Length Sale



Total Acres: 160.6
Acreege Range: 47+ Acres
Acreege Source: Court House
Possible Use: Ranch, Multi-Family, Subdivision, Farm, Current Use, Other

Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 94.42
Prior Tax Year: 2019

Legal Description: Lengthy
Parcel Number: 4722000002

Parcel # -2:

Lot: TBD **Block:** TBD **Tract/Filing/Unit:** TBD **Deed Provided:** General
Water Rights: No **Description:**
Frontage: **Lot Faces:** east **Zoning:** A-1
Irregular Lot Size: Yes **Lot Dimensions:** **Lot SqFt:** 8995738
POA Fees: **HOA Dues:** **HOA Inclusions:** None

Property Disclosure Avail: No **Provide Property Disc:** No

Disclosure: None

Documents on File: No Documents

Variable Commission: No

Comm BA % or \$: 3

Comm TB % or \$: 3

Possession: Immediate

Commission on Seller Concessions:

Earnest Money Required: 5000

Earnest Money To: Dotter Title

Terms: Cash, Conventional

Showing Instructions: Appointment Only, Lockbox

Ownership: Seller

Exclusions:

Topography/Lot Description: Flat, Steep, Rock Outcroppings, Slight Slope, Wooded Lot, Cul-de-Sac, Horse Property, Ranch, View, Mountain View, Irregular, Other-See Remarks

Access: Paved, County Road

Water Company: City Water

Water: Public

Sewer: Public Sewer

Electric Co: San Isabel

Electric: None

Gas Company: CO Nat Gas

Gas:

Crops: Buyer Owns, Grasses

Irrigation: None

Extras: Fencing, Can Be Divided, Live Stock Permitted

Curbs/Gutters: No

Curbs & Gutters: No Curbs, No Gutters

Structures: No

Marquee: No

Mineral Rights: No

Grazing Rights: Yes

Public Remarks: Incredible property offering the best of all worlds! Just off of paved county road with city water and sewer available -- backed up to +/- 160 deeded acres! A HUNTER'S or HIKER'S PARADISE! The proud new owner of this property will literally OWN THEIR OWN MOUNTAIN situated in the middle of the 160 acres! Accessible Seclusion at its finest! Mountains and plains views abound, not to mention meadow, a wealth of trees and brush, a major wildlife corridor, and rock outcroppings too! Property has a 1960s well. Overlooking Beckwith Reservoir and must minutes from all amenities -- grocery store, service station, fire station, hardware store, golf course, post office, airport, fishing, hiking, walking and bike trails, San Isabel National Forest, Lake San Isabel, Bishop's Castle, the natural waterslides, and much much more! Must see and hike to believe!! A combination like this is rare! Take advantage and call today for your personal tour of this gem of a property! Price improvement makes this the best value for quality mountain property anywhere in Southern Colorado! Call today for your amazing tour!

Directions: From Interstate 25 --- Take Exit 74 - Colorado City -- Head west on State Highway 165 -- for about 4 miles to Alondra Drive -- Turn right (north) --- at the top of the hill, turn right on Red Cloud (north) and proceed about 1 mile. After Little Raven Drive (on the right) Pass one driveway and home and then turn left onto Douglas Way (look for Capture Colorado Sign). Follow to gate.

MLS/Agent Only Remarks: Call Co-Listing Agents (Gunnison Pagnotta --- 719-568-3842 or Jim Vidamour 719-890-4590) with questions or for assistance showing the property. To get a look and an overview of the property, allow 1 to 2 hours for showing. If client wishes to see the whole property, plan on closer to 6 hours. Listing agent will schedule with you to assist in showing the property.

List Date: 11/1/2020

Days On Market: 82

Contract Date: 12/28/2020

Appointment Contact #: 719-568-3842

Orig LP: \$389,000

Internet: Yes

DsplyAddr: Yes

AllowAVM: No

AllowCmnts: No

Photo: Provided

Listing Office: Capture Colorado Mtn. Properties. LLC (#.1001) **Listing Agent:** Gunnison Pagnotta (Removed) (#.864)

Main: (719) 742-5550

Fax: (719) 742-5787

Showing #:

Information Herein Deemed Reliable but Not Guaranteed
 MLS# H190338S

6/7/2021

Expanded View

MLS #: S145417S (Sold) List Price: \$499,000 9000 S I-25 Colorado City, CO 81019

Selling Price: \$499,000 **Selling Date:** 6/5/2014 **Selling Office Name:** Outside Sales Office (#836) **Selling Agent Name:** Outside Sales Agent Outside Sales Agent (#1)
Financing: Owner Carry 1st **Seller Points Paid:** No **Seller Points Paid Amount:** 0 **Seller Contribution Paid:** 0
Owner Carry: No **Down Payment Assistance:** 0 **Sale Type:** Arms Length Sale
Add Sold Comments: NONE



Total Acres: 240 **Sub Area:** Colorado City
Acreage Range: 47+ Acres **Area:** Southwest County
Acreage Source: Court House **School District:** 70
Possible Use: Ranch, Single Family, Multi-Family, Commercial, Industrial, Current Use, Other **County:** Pueblo
Taxes: 3577.02 **Prior Tax Year:** 2012

Legal Description: SW 1/4, W 1/2 SE 1/4 16-24-66
Parcel Number: 4600000026 **Parcel #-2:**
Lot: 0 **Block:** 0 **Tract/Filing/Unit:** 0 **Deed Provided:** General
Water Rights: Yes **Description:**
Frontage: **Lot Faces:** **Zoning:** I-2
Irregular Lot Size: Yes **Lot Dimensions:** **Lot SqFt:** 10454400
POA Fees: **HOA Dues:** **HOA Inclusions:** None
Property Disclosure Avail: No **Provide Property Disc:** No
Disclosure: None
Documents on File: Photographs, Survey, Other-See Remarks
Variable Commission: Yes **Comm BA % or \$:** 3 **Comm TB % or \$:** 3 **Possession:**
Commission on Seller Concessions: **Earnest Money Required:** 7000 **Earnest Money To:** STEWART
Terms: Cash, Conventional, Owner Will Carry **Showing Instructions:** Appointment Only
Ownership: Seller
Exclusions:

Topography/Lot Description: Flat, Rock Outcroppings, Slight Slope, Wooded Lot, Open Lot, Horse Property, Ranch, View, Bluff Site, Mountain View, Irregular
Access: Easement, Other-See Remarks
Water Company: Other
Water: Well, Other
Sewer: None
Electric Co: San Isabel
Electric:
Gas Company: None
Gas:

Crops: None
Irrigation: None
Extras: Other-See Remarks
Curbs/Gutters: No
Curbs & Gutters: No Curbs, No Gutters
Structures: No
Marquee: Yes
Mineral Rights: No
Grazing Rights: No

Public Remarks: What a fantastic opportunity for a commercial development alongside a mini ranch residential development. 88 ac zoned I-2 complete with an air strip! Phase 1 environmental done. Great I-25 access and lots of water, 152 ac zoned A-1 with fantastic views, great access, rolling hills, trees and lots of water. Grazing lease, all fenced. Well reports on file, 200 gal per min/323 a feet plus additional water rights available, well all redone in 2008. Agricultural tax exemption is also available, all surveyed, all fenced with utility easement in place. Complete documents on file with listing agent. The well on this property is a municipal well with a decree dated 1970. The possibilities are endless call now!
Directions: I-25 FROM PUEBLO SOUTH TO EXIT #74 THEN EAST BEHIND GAS STATION. CALL FOR PLATTE MAP.

MLS/Agent Only Remarks: *Key to gate is in Bill Donahue's office, if needed. Please contact RE/MAX Pueblo West at (719) 547-1717 to schedule showings or call or email Bill GetsItDone Donahue for more property information @ 719-240-3327 & billdonahue@remax.net or visit www.billgetsitdone.com. NO COMMISSION PAID ON SELLER CONCESSIONS. OWNER MAY CARRY WITH APPROVED PRICE AND TERMS.

List Date: 5/14/2013 **Days On Market:** 388 **Contract Date:** 2/5/2014 **Appointment Contact #:**
Orig LP: \$649,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmnts:** No **Photo:** Provided

Listing Office: RE/MAX Pueblo West, Inc (#19)
Main: (719) 547-1717
Fax: (719) 547-0100
Showing #: (719) 547-1717

Listing Agent: Team Gets It Done (#1883)
Agent Email: teamgetsitdone@gmail.com
Contact #: (719) 547-1722
Team Member: Karen Trujillo (#1180)
Team Email: karentrujillo@remax.net
Team Contact #: (719) 240-5523
Team Member: Manda Trujillo (#2155)
Team Email: mandagetsitdone@gmail.com
Team Contact #: (719) 360-9438

Information Herein Deemed Reliable but Not Guaranteed
MLS #: S145417S

6/7/2021

Expanded View

MLS #: H161133S (Sold) List Price: \$1,106,000 TBD Hwy 165 Colorado City, CO 81019

Selling Price: \$500,000
Selling Date: 8/31/2020
Financing: Cash
Owner Carry: No
Addl Sold Comments: none

Selling Office Name: Outside Sales Office (#636)
Seller Points Paid: No
Down Payment Assistance: 0

Selling Agent Name: Outside Sales Agent (#. 1)
Seller Points Paid Amount: 0
Seller Contribution Paid: 0
Sale Type: Arms Length Sale



Total Acres: 552
Acreege Range:
Acreege Source: Court House
Possible Use: Ranch, Single Family, Subdivision, Commercial, Farm, Current Use
Sub Area: Colorado City
Area: Southwest County
School District: 70
County: Pueblo
Taxes: 265.00
Prior Tax Year: 2018

Legal Description: LENGTHY METES AND BOUNDS CALL LISTING OFFICE.
Parcel Number: 4617300001 **Parcel #-2:** 4617200002
Lot: N/A **Block:** N/A **Tract/Filing/Unit:** N/A **Deed Provided:** General
Water Rights: Yes **Description:** ADJUDICATED WELL
Frontage: **Lot Faces:** **Zoning:** A-1
Irregular Lot Size: Yes **Lot Dimensions:** **Lot SqFt:**
POA Fees: **HOA Dues:** **HOA Inclusions:** None
Property Disclosure Avail: No **Provide Property Disc:** No
Disclosure: None
Documents on File: No Documents
Variable Commission: Yes **Comm BA % or \$:** 3 **Comm TB % or \$:** 3 **Possession:** Day of Closing
Commission on Seller Concessions: **Earnest Money Required:** 20000 **Earnest Money To:** STEWART TITLE
Terms: Cash **Showing Instructions:** Appointment Only
Ownership: Seller
Exclusions:

Topography/Lot Description: Flat, Rolling, Slight Slope, Open Lot, Corner Lot, Horse Property, Ranch, View, Mountain View
Access: State/County Highway
Water Company: None
Water: Well
Sewer: None
Electric Co: San Isabel
Electric: 220 Volts
Gas Company: CO Nat Gas
Gas: Natural Gas-Available
Crops: Grasses
Irrigation: None
Extras: None
Curbs/Gutters: No
Curbs & Gutters: No Curbs, No Gutters
Structures: No
Marquee: No
Mineral Rights: No
Grazing Rights: Yes

Public Remarks: IDEAL DEVELOPEMENT PROPERTY JUST OFF OF OF I-25 & HIGHWAY 165. GREAT FOR COMMERCIAL ALONG HIGHWAY 165 & LARGER RESIDENTIAL PARCELS IN THE BACK. THE PROPERTY JOINS THE LAND WITH THE HIGHWAY REST AREA, MAX'S RESTAURANT, DIGICARE HEARING AND 3 SISTERS RESTAURANT. DO NOT DRIVE ONTO THE PROPERTY WITHOUT A BROKER.
Directions: SOUTH FROM PUEBLO ON I-25 TO EXIT 74 (20 MILES), RIGHT ON HIGHWAY 165 APPROXIMATELY 1/4 MILE, PROPERTY IS ON THE RIGHT, (NORTH SIDE OF HIGHWAY 165)

MLS/Agent Only Remarks: Seller will consider all offers.
List Date: 5/5/2016 **Days On Market:** 1580 **Contract Date:** 8/20/2020 **Appointment Contact #:**
Orig LP: \$1,800,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmmts:** No **Photo:** Provided

Listing Office: Art Klock Real Estate (#.526)
Main: (719) 251-5703
Fax:
Showing #:

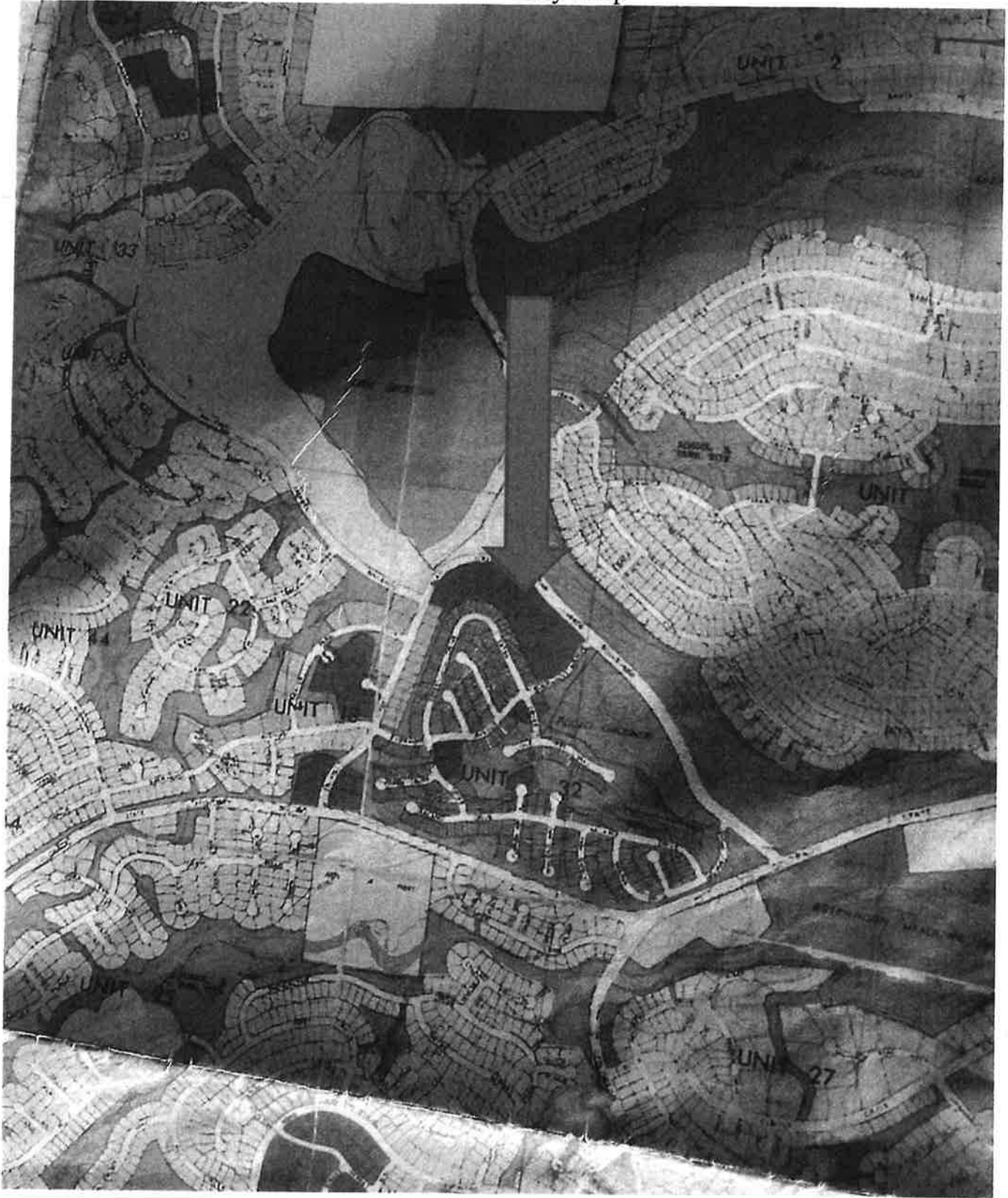
Listing Agent: Arthur Klock (#.82)
Agent Email: artklock@hotmail.com
Contact #: (719) 251-5703

Information Herein Deemed Reliable but Not Guaranteed
MLS #: H161133S

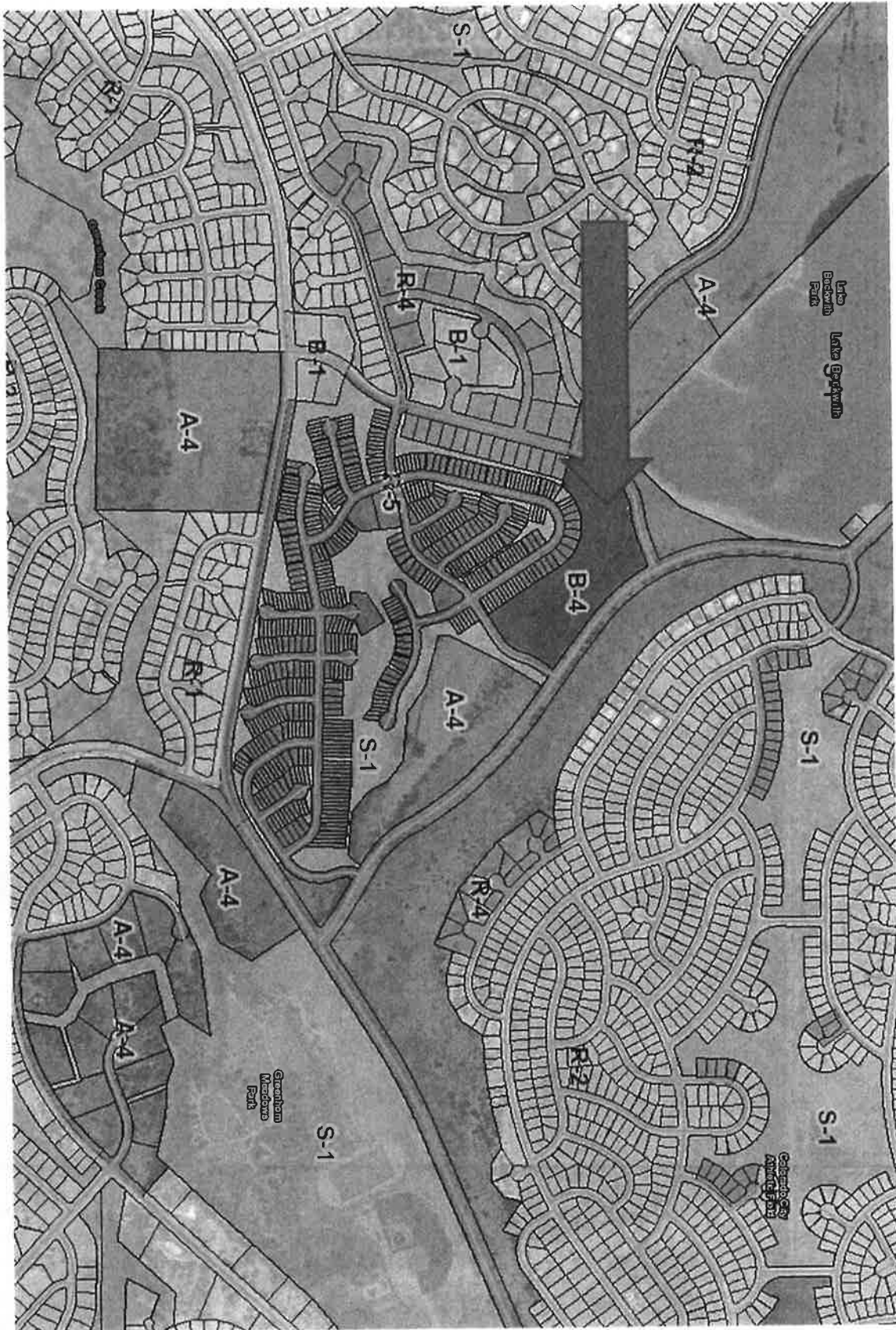
1 The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
2 (CBS4-5-19) (Mandatory 7-19)

3

Colorado City Map



Pueblo County Zoning



September 13, 2021

Dear Colorado City Metro;

I am asking to purchase two lots in unit 30. They are parcel numbers 5703130224 unit 30 lot 649; and parcel 5703130071 unit 30 lot 650. These lots do not have any road, or water or sewer. I am buying them, for personal use. I plan to put in a road at sometime, but not the near future. I am not a realtor or investor. This is for myself or my son. We are moving to be closer to my family who live in Pueblo.

I have printed up the Pueblo County Assessors' overview- (I have enclosed that) The value is \$1,100 each lot. The assessed value is \$320.

I could only find one lot in the area that was bought in the past year. It is parcel 5703130221. The buyer paid \$2500 for the lot.

That particular lot does have a road- a county road- Greenhorn Road- Greenhorn is well maintained. My lots have nothing but vacant land, so in retrospect, I am offering \$2000 per lot. I believe that is fair since the location is not accessible by road. I will have to put in a road, a septic and a cistern.

Thank you for considering selling the lots.



Janice Starr Maciulski

541-274-0274

2724 Birdie Loop

Alamogordo, NM 88310

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 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	
		Title	
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	
		Owners' Association	
8	§ 7.2	Association Documents Deadline	
9	§ 7.4	Association Documents Termination Deadline	
		Seller's Disclosures	
10	§ 10.1	Seller's Property Disclosure Deadline	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
		Loan and Credit	
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	
		Appraisal	
20	§ 6.2	Appraisal Deadline	
21	§ 6.2	Appraisal Objection Deadline	
22	§ 6.2	Appraisal Resolution Deadline	
		Survey	
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	
		Inspection and Due Diligence	
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	
		Closing and Possession	
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		TOTAL	\$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.

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

Offer to Purchase

ML: [illegible]

SIGNATURES

Name: [illegible] Title: [illegible]

Janice Starr-McIntosh 09/17/2001

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

Jan.Starr@msn.com

ENDORSE COVERAGE POLICY AND SCHEDULES IF APPLICABLE.

Unit 30 Lot 650

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	
		Title	
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	
		Owners' Association	
8	§ 7.2	Association Documents Deadline	
9	§ 7.4	Association Documents Termination Deadline	
		Seller's Disclosures	
10	§ 10.1	Seller's Property Disclosure Deadline	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	
		Loan and Credit	
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	
		Appraisal	
20	§ 6.2	Appraisal Deadline	
21	§ 6.2	Appraisal Objection Deadline	
22	§ 6.2	Appraisal Resolution Deadline	
		Survey	
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	
		Inspection and Due Diligence	
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	
		Closing and Possession	
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		TOTAL	\$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.

10/1/2001

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

11/1/2001

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. Starro-Maculski 09/17/2001

Phone No: *2724 Birdie Loop
Alamogordo, NM 88310
541-274-0274*

E-mail: *Jan Starro @ msu.com*

END OF CONTRACT FOR UNIT 30 LOT 649

Unit 30 Lot 649



Pueblo County Assessor's Real Property Search

Pueblo County Assessor's Real Property Search

5703130071
,00000

Total Value
\$0

OVERVIEW

KEY INFORMATION

Owner	COLORADO CITY METRO DISTRICT
Mailing Address	PO BOX 20229 81019-2229 COLORADO CITY CO
Legal	LOT 649 UNIT 30 COLO CITY
Neighborhood	244 - CC-UNIT 30
Township	-
Section	-
Tax District	70L
Analysis Area	0.00
Class	-
Range	-
Subdivision	244 CCUNIT30

VALUE INFORMATION

LAND	VALUE	ASSESSED
	\$1,100	\$320

IMPROVEMENTS

No data to display

LAND DETAILS

#	AREA	DEPTH	UNIT	ACREAGE	SQUARE FOOTAGE	CLASS	VALUE
1	0	0.00	1.00	2.41	104948.00	Exempt	\$1,100



Pueblo County Assessor's Real Property Search

Pueblo County Assessor's Real Property Search

5703130224
,00000

Total Value
\$0

OVERVIEW

KEY INFORMATION

Owner	COLORADO CITY METRO DISTRICT
Mailing Address	PO BOX 20229 81019-2229 COLORADO CITY CO
Legal	LOT 650 UNIT 30 COLO CITY
Neighborhood	244 - CC-UNIT 30
Township	-
Section	-
Tax District	70L
Analysis Area	0.00
Class	-
Range	-
Subdivision	244 CCUNIT30

VALUE INFORMATION

LAND	VALUE	ASSESSED
	\$1,100	\$320

IMPROVEMENTS

No data to display

LAND DETAILS

#	AREA	DEPTH	UNIT	ACREAGE	SQUARE FOOTAGE	CLASS	VALUE
1	0	0.00	1.00	2.16	93928.00	Exempt	\$1,100



Pueblo County Assessor's Real Property Search

Pueblo County Assessor's Real Property Search

5703130221
,00000

Total Value
\$1,100

OVERVIEW

KEY INFORMATION

Owner	RAINES MICHAEL T	Class	-
Mailing Address	6308 MIDDLE LN 81004-9784 PUEBLO CO	Range	-
Legal	LOT 646 UNIT 30 COLO CITY	Subdivision	244 CCUNIT30
Neighborhood	244 - CC-UNIT 30		
Township	-		
Section	-		
Tax District	70L		
Analysis Area	0.00		

VALUE INFORMATION

LAND	VALUE	ASSESSED
	\$1,100	\$320

IMPROVEMENTS

No data to display

LAND DETAILS

#	AREA	DEPTH	UNIT	ACREAGE	SQUARE FOOTAGE	CLASS	VALUE
1	0	0.00	1.00	2.10	91422.00	Residential	\$1,100

TRANSFER HISTORY

*See back
p 2500
8-2001
to print*

NAMES ARE NOT NECESSARILY LISTED AS TITLE IS HELD, SOME MAY BE SHORTENED OR ABBREVIATED.
 PLEASE CONTACT THE ASSESSOR'S OFFICE AT (719)583-6603 FOR CORRECT OWNERSHIP.

BOOK
/
PAGE

SALE DATE	AMT	RECEPTION	TYPE	GRANTEES	GRANTORS
06/08/2021	\$2,500	2232004	QUIT CLAIM DEED(QCD)	RAINES MICHAEL T	FONTAINE JOAN
08/22/1999	\$20,900	1307103	WARRANTY DEED(WD)	FONTAINE J/BLANTON A U	COLORADO CITY INVESTMENTS LLC
02/17/1999	\$424,500	1264843	SPECIAL WARRANTY DEED(SWD)	COLORADO CITY INVESTMENTS LLC	COLCI LIMITED LIABILITY CO COLCI LIMITED LIABILITY CO COLCI LLC
12/24/1990	\$0	942901	SPECIAL WARRANTY DEED(SWD)	PITCHFORK M CORP	COLCI LLC COMMONWEALTH INVESTMENT CORP COMMONWALTH INVESTMENT CORP COMMONWEALTH CHARTER COMMONWEALTH CHARTERD COMMONWEALTH CHARTERED COMMONWEALTH CHARTERED TR COMMONWEALTH CHARTERED TR CO COMMONWEALTH CHARTERED TRUST COMMONWEALTH CHARTERED TRUST C COMMONWEALTH CHARTERED TRUSTQ COMMONWEALTH INV COMMONWEALTH INV CORP COMMONWEALTH INVESTMENT COMMONWEALTH INVESTMENT CORP COMMONWEALTH INVESTMENTCORP COMMONWEALTH TR COMMOPNWEALTH INVESTMENT CORP
08/14/1989	\$0	895672	SPECIAL WARRANTY DEED(SWD)	LINCOLN MORTGAGE CO INC	COMMONWALTH INVESTMENT CORP COMMONWEALTH COMMONWEALTH INV COMMONWEALTH INVESMENT CORP COMMONWEALTH INVESTMENT COMMONWEALTH INVESTMENT CORP COMMONWEALTH NV COMMONWELTH INVESTMENT CORP COPMONWEALTH INVESTMENT CORP LATO INC UNITED BANKERS BANCORP INC
01/18/1989	\$0	942895	SPECIAL WARRANTY DEED(SWD)	COMMONWEALTH INVESTMENT CORP	COLCI LIMITED LIABILITY CO LINCOLN LINCOLN BANCORP LINCOLN MORTGAGE LINCOLN MORTGAGE CO LINCOLN MORTGAGE CO INC LINCOLN MORTGAGE CORP LINCOLNB MORTGAGE CO INC LINCOLON BANCORP
01/01/1989	\$0	882251	DEED(D)	COMMONWEALTH INVESTMENT CORP	COOLEY ROBERT C + BETTY J FURMAN MIKE GREENWALL ROBERT L LATO LATO INC LATO INCO LATO INC LATO, INC MATTHEWS HEASLEY G + CAROLYN PUEBLO COUNTY SAME SIMPSON JAMES P + JUDY R UNITED BANKERS BANCORP INC

1 The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
2 (CBS4-6-15) (Mandatory 1-16)
3

4 THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR
5 OTHER COUNSEL BEFORE SIGNING.
6

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

9 Property with No Residences)
10 Property with Residences-Residential Addendum Attached)
11

12 Date: 10-6-2021

13 **AGREEMENT**

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

16 2. **PARTIES AND PROPERTY.**

17 2.1. **Buyer.** Buyer, Rex Graber
18 will take title to the Property described below as Joint Tenants Tenants In Common Other _____
19 2.2. **No Assignability.** This Contract is Not assignable by Buyer unless otherwise specified in Additional Provisions.
20

21 2.3. **Seller.** Seller, CCMO
22 the current owner of the Property described below, _____ is

23 2.4. **Property.** The Property is the following legally described real estate in the County of Pueblo, Colorado:
24 Lot 379 Unit 9

25
26
27
28 known as No. Chaffee Colorado City Co 81019
29 Street Address City State Zip
30

31 together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto, and all interest of
32 Seller in vacated streets and alleys adjacent thereto, except as herein excluded (Property).
33

34 2.5. **Inclusions.** The Purchase Price includes the following items (Inclusions):

35 2.5.1. **Inclusions.** The following items, whether fixtures or personal property, are included in the Purchase Price
36 unless excluded under Exclusions:
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42 If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the
43 Purchase Price.

44 2.5.2. **Personal Property - Conveyance.** Any personal property must be conveyed at Closing by Seller free and
45 clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except _____
46 Conveyance of all personal property will be by bill of sale or other applicable legal instrument.
47

48 2.6. **Exclusions.** The following items are excluded (Exclusions):
49
50
51
52
53

54 2.7. **Water Rights, Well Rights, Water and Sewer Taps.**

55 2.7.1. **Deeded Water Rights.** The following legally described water rights:

56
57
58 Any deeded water rights will be conveyed by a good and sufficient _____ deed at Closing.

59 2.7.2. **Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3,
60 2.7.4 and 2.7.5, will be transferred to Buyer at Closing:

61
62 2.7.3. **Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that
63 if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well," used for ordinary household
64 purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been
65 registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must
66 complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing
67 service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well
68 Permit # is _____.

69 2.7.4. **Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows:

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72
73 2.7.5. **Water and Sewer Taps.** The parties agree that water and sewer taps listed below for the Property are being
74 conveyed as part of the Purchase Price as follows:

75
76
77
78
79
80 **If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of**
81 **the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.**

82 2.7.6. **Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water),
83 § 2.7.3 (Well Rights), or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the
84 applicable legal instrument at Closing.

85 2.8. **Growing Crops.** With respect to growing crops, Seller and Buyer agree as follows:

86
87

88 **3. DATES AND DEADLINES.**

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	
		Title	
2	§ 8.1	Record Title Deadline	
3	§ 8.2	Record Title Objection Deadline	
4	§ 8.3	Off-Record Title Deadline	
5	§ 8.3	Off-Record Title Objection Deadline	
6	§ 8.4	Title Resolution Deadline	
7	§ 8.6	Right of First Refusal Deadline	
		Owners' Association	
8	§ 7.3	Association Documents Deadline	
9	§ 7.4	Association Documents Objection Deadline	
		Seller's Property Disclosure	
10	§ 10.1	Seller's Property Disclosure Deadline	
		Loan and Credit	
11	§ 5.1	Loan Application Deadline	
12	§ 5.2	Loan Objection Deadline	
13	§ 5.3	Buyer's Credit Information Deadline	
14	§ 5.3	Disapproval of Buyer's Credit Information Deadline	
15	§ 5.4	Existing Loan Documents Deadline	
16	§ 5.4	Existing Loan Documents Objection Deadline	

17	§ 5.4	Loan Transfer Approval Deadline	
18	§ 4.7	Seller or Private Financing Deadline	
		Appraisal	
19	§ 6.2	Appraisal Deadline	
20	§ 6.2	Appraisal Objection Deadline	
21	§ 6.2	Appraisal Resolution Deadline	
		Survey	
22	§ 9.1	New ILC or New Survey Deadline	
23	§ 9.3	New ILC or New Survey Objection Deadline	
24	§ 9.4	New ILC or New Survey Resolution Deadline	
		Inspection and Due Diligence	
25	§ 10.3	Inspection Objection Deadline	
26	§ 10.3	Inspection Resolution Deadline	
27	§ 10.5	Property Insurance Objection Deadline	
28	§ 10.6	Due Diligence Documents Delivery Deadline	
29	§ 10.6	Due Diligence Documents Objection Deadline	
30	§ 10.6	Due Diligence Documents Resolution Deadline	
31	§ 10.6	Environmental Inspection Objection Deadline	
32	§ 10.6	ADA Evaluation Objection Deadline	
33	§ 10.7	Conditional Sale Deadline	
34	§ 11.1	Tenant Estoppel Statements Deadline	
35	§ 11.2	Tenant Estoppel Statements Objection Deadline	
		Closing and Possession	
36	§ 12.3	Closing Date	
37	§ 17	Possession Date	
38	§ 17	Possession Time	
39	§ 28	Acceptance Deadline Date	
40	§ 28	Acceptance Deadline Time	

89 **3.1. Applicability of Terms.** Any box checked in this Contract means the corresponding provision applies. Any box,
90 blank or line in this Contract left blank or completed with the abbreviation "N/A", or the word "Deleted" means such provision,
91 including any deadline, is not applicable and the corresponding provision of this Contract to which reference is made is deleted. If
92 no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

93 The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.
94

95 **4. PURCHASE PRICE AND TERMS.**

96 **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	\$ 6000.00	
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		\$
10		TOTAL	\$ 6000.00	\$

97 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ _____ (Seller Concession). The Seller
98 Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender
99 and is included in the Closing Statement or Closing Disclosure, at Closing. Examples of allowable items to be paid for by the
100 Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items
101 and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or
102 credit Buyer elsewhere in this Contract.

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31. ATTACHMENTS.

31.1. The following attachments are a part of this Contract:

31.2. The following disclosure forms are attached but are not a part of this Contract:

SIGNATURES

789
790

Buyer's Name: Rex Graber Buyer's Name: _____

Rex Graber 10-6-2021
Buyer's Signature Date Buyer's Signature Date

Address: 10 Tierra Casa Dr Address: _____

Phone No.: Preble 81005 Phone No.: _____

Fax No.: 719-242-3019 Fax No.: _____

Email Address: rex_10@comcast.net Email Address: _____

791 [NOTE: If this offer is being countered or rejected, do not sign this document. Refer to § 32]

Seller's Name: _____ Seller's Name: _____

Seller's Signature Date Seller's Signature Date

Address: _____ Address: _____

Phone No.: _____ Phone No.: _____

Fax No.: _____ Fax No.: _____

Email Address: _____ Email Address: _____

792

793 **32. COUNTER; REJECTION.** This offer is Countered Rejected.

794 Initials only of party (Buyer or Seller) who countered or rejected offer _____

END OF CONTRACT TO BUY AND SELL REAL ESTATE

795

33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by Broker working with Buyer)

Broker Does Does Not acknowledge receipt of Earnest Money deposit and, while not a party to the Contract, agrees to cooperate upon request with any mediation concluded under § 23. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the

executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Buyer as a Buyer's Agent Seller's Agent Transaction-Broker in this transaction.

This is a Change of Status.

Brokerage Firm's compensation or commission is to be paid by Listing Brokerage Firm Buyer Other _____

Brokerage Firm's Name: _____

Broker's Name: _____

Broker's Signature

Date

Address: _____

Phone No.: _____

Fax No.: _____

Email Address: _____

34. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by Broker working with Seller)

Broker Does Does Not acknowledge receipt of Earnest Money deposit and, while not a party to the Contract, agrees to cooperate upon request with any mediation concluded under § 23. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Broker is working with Seller as a Seller's Agent Buyer's Agent Transaction-Broker in this transaction.

This is a Change of Status.

Brokerage Firm's compensation or commission is to be paid by Seller Buyer Other _____

Brokerage Firm's Name: _____

Broker's Name: _____

Broker's Signature

Date

Address: _____

Phone No.: _____

Fax No.: _____

Email Address: _____

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COLORADO CITY METROPOLITAN DISTRICT
COLORADO CITY, COLORADO
BASIC FINANCIAL STATEMENTS
WITH INDEPENDENT AUDITOR'S REPORT
AND CERTAIN SUPPLEMENTAL INFORMATION

December 31, 2020

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Independent Auditor's Report

September 28, 2021

Board of Directors
Colorado City Metropolitan District
Colorado City, Colorado

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Colorado City Metropolitan District (the District) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Colorado City Metropolitan District, as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3-10 and 34-35 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Colorado City Metropolitan District's basic financial statements. The accompanying schedules of revenues, expenditures and changes in fund balance - budget and actual for the business type activities and the schedules for the Conservation Trust Fund on pages 36-40 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The additional information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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MANAGEMENT'S DISCUSSION AND ANALYSIS

Colorado City Metropolitan District Management's Discussion and Analysis Year Ended December 31, 2020

This discussion and analysis of the Colorado City Metropolitan District's financial performance provides an overview of the District's financial activities for the year ended December 31, 2020. Please read this discussion and analysis together with the financial statements, the notes to financial statements and the supplementary information provided.

This annual financial report consists of a series of financial statements. The Statement of Net Position (page 11) and the Statement of Activities (page 12) provide information about the activities of the District as a whole and presents a broader picture of the District's finances. The fund financial statements start at page 13. These statements present how the services were financed in the short term as well as what remains for future operations. Fund financial statements also report the District's operations in more detail by displaying the individual fund activities.

These two statements (Statement of Net Position and Statement of Activities) report the District's net position and changes in it. You can think of the net position, the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources, as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the net position is one indicator of whether its financial health is improving or deteriorating. Assessment of other non-financial factors should also be considered to assess the health of the District, such as changes in the District's property tax base, conditions of its roads, water quality and availability, and the quality of the recreational programs and facilities.

In the Statement of Net Position and the Statement of Activities, we divide the District into two kinds of activities:

- **Governmental Activities** – For 2019, this included the general administration, recreational facilities and programs, the roads maintenance services and the Hollydot golf course. Per a resolution passed by the Board of Directors, effective January 1, 2020 the activities of Hollydot golf course are included in Business-type Activities.
- **Business-type Activities** – The District charges fees to customers to help cover all or most of the cost of certain services it provides. For 2019, the District's water and sewer systems and the property management fund were reported here and also referred to as "enterprise funds." Beginning January 1, 2020, this also includes Hollydot golf course enterprise fund and its related activities.

Some funds/accounts are required by state law and debt requirements. However, the District's Board of Directors establishes other funds/accounts to help it control and manage money for particular purposes or to show it is meeting legal responsibilities for using certain taxes, grants, and other money (such as grants from the Colorado Department of Local Affairs). The District's two kinds of funds, governmental and proprietary (business-type), use different accounting approaches.

- **Governmental Funds** --- The District's basic services are reported in governmental funds which focuses on how money flows into and out of the funds and the balances left at year-end that are available for spending. These funds are reported using the current financial resources measurement focus and modified accrual accounting, to measure cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.
- **Proprietary (business-type) Funds** --- When the District charges customers for the services it provides, whether to outside customers or to other units of the District, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities, but provide more detail and additional information, such as cash flows.

One of the most important questions asked about the District's finances is "Is the District better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities present information about the District, as a whole, and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when the cash is received or paid.

FINANCIAL HIGHLIGHTS

- The District's net position changed more significantly as a result of the 2020 operations than other recent years. The net position of the governmental activities decreased \$890 thousand, or 11.4%; however, there was a \$1.2 million decrease in the net position of governmental activities due to the reclassification of the golf activities to business-type. The net position of the governmental activities increased by \$323 thousand as a result of operations. The net position of the business type activities increased by \$1.6 million, or 20.3%; however, there was a \$1.2 million increase in the net position of business-type activities due to the reclassification of the golf activities from governmental. The net position of the business-type activities increased by \$413 thousand as a result of operations.
- The governmental activities program revenues show a decrease of \$261 thousand, or 50.6%. The governmental activities expenses decreased \$382 thousand, or 36.5%.
- The business-type activities net position increased by \$1.6 million (\$1.2 million due to the inclusion of the Golf Fund), compared to the prior year increase of \$32 thousand. The business-type change in net position caused by revenues and expenses was an increase of \$413 thousand, or 4.5%. The Water Fund gained \$34 thousand, the Sewer Fund gained \$227 thousand, the Golf Fund gained \$131 thousand, and the Property Management Fund gained \$21 thousand. The gain in the Water Fund marks its first increase in net position over the last five years.

THE DISTRICT AS A WHOLE

The District's combined net position changed more substantially from a year ago than in other recent years, increasing from \$15,776 million to \$16,512 million, an increase of 4.7%. The analysis of the Net Position (Table 1) and Changes in Net Position (Table 2) follows:

Table 1
NET POSITION (in thousands)

	Governmental		Business-type		Total Primary	
	Activities		Activities		Government	
	2020	2019	2020	2019	2020	2019
Cash and investments	\$ 1,604	\$ 677	\$ 476	\$ 285	\$ 2,080	\$ 962
Capital assets	6,131	7,291	11,113	9,590	17,244	16,881
Other assets	812	832	2,393	1,452	3,205	2,284
Total assets	8,547	8,800	13,982	11,327	22,529	20,127
Long-term debt outstanding	75	247	4,017	3,238	4,092	3,485
Other liabilities	1,174	360	338	88	1,512	448
Total liabilities	1,249	607	4,355	3,326	5,604	3,933
Deferred inflows – property taxes	413	418	-	-	413	418
Net position:						
Net investment in capital assets	6,066	7,198	7,138	6,386	13,204	13,584
Restricted	64	86	476	285	540	371
Unrestricted	755	491	2,013	1,330	2,768	1,821
Total net position	\$ 6,885	\$ 7,775	\$ 9,627	\$ 8,001	\$ 16,512	\$ 15,776

The net position of the District's governmental activities decreased by \$890 thousand (11.4%). That portion of the net position available to finance day-to-day operations (without restrictions by debt commitments or grantors) increased by \$264 thousand to \$755 thousand at the end of the year. It should be noted that the large decrease in total net position is driven by reclassification of the Hollydot golf activities to business-type activities.

The net position of business-type activities increased by \$1.6 million (20.3%). This will be reviewed in more detail in the funds sections below.

Table 2
CHANGES IN NET POSITION (in thousands)

	Governmental		Business-type		Total Primary	
	Activities		Activities		Government	
	2020	2019	2020	2019	2020	2019
Revenues						
Program Revenues:						
Charges for Services	\$ 122	\$ 482	\$ 2,401	\$ 1,790	\$ 2,523	\$ 2,272
Grants & Contributions	133	34	391	162	524	196
General Revenues:						
Property Taxes	409	359	-	-	409	359
Other Taxes	98	77	-	-	98	77
Other Revenues	187	53	119	104	306	157
Total Revenues	949	1,005	2,911	2,056	3,860	3,061
Program Expenses						
Administration	286	250	-	-	286	250
Recreation and Parks	312	309	-	-	312	309
Roads Operation	68	46	-	-	68	46
Water fund	-	-	1,373	1,309	1,373	1,309
Sewer fund	-	-	750	708	750	708
Golf Course	-	443	432	-	432	443
Property Management	-	-	33	23	33	23
Total expenses	666	1,048	2,588	2,040	3,254	3,088
Excess(deficiency) before special items	283	(43)	323	16	606	(27)
Transfers	-	-	-	-	-	-
Sale of Assets	40	23	90	16	130	39
Increase (Decrease) in Net Position	\$ 323	\$ (20)	\$ 413	\$ 32	\$ 736	\$ 12

The District's total revenues increased by \$890 thousand (28.7%), while expenses had a comparatively small increase of \$166 thousand (5.4%). Our analysis below separately considers the operations of government and business-type activities.

Governmental Activities:

Property and other taxes increased by \$71 thousand while program revenues decreased by \$261 thousand (2019 program revenues included the Hollydot golf activities). The amount the District taxpayers financed for the government activities through taxes was \$184 thousand (\$456 thousand in 2019) because some of the cost was paid by those who directly benefited from the programs or by other governments that subsidized certain programs with grants.

Table 3 presents the cost of each of the District's programs as well as each program's net cost (total costs less revenues generated by the activities). The net cost shows the financial burden that was placed on the taxpayers by each of these functions.

**Table 3
NET COST TO TAXPAYERS (in thousands)**

	2020			2019		
	Expenses	Service Charges & Operating Grants	Net Costs	Expenses	Service Charges & Operating Grants	Net Costs
Administration	\$ 286	\$ 10	\$ 276	\$ 250	\$ 10	\$ 240
Parks & Recreation:						
Recreation Center	15	-	15	14	1	13
Swimming Pool	46	-	46	78	17	61
Parks & Recreation	251	245	6	217	117	100
Sub-total	312	245	67	309	135	174
Golf Course Operations	-	-	-	443	371	72
Roads Operations	68	-	68	46	-	46
Total Government Activities	\$ 666	\$ 255	411	\$1,048	\$ 516	532
Less Investment Earnings			(12)			(8)
Less Other Revenues			(175)			(45)
Less Gain on Property Sales			(40)			(23)
Net Cost to Taxpayers			\$ 184			\$ 456
Property & Other Taxes			\$ 507			\$ 436

Business-Type Activities:

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Revenues for the District's business-type activities (see Table 2) increased 41.6% and expenses increased by 26.9% (2020 business-type activities include the Hollydot golf activities). Business-type activities in the Water and Property Management Funds both showed their first profit over the last five years (see Table 4). The Sewer Fund recorded its largest increase in net position in the periods presented. The Water and Property Management Funds still showed operating losses, but these losses are offset by non-operating revenues. Non-operating revenues are funds received for investment in future infrastructure. These include water and sewer impact fees and new investments. Operating expenses include interest expense.

**Table 4
BUSINESS TYPE ACTIVITY DEFICITS (in thousands)**

	2020	2019	2018	2017	2016
Water Fund					
Operating Revenues	\$1,215	\$1,103	\$ 987	\$ 926	\$ 912
Operating Expenses	1,373	1,308	1,246	1,233	1,145
Net Operating Income (Loss)	(158)	(205)	(259)	(307)	(233)
Capital Contributions/Other	192	63	59	45	31
Net Increase (Decrease) in Net Position	\$ 34	\$ (142)	\$ (200)	\$ (262)	\$ (202)
Sewer Fund					
Operating Revenues	\$ 777	\$ 825	\$ 652	\$ 678	\$ 674
Operating Expenses	750	708	790	822	670
Net Operating Income (Loss)	27	117	(138)	(144)	4
Capital Contributions/Other	200	64	47	36	24
Net Increase (Decrease) in Net Position	\$ 227	\$ 181	\$ (91)	\$ (108)	\$ 28
Golf Fund					
Operating Revenues	\$ 563	\$ -	\$ -	\$ -	\$ -
Operating Expenses	432	-	-	-	-
Net Operating Income (Loss)	131	-	-	-	-
Capital Contributions/Other	-	-	-	-	-
Net Increase (Decrease) in Net Position	\$ 131	\$ -	\$ -	\$ -	\$ -
Property Management Fund					
Operating Revenues	\$ -	\$ -	\$ -	\$ -	\$ 13
Operating Expenses	33	23	24	9	6
Net Operating Income (Loss)	(33)	(23)	(24)	(9)	7
Capital Contributions/Other	54	16	16	8	-
Net Increase (Decrease) in Net Position	\$ 21	\$ (7)	\$ (8)	\$ (1)	\$ 7

Budgetary Highlights:

Generally, the District revises its budget several times during the year. These budget amendments are a result of 1) reflecting actual beginning balances versus the amounts estimated in October; 2) accounting for changes during the year, such as the increased need for infrastructure upgrades & repairs, and; 3) any adjustments necessary to prevent budget overruns.

The actual revenues for the General Fund were \$885 thousand under budget, and expenditures were \$989 thousand under budget. It should be noted that the General Fund budget still includes amounts for the Hollydot golf activities, as no budget amendment was adopted subsequent to the reclassification of the golf course to an enterprise fund.

CAPITAL ASSET AND DEBT ADMINISTRATION

In 2020, the District invested \$1.07 million in various capital assets. (See Table 5 below)

**Table 5
CAPITAL ASSETS AT YEAR END (in thousands)**

	Governmental Activities		Business-type Activities		Totals	
	2020	2019	2020	2019	2020	2019
Land	\$ 5,335	\$ 6,284	\$ 1,277	\$ 328	\$ 6,612	\$ 6,612
Buildings and Improvements	2,189	3,041	18,555	17,666	20,744	20,707
Infrastructure	423	545	2,241	1,632	2,664	2,177
Water Rights	-	-	358	358	358	358
Augmentation Plans	-	-	205	205	205	205
Machinery and Equipment	970	2,027	2,925	1,467	3,895	3,494
Construction in Progress	103	103	275	134	378	237
	<u>\$ 9,020</u>	<u>\$ 12,000</u>	<u>\$ 25,836</u>	<u>\$ 21,790</u>	<u>\$ 34,856</u>	<u>\$ 33,790</u>

This year's major additions include (in thousands):

Automotive/cart lift	\$ 10
Compressors (2) and housing	73
Golf carts (30)	104
Hydrants	15
Meters	387
Mowers (2)	48
Neutralization skid	56
Pipe for plant	109
Water plant filters	133
Well	46
Various other assets	85
	<u>\$ 1,066</u>

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At the end of 2020, the District had \$4.0 million in outstanding debt. The anticipated debt carryover from 2020 presents long term debt commitments as follows:

Lease purchase for mowers from Wells Fargo	\$ 5,497
Lease purchase for motor grader from NBH Bank	64,491
Lease purchase for trailer-mounted hydro jetter	2,972
Lease purchase fan press	17,373
Wastewater treatment plant loan from the Colorado Water Resources And Power Development Authority	422,946
Water and Wastewater Revenue Refunding and Improvement Bonds	<u>3,526,301</u>
Total current debt commitments	<u>\$4,039,580</u>

The wastewater treatment plant loans will be paid from the sewer availability of service fees and the debt service fees over the next 14 to 16 years. The water and wastewater revenue refunding and improvement bonds will be paid from water availability of service fees and increased water usage rates. More detailed information about the District's long-term liabilities is presented in Note 10 in the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

As required by Colorado Statutes, the District determines the property tax mill levy using prior years Denver-Boulder-Greeley Consumer Price Index (CPI) or the Colorado Office of State Planning and Budget (OSBP) projected inflation rates and the rate of local growth. The CPI for the 2020 budget is 1.951%. Other limits are placed by the Taxpayer's Bill of Rights (TABOR) and the 1982 Gallagher Amendment. TABOR reduces government growth by limiting spending, revenues, and debt. The Gallagher Amendment limits residential property tax assessment rates.

With the CPI and growth rates considered, the 2021 property taxes are expected to be \$412,994.

For 2021, the District has refinanced the water and sewer bonds at a lower interest rate to provide infrastructure capital, which is being used to make updates to the water meter system and infrastructure, as well as upgrades to the sewer plant to reduce electric consumption. Additional objectives include continuing updates to cleaning and neutralization of the treatment plant, saving on overtime salaries, and purchasing new filters to increase efficiency in processing water.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the District's finances and to report the District's accountability for the money it receives. If you have any questions about this report or need additional information, contact the Director of Finance at Colorado City Metropolitan District, 4497 Bent Brothers Blvd., P. O. Box 20229, Colorado City, Colorado 81019.

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BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2020

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	Governmental <u>Activities</u>	Business-Type <u>Activities</u>	<u>Total</u>
Assets			
Current Assets			
Cash and cash equivalents	\$ 1,493,626	\$ -	\$ 1,493,626
Investments	110,140	-	110,140
Accounts receivable	10,599	493,076	503,675
Taxes receivable	412,994	-	412,994
Prepaid expenses	8,558	26,806	35,364
Internal balances	-	1,133,014	1,133,014
Inventories	<u>380,201</u>	<u>739,941</u>	<u>1,120,142</u>
Total Current Assets	<u>2,416,118</u>	<u>2,392,837</u>	<u>4,808,955</u>
Non Current Assets			
Restricted cash	-	475,742	475,742
Capital assets - net of depreciation	<u>6,130,673</u>	<u>11,113,575</u>	<u>17,244,248</u>
Total Non Current Assets	<u>6,130,673</u>	<u>11,589,317</u>	<u>17,719,990</u>
Total Assets	<u>8,546,791</u>	<u>13,982,154</u>	<u>22,528,945</u>
Liabilities			
Current Liabilities			
Accounts payable	33,897	205,465	239,362
Accrued expenses	6,835	132,798	139,633
Internal balances	1,133,014	-	1,133,014
Current maturities	<u>17,616</u>	<u>205,171</u>	<u>222,787</u>
Total Current Liabilities	<u>1,191,362</u>	<u>543,434</u>	<u>1,734,796</u>
Non Current Liabilities			
Long term debt	46,875	3,769,918	3,816,793
Compensated absences	<u>10,923</u>	<u>41,670</u>	<u>52,593</u>
Total Non Current Liabilities	<u>57,798</u>	<u>3,811,588</u>	<u>3,869,386</u>
Total Liabilities	<u>1,249,160</u>	<u>4,355,022</u>	<u>5,604,182</u>
Deferred inflows - property taxes	<u>412,994</u>	<u>-</u>	<u>412,994</u>
Net Position			
Net investment in capital assets	6,066,182	7,138,486	13,204,668
Restricted	63,679	475,742	539,421
Unrestricted	<u>754,776</u>	<u>2,012,904</u>	<u>2,767,680</u>
Total Net Position	<u>\$ 6,884,637</u>	<u>\$ 9,627,132</u>	<u>\$ 16,511,769</u>

The accompanying notes are an integral part of this statement.

**COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED December 31, 2020**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental Activities							
Administration	\$ 286,160	\$ 9,997	\$ -	\$ -	\$ (276,163)	\$ -	\$ (276,163)
Recreation center	15,222	75	-	-	(15,147)	-	(15,147)
Swimming pool operations	45,548	-	-	-	(45,548)	-	(45,548)
Parks and recreation	251,408	112,163	600	132,258	(6,387)	-	(6,387)
Roads	67,890	-	-	-	(67,890)	-	(67,890)
Total Governmental Activities	666,228	122,235	600	132,258	(411,135)	-	(411,135)
Business-Type Activities							
Water fund	1,372,640	1,127,777	-	191,710	-	(53,153)	(53,153)
Sewer fund	750,182	775,834	-	199,450	-	225,102	225,102
Golf fund	431,853	497,001	-	-	-	65,148	65,148
Property management fund	33,190	-	-	-	-	(33,190)	(33,190)
Total Business-Type Activities	2,587,865	2,400,612	-	391,160	-	203,907	203,907
Total	\$ 3,254,093	\$ 2,522,847	\$ 600	\$ 523,418	(411,135)	203,907	(207,228)
General revenues -							
Taxes-							
Property taxes					408,911	-	408,911
Specific ownership taxes and other taxes					97,802	-	97,802
Gain on sale of assets					40,079	90,075	130,154
Other revenues					175,038	118,577	293,615
Unrestricted investment earnings					11,864	1,045	12,909
Transfers					-	-	-
Total General Revenues					733,694	209,697	943,391
Change in Net Position					322,559	413,604	736,163
Net Position - January 1 - Restated					6,562,078	9,213,528	15,775,606
Net Position - December 31					\$ 6,884,637	\$ 9,627,132	\$ 16,511,769

The accompanying notes are an integral part of this statement.

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GOVERNMENTAL FUND FINANCIAL STATEMENTS

COLORADO CITY METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUND
December 31, 2020

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	General <u>Fund</u>	<u>Total</u>
Assets		
Cash and cash equivalents	\$ 1,493,626	\$ 1,493,626
Investments	110,140	110,140
Taxes receivable	412,994	412,994
Receivable from other governments	9,672	9,672
Other receivables	927	927
Prepaid items	8,558	8,558
Inventories	<u>380,201</u>	<u>380,201</u>
Total Assets	\$ <u>2,416,118</u>	\$ <u>2,416,118</u>
Liabilities		
Accounts payable	\$ 33,897	\$ 33,897
Accrued liabilities	6,065	6,065
Due to other funds	<u>1,133,014</u>	<u>1,133,014</u>
Total Liabilities	<u>1,172,976</u>	<u>1,172,976</u>
Deferred Inflow - property taxes	<u>412,994</u>	<u>412,994</u>
Fund Balances		
Nonspendable		
Prepaid items	8,558	8,558
Inventories for sale	380,201	380,201
Restricted		
Tabor	19,000	19,000
Conservation trust fund	44,679	44,679
Unassigned	<u>377,710</u>	<u>377,710</u>
Total Fund Balances	<u>830,148</u>	<u>830,148</u>
Total Liabilities, Deferred Inflows and Fund Balances	\$ <u>2,416,118</u>	\$ <u>2,416,118</u>

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION
December 31, 2020

DRAFT

Total fund balances - governmental fund	\$ 830,148
Capital assets used in governmental activities are not considered current financial resources and, therefore, are not reported governmental funds.	6,130,673
Long-term liabilities for capital leases (\$64,491) and compensated absences (\$10,923), are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(75,414)
Interest payable on capital leases is not recorded on the fund statements because it is not a current use of cash. Interest is accrued on the government wide statements since the liability is to be paid in the near term.	<u>(770)</u>
Total Net Position - Governmental Activities	<u>\$ 6,884,637</u>

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUND
YEAR ENDED December 31, 2020

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	General <u>Fund</u>	<u>Total</u>
Revenues		
Property taxes	\$ 408,911	\$ 408,911
Specific ownership taxes	35,439	35,439
Franchise taxes	15,008	15,008
Excise taxes	47,355	47,355
Charges for services	122,235	122,235
State sources	132,258	132,258
Investment earnings	11,864	11,864
Other	74,718	74,718
Total Revenues	847,788	847,788
Expenditures		
Current -		
Administration	280,454	280,454
Recreation center	15,206	15,206
Swimming pool operations	37,425	37,425
Parks and recreation	184,839	184,839
Roads	48,756	48,756
Capital outlay	150,580	150,580
Debt service		
Principal	17,002	17,002
Interest	2,766	2,766
Total Expenditures	737,028	737,028
Excess of Revenues Over (Under) Expenditures	110,760	110,760
Other Financing Sources		
Transfers in (out)	-	-
Net Change in Fund Balance	110,760	110,760
Fund Balance - January 1 - Restated	719,388	719,388
Fund Balance - December 31	\$ 830,148	\$ 830,148

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
TO THE STATEMENT OF ACTIVITIES
YEAR ENDED December 31, 2020

DRAFT

Net change in fund balance - governmental fund \$ 110,760

Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay (\$150,580) exceeded depreciation expense (\$95,602). 54,978

Principal retirements - retirements of principal outstanding on the District's debt result in a reduction of accumulated resources on the fund financial statements. The government wide statements show these reductions against the long-term liabilities. 158,001

Interest payable on capital leases is not recorded on the fund statements because it is not a current use of cash. Interest is accrued on the government-wide statements, and the change in the liability is recognized. 259

In the government-wide statements, accrued compensated absences are measured by the amount earned and unused. In the governmental funds, the expenditures for compensated absences are measured by the amount of financial resources used (essentially, the amounts actually paid). Therefore, the change in the accrued compensated absences is recognized. (1,439)

Total Change in Net Position - Governmental Activities \$ 322,559

The accompanying notes are an integral part of this statement.

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PROPRIETARY FUND FINANCIAL STATEMENTS

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2020

DRAFT

	Business-Type Activities				Total
	Enterprise Funds				
	Water Fund	Sewer Fund	Golf Fund	Property Mgmt Fund	
<u>Assets</u>					
Current Assets					
Accounts receivable, net	\$ 279,067	\$ 214,009	\$ -	\$ -	\$ 493,076
Due from other funds	477,218	406,912	114,182	134,702	1,133,014
Prepaid expenses	12,991	10,254	3,561	-	26,806
Inventories	222,967	1,698	13,773	501,503	739,941
Total Current Assets	<u>992,243</u>	<u>632,873</u>	<u>131,516</u>	<u>636,205</u>	<u>2,392,837</u>
Noncurrent Assets					
Capital assets - net of depreciation	6,475,747	3,396,414	1,241,414	-	11,113,575
Restricted cash	404,377	71,365	-	-	475,742
Total Noncurrent Assets	<u>6,880,124</u>	<u>3,467,779</u>	<u>1,241,414</u>	<u>-</u>	<u>11,589,317</u>
Total Assets	<u>7,872,367</u>	<u>4,100,652</u>	<u>1,372,930</u>	<u>636,205</u>	<u>13,982,154</u>
<u>Liabilities and Net Position</u>					
Current Liabilities					
Accounts payable and accrued expenses	272,712	47,297	18,254	-	338,263
Unearned revenue	-	-	-	-	-
Notes payable	68,390	131,284	5,497	-	205,171
Total Current Liabilities	<u>341,102</u>	<u>178,581</u>	<u>23,751</u>	<u>-</u>	<u>543,434</u>
Noncurrent Liabilities					
Notes payable	2,928,966	840,952	-	-	3,769,918
Accrued compensated absences	21,849	14,579	5,242	-	41,670
Total Noncurrent Liabilities	<u>2,950,815</u>	<u>855,531</u>	<u>5,242</u>	<u>-</u>	<u>3,811,588</u>
Total Liabilities	<u>3,291,917</u>	<u>1,034,112</u>	<u>28,993</u>	<u>-</u>	<u>4,355,022</u>
Net Position					
Net investment in capital assets	3,478,391	2,424,178	1,235,917	-	7,138,486
Restricted	404,377	71,365	-	-	475,742
Unrestricted	697,682	570,997	108,020	636,205	2,012,904
Total Net Position	<u>\$ 4,580,450</u>	<u>\$ 3,066,540</u>	<u>\$ 1,343,937</u>	<u>\$ 636,205</u>	<u>\$ 9,627,132</u>

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
YEAR ENDED December 31, 2020

DRAFT

	Business-Type Activities				Total
	Enterprise Funds				
	Water Fund	Sewer Fund	Golf Fund	Property Mgmt Fund	
Operating Revenues					
Charges for services	\$ 1,039,627	\$ 730,834	\$ 497,001	\$ -	\$ 2,267,462
Tap connection fees	88,150	45,000	-	-	133,150
Lease revenue	55,125	-	13,200	-	68,325
Other	31,664	904	53,259	54,500	140,327
Total Operating Revenues	<u>1,214,566</u>	<u>776,738</u>	<u>563,460</u>	<u>54,500</u>	<u>2,609,264</u>
Operating Expenses					
Salaries	284,542	195,713	198,731	-	678,986
Compensated absences	1,232	513	-	-	1,745
Payroll taxes	19,807	15,281	15,501	-	50,589
Pension and benefits	91,178	63,195	26,398	-	180,771
Cost of sales	-	-	-	33,190	33,190
Advertising	452	22	1,422	-	1,896
Bad debt expense	17,214	8,419	-	-	25,633
Bank fees and other penalties	1,724	3,925	10,940	-	16,589
Bond expense	48,875	12,147	-	-	61,022
Outside services	66,312	52,803	7,009	-	126,124
Taxes and licenses	1,337	2,825	-	-	4,162
Professional fees - legal	13,549	5,834	-	-	19,383
Insurance	28,069	19,316	12,221	-	59,606
Operating parts, materials and supplies	109,990	50,585	56,312	-	216,887
Rental expense	5,500	6,500	-	-	12,000
Repairs and maintenance	18,431	14,899	10,782	-	44,112
Utilities	185,336	55,182	61,740	-	302,258
Depreciation	379,301	197,849	30,223	-	607,373
Total Operating Expenses	<u>1,272,849</u>	<u>705,008</u>	<u>431,279</u>	<u>33,190</u>	<u>2,442,326</u>
Operating Income (Loss)	<u>(58,283)</u>	<u>71,730</u>	<u>132,181</u>	<u>21,310</u>	<u>166,938</u>
Nonoperating Revenues (Expenses)					
Interest income	667	378	-	-	1,045
Interest expense	(99,791)	(45,174)	(574)	-	(145,539)
Transfers	-	-	-	-	-
Total Nonoperating Revenues (Expenses)	<u>(99,124)</u>	<u>(44,796)</u>	<u>(574)</u>	<u>-</u>	<u>(144,494)</u>
Income (Loss) Before Contributions	(157,407)	26,934	131,607	21,310	22,444
Capital contributions	191,710	199,450	-	-	391,160
Changes in Net Position	<u>34,303</u>	<u>226,384</u>	<u>131,607</u>	<u>21,310</u>	<u>413,604</u>
Total Net Position - January 1 - Restated	<u>4,546,147</u>	<u>2,840,156</u>	<u>1,212,330</u>	<u>614,895</u>	<u>9,213,528</u>
Total Net Position - December 31	<u>\$ 4,580,450</u>	<u>\$ 3,066,540</u>	<u>\$ 1,343,937</u>	<u>\$ 636,205</u>	<u>\$ 9,627,132</u>

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED December 31, 2020

DRAFT

	Business-Type Activities				Total
	Enterprise Funds				
	Water Fund	Sewer Fund	Golf Fund	Property Mgmt Fund	
Cash Flows from Operating Activities					
Cash received from customers	\$ 1,176,105	\$ 761,582	\$ 527,885	\$ 54,500	\$ 2,520,072
Cash paid for goods and services	(702,398)	(536,420)	(276,867)	(54,500)	(1,570,185)
Cash paid to employees	(390,664)	(271,087)	(244,234)	-	(905,985)
Net Cash Provided by Operating Activities	<u>83,043</u>	<u>(45,925)</u>	<u>6,784</u>	<u>-</u>	<u>43,902</u>
Cash Flows From Capital and Related Financing Activities					
Capital contributions received	191,710	199,450	-	-	391,160
Acquisition of capital assets	(839,155)	(20,236)	-	-	(859,391)
Advances on notes payable	2,997,356	528,945	-	-	3,526,301
Principal paid on notes payable	(2,171,750)	(588,836)	(6,236)	-	(2,766,822)
Interest and fees paid on notes payable	(99,791)	(45,174)	(548)	-	(145,513)
Transfers from general fund	-	-	-	-	-
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>78,370</u>	<u>74,149</u>	<u>(6,784)</u>	<u>-</u>	<u>145,735</u>
Cash Flows From Investing Activities					
Interest income	667	378	-	-	1,045
Net Increase (Decrease) in Cash and Cash Equivalents	162,080	28,602	-	-	190,682
Cash and Cash Equivalents - January 1	242,297	42,763	-	-	285,060
Cash and Cash Equivalents - December 31	<u>\$ 404,377</u>	<u>\$ 71,365</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 475,742</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities					
Operating Income (Loss)	\$ (58,283)	\$ 71,730	\$ 132,181	\$ 21,310	34,757
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation	379,301	197,849	30,223	-	577,150
Gain on sale of assets	-	-	(35,575)	-	-
Bad debt expense	17,214	8,419	-	-	25,633
Change in assets and liabilities -					
Accounts receivable	(33,867)	(15,156)	-	-	(49,023)
Due from other funds	(315,807)	(330,986)	(114,182)	(54,500)	(701,293)
Inventories	(117,134)	(218)	(10,088)	33,190	(84,162)
Prepaid expenses	61	(810)	18	-	(749)
Accounts payable and accrued expenses	210,057	19,632	7,811	-	229,689
Deferred revenue	(4,594)	-	-	-	(4,594)
Accrued compensated absences	6,095	3,615	(3,604)	-	9,710
Due to other funds	-	-	-	-	-
Net Cash Provided (Used) by Operating Activities	<u>\$ 83,043</u>	<u>\$ (45,925)</u>	<u>\$ 6,784</u>	<u>\$ -</u>	<u>\$ 37,118</u>

The accompanying notes are an integral part of this statement.

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NOTES TO FINANCIAL STATEMENTS

Note 1 - Summary of Significant Accounting Policies

The Colorado City Metropolitan District (the District) operates as a special district under the laws of the State of Colorado and is governed by an elected five-member board of directors. The District provides the following services as allowed by special districts: roads, parks and recreation, and water and sewer sanitation services.

A. Financial Reporting Entity

As required by generally accepted accounting principles (GAAP), the accompanying financial statements present the District (the primary government) and includes, if applicable, component units in its financial statements based upon financial accountability. Since no component unit meets the criteria for inclusion, no component unit financial statements have been included.

B. Government-wide Financial Statements

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The government-wide financial statements, which include the statement of net position and the statement of activities, report information on all the non-fiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The government-wide statement of activities reflect both the direct expenses and net cost of each function of the District's governmental activities. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include charges paid by the recipient for the goods and services offered by the program. Grants and contributions that are restricted to meeting the operational and capital requirements of a particular program are included in operating grants and contributions, or capital grants and contributions. Revenues, which are not classified as program revenues, are presented as general revenues of the District with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each government function or business segment is self-financing or draws from the general revenues of the District.

Separate fund financial statements are provided for the governmental fund and proprietary funds. The major individual governmental fund and major individual enterprise funds are reported in separate columns in the fund financial statements.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds of the governmental and business-type categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the fund financial statements for the proprietary funds. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for the which they are levied, while grants and similar items are recognized as revenue as soon as all eligibility requirements have been satisfied.

Note 1 - Summary of Significant Accounting Policies (Continued)

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay the liabilities of the current period. For this purpose, the District considers revenues to be available if collected within 60 days from the end of the fiscal year. Expenditures generally are recorded when a liability is incurred as is the case with accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when the liability has matured and payment is due. General capital asset acquisitions are reported as expenditures in governmental funds, while issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, specific ownership taxes, franchise taxes, excise taxes, interest and charges for services are considered revenues susceptible to accrual. Specific ownership taxes collected and held by the County of Pueblo at year end on behalf of the District are also recognized as revenue. Contributions and miscellaneous revenues are recorded as revenues when received in cash because they are not generally measurable until received at the time. In applying the susceptible to accrual concept to intergovernmental revenues, the legal and contractual requirements of the numerous individual programs are used for guidance. Expenditure-driven grants recognize revenue when the qualifying expenditures have been incurred and other grant requirements have been met, including the availability criteria. Entitlements and shared revenues are recorded at the time of receipt or earlier if the accrual criteria are met.

Business-type activities and all proprietary funds are accounted for using the flow of economic resources measurement focus. With this measurement focus, all assets, deferred outflows of resources, and liabilities and deferred inflows of resources associated with the operation of these funds are included on the statement of net position. Proprietary fund-type operating statements present increases (revenues) and decreases (expenses) in net position. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary funds' principal ongoing operation. The principal operating revenues of the District's water utility and sewer utility funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The District reports the following major government funds:

The general fund is the primary operating fund of the District and is always classified as a major fund. The general fund is used to account for all financial resources that are not accounted for in other funds. Major revenue sources include property taxes, specific ownership taxes, franchise taxes, excise taxes, charges for services, intergovernmental revenues, and investment revenues. Primary expenditures include general administration, recreation center, swimming pool operations, parks and recreation, lottery, and roads.

The District reports the following major proprietary funds:

Water Fund - The water fund is used to account for the operations of the District's water services.

Sewer Fund - The sewer fund is used to account for the operations of the District's sewer sanitation services.

Golf Fund - The golf fund is used to account for the operations of the District's golf course related activities.

Note 1 - Summary of Significant Accounting Policies (Continued)

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

Property Management Fund - The property management fund is used to account for property contributed by taxpayers or purchased since December 2005.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. An exception to this rule is the charges for services from the enterprise funds to the general fund.

D. Assets and Liabilities

1. Deposits and Investments

The District considers cash and cash equivalents to be cash on hand and interest and non-interest bearing demand deposits.

For the purposes of the statement of cash flows the District considers cash and cash equivalents to be cash on hand, demand deposits and all highly liquid investments with original maturities of three months or less so as to minimize the risk of value changes.

2. Property Taxes

Property taxes are assessed on property located within the District's boundaries in accordance with Colorado law. The taxes are assessed, allocated and collected by the Pueblo County Treasurer. Taxes assessed in the current year are generally collected in the following year and thus, the property tax receivable is offset by deferred inflows of resources.

3. Interfund Transactions

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. In the fund financial statement, these receivables and payables are classified as "due from other funds" and "due to other funds" on the balance sheet and statement of net position.

4. Inventories and Prepaid Items

Inventories in the water, sewer and golf funds consist of supplies held for consumption. Consumable supply inventories are reported at the lower of cost or fair value and cost is determined using the first-in, first-out method. Inventories in the general and property management funds consist of real estate held for resale. Land held for resale is reported at the lower of cost or fair value, fair value determined as estimated net realizable value.

Prepaid items/expenses represent payments made for expenditures/expenses to be charged to a future accounting period.

5. Capital Assets

Capital assets, which include land, land improvements, buildings and improvements, equipment, infrastructure and construction in progress are reported in the applicable governmental or business-type activities column of the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$1,000 and a useful life of more than one year.

Note 1 - Summary of Significant Accounting Policies (Continued)

5. Capital Assets (Continued)

If proprietary fund assets are constructed, net interest expense is capitalized as part of the cost of the asset. No interest expense was capitalized in 2020.

All reported capital assets are depreciated, except for land and land improvements. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Buildings, systems and improvements	7 - 40 years
Infrastructure	20 - 40 years
Equipment	3 - 20 years

6. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section of deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses/expenditure) until then. The District does not have an item that qualifies for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item: property taxes. This item is deferred and recognized as an inflow of resources in the period that the amounts become available.

7. Compensated Absences

District employees are entitled to certain compensated absences based on their length of employment. Vacation benefits generally vest after one year of service and sick pay vests after 10 years of continued service. It is the District's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Employees are allowed to accumulate these benefits up to predetermined maximums and are compensated for these accumulated benefits either through paid time off or at termination or retirement.

Accumulated vacation and sick leave are accrued when earned in the government-wide and the proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured and are expected to be liquidated with expendable available financial resources.

8. Long-term Obligations

In the government-wide financial statements and the fund financial statements for the proprietary funds, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

In the governmental fund financial statements, debt premium and discounts, as well as debt issue costs, are recognized during the current period. The face amount of the debt issue, along with the related discount or premium, if any, is reported as other financing sources while debt issue costs are reported as debt service expenditures.

9. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Note 2 - Stewardship, Compliance, and Accountability

A. Budgetary Information

An annual budget and appropriation ordinance is adopted by the Board of Directors in accordance with Colorado State Budget Act. The budget is prepared using the current financial resources measurement focus and the modified accrual basis of accounting.

Budgets are established for all funds. Formal budgetary accounting is employed as a management control device during the year to monitor the individual departments. The fund level is the level of classification at which expenditures may not legally exceed appropriations. Authorization to transfer budgeted amounts between departments within any fund and reallocation of budget line items within the general fund rests with the district manager or department heads. Revisions that alter the total expenditures of any fund must be approved by the Board of Directors. All annual appropriations lapse at year end. The District does not recognize encumbrances.

B. Expenditures in Excess of Budget Amounts

During 2020, four proprietary funds had expenditures which exceeded budgeted amounts. The District budgeted for golf activities as part of the General Fund but did not adopt a separate budget for the golf enterprise fund. These circumstances may constitute a violation of Colorado Local Government Budget Law.

	<u>Actual</u>		<u>Budget</u>		<u>Excess</u>
Water Fund	\$ 3,862,536	\$	1,871,500	\$	(1,991,036)
Sewer Fund	\$ 1,161,405	\$	815,415	\$	(345,990)
Golf Fund	\$ 462,500	\$	-	\$	(462,500)
Property Management Fund	\$ 33,190	\$	-	\$	(33,190)

Handwritten notes:
 CR 2020/20
 Ref 2020
 Ref 2020
 Ref 2020
 Ref 2020

C. Tax, Spending, and Debt Limitations

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities and other specific requirements of state and local governments. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the Amendment. However, the District has made certain interpretations of the Amendment's language in order to determine its compliance.

D. Commitments and Contingencies

The bond resolution for the 2020 Water & Wastewater Enterprise Revenue Refunding and Improvement Bonds discussed in Note 10 contains a reserve requirement whereby the District is obligated to establish cash reserve fund equal to the highest annual combined principal and interest payment due on the bond, which is the 2040 payment of \$261,404.

Note 3 - Cash Deposits and Investments

Deposits

The Colorado Public Deposit Protection Act, (PDPA) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized.

The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be equal to 102% of the aggregate uninsured deposits. As of December 31, 2020, the District had deposits over \$250,000 in the amount of \$1,713,424. These deposits are required to be collateralized under State Statutes.

NOTES TO FINANCIAL STATEMENTS (Continued)
COLORADO CITY METROPOLITAN DISTRICT
 December 31, 2020

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Note 3 - Cash Deposits and Investments

Deposits (Continued)

Custodial credit risk is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's policy for custodial credit risk parallels Colorado statutes.

A summary of cash and deposits held at year-end follows:

<u>Cash and Deposits</u>	<u>Carrying Amounts</u>	<u>Less Than One Year</u>	<u>Less Than Five Years</u>
Deposits:			
Cash on hand	\$ 300	\$ 300	\$ -
Cash on deposit with County Treasurer	4,644	4,644	-
Demand deposits	1,964,424	1,964,424	-
Investments:			
Colorado Surplus Asset Fund Trust (CSAFE)	110,140	110,140	-
Total	<u>\$ 2,079,508</u>	<u>\$ 2,079,508</u>	<u>\$ -</u>

Investments

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. The law outlines the types of securities that public entities in Colorado may acquire and hold as investments. These include U.S. government agency securities, certain bonds of political subdivisions, bankers' acceptances, commercial paper, local government investment pools, repurchase agreements, money market funds and guaranteed insurance contracts. The statute also includes a provision limiting any investment to a five year maturity unless the governing body authorizes a longer period.

Interest Rate Risk - The District's policy of limiting investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates parallels Colorado statutes. Specifically, all securities are limited to a maximum maturity of five years from date of purchase unless the governing body authorizes a longer period.

Credit Risk - The District does not have a policy which would further limit its investment choices beyond the requirements of Colorado statutes.

Note 4 - Receivables

Accounts receivable at December 31, 2020 consist of the following

	<u>Governmental</u>	<u>Proprietary Funds</u>		<u>Total</u>
	<u>Activities</u>	<u>Water Fund</u>	<u>Sewer Fund</u>	
Excise tax receivable	\$ 9,672	\$ -	\$ -	\$ 9,672
Other receivable	927	-	-	927
Trade receivables	-	407,624	308,431	716,055
Less: Allowance for doubtful accounts	-	(128,557)	(94,422)	(222,979)
Total Receivables	<u>\$ 10,599</u>	<u>\$ 279,067</u>	<u>\$ 214,009</u>	<u>\$ 503,675</u>

NOTES TO FINANCIAL STATEMENTS (Continued)
COLORADO CITY METROPOLITAN DISTRICT
 December 31, 2020

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Note 5 - Interfund Transactions

Due to/from Other funds:

The District reports interfund balances between some of its funds. Balances result from the time lag between the dates when interfund goods or services are provided, transactions are recorded in the accounting system and the payments between funds are made. Interfund balances are generally expected to be repaid within one year of the financial statement date.

The following interfund receivables and payables are included in the fund financial statements:

	<u>Due From Other Funds</u>	<u>Due to Other Funds</u>
General Fund	\$ -	\$ 1,133,014
Proprietary Funds		
Water Fund	477,218	-
Sewer Fund	406,912	-
Golf Fund	114,182	-
Property management fund	<u>134,702</u>	<u>-</u>
Totals	<u>\$ 1,133,014</u>	<u>\$ 1,133,014</u>

Note 6 - Capital Assets

Capital asset activity for the year ended December 31, 2020, was as follows:

	<u>Balances January 1</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balances December 31</u>
Governmental Activities				
Non Depreciable Assets				
Land	\$ 5,334,893	\$ -	\$ -	\$ 5,334,893
Assets in progress	<u>103,235</u>	<u>-</u>	<u>-</u>	<u>103,235</u>
Total Non Depreciable Assets	<u>5,438,128</u>	<u>-</u>	<u>-</u>	<u>5,438,128</u>
Depreciable Assets				
Buildings and improvements	2,179,755	9,212	-	2,188,967
Machinery and equipment	945,753	23,912	-	969,665
Infrastructure	<u>422,790</u>	<u>-</u>	<u>-</u>	<u>422,790</u>
Total Depreciable Assets	<u>3,548,298</u>	<u>33,124</u>	<u>-</u>	<u>3,581,422</u>
Less Accumulated Depreciation				
Buildings and improvements	1,666,574	70,855	-	1,737,429
Machinery and equipment	748,923	21,963	-	770,886
Infrastructure	<u>377,778</u>	<u>2,784</u>	<u>-</u>	<u>380,562</u>
Total Accumulated Depreciation	<u>2,793,275</u>	<u>95,602</u>	<u>-</u>	<u>2,888,877</u>
Total Capital Assets, Net	<u>\$ 6,193,151</u>	<u>\$ (62,478)</u>	<u>\$ -</u>	<u>\$ 6,130,673</u>

NOTES TO FINANCIAL STATEMENTS (Continued)
COLORADO CITY METROPOLITAN DISTRICT
 December 31, 2020

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Note 6 - Capital Assets (Continued)

Proprietary Funds	Balances January 1	Additions	Deletions	Balances December 31
Non Depreciable Assets				
Land	\$ 1,276,384	\$ -	\$ -	\$ 1,276,384
Water rights	358,407	-	-	358,407
Assets in progress	<u>133,550</u>	<u>141,708</u>	-	<u>275,258</u>
Total Non Depreciable Assets	<u>1,768,341</u>	<u>141,708</u>	<u>-</u>	<u>1,910,049</u>
Depreciable Assets				
Buildings and improvements	18,528,142	27,258	-	18,555,400
Machinery and equipment	2,548,915	376,375	-	2,925,290
Augmentation plans	204,707	-	-	204,707
Infrastructure	<u>1,753,389</u>	<u>487,883</u>	-	<u>2,241,272</u>
Total Depreciable Assets	<u>23,035,153</u>	<u>891,516</u>	<u>-</u>	<u>23,926,669</u>
Less Accumulated Depreciation				
Buildings and improvements	11,055,296	409,162	-	11,464,458
Machinery and equipment	1,860,879	119,481	-	1,980,360
Augmentation plans	204,707	-	-	204,707
Infrastructure	<u>994,888</u>	<u>78,730</u>	-	<u>1,073,618</u>
Total Accumulated Depreciation	<u>14,115,770</u>	<u>607,373</u>	<u>-</u>	<u>14,723,143</u>
Total Capital Assets, Net	<u>\$ 10,687,724</u>	<u>\$ 425,851</u>	<u>\$ -</u>	<u>\$ 11,113,575</u>

Depreciation expense was charged to the following functions/programs of the primary government as follows:

Governmental Activities:	
Administration	\$ 4,677
Parks and recreation	66,302
Swimming pool	8,042
Roads	<u>16,581</u>
Total - Governmental Activities	<u>\$ 95,602</u>
Proprietary Funds:	
Water Fund	\$ 379,301
Sewer Fund	197,849
Golf Fund	<u>30,223</u>
Total Proprietary Funds	<u>\$ 607,373</u>

At December 31, 2020, the District's general fund had one project in progress related to the master plan for the trail system for the Greenhorn Valley floor through the metro district as well as surrounding Lake Beckwith. The water fund had five construction projects in progress. The first project consists of engineering and related costs (\$71,383) for the construction of Reservoir #2. The second project consists of engineering and related costs (\$36,058) for the reconstruction of the Hicklin diversion gate. The third project consists of engineering and related costs (\$26,109) for the Lake Beckwith dam outlet works. The fourth project consists of related costs (\$56,295) for a neutralization skid and parallel circuitry. The fifth project consists of the purchase and related costs (\$85,413) for the third phase of the District-wide water meter replacement process. No estimate of cost to complete or time for completion for these projects is presently known.

Note 7 - Risk Management

The District is exposed to various risks of loss related to torts, property and casualty, errors and omissions, injuries to employees and health claims. Risk of loss from torts, errors and omissions, and property and casualty are covered by the District's participation in the Colorado Special Districts Property and Liability Pool which is a separate and independent governmental public entity risk pool formed through an intergovernmental agreement by member special districts to provide defined liability and property coverage. The membership agreement provides that the pool be self-sustaining through member premiums and reinsure with commercial companies for claims in excess of \$300,000. For general, auto and public official's liability coverage, the pool is self-insured for the first \$600,000 per occurrence.

The District purchases workers' compensation coverage through the Colorado Special Districts Association Workers Compensation Pool which is a separate and independent governmental public entity risk pool formed through an intergovernmental agreement by member special districts to provide defined workers' compensation coverage. The membership agreement provides that the pool be self-sustaining through member premiums and reinsure with commercial companies for claims in excess of \$500,000.

Employee health claims are covered by commercial insurance. The District's share of the cost is charged to each general fund department or fund, as applicable.

In addition, settlement claims for each of the last three years did not exceed insurance coverage amounts in areas where commercial insurance is used to cover the risk of loss.

Note 8 - Employee Benefits

The District maintains a money-purchase, defined contribution plan covering substantially all employees. The plan is titled "The Colorado City Metro District Money Purchase Pension Plan & Trust" and was established under Internal Revenue Code Section 414(h) as amended. The District has retained a third-party administrator to administer the plan and employees become eligible participants three months after their employment date. Each employee must contribute at least 3% of compensation and the District is required to contribute 6% of each eligible participant's compensation. Compensation is defined as W-2 compensation less bonuses and overtime. During 2020 employees contributed \$17,730 to the plan and the Districts' required contribution to the plan was \$35,461.

Note 9 - Deferred Compensation Plan

In conjunction with the above described plan, the District also maintains an Internal Revenue Code Section 457 plan which provides for employee contributions only. During the year ended December 31, 2020, the employees contributed \$8,850 to the plan.

NOTES TO FINANCIAL STATEMENTS (Continued)
COLORADO CITY METROPOLITAN DISTRICT
 December 31, 2020

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Note 10 - Long-Term Debt

The following is a summary of the District's long-term debt transactions for the year ended December 31, 2020:

	<u>Debt Outstanding January 1</u>	<u>Additions of New Debt</u>	<u>Retirements and Repayments</u>	<u>Debt Outstanding December 31</u>	<u>Due Within One Year</u>
Governmental activities:					
Capital leases	\$ 81,493	\$ -	\$ 17,002	\$ 64,491	\$ 17,616
Compensated absences	9,484	1,439	-	10,923	-
Mine reclamation costs	140,999	-	140,999	-	-
Totals	\$ 231,976	\$ 1,439	\$ 158,001	\$ 75,414	\$ 17,616
 Proprietary Funds:					
Bonds payable:					
Water Fund	\$ 2,171,750	\$ 2,997,356	\$ 2,171,750	\$ 2,997,356	\$ 68,390
Sewer Fund	383,250	528,945	383,250	528,945	12,069
Notes payable:					
Sewer Fund	516,323	-	93,377	422,946	98,870
Capital leases					
Sewer Fund	132,554	-	112,209	20,345	20,345
Golf Fund	11,733	-	6,236	5,497	5,497
Compensated absences	37,453	4,217	-	41,670	-
Totals	\$ 3,253,063	\$ 3,530,518	\$ 2,766,822	\$ 4,016,759	\$ 205,171

The retirement of the mine reclamation debt was not paid with District monies. The retirement of this debt is included in other revenues for governmental activities on the government-wide statement of activities.

Debt outstanding as of December 31, 2020, consisted of the following:

Governmental Activities

Capital Lease - NBH Bank

One motor grader, \$9,884.45 per month for sixty months, with an effective interest rate of 3.58%.

	\$ 64,491
Total - Governmental Activities	<u>\$ 64,491</u>

Proprietary Funds

Bonds Payable

\$3,526,301 Water and Wastewater Revenue Refunding and Improvement Bonds - Series 2020, interest rate of 3.39% per annum, interest and principal due in annual installments starting in February 2021 ranging from \$200,000 to \$261,404 through February 2040, collateralized by service revenues of the water and sewer funds, debt serviced 85% by the water fund and 15% by the sewer fund.

\$ 3,526,301

NOTES TO FINANCIAL STATEMENTS (Continued)
COLORADO CITY METROPOLITAN DISTRICT
 December 31, 2020

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Note 10 - Long-Term Debt (Continued)

Proprietary Funds (Continued)

Notes payable

\$1,878,538 note payable to Colorado Water Resources and Power Development Authority, interest rate of 3.26%, due in semi-annual installments including interest ranging from \$46,783 to \$58,578 through August 2024, collateralized by service revenues of the sewer fund. 422,946

Capital Lease - Wells Fargo Bank

Two mowers, \$565.29 per month for forty-eight months, with an effective interest rate of 6.15%. 5,497

Capital Lease - Western Equipment

Trailer mounted hot water hydro jetter, \$998.70 per month for thirty six months, with an effective interest rate of 4.955% 2,972

Capital Lease - Leaf Capital Funding LLC

Rotary fan press with Jensen trailer, \$10,627 per month for three months, then \$8,752 for twenty one months with an effective interest rate of 5.993%. 17,373

Total - Proprietary Funds \$ 3,975,089

The assets acquired through capital leases total \$348,383 less accumulated depreciation of \$59,613. These assets are used in governmental activities and proprietary funds.

Future minimum lease payments for the capital leases related to governmental activities are as follows:

Year Ending December 31

2021	\$	19,769
2022		19,769
2023		19,769
2024		<u>9,884</u>
Minimum lease payments for all capital leases		69,191
Less: imputed interest		<u>4,700</u>
Present Value of Minimum Lease Payments	\$	<u><u>64,491</u></u>

The annual requirements to retire proprietary funds long-term debt as of December 31, 2020 are as follows:

<u>Year Ending December 31</u>	<u>Bonds Payable</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2021	\$ 80,459	\$ 119,541	\$ 200,000
2022	83,186	116,814	200,000
2023	86,006	113,994	200,000
2024	88,922	111,078	200,000
2025	153,340	108,064	261,404
2026 - 2030	848,290	458,731	1,307,021
2031 - 2035	1,002,159	304,862	1,307,021
2036 - 2040	<u>1,183,939</u>	<u>123,082</u>	<u>1,307,021</u>
	<u><u>\$ 3,526,301</u></u>	<u><u>\$ 1,456,166</u></u>	<u><u>\$ 4,982,467</u></u>

NOTES TO FINANCIAL STATEMENTS (Continued)
COLORADO CITY METROPOLITAN DISTRICT
 December 31, 2020

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Note 10 - Long-Term Debt (Continued)

<u>Year Ending December 31</u>	<u>Notes Payable</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2021	\$ 98,870	\$ 7,576	\$ 106,446
2022	98,871	4,576	103,447
2023	109,856	3,650	113,506
2024	115,349	-	115,349
	<u>\$ 422,946</u>	<u>\$ 15,802</u>	<u>\$ 438,748</u>

<u>Year Ending December 31</u>	<u>Capital Leases</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2021	\$ 25,842	\$ 311	\$ 26,153
	<u>\$ 25,842</u>	<u>\$ 311</u>	<u>\$ 26,153</u>

<u>Year Ending December 31</u>	<u>Total - Proprietary Funds</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2021	\$ 205,171	\$ 127,428	\$ 332,599
2022	182,057	121,390	303,447
2023	195,862	117,644	313,506
2024	204,271	111,078	315,349
2025	153,340	108,064	261,404
2026 - 2030	848,290	458,731	1,307,021
2031 - 2035	1,002,159	304,862	1,307,021
2036 - 2040	1,183,939	123,082	1,307,021
	<u>\$ 3,975,089</u>	<u>\$ 1,472,279</u>	<u>\$ 5,447,368</u>

Note 11 - Fund Balances

Government-wide Net Position:

Government-wide net position is divided into three components:

- Invested in capital assets, net of related debt - consists of the historical cost of capital assets less accumulated depreciation and less any debt that remains outstanding that was used to finance those assets.
- Restricted net position - consists of net position that is restricted by the District's creditors (for example, through debt covenants), by state enabling legislation (through restricts on shared revenues), by grantors (both federal and state), and by other contributors.
- Unrestricted - all other net position is reported in this category.

The District presents fund balances in clearly defined categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. In the fund financial statements the following classifications describe the relative strength of the spending constraints.

- *Non-spendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as inventory) or is legally or contractually required to be maintained intact.

Note 11 - Fund Balances (Continued)

- *Restricted fund balance* - The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.
- *Committed fund balance* - The portion of fund balance constrained for a specific purpose according to limitations imposed by the District's highest level of decision making authority, Board of Directors, prior to the end of the current year. The constraint may be removed or changed only through formal action of the Board of Directors.
- *Assigned fund balance* - The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board of Directors or other individuals authorized to assign funds to be used for a specific purpose.
- *Unassigned fund balance* - The residual portion of fund balance for the general fund.

If both restricted and unrestricted amounts of fund balance are available for use when an expenditure is incurred, it is the District's policy to use restricted amounts first. Unrestricted fund balance will be used in the following order; committed, assigned and unassigned.

Restricted net position represents net position whose uses are subject to constraints that are either (1) legally imposed by creditors (such as debt covenants), grantors, or laws or regulations of other governments, or (2) imposed through constitutional provisions or enabling legislation. Restricted net position is as follows:

	Governmental Activities	Proprietary Funds
Tabor / emergencies	\$ 19,000	\$ -
Conservation trust fund	44,679	-
Debt Service	-	475,742
Total Restricted	<u>\$ 63,679</u>	<u>\$ 475,742</u>

Note 12 - Subsequent Events

Subsequent events were evaluated through September 28, 2021, which is the date the financial statements were available to be issued. On March 11, 2020, the World Health Organization declared the outbreak of a coronavirus (COVID-19) a pandemic. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration. As a result, economic uncertainties have arisen which are likely to negatively impact operations or carrying value of assets. Other financial implications may result and such potential impact is unknown at this time.

Note 13 - Reclassification of Golf Activities to Enterprise Fund

Per a resolution passed by the Board of Directors, effective January 1, 2020 the activities of Hollydot golf course were reclassified from governmental activities to an enterprise fund. This required an adjustment to the January 1 fund balance in the governmental fund on the Statement of Revenues, Expenditures and Changes in Fund Balances. The effects of this adjustment are as follows:

Changes to January 1 Fund Balance - Governmental Fund

Ending Fund Balance at December 31, 2019 per 2019 Audit	\$	731,716
Inventory reclassified to Golf Enterprise Fund		(13,773)
Prepaid expenses reclassified to Golf Enterprise Fund		(3,561)
Amounts due to other funds added to Golf Enterprise Fund		(114,182)
Payables and accrued expenses reclassified to Golf Enterprise Fund		18,228
Net (profit) loss attributable to Golf Enterprise Fund		100,960
January 1 Fund Balance - Governmental Fund - Restated	\$	<u>719,388</u>

The resolution also required adjustments to the January 1 net positions of the governmental and business-type activities on the government-wide Statement of Activities. The effects of those adjustments are as follows:

Changes to January 1 Net Position - Government-Wide

	Governmental	Business-Type
Ending Net Position at December 31, 2019 per 2019 Audit	\$ 7,774,408	\$ 8,001,198
Inventory reclassified to Golf Enterprise Fund	(13,773)	13,773
Prepaid expenses reclassified to Golf Enterprise Fund	(3,561)	3,561
Amounts due to other funds added to Golf Enterprise Fund	(114,182)	114,182
Capital assets net of depreciation to Golf Enterprise Fund	(1,241,414)	1,241,414
Payables and accrued expenses to Golf Enterprise Fund	18,254	(18,254)
Notes payable reclassified to Golf Enterprise Fund	5,497	(5,497)
Accrued compensated absences to Golf Enterprise Fund	5,242	(5,242)
Government-wide net (profit) loss to Golf Enterprise Fund	131,607	(131,607)
January 1 Net Position - Government-Wide - Restated	<u>\$ 6,562,078</u>	<u>\$ 9,213,528</u>

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REQUIRED SUPPLEMENTARY INFORMATION

COLORADO CITY METROPOLITAN DISTRICT
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
YEAR ENDED December 31, 2020

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	Budgeted Amounts		Actual Expenditures	Variance with Final Budget
	Original	Final		Positive (Negative)
Revenues				
Taxes	\$ 468,555	\$ 468,555	\$ 506,713	\$ 38,158
Charges for services	508,200	508,200	122,235	(385,965)
State sources	550,000	550,000	132,258	(417,742)
Investment revenue	4,500	4,500	11,864	7,364
Other	201,850	201,850	74,718	(127,132)
Total Revenues	<u>1,733,105</u>	<u>1,733,105</u>	<u>847,788</u>	<u>(885,317)</u>
Expenditures				
Current -				
Administration	269,755	269,755	280,454	(10,699)
Recreation center	16,774	16,774	15,206	1,568
Swimming pool operations	76,921	76,921	37,425	39,496
Parks and recreation	151,118	151,118	184,839	(33,721)
Golf course	389,416	389,416	-	389,416
Roads	63,514	63,514	48,756	14,758
Debt service				
Principal	26,569	26,569	17,002	9,567
Interest	-	-	2,766	(2,766)
Capital outlay	731,943	731,943	150,580	581,363
Total Expenditures	<u>1,726,010</u>	<u>1,726,010</u>	<u>737,028</u>	<u>988,982</u>
Excess of Revenues Over (Under) Expenditures				
	<u>7,095</u>	<u>7,095</u>	<u>110,760</u>	<u>103,665</u>
Other Financing Sources (Uses)				
Transfers in (out)	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	7,095	7,095	110,760	103,665
Fund Balance - January 1 - Restated	<u>(230,179)</u>	<u>(230,179)</u>	<u>719,388</u>	<u>949,567</u>
Fund Balance - December 31	<u>\$ (223,084)</u>	<u>\$ (223,084)</u>	<u>\$ 830,148</u>	<u>\$ 1,053,232</u>

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
COLORADO CITY METROPOLITAN DISTRICT
December 31, 2020

DRAFT

The District adheres to the following procedures in establishing the budgetary data reflected in the budgetary comparison schedule.

Prior to October 15, the district manager submits a proposed budget to the Board of Directors for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them. Public hearings are conducted by the Board of Directors to obtain taxpayer comments. The District adopts budgets for all funds, and all funds, including proprietary funds, use the current financial resources measurement focus and the modified accrual basis of accounting in preparing the budgets.

Expenditure estimates in the annual budgets are enacted into law through the passage of an appropriation resolution. Authorization to transfer budgeted amounts between departments within any fund and reallocation of budget line items within the general fund rests with the district manager or department heads. The Board of Directors may amend the original adopted budget during the year by passing a new resolution to reflected current needs.

The legal level of budgetary control for all funds is at the total fund level. This is to say, total expenditures in each fund cannot legally exceed appropriations for that fund.

Unused appropriations for all of the annually budgeted funds lapse at the end of the year. Therefore, encumbrances are not presented as a reservation of fund balance and the District appropriates funds in the subsequent year to honor these commitments.

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OTHER SUPPLEMENTARY INFORMATION

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
WATER FUND
YEAR ENDED December 31, 2020

DRAFT

	Budgeted Amounts		Actual Budgetary Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues and Other Financing Sources				
Charges for services	\$ 1,070,000	\$ 1,070,000	\$ 1,351,151	\$ 281,151
Other	801,500	801,500	3,053,148	2,251,648
Total Revenues and Other Financing Sources	1,871,500	1,871,500	4,404,299	2,532,799
Expenditures				
Personnel costs	388,512	388,512	396,759	(8,247)
Operating and maintenance	536,500	536,500	496,789	39,711
Capital outlay/projects	809,000	809,000	697,447	111,553
Debt service	137,488	137,488	2,271,541	(2,134,053)
Total Expenditures	1,871,500	1,871,500	3,862,536	(1,991,036)
Net Change in Net Position	\$ -	\$ -	\$ 541,763	\$ 541,763
Revenues on GAAP Basis			\$ 1,406,943	
Proceeds from bond refinance			2,997,356	
Revenues on Budgetary Basis			\$ 4,404,299	
Expenditures on GAAP Basis			\$ 1,372,640	
Depreciation			(379,301)	
Capital expenditures			697,447	
Principal paid on debt			2,171,750	
Expenditures on Budgetary Basis			\$ 3,862,536	

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
SEWER FUND
YEAR ENDED December 31, 2020

DRAFT

	Budgeted Amounts		Actual Budgetary Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues and Other Financing Sources				
Charges for services	\$ 825,000	\$ 825,000	\$ 975,283	\$ 150,283
Other	19,200	19,200	530,228	511,028
Total Revenues and Other Financing Sources	844,200	844,200	1,505,511	661,311
Expenditures				
Personnel costs	289,228	289,228	274,702	14,526
Operating and maintenance	216,700	216,700	232,457	(15,757)
Capital outlay	54,000	54,000	20,236	33,764
Debt service	255,487	255,487	634,010	(378,523)
Total Expenditures	815,415	815,415	1,161,405	(345,990)
Net Change in Net Position	\$ 28,785	\$ 28,785	\$ 344,106	\$ 315,321
Revenues on GAAP Basis			\$ 976,566	
Proceeds from bond refinance			528,945	
Revenues on Budgetary Basis			\$ 1,505,511	
Expenditures on GAAP Basis			\$ 750,182	
Depreciation			(197,849)	
Capital expenditures			20,236	
Principal paid on debt			588,836	
Expenditures on Budgetary Basis			\$ 1,161,405	

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
GOLF FUND
YEAR ENDED December 31, 2020

DRAFT

	Budgeted Amounts		Actual Budgetary Basis	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues and Other Financing Sources				
* Charges for services	\$ -	\$ -	\$ 497,001	\$ 497,001
Other	-	-	66,459	66,459
Total Revenues and Other Financing Sources	-	-	563,460	563,460
Expenditures				
Personnel costs	-	-	240,630	(240,630)
* Operating and maintenance	-	-	160,426	(160,426)
Capital outlay	-	-	56,377	(56,377)
Debt service	-	-	6,810	(6,810)
Total Expenditures	-	-	464,243	(464,243)
Net Change in Net Position	\$ -	\$ -	\$ 99,217	\$ 99,217
Revenues on GAAP Basis			\$ 563,460	
No modifications to budgetary basis			-	
Revenues on Budgetary Basis			\$ 563,460	
Expenditures on GAAP Basis			\$ 431,853	
Depreciation			(30,223)	
Capital expenditures			56,377	
Principal paid on debt			6,236	
Expenditures on Budgetary Basis			\$ 464,243	

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
PROPERTY MANAGEMENT FUND
YEAR ENDED December 31, 2020

DRAFT

	Budgeted Amounts		Actual Budgetary	Variance with Final Budget
	Original	Final	Basis	Positive (Negative)
Revenues				
Gain on assets sold	\$ -	\$ 	\$ 54,500	\$ 54,500
Expenditures				
Operating and maintenance	<u>-</u>	<u> </u>	<u>33,190</u>	<u>(33,190)</u>
Net Change in Net Position	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,310</u>	<u>\$ 21,310</u>

COLORADO CITY METROPOLITAN DISTRICT
 SCHEDULE OF CONSERVATION TRUST FUND ASSETS AND FUND BALANCE

DRAFT

December 31, 2020

Assets		
Cash and cash equivalents	\$	44,679
	Total Assets	\$ 44,679
 Fund Balance		
Restricted		
Parks, recreation and conservation projects	\$	44,679
	Total Fund Balance	\$ 44,679

COLORADO CITY METROPOLITAN DISTRICT
 SCHEDULE OF CONSERVATION TRUST FUND REVENUES,
 EXPENDITURES AND CHANGES IN FUND BALANCE
 YEAR ENDED December 31, 2020

Revenues		
Intergovernmental	\$	132,258
Investment earnings		11
	Total Revenues	132,269
 Expenditures		
Current-		
Parks, recreation and conservation projects		147,247
	Total Expenditures	147,247
	Net Change in Fund Balance	(14,978)
 Fund Balance - January 1		59,657
 Fund Balance - December 31	\$	44,679

COLORADO CITY METROPOLITAN DISTRICT
COLORADO CITY, COLORADO
BASIC FINANCIAL STATEMENTS
WITH INDEPENDENT AUDITOR'S REPORT
AND CERTAIN SUPPLEMENTAL INFORMATION

December 31, 2020

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Garren, Ross & DeNardo, Inc.

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Independent Auditor's Report

September 28, 2021

Board of Directors
Colorado City Metropolitan District
Colorado City, Colorado

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Colorado City Metropolitan District (the District) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Colorado City Metropolitan District, as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3-10 and 34-35 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplemental information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Colorado City Metropolitan District's basic financial statements. The accompanying schedules of revenues, expenditures and changes in fund balance - budget and actual for the business type activities and the schedules for the Conservation Trust Fund on pages 36-40 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The additional information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Darrin Ross | *Dellardo, Inc.*

MANAGEMENT'S DISCUSSION AND ANALYSIS

Colorado City Metropolitan District Management's Discussion and Analysis Year Ended December 31, 2020

This discussion and analysis of the Colorado City Metropolitan District's financial performance provides an overview of the District's financial activities for the year ended December 31, 2020. Please read this discussion and analysis together with the financial statements, the notes to financial statements and the supplementary information provided.

This annual financial report consists of a series of financial statements. The Statement of Net Position (page 11) and the Statement of Activities (page 12) provide information about the activities of the District as a whole and presents a broader picture of the District's finances. The fund financial statements start at page 13. These statements present how the services were financed in the short term as well as what remains for future operations. Fund financial statements also report the District's operations in more detail by displaying the individual fund activities.

These two statements (Statement of Net Position and Statement of Activities) report the District's net position and changes in it. You can think of the net position, the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources, as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the net position is one indicator of whether its financial health is improving or deteriorating. Assessment of other non-financial factors should also be considered to assess the health of the District, such as changes in the District's property tax base, conditions of its roads, water quality and availability, and the quality of the recreational programs and facilities.

In the Statement of Net Position and the Statement of Activities, we divide the District into two kinds of activities:

- **Governmental Activities** – For 2019, this included the general administration, recreational facilities and programs, the roads maintenance services and the Hollydot golf course. Per a resolution passed by the Board of Directors, effective January 1, 2020 the activities of Hollydot golf course are included in Business-type Activities.
- **Business-type Activities** – The District charges fees to customers to help cover all or most of the cost of certain services it provides. For 2019, the District's water and sewer systems and the property management fund were reported here and also referred to as "enterprise funds." Beginning January 1, 2020, this also includes Hollydot golf course enterprise fund and its related activities.

Some funds/accounts are required by state law and debt requirements. However, the District's Board of Directors establishes other funds/accounts to help it control and manage money for particular purposes or to show it is meeting legal responsibilities for using certain taxes, grants, and other money (such as grants from the Colorado Department of Local Affairs). The District's two kinds of funds, governmental and proprietary (business-type), use different accounting approaches.

- **Governmental Funds** --- The District's basic services are reported in governmental funds which focuses on how money flows into and out of the funds and the balances left at year-end that are available for spending. These funds are reported using the current financial resources measurement focus and modified accrual accounting, to measure cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

- **Proprietary (business-type) Funds** --- When the District charges customers for the services it provides, whether to outside customers or to other units of the District, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities, but provide more detail and additional information, such as cash flows.

One of the most important questions asked about the District's finances is "Is the District better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities present information about the District, as a whole, and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when the cash is received or paid.

FINANCIAL HIGHLIGHTS

- The District's net position changed more significantly as a result of the 2020 operations than other recent years. The net position of the governmental activities decreased \$890 thousand, or 11.4%; however, there was a \$1.2 million decrease in the net position of governmental activities due to the reclassification of the golf activities to business-type. The net position of the governmental activities increased by \$323 thousand as a result of operations. The net position of the business type activities increased by \$1.6 million, or 20.3%; however, there was a \$1.2 million increase in the net position of business-type activities due to the reclassification of the golf activities from governmental. The net position of the business-type activities increased by \$413 thousand as a result of operations.

- The governmental activities program revenues show a decrease of \$261 thousand, or 50.6%. The governmental activities expenses decreased \$382 thousand, or 36.5%.

- The business-type activities net position increased by \$1.6 million (\$1.2 million due to the inclusion of the Golf Fund), compared to the prior year increase of \$32 thousand. The business-type change in net position caused by revenues and expenses was an increase of \$413 thousand, or 4.5%. The Water Fund gained \$34 thousand, the Sewer Fund gained \$227 thousand, the Golf Fund gained \$131 thousand, and the Property Management Fund gained \$21 thousand. The gain in the Water Fund marks its first increase in net position over the last five years.

THE DISTRICT AS A WHOLE

The District's combined net position changed more substantially from a year ago than in other recent years, increasing from \$15,776 million to \$16,512 million, an increase of 4.7%. The analysis of the Net Position (Table 1) and Changes in Net Position (Table 2) follows:

Table 1
NET POSITION (in thousands)

	Governmental		Business-type		Total Primary	
	Activities		Activities		Government	
	2020	2019	2020	2019	2020	2019
Cash and investments	\$ 1,604	\$ 677	\$ 476	\$ 285	\$ 2,080	\$ 962
Capital assets	6,131	7,291	11,113	9,590	17,244	16,881
Other assets	812	832	2,393	1,452	3,205	2,284
Total assets	8,547	8,800	13,982	11,327	22,529	20,127
Long-term debt outstanding	75	247	4,017	3,238	4,092	3,485
Other liabilities	1,174	360	338	88	1,512	448
Total liabilities	1,249	607	4,355	3,326	5,604	3,933
Deferred inflows – property taxes	413	418	-	-	413	418
Net position:						
Net investment in capital assets	6,066	7,198	7,138	6,386	13,204	13,584
Restricted	64	86	476	285	540	371
Unrestricted	755	491	2,013	1,330	2,768	1,821
Total net position	\$ 6,885	\$ 7,775	\$ 9,627	\$ 8,001	\$ 16,512	\$ 15,776

The net position of the District's governmental activities decreased by \$890 thousand (11.4%). That portion of the net position available to finance day-to-day operations (without restrictions by debt commitments or grantors) increased by \$264 thousand to \$755 thousand at the end of the year. It should be noted that the large decrease in total net position is driven by reclassification of the Hollydot golf activities to business-type activities.

The net position of business-type activities increased by \$1.6 million (20.3%). This will be reviewed in more detail in the funds sections below.

Table 2
CHANGES IN NET POSITION (in thousands)

	Governmental		Business-type		Total Primary	
	Activities		Activities		Government	
	2020	2019	2020	2019	2020	2019
Revenues						
Program Revenues:						
Charges for Services	\$ 122	\$ 482	\$ 2,401	\$ 1,790	\$ 2,523	\$ 2,272
Grants & Contributions	133	34	391	162	524	196
General Revenues:						
Property Taxes	409	359	-	-	409	359
Other Taxes	98	77	-	-	98	77
Other Revenues	187	53	119	104	306	157
Total Revenues	949	1,005	2,911	2,056	3,860	3,061
Program Expenses						
Administration	286	250	-	-	286	250
Recreation and Parks	312	309	-	-	312	309
Roads Operation	68	46	-	-	68	46
Water fund	-	-	1,373	1,309	1,373	1,309
Sewer fund	-	-	750	708	750	708
Golf Course	-	443	432	-	432	443
Property Management	-	-	33	23	33	23
Total expenses	666	1,048	2,588	2,040	3,254	3,088
Excess(deficiency) before special items	283	(43)	323	16	606	(27)
Transfers	-	-	-	-	-	-
Sale of Assets	40	23	90	16	130	39
Increase (Decrease) in Net Position	\$ 323	\$ (20)	\$ 413	\$ 32	\$ 736	\$ 12

The District's total revenues increased by \$890 thousand (28.7%), while expenses had a comparatively small increase of \$166 thousand (5.4%). Our analysis below separately considers the operations of government and business-type activities.

Governmental Activities:

Property and other taxes increased by \$71 thousand while program revenues decreased by \$261 thousand (2019 program revenues included the Hollydot golf activities). The amount the District taxpayers financed for the government activities through taxes was \$184 thousand (\$456 thousand in 2019) because some of the cost was paid by those who directly benefited from the programs or by other governments that subsidized certain programs with grants.

Table 3 presents the cost of each of the District's programs as well as each program's net cost (total costs less revenues generated by the activities). The net cost shows the financial burden that was placed on the taxpayers by each of these functions.

**Table 3
NET COST TO TAXPAYERS (in thousands)**

	2020			2019		
	Expenses	Service Charges & Operating Grants	Net Costs	Expenses	Service Charges & Operating Grants	Net Costs
Administration	\$ 286	\$ 10	\$ 276	\$ 250	\$ 10	\$ 240
Parks & Recreation:						
Recreation Center	15	-	15	14	1	13
Swimming Pool	46	-	46	78	17	61
Parks & Recreation	251	245	6	217	117	100
Sub-total	312	245	67	309	135	174
Golf Course Operations	-	-	-	443	371	72
Roads Operations	68	-	68	46	-	46
Total Government Activities	<u>\$ 666</u>	<u>\$ 255</u>	411	<u>\$1,048</u>	<u>\$ 516</u>	532
Less Investment Earnings			(12)			(8)
Less Other Revenues			(175)			(45)
Less Gain on Property Sales			(40)			(23)
Net Cost to Taxpayers			<u>\$ 184</u>			<u>\$ 456</u>
Property & Other Taxes			<u>\$ 507</u>			<u>\$ 436</u>

Business-Type Activities:

Revenues for the District’s business-type activities (see Table 2) increased 41.6% and expenses increased by 26.9% (2020 business-type activities include the Hollydot golf activities). Business-type activities in the Water and Property Management Funds both showed their first profit over the last five years (see Table 4). The Sewer Fund recorded its largest increase in net position in the periods presented. The Water and Property Management Funds still showed operating losses, but these losses are offset by non-operating revenues. Non-operating revenues are funds received for investment in future infrastructure. These include water and sewer impact fees and new investments. Operating expenses include interest expense.

**Table 4
BUSINESS TYPE ACTIVITY DEFICITS (in thousands)**

	2020	2019	2018	2017	2016
Water Fund					
Operating Revenues	\$1,215	\$1,103	\$ 987	\$ 926	\$ 912
Operating Expenses	1,373	1,308	1,246	1,233	1,145
Net Operating Income (Loss)	(158)	(205)	(259)	(307)	(233)
Capital Contributions/Other	192	63	59	45	31
Net Increase (Decrease) in Net Position	\$ 34	\$ (142)	\$ (200)	\$ (262)	\$ (202)
Sewer Fund					
Operating Revenues	\$ 777	\$ 825	\$ 652	\$ 678	\$ 674
Operating Expenses	750	708	790	822	670
Net Operating Income (Loss)	27	117	(138)	(144)	4
Capital Contributions/Other	200	64	47	36	24
Net Increase (Decrease) in Net Position	\$ 227	\$ 181	\$ (91)	\$ (108)	\$ 28
Golf Fund					
Operating Revenues	\$ 563	\$ -	\$ -	\$ -	\$ -
Operating Expenses	432	-	-	-	-
Net Operating Income (Loss)	131	-	-	-	-
Capital Contributions/Other	-	-	-	-	-
Net Increase (Decrease) in Net Position	\$ 131	\$ -	\$ -	\$ -	\$ -
Property Management Fund					
Operating Revenues	\$ -	\$ -	\$ -	\$ -	\$ 13
Operating Expenses	33	23	24	9	6
Net Operating Income (Loss)	(33)	(23)	(24)	(9)	7
Capital Contributions/Other	54	16	16	8	-
Net Increase (Decrease) in Net Position	\$ 21	\$ (7)	\$ (8)	\$ (1)	\$ 7

Budgetary Highlights:

Generally, the District revises its budget several times during the year. These budget amendments are a result of 1) reflecting actual beginning balances versus the amounts estimated in October; 2) accounting for changes during the year, such as the increased need for infrastructure upgrades & repairs, and; 3) any adjustments necessary to prevent budget overruns.

The actual revenues for the General Fund were \$1 million under budget, and expenditures were \$1.1 million under budget. It should be noted that the General Fund budget still includes amounts for the Hollydot golf activities, as no budget amendment was adopted subsequent to the reclassification of the golf course to an enterprise fund.

CAPITAL ASSET AND DEBT ADMINISTRATION

In 2020, the District invested \$1.07 million in various capital assets. (See Table 5 below)

**Table 5
CAPITAL ASSETS AT YEAR END (in thousands)**

	Governmental Activities		Business-type Activities		Totals	
	2020	2019	2020	2019	2020	2019
Land	\$ 5,335	\$ 6,284	\$ 1,277	\$ 328	\$ 6,612	\$ 6,612
Buildings and Improvements	2,189	3,041	18,555	17,666	20,744	20,707
Infrastructure	423	545	2,241	1,632	2,664	2,177
Water Rights	-	-	358	358	358	358
Augmentation Plans	-	-	205	205	205	205
Machinery and Equipment	970	2,027	2,925	1,467	3,895	3,494
Construction in Progress	103	103	275	134	378	237
	<u>\$ 9,020</u>	<u>\$ 12,000</u>	<u>\$ 25,836</u>	<u>\$ 21,790</u>	<u>\$34,856</u>	<u>\$ 33,790</u>

This year's major additions include (in thousands):

Automotive/cart lift	\$ 10
Compressors (2) and housing	73
Golf carts (30)	104
Hydrants	15
Meters	387
Mowers (2)	48
Neutralization skid	56
Pipe for plant	109
Water plant filters	133
Well	46
Various other assets	85
	<u>\$ 1,066</u>

At the end of 2020, the District had \$4.0 million in outstanding debt. The anticipated debt carryover from 2020 presents long term debt commitments as follows:

Lease purchase for mowers from Wells Fargo	\$ 5,497
Lease purchase for motor grader from NBH Bank	64,491
Lease purchase for trailer-mounted hydro jetter	2,972
Lease purchase fan press	17,373
Wastewater treatment plant loan from the Colorado Water Resources And Power Development Authority	422,946
Water and Wastewater Revenue Refunding and Improvement Bonds	<u>3,526,301</u>
Total current debt commitments	<u>\$4,039,580</u>

The wastewater treatment plant loans will be paid from the sewer availability of service fees and the debt service fees over the next 14 to 16 years. The water and wastewater revenue refunding and improvement bonds will be paid from water availability of service fees and increased water usage rates. More detailed information about the District’s long-term liabilities is presented in Note 10 in the financial statements.

ECONOMIC FACTORS AND NEXT YEAR’S BUDGETS AND RATES

As required by Colorado Statutes, the District determines the property tax mill levy using prior years Denver-Boulder-Greeley Consumer Price Index (CPI) or the Colorado Office of State Planning and Budget (OSBP) projected inflation rates and the rate of local growth. The CPI for the 2020 budget is 1.951%. Other limits are placed by the Taxpayer’s Bill of Rights (TABOR) and the 1982 Gallagher Amendment. TABOR reduces government growth by limiting spending, revenues, and debt. The Gallagher Amendment limits residential property tax assessment rates.

With the CPI and growth rates considered, the 2021 property taxes are expected to be \$412,994.

For 2021, the District has refinanced the water and sewer bonds at a lower interest rate to provide infrastructure capital, which is being used to make updates to the water meter system and infrastructure, as well as upgrades to the sewer plant to reduce electric consumption. Additional objectives include continuing updates to cleaning and neutralization of the treatment plant, saving on overtime salaries, and purchasing new filters to increase efficiency in processing water.

CONTACTING THE DISTRICT’S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the District’s finances and to report the District’s accountability for the money it receives. If you have any questions about this report or need additional information, contact the Director of Finance at Colorado City Metropolitan District, 4497 Bent Brothers Blvd., P. O. Box 20229, Colorado City, Colorado 81019.

BASIC FINANCIAL STATEMENTS

GOVERNMENT-WIDE FINANCIAL STATEMENTS

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2020

	<u>Governmental</u> <u>Activities</u>	<u>Business-Type</u> <u>Activities</u>	<u>Total</u>
Assets			
Current Assets			
Cash and cash equivalents	\$ 1,493,626	\$ -	\$ 1,493,626
Investments	110,140	-	110,140
Accounts receivable	10,599	493,076	503,675
Taxes receivable	412,994	-	412,994
Prepaid expenses	8,558	26,806	35,364
Internal balances	-	1,133,014	1,133,014
Inventories	380,201	739,941	1,120,142
Total Current Assets	<u>2,416,118</u>	<u>2,392,837</u>	<u>4,808,955</u>
Non Current Assets			
Restricted cash	-	475,742	475,742
Capital assets - net of depreciation	6,130,673	11,113,575	17,244,248
Total Non Current Assets	<u>6,130,673</u>	<u>11,589,317</u>	<u>17,719,990</u>
Total Assets	<u>8,546,791</u>	<u>13,982,154</u>	<u>22,528,945</u>
Liabilities			
Current Liabilities			
Accounts payable	33,897	205,465	239,362
Accrued expenses	6,835	132,798	139,633
Internal balances	1,133,014	-	1,133,014
Current maturities	17,616	205,171	222,787
Total Current Liabilities	<u>1,191,362</u>	<u>543,434</u>	<u>1,734,796</u>
Non Current Liabilities			
Long term debt	46,875	3,769,918	3,816,793
Compensated absences	10,923	41,670	52,593
Total Non Current Liabilities	<u>57,798</u>	<u>3,811,588</u>	<u>3,869,386</u>
Total Liabilities	<u>1,249,160</u>	<u>4,355,022</u>	<u>5,604,182</u>
Deferred inflows - property taxes	<u>412,994</u>	<u>-</u>	<u>412,994</u>
Net Position			
Net investment in capital assets	6,066,182	7,138,486	13,204,668
Restricted	63,679	475,742	539,421
Unrestricted	754,776	2,012,904	2,767,680
Total Net Position	<u>\$ 6,884,637</u>	<u>\$ 9,627,132</u>	<u>\$ 16,511,769</u>

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED December 31, 2020

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental Activities							
Administration	\$ 286,160	\$ 9,997	\$ -	\$ -	\$ (276,163)	\$ -	\$ (276,163)
Recreation center	15,222	75	-	-	(15,147)	-	(15,147)
Swimming pool operations	45,548	-	-	-	(45,548)	-	(45,548)
Parks and recreation	251,408	112,163	600	132,258	(6,387)	-	(6,387)
Roads	67,890	-	-	-	(67,890)	-	(67,890)
Total Governmental Activities	666,228	122,235	600	132,258	(411,135)	-	(411,135)
Business-Type Activities							
Water fund	1,372,640	1,127,777	-	191,710	-	(53,153)	(53,153)
Sewer fund	750,182	775,834	-	199,450	-	225,102	225,102
Golf fund	431,853	497,001	-	-	-	65,148	65,148
Property management fund	33,190	-	-	-	-	(33,190)	(33,190)
Total Business-Type Activities	2,587,865	2,400,612	-	391,160	-	203,907	203,907
Total	\$ 3,254,093	\$ 2,522,847	\$ 600	\$ 523,418	(411,135)	203,907	(207,228)
General revenues -							
Taxes-							
Property taxes					408,911	-	408,911
Specific ownership taxes and other taxes					97,802	-	97,802
Gain on sale of assets					40,079	90,075	130,154
Other revenues					175,038	118,577	293,615
Unrestricted investment earnings					11,864	1,045	12,909
Transfers					-	-	-
				Total General Revenues	733,694	209,697	943,391
				Change in Net Position	322,559	413,604	736,163
				Net Position - January 1 - Restated	6,562,078	9,213,528	15,775,606
				Net Position - December 31	\$ 6,884,637	\$ 9,627,132	\$ 16,511,769

The accompanying notes are an integral part of this statement.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

**COLORADO CITY METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUND
December 31, 2020**

	Assets	General <u>Fund</u>	<u>Total</u>
Cash and cash equivalents		\$ 1,493,626	\$ 1,493,626
Investments		110,140	110,140
Taxes receivable		412,994	412,994
Receivable from other governments		9,672	9,672
Other receivables		927	927
Prepaid items		8,558	8,558
Inventories		<u>380,201</u>	<u>380,201</u>
	Total Assets	<u>\$ 2,416,118</u>	<u>\$ 2,416,118</u>
	Liabilities		
Accounts payable		\$ 33,897	\$ 33,897
Accrued liabilities		6,065	6,065
Due to other funds		<u>1,133,014</u>	<u>1,133,014</u>
	Total Liabilities	<u>1,172,976</u>	<u>1,172,976</u>
Deferred Inflow - property taxes		<u>412,994</u>	<u>412,994</u>
	Fund Balances		
Nonspendable			
Prepaid items		8,558	8,558
Inventories for sale		380,201	380,201
Restricted			
Tabor		19,000	19,000
Conservation trust fund		44,679	44,679
Unassigned		<u>377,710</u>	<u>377,710</u>
Total Fund Balances		<u>830,148</u>	<u>830,148</u>
	Total Liabilities, Deferred Inflows and Fund Balances	<u>\$ 2,416,118</u>	<u>\$ 2,416,118</u>

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION
December 31, 2020

Total fund balances - governmental fund	\$ 830,148
Capital assets used in governmental activities are not considered current financial resources and, therefore, are not reported governmental funds.	6,130,673
Long-term liabilities for capital leases (\$64,491) and compensated absences (\$10,923), are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(75,414)
Interest payable on capital leases is not recorded on the fund statements because it is not a current use of cash. Interest is accrued on the government wide statements since the liability is to be paid in the near term.	<u>(770)</u>
Total Net Position - Governmental Activities	<u>\$ 6,884,637</u>

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUND
YEAR ENDED December 31, 2020

	General <u>Fund</u>	<u>Total</u>
Revenues		
Property taxes	\$ 408,911	\$ 408,911
Specific ownership taxes	35,439	35,439
Franchise taxes	15,008	15,008
Excise taxes	47,355	47,355
Charges for services	122,235	122,235
State sources	132,258	132,258
Investment earnings	11,864	11,864
Other	74,718	74,718
Total Revenues	847,788	847,788
Expenditures		
Current -		
Administration	280,454	280,454
Recreation center	15,206	15,206
Swimming pool operations	37,425	37,425
Parks and recreation	184,839	184,839
Roads	48,756	48,756
Capital outlay	150,580	150,580
Debt service		
Principal	17,002	17,002
Interest	2,766	2,766
Total Expenditures	737,028	737,028
Excess of Revenues Over (Under) Expenditures	110,760	110,760
Other Financing Sources		
Transfers in (out)	-	-
Net Change in Fund Balance	110,760	110,760
Fund Balance - January 1 - Restated	719,388	719,388
Fund Balance - December 31	\$ 830,148	\$ 830,148

The accompanying notes are an integral part of this statement.

**COLORADO CITY METROPOLITAN DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
TO THE STATEMENT OF ACTIVITIES
YEAR ENDED December 31, 2020**

Net change in fund balance - governmental fund	\$ 110,760
Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay (\$150,580) exceeded depreciation expense (\$95,602).	54,978
Principal retirements - retirements of principal outstanding on the District's debt result in a reduction of accumulated resources on the fund financial statements. The government wide statements show these reductions against the long-term liabilities.	158,001
Interest payable on capital leases is not recorded on the fund statements because it is not a current use of cash. Interest is accrued on the government-wide statements, and the change in the liability is recognized.	259
In the government-wide statements, accrued compensated absences are measured by the amount earned and unused. In the governmental funds, the expenditures for compensated absences are measured by the amount of financial resources used (essentially, the amounts actually paid). Therefore, the change in the accrued compensated absences is recognized.	<u>(1,439)</u>
Total Change in Net Position - Governmental Activities	<u>\$ 322,559</u>

The accompanying notes are an integral part of this statement.

PROPRIETARY FUND FINANCIAL STATEMENTS

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2020

	Business-Type Activities Enterprise Funds				<u>Total</u>
	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Golf Fund</u>	<u>Property Mgmt Fund</u>	
<u>Assets</u>					
Current Assets					
Accounts receivable, net	\$ 279,067	\$ 214,009	\$ -	\$ -	\$ 493,076
Due from other funds	477,218	406,912	114,182	134,702	1,133,014
Prepaid expenses	12,991	10,254	3,561	-	26,806
Inventories	222,967	1,698	13,773	501,503	739,941
Total Current Assets	<u>992,243</u>	<u>632,873</u>	<u>131,516</u>	<u>636,205</u>	<u>2,392,837</u>
Noncurrent Assets					
Capital assets - net of depreciation	6,475,747	3,396,414	1,241,414	-	11,113,575
Restricted cash	404,377	71,365	-	-	475,742
Total Noncurrent Assets	<u>6,880,124</u>	<u>3,467,779</u>	<u>1,241,414</u>	<u>-</u>	<u>11,589,317</u>
Total Assets	<u>7,872,367</u>	<u>4,100,652</u>	<u>1,372,930</u>	<u>636,205</u>	<u>13,982,154</u>
<u>Liabilities and Net Position</u>					
Current Liabilities					
Accounts payable and accrued expenses	272,712	47,297	18,254	-	338,263
Unearned revenue	-	-	-	-	-
Notes payable	68,390	131,284	5,497	-	205,171
Total Current Liabilities	<u>341,102</u>	<u>178,581</u>	<u>23,751</u>	<u>-</u>	<u>543,434</u>
Noncurrent Liabilities					
Notes payable	2,928,966	840,952	-	-	3,769,918
Accrued compensated absences	21,849	14,579	5,242	-	41,670
Total Noncurrent Liabilities	<u>2,950,815</u>	<u>855,531</u>	<u>5,242</u>	<u>-</u>	<u>3,811,588</u>
Total Liabilities	<u>3,291,917</u>	<u>1,034,112</u>	<u>28,993</u>	<u>-</u>	<u>4,355,022</u>
Net Position					
Net investment in capital assets	3,478,391	2,424,178	1,235,917	-	7,138,486
Restricted	404,377	71,365	-	-	475,742
Unrestricted	697,682	570,997	108,020	636,205	2,012,904
Total Net Position	<u>\$ 4,580,450</u>	<u>\$ 3,066,540</u>	<u>\$ 1,343,937</u>	<u>\$ 636,205</u>	<u>\$ 9,627,132</u>

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
YEAR ENDED December 31, 2020

	Business-Type Activities				Total
	Enterprise Funds				
	Water Fund	Sewer Fund	Golf Fund	Property Mgmt Fund	
Operating Revenues					
Charges for services	\$ 1,039,627	\$ 730,834	\$ 497,001	\$ -	\$ 2,267,462
Tap connection fees	88,150	45,000	-	-	133,150
Lease revenue	55,125	-	13,200	-	68,325
Other	31,664	904	53,259	54,500	140,327
Total Operating Revenues	<u>1,214,566</u>	<u>776,738</u>	<u>563,460</u>	<u>54,500</u>	<u>2,609,264</u>
Operating Expenses					
Salaries	284,542	195,713	198,731	-	678,986
Compensated absences	1,232	513	-	-	1,745
Payroll taxes	19,807	15,281	15,501	-	50,589
Pension and benefits	91,178	63,195	26,398	-	180,771
Cost of sales	-	-	-	33,190	33,190
Advertising	452	22	1,422	-	1,896
Bad debt expense	17,214	8,419	-	-	25,633
Bank fees and other penalties	1,724	3,925	10,940	-	16,589
Bond expense	48,875	12,147	-	-	61,022
Outside services	66,312	52,803	7,009	-	126,124
Taxes and licenses	1,337	2,825	-	-	4,162
Professional fees - legal	13,549	5,834	-	-	19,383
Insurance	28,069	19,316	12,221	-	59,606
Operating parts, materials and supplies	109,990	50,585	56,312	-	216,887
Rental expense	5,500	6,500	-	-	12,000
Repairs and maintenance	18,431	14,899	10,782	-	44,112
Utilities	185,336	55,182	61,740	-	302,258
Depreciation	379,301	197,849	30,223	-	607,373
Total Operating Expenses	<u>1,272,849</u>	<u>705,008</u>	<u>431,279</u>	<u>33,190</u>	<u>2,442,326</u>
Operating Income (Loss)	<u>(58,283)</u>	<u>71,730</u>	<u>132,181</u>	<u>21,310</u>	<u>166,938</u>
Nonoperating Revenues (Expenses)					
Interest income	667	378	-	-	1,045
Interest expense	(99,791)	(45,174)	(574)	-	(145,539)
Transfers	-	-	-	-	-
Total Nonoperating Revenues (Expenses)	<u>(99,124)</u>	<u>(44,796)</u>	<u>(574)</u>	<u>-</u>	<u>(144,494)</u>
Income (Loss) Before Contributions	(157,407)	26,934	131,607	21,310	22,444
Capital contributions	191,710	199,450	-	-	391,160
Changes in Net Position	34,303	226,384	131,607	21,310	413,604
Total Net Position - January 1 - Restated	<u>4,546,147</u>	<u>2,840,156</u>	<u>1,212,330</u>	<u>614,895</u>	<u>9,213,528</u>
Total Net Position - December 31	<u>\$ 4,580,450</u>	<u>\$ 3,066,540</u>	<u>\$ 1,343,937</u>	<u>\$ 636,205</u>	<u>\$ 9,627,132</u>

The accompanying notes are an integral part of this statement.

COLORADO CITY METROPOLITAN DISTRICT
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED December 31, 2020

	Business-Type Activities				Total
	Enterprise Funds				
	Water Fund	Sewer Fund	Golf Fund	Property Mgmt Fund	
Cash Flows from Operating Activities					
Cash received from customers	\$ 1,176,105	\$ 761,582	\$ 527,885	\$ 54,500	\$ 2,520,072
Cash paid for goods and services	(702,398)	(536,420)	(276,867)	(54,500)	(1,570,185)
Cash paid to employees	(390,664)	(271,087)	(244,234)	-	(905,985)
Net Cash Provided by Operating Activities	83,043	(45,925)	6,784	-	43,902
Cash Flows From Capital and Related Financing Activities					
Capital contributions received	191,710	199,450	-	-	391,160
Acquisition of capital assets	(839,155)	(20,236)	-	-	(859,391)
Advances on notes payable	2,997,356	528,945	-	-	3,526,301
Principal paid on notes payable	(2,171,750)	(588,836)	(6,236)	-	(2,766,822)
Interest and fees paid on notes payable	(99,791)	(45,174)	(548)	-	(145,513)
Transfers from general fund	-	-	-	-	-
Net Cash Provided (Used) by Capital and Related Financing Activities	78,370	74,149	(6,784)	-	145,735
Cash Flows From Investing Activities					
Interest income	667	378	-	-	1,045
Net Increase (Decrease) in Cash and Cash Equivalents	162,080	28,602	-	-	190,682
Cash and Cash Equivalents - January 1	242,297	42,763	-	-	285,060
Cash and Cash Equivalents - December 31	\$ 404,377	\$ 71,365	\$ -	\$ -	\$ 475,742
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities					
Operating Income (Loss)	\$ (58,283)	\$ 71,730	\$ 132,181	\$ 21,310	34,757
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation	379,301	197,849	30,223	-	577,150
Gain on sale of assets	-	-	(35,575)	-	-
Bad debt expense	17,214	8,419	-	-	25,633
Change in assets and liabilities -					
Accounts receivable	(33,867)	(15,156)	-	-	(49,023)
Due from other funds	(315,807)	(330,986)	(114,182)	(54,500)	(701,293)
Inventories	(117,134)	(218)	(10,088)	33,190	(84,162)
Prepaid expenses	61	(810)	18	-	(749)
Accounts payable and accrued expenses	210,057	19,632	7,811	-	229,689
Deferred revenue	(4,594)	-	-	-	(4,594)
Accrued compensated absences	6,095	3,615	(3,604)	-	9,710
Due to other funds	-	-	-	-	-
Net Cash Provided (Used) by Operating Activities	\$ 83,043	\$ (45,925)	\$ 6,784	\$ -	\$ 37,118

The accompanying notes are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS
COLORADO CITY METROPOLITAN DISTRICT
December 31, 2020

Note 1 - Summary of Significant Accounting Policies

The Colorado City Metropolitan District (the District) operates as a special district under the laws of the State of Colorado and is governed by an elected five-member board of directors. The District provides the following services as allowed by special districts: roads, parks and recreation, and water and sewer sanitation services.

A. Financial Reporting Entity

As required by generally accepted accounting principles (GAAP), the accompanying financial statements present the District (the primary government) and includes, if applicable, component units in its financial statements based upon financial accountability. Since no component unit meets the criteria for inclusion, no component unit financial statements have been included.

B. Government-wide Financial Statements

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The government-wide financial statements, which include the statement of net position and the statement of activities, report information on all the non-fiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The government-wide statement of activities reflect both the direct expenses and net cost of each function of the District's governmental activities. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include charges paid by the recipient for the goods and services offered by the program. Grants and contributions that are restricted to meeting the operational and capital requirements of a particular program are included in operating grants and contributions, or capital grants and contributions. Revenues, which are not classified as program revenues, are presented as general revenues of the District with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each government function or business segment is self-financing or draws from the general revenues of the District.

Separate fund financial statements are provided for the governmental fund and proprietary funds. The major individual governmental fund and major individual enterprise funds are reported in separate columns in the fund financial statements.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds of the governmental and business-type categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the fund financial statements for the proprietary funds. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for the which they are levied, while grants and similar items are recognized as revenue as soon as all eligibility requirements have been satisfied.

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 1 - Summary of Significant Accounting Policies (Continued)

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay the liabilities of the current period. For this purpose, the District considers revenues to be available if collected within 60 days from the end of the fiscal year. Expenditures generally are recorded when a liability is incurred as is the case with accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when the liability has matured and payment is due. General capital asset acquisitions are reported as expenditures in governmental funds, while issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, specific ownership taxes, franchise taxes, excise taxes, interest and charges for services are considered revenues susceptible to accrual. Specific ownership taxes collected and held by the County of Pueblo at year end on behalf of the District are also recognized as revenue. Contributions and miscellaneous revenues are recorded as revenues when received in cash because they are not generally measurable until received at the time. In applying the susceptible to accrual concept to intergovernmental revenues, the legal and contractual requirements of the numerous individual programs are used for guidance. Expenditure-driven grants recognize revenue when the qualifying expenditures have been incurred and other grant requirements have been met, including the availability criteria. Entitlements and shared revenues are recorded at the time of receipt or earlier if the accrual criteria are met.

Business-type activities and all proprietary funds are accounted for using the flow of economic resources measurement focus. With this measurement focus, all assets, deferred outflows of resources, and liabilities and deferred inflows of resources associated with the operation of these funds are included on the statement of net position. Proprietary fund-type operating statements present increases (revenues) and decreases (expenses) in net position. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary funds' principal ongoing operation. The principal operating revenues of the District's water utility and sewer utility funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The District reports the following major government funds:

The general fund is the primary operating fund of the District and is always classified as a major fund. The general fund is used to account for all financial resources that are not accounted for in other funds. Major revenue sources include property taxes, specific ownership taxes, franchise taxes, excise taxes, charges for services, intergovernmental revenues, and investment revenues. Primary expenditures include general administration, recreation center, swimming pool operations, parks and recreation, lottery, and roads.

The District reports the following major proprietary funds:

Water Fund - The water fund is used to account for the operations of the District's water services.

Sewer Fund - The sewer fund is used to account for the operations of the District's sewer sanitation services.

Golf Fund - The golf fund is used to account for the operations of the District's golf course related activities.

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 1 - Summary of Significant Accounting Policies (Continued)

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

Property Management Fund - The property management fund is used to account for property contributed by taxpayers or purchased since December 2005.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. An exception to this rule is the charges for services from the enterprise funds to the general fund.

D. Assets and Liabilities

1. Deposits and Investments

The District considers cash and cash equivalents to be cash on hand and interest and non-interest bearing demand deposits.

For the purposes of the statement of cash flows the District considers cash and cash equivalents to be cash on hand, demand deposits and all highly liquid investments with original maturities of three months or less so as to minimize the risk of value changes.

2. Property Taxes

Property taxes are assessed on property located within the District's boundaries in accordance with Colorado law. The taxes are assessed, allocated and collected by the Pueblo County Treasurer. Taxes assessed in the current year are generally collected in the following year and thus, the property tax receivable is offset by deferred inflows of resources.

3. Interfund Transactions

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. In the fund financial statement, these receivables and payables are classified as "due from other funds" and "due to other funds" on the balance sheet and statement of net position.

4. Inventories and Prepaid Items

Inventories in the water, sewer and golf funds consist of supplies held for consumption. Consumable supply inventories are reported at the lower of cost or fair value and cost is determined using the first-in, first-out method. Inventories in the general and property management funds consist of real estate held for resale. Land held for resale is reported at the lower of cost or fair value, fair value determined as estimated net realizable value.

Prepaid items/expenses represent payments made for expenditures/expenses to be charged to a future accounting period.

5. Capital Assets

Capital assets, which include land, land improvements, buildings and improvements, equipment, infrastructure and construction in progress are reported in the applicable governmental or business-type activities column of the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$1,000 and a useful life of more than one year.

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 1 - Summary of Significant Accounting Policies (Continued)

5. Capital Assets (Continued)

If proprietary fund assets are constructed, net interest expense is capitalized as part of the cost of the asset. No interest expense was capitalized in 2020.

All reported capital assets are depreciated, except for land and land improvements. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Buildings, systems and improvements	7 - 40 years
Infrastructure	20 - 40 years
Equipment	3 - 20 years

6. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section of deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses/expenditure) until then. The District does not have an item that qualifies for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item: property taxes. This item is deferred and recognized as an inflow of resources in the period that the amounts become available.

7. Compensated Absences

District employees are entitled to certain compensated absences based on their length of employment. Vacation benefits generally vest after one year of service and sick pay vests after 10 years of continued service. It is the District's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Employees are allowed to accumulate these benefits up to predetermined maximums and are compensated for these accumulated benefits either through paid time off or at termination or retirement.

Accumulated vacation and sick leave are accrued when earned in the government-wide and the proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured and are expected to be liquidated with expendable available financial resources.

8. Long-term Obligations

In the government-wide financial statements and the fund financial statements for the proprietary funds, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

In the governmental fund financial statements, debt premium and discounts, as well as debt issue costs, are recognized during the current period. The face amount of the debt issue, along with the related discount or premium, if any, is reported as other financing sources while debt issue costs are reported as debt service expenditures.

9. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 2 - Stewardship, Compliance, and Accountability

A. Budgetary Information

An annual budget and appropriation ordinance is adopted by the Board of Directors in accordance with Colorado State Budget Act. The budget is prepared using the current financial resources measurement focus and the modified accrual basis of accounting.

Budgets are established for all funds. Formal budgetary accounting is employed as a management control device during the year to monitor the individual departments. The fund level is the level of classification at which expenditures may not legally exceed appropriations. Authorization to transfer budgeted amounts between departments within any fund and reallocation of budget line items within the general fund rests with the district manager or department heads. Revisions that alter the total expenditures of any fund must be approved by the Board of Directors. All annual appropriations lapse at year end. The District does not recognize encumbrances.

B. Expenditures in Excess of Budget Amounts

During 2020, three proprietary funds had expenditures which exceeded budgeted amounts. The District budgeted for golf activities as part of the General Fund but did not adopt a separate budget for the golf enterprise fund. These circumstances may constitute a violation of Colorado Local Government Budget Law.

	<u>Actual</u>		<u>Budget</u>		<u>Excess</u>
Water Fund	\$ 3,862,536	\$	2,009,622	\$	(1,852,914)
Sewer Fund	\$ 1,161,405	\$	883,465	\$	(277,940)
Golf Fund	\$ 462,500	\$	-	\$	(462,500)

C. Tax, Spending, and Debt Limitations

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities and other specific requirements of state and local governments. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the Amendment. However, the District has made certain interpretations of the Amendment's language in order to determine its compliance.

D. Commitments and Contingencies

The bond resolution for the 2020 Water & Wastewater Enterprise Revenue Refunding and Improvement Bonds discussed in Note 10 contains a reserve requirement whereby the District is obligated to establish cash reserve fund equal to the highest annual combined principal and interest payment due on the bond, which is the 2040 payment of \$261,404.

Note 3 - Cash Deposits and Investments

Deposits

The Colorado Public Deposit Protection Act, (PDPA) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized.

The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be equal to 102% of the aggregate uninsured deposits. As of December 31, 2020, the District had deposits over \$250,000 in the amount of \$1,713,424. These deposits are required to be collateralized under State Statutes.

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 3 - Cash Deposits and Investments

Deposits (Continued)

Custodial credit risk is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's policy for custodial credit risk parallels Colorado statutes.

A summary of cash and deposits held at year-end follows:

<u>Cash and Deposits</u>	<u>Carrying Amounts</u>	<u>Less Than One Year</u>	<u>Less Than Five Years</u>
Deposits:			
Cash on hand	\$ 300	\$ 300	\$ -
Cash on deposit with County Treasurer	4,644	4,644	-
Demand deposits	1,964,424	1,964,424	-
Investments:			
Colorado Surplus Asset Fund Trust (CSAFE)	110,140	110,140	-
Total	<u>\$ 2,079,508</u>	<u>\$ 2,079,508</u>	<u>\$ -</u>

Investments

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. The law outlines the types of securities that public entities in Colorado may acquire and hold as investments. These include U.S. government agency securities, certain bonds of political subdivisions, bankers' acceptances, commercial paper, local government investment pools, repurchase agreements, money market funds and guaranteed insurance contracts. The statute also includes a provision limiting any investment to a five year maturity unless the governing body authorizes a longer period.

Interest Rate Risk - The District's policy of limiting investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates parallels Colorado statutes. Specifically, all securities are limited to a maximum maturity of five years from date of purchase unless the governing body authorizes a longer period.

Credit Risk - The District does not have a policy which would further limit its investment choices beyond the requirements of Colorado statutes.

Note 4 - Receivables

Accounts receivable at December 31, 2020 consist of the following

	<u>Governmental</u>	<u>Proprietary Funds</u>		<u>Total</u>
	<u>Activities</u>	<u>Water Fund</u>	<u>Sewer Fund</u>	
Excise tax receivable	\$ 9,672	\$ -	\$ -	\$ 9,672
Other receivable	927	-	-	927
Trade receivables	-	407,624	308,431	716,055
Less: Allowance for doubtful accounts	-	(128,557)	(94,422)	(222,979)
Total Receivables	<u>\$ 10,599</u>	<u>\$ 279,067</u>	<u>\$ 214,009</u>	<u>\$ 503,675</u>

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 5 - Interfund Transactions

Due to/from Other funds:

The District reports interfund balances between some of its funds. Balances result from the time lag between the dates when interfund goods or services are provided, transactions are recorded in the accounting system and the payments between funds are made. Interfund balances are generally expected to be repaid within one year of the financial statement date.

The following interfund receivables and payables are included in the fund financial statements:

	<u>Due From Other Funds</u>	<u>Due to Other Funds</u>
General Fund	\$ -	\$ 1,133,014
Proprietary Funds		
Water Fund	477,218	-
Sewer Fund	406,912	-
Golf Fund	114,182	-
Property management fund	134,702	-
Totals	<u>\$ 1,133,014</u>	<u>\$ 1,133,014</u>

Note 6 - Capital Assets

Capital asset activity for the year ended December 31, 2020, was as follows:

Governmental Activities	Balances January 1	Additions	Deletions	Balances December 31
Non Depreciable Assets				
Land	\$ 5,334,893	\$ -	\$ -	\$ 5,334,893
Assets in progress	103,235	-	-	103,235
Total Non Depreciable Assets	<u>5,438,128</u>	<u>-</u>	<u>-</u>	<u>5,438,128</u>
Depreciable Assets				
Buildings and improvements	2,179,755	9,212	-	2,188,967
Machinery and equipment	945,753	23,912	-	969,665
Infrastructure	422,790	-	-	422,790
Total Depreciable Assets	<u>3,548,298</u>	<u>33,124</u>	<u>-</u>	<u>3,581,422</u>
Less Accumulated Depreciation				
Buildings and improvements	1,666,574	70,855	-	1,737,429
Machinery and equipment	748,923	21,963	-	770,886
Infrastructure	377,778	2,784	-	380,562
Total Accumulated Depreciation	<u>2,793,275</u>	<u>95,602</u>	<u>-</u>	<u>2,888,877</u>
Total Capital Assets, Net	<u>\$ 6,193,151</u>	<u>\$ (62,478)</u>	<u>\$ -</u>	<u>\$ 6,130,673</u>

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 6 - Capital Assets (Continued)

Proprietary Funds	Balances January 1	Additions	Deletions	Balances December 31
Non Depreciable Assets				
Land	\$ 1,276,384	\$ -	\$ -	\$ 1,276,384
Water rights	358,407	-	-	358,407
Assets in progress	133,550	141,708	-	275,258
Total Non Depreciable Assets	<u>1,768,341</u>	<u>141,708</u>	<u>-</u>	<u>1,910,049</u>
Depreciable Assets				
Buildings and improvements	18,528,142	27,258	-	18,555,400
Machinery and equipment	2,548,915	376,375	-	2,925,290
Augmentation plans	204,707	-	-	204,707
Infrastructure	1,753,389	487,883	-	2,241,272
Total Depreciable Assets	<u>23,035,153</u>	<u>891,516</u>	<u>-</u>	<u>23,926,669</u>
Less Accumulated Depreciation				
Buildings and improvements	11,055,296	409,162	-	11,464,458
Machinery and equipment	1,860,879	119,481	-	1,980,360
Augmentation plans	204,707	-	-	204,707
Infrastructure	994,888	78,730	-	1,073,618
Total Accumulated Depreciation	<u>14,115,770</u>	<u>607,373</u>	<u>-</u>	<u>14,723,143</u>
Total Capital Assets, Net	<u>\$ 10,687,724</u>	<u>\$ 425,851</u>	<u>\$ -</u>	<u>\$ 11,113,575</u>

Depreciation expense was charged to the following functions/programs of the primary government as follows:

Governmental Activities:	
Administration	\$ 4,677
Parks and recreation	66,302
Swimming pool	8,042
Roads	16,581
Total - Governmental Activities	<u>\$ 95,602</u>
Proprietary Funds:	
Water Fund	\$ 379,301
Sewer Fund	197,849
Golf Fund	30,223
Total Proprietary Funds	<u>\$ 607,373</u>

At December 31, 2020, the District's general fund had one project in progress related to the master plan for the trail system for the Greenhorn Valley floor through the metro district as well as surrounding Lake Beckwith. The water fund had five construction projects in progress. The first project consists of engineering and related costs (\$71,383) for the construction of Reservoir #2. The second project consists of engineering and related costs (\$36,058) for the reconstruction of the Hicklin diversion gate. The third project consists of engineering and related costs (\$26,109) for the Lake Beckwith dam outlet works. The fourth project consists of related costs (\$56,295) for a neutralization skid and parallel circuitry. The fifth project consists of the purchase and related costs (\$85,413) for the third phase of the District-wide water meter replacement process. No estimate of cost to complete or time for completion for these projects is presently known.

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 7 - Risk Management

The District is exposed to various risks of loss related to torts, property and casualty, errors and omissions, injuries to employees and health claims. Risk of loss from torts, errors and omissions, and property and casualty are covered by the District's participation in the Colorado Special Districts Property and Liability Pool which is a separate and independent governmental public entity risk pool formed through an intergovernmental agreement by member special districts to provide defined liability and property coverage. The membership agreement provides that the pool be self-sustaining through member premiums and reinsure with commercial companies for claims in excess of \$300,000. For general, auto and public official's liability coverage, the pool is self-insured for the first \$600,000 per occurrence.

The District purchases workers' compensation coverage through the Colorado Special Districts Association Workers Compensation Pool which is a separate and independent governmental public entity risk pool formed through an intergovernmental agreement by member special districts to provide defined workers' compensation coverage. The membership agreement provides that the pool be self-sustaining through member premiums and reinsure with commercial companies for claims in excess of \$500,000.

Employee health claims are covered by commercial insurance. The District's share of the cost is charged to each general fund department or fund, as applicable.

In addition, settlement claims for each of the last three years did not exceed insurance coverage amounts in areas where commercial insurance is used to cover the risk of loss.

Note 8 - Employee Benefits

The District maintains a money-purchase, defined contribution plan covering substantially all employees. The plan is titled "The Colorado City Metro District Money Purchase Pension Plan & Trust" and was established under Internal Revenue Code Section 414(h) as amended. The District has retained a third-party administrator to administer the plan and employees become eligible participants three months after their employment date. Each employee must contribute at least 3% of compensation and the District is required to contribute 6% of each eligible participant's compensation. Compensation is defined as W-2 compensation less bonuses and overtime. During 2020 employees contributed \$17,730 to the plan and the Districts' required contribution to the plan was \$35,461.

Note 9 - Deferred Compensation Plan

In conjunction with the above described plan, the District also maintains an Internal Revenue Code Section 457 plan which provides for employee contributions only. During the year ended December 31, 2020, the employees contributed \$8,850 to the plan.

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 10 - Long-Term Debt

The following is a summary of the District's long-term debt transactions for the year ended December 31, 2020:

	<u>Debt Outstanding January 1</u>	<u>Additions of New Debt</u>	<u>Retirements and Repayments</u>	<u>Debt Outstanding December 31</u>	<u>Due Within One Year</u>
Governmental activities:					
Capital leases	\$ 81,493	\$ -	\$ 17,002	\$ 64,491	\$ 17,616
Compensated absences	9,484	1,439	-	10,923	-
Mine reclamation costs	<u>140,999</u>	<u>-</u>	<u>140,999</u>	<u>-</u>	<u>-</u>
Totals	<u>\$ 231,976</u>	<u>\$ 1,439</u>	<u>\$ 158,001</u>	<u>\$ 75,414</u>	<u>\$ 17,616</u>
Proprietary Funds:					
Bonds payable:					
Water Fund	\$ 2,171,750	\$ 2,997,356	\$ 2,171,750	\$ 2,997,356	\$ 68,390
Sewer Fund	383,250	528,945	383,250	528,945	12,069
Notes payable:					
Sewer Fund	516,323	-	93,377	422,946	98,870
Capital leases					
Sewer Fund	132,554	-	112,209	20,345	20,345
Golf Fund	11,733	-	6,236	5,497	5,497
Compensated absences	<u>37,453</u>	<u>4,217</u>	<u>-</u>	<u>41,670</u>	<u>-</u>
Totals	<u>\$ 3,253,063</u>	<u>\$ 3,530,518</u>	<u>\$ 2,766,822</u>	<u>\$ 4,016,759</u>	<u>\$ 205,171</u>

The retirement of the mine reclamation debt was not paid with District monies. The retirement of this debt is included in other revenues for governmental activities on the government-wide statement of activities.

Debt outstanding as of December 31, 2020, consisted of the following:

Governmental Activities

Capital Lease - NBH Bank

One motor grader, \$9,884.45 per month for sixty months, with an effective interest rate of 3.58%.

\$ 64,491

Total - Governmental Activities

\$ 64,491

Proprietary Funds

Bonds Payable

\$3,526,301 Water and Wastewater Revenue Refunding and Improvement Bonds - Series 2020, interest rate of 3.39% per annum, interest and principal due in annual installments starting in February 2021 ranging from \$200,000 to \$261,404 through February 2040, collateralized by service revenues of the water and sewer funds, debt serviced 85% by the water fund and 15% by the sewer fund.

\$ 3,526,301

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 10 - Long-Term Debt (Continued)

Proprietary Funds (Continued)

Notes payable

\$1,878,538 note payable to Colorado Water Resources and Power Development Authority, interest rate of 3.26%, due in semi-annual installments including interest ranging from \$46,783 to \$58,578 through August 2024, collateralized by service revenues of the sewer fund. 422,946

Capital Lease - Wells Fargo Bank

Two mowers, \$565.29 per month for forty-eight months, with an effective interest rate of 6.15%. 5,497

Capital Lease - Western Equipment

Trailer mounted hot water hydro jetter, \$998.70 per month for thirty six months, with an effective interest rate of 4.955% 2,972

Capital Lease - Leaf Capital Funding LLC

Rotary fan press with Jensen trailer, \$10,627 per month for three months, then \$8,752 for twenty one months with an effective interest rate of 5.993%. 17,373

Total - Proprietary Funds \$ 3,975,089

The assets acquired through capital leases total \$348,383 less accumulated depreciation of \$59,613. These assets are used in governmental activities and proprietary funds.

Future minimum lease payments for the capital leases related to governmental activities are as follows:

Year Ending December 31

2021	\$	19,769
2022		19,769
2023		19,769
2024		<u>9,884</u>
Minimum lease payments for all capital leases		69,191
Less: imputed interest		<u>4,700</u>
Present Value of Minimum Lease Payments	\$	<u><u>64,491</u></u>

The annual requirements to retire proprietary funds long-term debt as of December 31, 2020 are as follows:

<u>Year Ending December 31</u>	<u>Bonds Payable</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2021	\$ 80,459	\$ 119,541	\$ 200,000
2022	83,186	116,814	200,000
2023	86,006	113,994	200,000
2024	88,922	111,078	200,000
2025	153,340	108,064	261,404
2026 - 2030	848,290	458,731	1,307,021
2031 - 2035	1,002,159	304,862	1,307,021
2036 - 2040	<u>1,183,939</u>	<u>123,082</u>	<u>1,307,021</u>
	<u><u>\$ 3,526,301</u></u>	<u><u>\$ 1,456,166</u></u>	<u><u>\$ 4,982,467</u></u>

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 10 - Long-Term Debt (Continued)

<u>Year Ending December 31</u>	<u>Notes Payable</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2021	\$ 98,870	\$ 7,576	\$ 106,446
2022	98,871	4,576	103,447
2023	109,856	3,650	113,506
2024	115,349	-	115,349
	<u>\$ 422,946</u>	<u>\$ 15,802</u>	<u>\$ 438,748</u>

<u>Year Ending December 31</u>	<u>Capital Leases</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2021	\$ 25,842	\$ 311	\$ 26,153
	<u>\$ 25,842</u>	<u>\$ 311</u>	<u>\$ 26,153</u>

<u>Year Ending December 31</u>	<u>Total - Proprietary Funds</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2021	\$ 205,171	\$ 127,428	\$ 332,599
2022	182,057	121,390	303,447
2023	195,862	117,644	313,506
2024	204,271	111,078	315,349
2025	153,340	108,064	261,404
2026 - 2030	848,290	458,731	1,307,021
2031 - 2035	1,002,159	304,862	1,307,021
2036 - 2040	1,183,939	123,082	1,307,021
	<u>\$ 3,975,089</u>	<u>\$ 1,472,279</u>	<u>\$ 5,447,368</u>

Note 11 - Fund Balances

Government-wide Net Position:

Government-wide net position is divided into three components:

- Invested in capital assets, net of related debt - consists of the historical cost of capital assets less accumulated depreciation and less any debt that remains outstanding that was used to finance those assets.
- Restricted net position - consists of net position that is restricted by the District's creditors (for example, through debt covenants), by state enabling legislation (through restricts on shared revenues), by grantors (both federal and state), and by other contributors.
- Unrestricted - all other net position is reported in this category.

The District presents fund balances in clearly defined categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. In the fund financial statements the following classifications describe the relative strength of the spending constraints.

- *Non-spendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as inventory) or is legally or contractually required to be maintained intact.

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 11 - Fund Balances (Continued)

- *Restricted fund balance* - The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.
- *Committed fund balance* - The portion of fund balance constrained for a specific purpose according to limitations imposed by the District's highest level of decision making authority, Board of Directors, prior to the end of the current year. The constraint may be removed or changed only through formal action of the Board of Directors.
- *Assigned fund balance* - The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board of Directors or other individuals authorized to assign funds to be used for a specific purpose.
- *Unassigned fund balance* - The residual portion of fund balance for the general fund.

If both restricted and unrestricted amounts of fund balance are available for use when an expenditure is incurred, it is the District's policy to use restricted amounts first. Unrestricted fund balance will be used in the following order; committed, assigned and unassigned.

Restricted net position represents net position whose uses are subject to constraints that are either (1) legally imposed by creditors (such as debt covenants), grantors, or laws or regulations of other governments, or (2) imposed through constitutional provisions or enabling legislation. Restricted net position is as follows:

	<u>Governmental Activities</u>	<u>Proprietary Funds</u>
Tabor / emergencies	\$ 19,000	\$ -
Conservation trust fund	44,679	-
Debt Service	-	475,742
Total Restricted	<u>\$ 63,679</u>	<u>\$ 475,742</u>

Note 12 - Subsequent Events

Subsequent events were evaluated through September 28, 2021, which is the date the financial statements were available to be issued. On March 11, 2020, the World Health Organization declared the outbreak of a coronavirus (COVID-19) a pandemic. While the disruption is currently expected to be temporary, there is considerable uncertainty around the duration. As a result, economic uncertainties have arisen which are likely to negatively impact operations or carrying value of assets. Other financial implications may result and such potential impact is unknown at this time.

NOTES TO FINANCIAL STATEMENTS (Continued)

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

Note 13 - Reclassification of Golf Activities to Enterprise Fund

Per a resolution passed by the Board of Directors, effective January 1, 2020 the activities of Hollydot golf course were reclassified from governmental activities to an enterprise fund. This required an adjustment to the January 1 fund balance in the governmental fund on the Statement of Revenues, Expenditures and Changes in Fund Balances. The effects of this adjustment are as follows:

Changes to January 1 Fund Balance - Governmental Fund

Ending Fund Balance at December 31, 2019 per 2019 Audit	\$	731,716
Inventory reclassified to Golf Enterprise Fund		(13,773)
Prepaid expenses reclassified to Golf Enterprise Fund		(3,561)
Amounts due to other funds added to Golf Enterprise Fund		(114,182)
Payables and accrued expenses reclassified to Golf Enterprise Fund		18,228
Net (profit) loss attributable to Golf Enterprise Fund		100,960
January 1 Fund Balance - Governmental Fund - Restated	\$	<u>719,388</u>

The resolution also required adjustments to the January 1 net positions of the governmental and business-type activities on the government-wide Statement of Activities. The effects of those adjustments are as follows:

Changes to January 1 Net Position - Government-Wide

	Governmental	Business-Type
Ending Net Position at December 31, 2019 per 2019 Audit	\$ 7,774,408	\$ 8,001,198
Inventory reclassified to Golf Enterprise Fund	(13,773)	13,773
Prepaid expenses reclassified to Golf Enterprise Fund	(3,561)	3,561
Amounts due to other funds added to Golf Enterprise Fund	(114,182)	114,182
Capital assets net of depreciation to Golf Enterprise Fund	(1,241,414)	1,241,414
Payables and accrued expenses to Golf Enterprise Fund	18,254	(18,254)
Notes payable reclassified to Golf Enterprise Fund	5,497	(5,497)
Accrued compensated absences to Golf Enterprise Fund	5,242	(5,242)
Government-wide net (profit) loss to Golf Enterprise Fund	131,607	(131,607)
January 1 Net Position - Government-Wide - Restated	<u>\$ 6,562,078</u>	<u>\$ 9,213,528</u>

REQUIRED SUPPLEMENTARY INFORMATION

**COLORADO CITY METROPOLITAN DISTRICT
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
YEAR ENDED December 31, 2020**

	Budgeted Amounts		Actual Expenditures	Variance with Final Budget
	Original	Final		Positive (Negative)
Revenues				
Taxes	\$ 468,555	\$ 488,832	\$ 506,713	\$ 17,881
Charges for services	508,200	605,068	122,235	(482,833)
State sources	550,000	550,000	132,258	(417,742)
Investment revenue	4,500	4,500	11,864	7,364
Other	201,850	226,766	74,718	(152,048)
Total Revenues	<u>1,733,105</u>	<u>1,875,166</u>	<u>847,788</u>	<u>(1,027,378)</u>
Expenditures				
Current -				
Administration	269,755	311,698	280,454	31,244
Recreation center	16,774	16,774	15,206	1,568
Swimming pool operations	76,921	76,921	37,425	39,496
Parks and recreation	151,118	173,728	184,839	(11,111)
Golf course	389,416	463,674	-	463,674
Roads	63,514	66,764	48,756	18,008
Debt service				
Principal	26,569	26,569	17,002	9,567
Interest	-	-	2,766	(2,766)
Capital outlay	731,943	731,943	150,580	581,363
Total Expenditures	<u>1,726,010</u>	<u>1,868,071</u>	<u>737,028</u>	<u>1,131,043</u>
Excess of Revenues Over (Under) Expenditures	<u>7,095</u>	<u>7,095</u>	<u>110,760</u>	<u>103,665</u>
Other Financing Sources (Uses)				
Transfers in (out)	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	7,095	7,095	110,760	103,665
Fund Balance - January 1 - Restated	<u>(230,179)</u>	<u>(230,179)</u>	<u>719,388</u>	<u>949,567</u>
Fund Balance - December 31	<u>\$ (223,084)</u>	<u>\$ (223,084)</u>	<u>\$ 830,148</u>	<u>\$ 1,053,232</u>

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

COLORADO CITY METROPOLITAN DISTRICT

December 31, 2020

The District adheres to the following procedures in establishing the budgetary data reflected in the budgetary comparison schedule.

Prior to October 15, the district manager submits a proposed budget to the Board of Directors for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them. Public hearings are conducted by the Board of Directors to obtain taxpayer comments. The District adopts budgets for all funds, and all funds, including proprietary funds, use the current financial resources measurement focus and the modified accrual basis of accounting in preparing the budgets.

Expenditure estimates in the annual budgets are enacted into law through the passage of an appropriation resolution. Authorization to transfer budgeted amounts between departments within any fund and reallocation of budget line items within the general fund rests with the district manager or department heads. The Board of Directors may amend the original adopted budget during the year by passing a new resolution to reflected current needs.

The legal level of budgetary control for all funds is at the total fund level. This is to say, total expenditures in each fund cannot legally exceed appropriations for that fund.

Unused appropriations for all of the annually budgeted funds lapse at the end of the year. Therefore, encumbrances are not presented as a reservation of fund balance and the District appropriates funds in the subsequent year to honor these commitments.

OTHER SUPPLEMENTARY INFORMATION

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
WATER FUND
YEAR ENDED December 31, 2020

	Budgeted Amounts		Actual	Variance with
	Original	Final	Budgetary	Final Budget
			Basis	Positive
				(Negative)
Revenues and Other Financing Sources				
Charges for services	\$ 1,070,000	\$ 1,285,122	\$ 1,351,151	\$ 66,029
Other	801,500	801,500	3,053,148	2,251,648
Total Revenues and Other				
Financing Sources	1,871,500	2,086,622	4,404,299	2,317,677
Expenditures				
Personnel costs	388,512	388,512	396,759	(8,247)
Operating and maintenance	536,500	674,622	496,789	177,833
Capital outlay/projects	809,000	809,000	697,447	111,553
Debt service	137,488	137,488	2,271,541	(2,134,053)
Total Expenditures	1,871,500	2,009,622	3,862,536	(1,852,914)
Net Change in Net Position	\$ -	\$ 77,000	\$ 541,763	\$ 464,763
Revenues on GAAP Basis			\$ 1,406,943	
Proceeds from bond refinance			2,997,356	
Revenues on Budgetary Basis			\$ 4,404,299	
Expenditures on GAAP Basis			\$ 1,372,640	
Depreciation			(379,301)	
Capital expenditures			697,447	
Principal paid on debt			2,171,750	
Expenditures on Budgetary Basis			\$ 3,862,536	

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
SEWER FUND
YEAR ENDED December 31, 2020

	<u>Budgeted Amounts</u>		Actual Budgetary Basis	Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		
Revenues and Other Financing Sources				
Charges for services	\$ 825,000	\$ 909,050	\$ 975,283	\$ 66,233
Other	<u>19,200</u>	<u>19,200</u>	<u>530,228</u>	<u>511,028</u>
Total Revenues and Other Financing Sources	<u>844,200</u>	<u>928,250</u>	<u>1,505,511</u>	<u>577,261</u>
Expenditures				
Personnel costs	289,228	289,228	274,702	14,526
Operating and maintenance	216,700	284,750	232,457	52,293
Capital outlay	54,000	54,000	20,236	33,764
Debt service	<u>255,487</u>	<u>255,487</u>	<u>634,010</u>	<u>(378,523)</u>
Total Expenditures	<u>815,415</u>	<u>883,465</u>	<u>1,161,405</u>	<u>(277,940)</u>
Net Change in Net Position	<u>\$ 28,785</u>	<u>\$ 44,785</u>	<u>\$ 344,106</u>	<u>\$ 299,321</u>
Revenues on GAAP Basis			\$ 976,566	
Proceeds from bond refinance			<u>528,945</u>	
Revenues on Budgetary Basis			<u>\$ 1,505,511</u>	
Expenditures on GAAP Basis			\$ 750,182	
Depreciation			(197,849)	
Capital expenditures			20,236	
Principal paid on debt			<u>588,836</u>	
Expenditures on Budgetary Basis			<u>\$ 1,161,405</u>	

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
GOLF FUND
YEAR ENDED December 31, 2020

	Budgeted Amounts		Actual	Variance with
	Original	Final	Budgetary	Final Budget
			Basis	Positive
				(Negative)
Revenues and Other Financing Sources				
Charges for services	\$ -	\$ -	\$ 497,001	\$ 497,001
Other	-	-	66,459	66,459
Total Revenues and Other				
Financing Sources	-	-	563,460	563,460
Expenditures				
Personnel costs	-	-	240,630	(240,630)
Operating and maintenance	-	-	160,426	(160,426)
Capital outlay	-	-	56,377	(56,377)
Debt service	-	-	6,810	(6,810)
Total Expenditures	-	-	464,243	(464,243)
Net Change in Net Position	\$ -	\$ -	\$ 99,217	\$ 99,217
Revenues on GAAP Basis			\$ 563,460	
No modifications to budgetary basis			-	
Revenues on Budgetary Basis			\$ 563,460	
Expenditures on GAAP Basis			\$ 431,853	
Depreciation			(30,223)	
Capital expenditures			56,377	
Principal paid on debt			6,236	
Expenditures on Budgetary Basis			\$ 464,243	

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
PROPERTY MANAGEMENT FUND
YEAR ENDED December 31, 2020

	<u>Budgeted Amounts</u>		Actual Budgetary Basis	Variance with Final Budget Positive (Negative)
	<u>Original</u>	<u>Final</u>		
Revenues				
Gain on assets sold	\$ -	\$ 54,500	\$ 54,500	\$ -
Expenditures				
Operating and maintenance	-	54,500	33,190	21,310
Net Change in Net Position	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 21,310</u>	<u>\$ 21,310</u>

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF CONSERVATION TRUST FUND ASSETS AND FUND BALANCE
December 31, 2020

Assets		
Cash and cash equivalents	\$	44,679
	Total Assets	\$ 44,679
Fund Balance		
Restricted		
Parks, recreation and conservation projects	\$	44,679
	Total Fund Balance	\$ 44,679

COLORADO CITY METROPOLITAN DISTRICT
SCHEDULE OF CONSERVATION TRUST FUND REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE
YEAR ENDED December 31, 2020

Revenues		
Intergovernmental	\$	132,258
Investment earnings		11
	Total Revenues	132,269
Expenditures		
Current-		
Parks, recreation and conservation projects		147,247
	Total Expenditures	147,247
	Net Change in Fund Balance	(14,978)
Fund Balance - January 1		59,657
Fund Balance - December 31	\$	44,679

**Colorado City Metropolitan District
Administration
2022 Budget**

8/12/2021 Meeting
10/7/2021 Iteration 1

Account		12/31/2020 Prior Year Actual 2020	8/31/2021 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	194,478	207,000	204,308	204,365
01-0100-4120	Franchise Fees	15,008	11,004	15,000	15,000	15,000
01-0100-4140	Excise Taxes	47,355	21,341	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	6,720	7,000	5,000	5,000
01-0100-4910	Miscellaneous Income	717	492	550	2,000	5,800
01-0100-5200	Interest	11,853	5,197	8,000	-	8,500
01-0100-5300	Donations	0	0	-	-	-
01-0100-5400	Lease Revenue	12,000	7,000	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	-	-	-	-	-
	Total Revenue and OFS:	336,800	263,832	307,150	283,908	292,635
01-0100-6110	Salaries	73,461	50,430	72,900	78,003	77,083
01-0100-6112	Hourly Wages	20,048	19,263	25,321	25,321	20,332
01-0100-6114	Seasonal Wages	-	181	-	-	-
01-0100-6115	Overtime Pay	33	77	250	-	-
	Gross Payroll	93,541	69,952	98,471	103,324	97,415
01-0100-6210	Payroll Taxes - FICA	5,710	4,152	6,105	4,836	4,779
01-0100-6211	Payroll Taxes - Medicare	1,312	971	1,428	1,498	1,413
01-0100-6212	Payroll Taxes - SUTA	279	210	295	310	292
01-0100-6310	Employee Benefits - Health Ins	22,632	8,383	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	3,778	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	23,077	42,407	47,508	39,094
	Total Personnel Cost:	138,168	93,028	140,878	150,832	136,509
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	5,590	5,825	6,000	15,000
01-0100-7122	Outside Service Fees	23,585	16,800	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	30,000	32,000	30,000	30,000
01-0100-7141	Professional Fees - Legal	19,491	12,982	16,500	17,891	20,000
01-0100-7144	Insurance	5,020	7,571	7,571	8,100	8,100
01-0100-7150	Operating Supplies	8,865	3,642	5,500	5,500	7,000
01-0100-7151	Fuels and Lubricants	-	702	1,082	1,000	1,114
01-0100-7154	Office Supplies	10,239	1,548	3,000	2,000	2,500
01-0100-7155	Janitorial Supplies	114	288	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	2,199	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	411	701	800	800
01-0100-7193	Utilities - Telephone	7,631	5,115	7,765	7,785	7,785
01-0100-7194	Utilities - Trash	690	350	700	700	720
01-0100-7200	Interest Expense	-	-	-	-	-
	Total O&M	141,842	107,125	127,863	120,676	140,619

01-0100-7710	Capital Outlays	-	-	-	9,000	12,107
01-0100-7720	Capital Projects	-	-	-	-	-
01-0100-7730	Lease - Purchase Payments	-	-	-	-	-
TBD	Depreciation				3,400	3,400
	Total Capital expenditures	-	-	-	9,000	15,507
01-0100-7910	Interfund Oper Transfers -- Out	-	-	-	-	-
	Total Expenditures	280,010	200,154	268,741	283,908	292,635
	Excess (Deficiency) of Revenues					
	Over(Under) Expenditures	33,489	63,678	38,409	-	-

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

Account 01-0203		12/31/2020 Prior Year Actual 2020	8/31/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2020 Budget 2021	Budget 2022
01-0203-4110	Property Taxes	14,435	13,154	14,000	14,000	13,822
01-0203-4510	Charges for Services	75	-	800	800	-
01-0203-4910	Miscellaneous Income	29	-	-	-	1,400
01-0203-5300	Lease Revenue	1,800	150	7,200	7,200	-
01-0203-5910	Interfund Transfers	-	0	-	-	-
	Total Revenue and OFS:	16,338	13,304	22,000	22,000	15,222
01-0203-6110	Salaries	2,526	1,909	2,500	2,500	2,750
01-0203-6112	Hourly Wages	-	-	-	-	-
01-0203-6114	Seasonal Wages	-	-	-	-	-
01-0203-6115	Overtime Pay	-	-	-	-	-
	Gross Payroll:	2,526	1,909	2,500	2,500	2,750
01-0203-6210	Payroll Taxes - FICA	152	117	155	155	171
01-0203-6211	Payroll Taxes - Medicare	35	27	36	36	40
01-0203-6212	Payroll Taxes - SUTA	8	6	8	8	8
01-0203-6310	Employee Benefits - Health Ins	958	19	1,175	1,175	335
01-0203-6311	Workman's Comp. Insurance	-	-	-	-	-
01-0203-6312	Employee Benefits - Retirement	150	108	150	150	165
01-0203-6313	Employee Benefit - Accrued Com	-	-	-	-	-
01-0203-6314	Employee Benefit - Accrued Sic	-	-	-	-	-
	Payroll Taxes & Benefits:	1,303	277	1,524	1,524	719
	Total Personnel Cost:	3,829	2,187	4,024	4,024	3,469
01-0203-7122	Outside Service Fees	(5)	-	-	1,000	400
01-0203-7144	Insurance	3,082	2,988	2,988	3,700	3,100
01-0203-7150	Operating Supplies	31	-	-	200	200
01-0203-7154	Office Supplies	-	-	-	-	200
01-0203-7155	Janitorial Supplies	-	-	-	-	300
01-0203-7184	Furn, Tools & Equipment Repairs	60	-	-	-	400
01-0203-7186	Facilities Repairs/Maintenance	1,625	56	56	2,000	1,500
01-0203-7190	Utilities -Electric	1,873	1,040	1,700	1,850	1,900
01-0203-7191	Utilities -Natural Gas	2,666	1,981	1,950	2,100	2,200
01-0203-7192	Utilities -Water	2,046	183	500	1,200	500
01-0203-7193	Utilities -Telephone	-	-	-	600	600
01-0203-7194	Utilities -Trash	-	-	-	100	453
	Total O&M	11,377	6,247	7,194	12,750	11,753
01-0203-7710	Capital Outlays	-	-	-	5,226	-
01-0203-7720	Capital Projects	-	-	-	-	-
01-0203-7730	Lease Purchase Payments	-	-	-	-	-
TBD	Depreciation	-	-	-	-	-
	Total Capital Expenditures	-	-	-	5,226	-
01-0203-7910	Interfund Oper Transfers -- Out	-	-	-	-	-
	Total Expenditures	15,206	8,434	11,218	22,000	15,222
	Excess (Deficiency) of Revenues					
	Over(Under) Expenditures	1,133	4,870	10,782	-	0

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

Account		12/31/2020 Prior Year Actual 2020	8/31/2021 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	61,634	65,555	64,749	64,767
01-0207-4510	Open Swim	-	5,392	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	-	-	-	-	-
	Total Revenue and OFS:	67,692	79,348	81,339	83,549	202,567
01-0207-6110	Salaries	12,630	9,547	12,500	13,750	13,750
01-0207-6112	Hourly Wages	-	-	-	-	-
01-0207-6114	Seasonal Wages	8,913	22,334	22,334	26,000	26,000
	Gross Payroll:	21,543	31,881	34,834	39,750	39,750
01-0207-6210	Payroll Taxes - FICA	1,318	1,980	2,160	2,465	2,465
01-0207-6211	Payroll Taxes - Medicare	308	463	505	576	576
01-0207-6212	Payroll Taxes - SUTA	65	96	105	119	119
01-0207-6310	Employee Benefits - Health Ins	4,792	95	5,208	1,820	1,600
01-0207-6311	Workman's Comp. Insurance	1,048	1,861	1,861	2,130	2,130
01-0207-6312	Employee Benefits - Retirement	750	539	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	1,200
01-0207-6322	Travel and Lodging	-	-	-	-	-
01-0207-6323	Meals	-	-	-	-	-
	Payroll Taxes & Benefits:	8,576	6,946	10,855	9,135	9,115
	Total Personnel Cost:	30,119	38,827	45,689	48,885	48,865
01-0207-7110	Advertising	-	-	-	250	250
01-0207-7112	Concessions Expense	-	1,110	-	1,500	1,500
01-0207-7122	Outside Service Fees	320	375	-	4,400	4,400
01-0207-7144	Insurance	2,975	3,089	5,020	5,270	5,270
01-0207-7150	Operating Supplies	621	2,016	725	3,000	3,000
01-0207-7154	Office Supplies	-	-	-	500	500
01-0207-7155	Janitorial Supplies	61	-	400	500	500
01-0207-7184	Furn, Tools & Equipment Repairs	-	-	-	500	500
01-0207-7186	Facilities Repairs/Maintenance	1,165	30	-	2,000	2,000
01-0207-7190	Utilities - Electric	1,305	3,218	1,500	5,000	5,000
01-0207-7191	Utilities - Natural Gas	615	3,740	600	4,000	4,000
01-0207-7192	Utilities - Water	162	2,446	86	3,000	3,000
01-0207-7193	Utilities - Telephone	12	5	10	330	330
01-0207-7194	Utilities - Trash	70	140	140	100	100
	Total O&M	7,306	16,169	8,480	30,350	30,350
01-0207-7710	Capital Outlays	-	-	-	-	120,000
01-0207-7720	Capital Projects	-	-	-	-	-
01-0207-7730	Lease Purchase Payments	-	-	-	-	-
TBD	Depreciation	-	-	-	-	3,352
	Total Capital expenditures	-	-	-	-	123,352
	Total Expenditures	37,425	54,996	54,169	79,235	202,567
	Excess (Deficiency) of Revenues Over(Under) Expenditures	30,266	36,823	27,170	4,314	(0)

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

9/30/2021

Account		12/31/2020 Prior Year Actual 2020	8/31/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2020 Budget 2021	Budget 2022
01-02-08						
01-0208-4110	Property Taxes	102,105	93,047	97,750	97,750	97,777
01-0208-4120	Franchise Fees	-	-	-	-	-
01-0208-4510	Charges for Services	99,451	70,055	85,000	62,500	85,000
01-0208-4514	Charge for Signs	500	600	600	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	770	770	4,500	4,500
01-0408-4511	Softball Fees	300	-	-	2,300	2,300
01-0508-4510	Recycling Fees	5,933	3,863	4,500	4,000	4,000
01-0608-4510	Soccer Fees	2,910	1,720	1,720	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	-	-	-	-	-
	Total Revenue and OFS:	216,075	170,693	190,890	186,350	208,877
01-0208-6110	Salaries	25,260	19,094	27,500	27,500	27,500
01-0208-6112	Hourly Wages	5,495	4,805	7,379	7,379	5,772
01-XXXX-6114	Seasonal Wages	34,660	22,710	25,000	35,000	35,000
01-0208-6115	Overtime Pay	-	-	-	-	-
	Gross Payroll:	65,415	46,609	59,879	69,879	68,272
01-XXXX-6210	Payroll Taxes - FICA	4,056	2,890	3,712	4,177	4,233
01-XXXX-6211	Payroll Taxes - Medicare	949	676	868	977	990
01-XXXX-6212	Payroll Taxes - SUTA	2	1	2	203	205
01-0208-6310	Employee Benefits - Health Ins	12,610	373	1,000	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	1,367	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:	20,872	8,563	10,932	23,332	18,264
	Total Personnel Cost:	86,287	55,172	70,811	93,211	86,536
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	-	5,369	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	6,170	16,000	17,100	14,000
01-0208-7151	Fuels and Lubricants	4,712	4,480	6,000	4,200	7,000
01-0208-7154	Office Supplies	187	39	39	250	250
01-0208-7155	Janitorial Supplies	2,054	1,084	1,300	1,500	1,500
01-0208-7184	Furn, Tools & Equipment Repairs	2,948	1,770	1,875	2,000	2,500
01-0208-7186	Facilities Repairs/Maintenance	1,148	251	1,000	2,200	2,200
01-0208-7190	Utilities -Electric	21,459	12,423	15,000	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	2,901	4,000	2,000	4,000
01-0208-7193	Utilities -Telephone	2,949	1,952	3,000	2,000	3,000
01-0208-7194	Utilities -Trash	4,035	3,819	4,800	3,600	4,500
	Total O&M	71,877	51,247	73,302	71,438	79,279

01-0208-7710	Capital Outlays	10,500	30,493	30,493	5,000	1,361
01-0208-7720	Capital Projects	5,712	-	-	-	25,000
01-0208-7730	Lease Purchase Payments	-	-	-	-	-
	TBD Depreciation	-	-	-	16,701	16,701
	Total Capital expenditures	16,212	30,493	30,493	21,701	43,062
01-0208-7910	Interfund Transfers	-	-	-	-	-
	Total Expenditures	174,376	136,912	174,606	186,350	208,877
	Excess (Deficiency) of Revenues					
	Over(Under) Expenditures	41,700	33,781	16,284	-	0

Colorado City Metropolitan District
Golf Course Summary
2022 Budget

		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	181,907	220,000	210,000	210,000
4512	Cart Rentals	180,690	127,581	153,487	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	55,259	128,886	127,887	130,000	-
5200	Interest	-	-	-	-	-
5300	Lease Revenue	13,200	6,800	12,200	18,000	16,000
5700	Gain/Loss on Sale of Assets	35,575	-	-	-	-
5910	Interfund Transfers	-	-	-	-	-
	Total Revenue and OFS:	601,034	482,357	550,757	558,000	441,000
6110	Salaries	87,943	62,098	100,000	92,319	100,000
6112	Hourly Wages	3,663	3,302	7,860	4,472	9,040
6114	Seasonal Wages	107,063	79,858	110,000	109,811	119,000
6115	Overtime Pay	61	-	-	-	-
	Gross Payroll:	198,730	145,259	217,860	206,602	228,040
6210	Payroll Taxes--FICA	12,068	8,879	13,228	12,809	14,138
6211	Payroll Taxes-- Medicare	2,823	2,077	3,093	2,996	3,307
6212	Payroll Taxes--SUTA	610	436	640	620	684
6310	Employee Benefits -- Health Ins	17,237	9,689	15,140	16,369	15,139
6311	Workman's Comp Insurance	4,263	9,768	11,281	9,801	13,948
6312	Emp Benefits--Retirement	4,898	3,918	6,121	7,070	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	34,822	49,503	51,665	55,570
	Total Personnel Cost:	240,629	180,081	267,363	258,267	283,610
7110	Advertising	1,422	834	834	-	1,000
7120	Bank Fees & Bad Debt	10,940	6,465	8,000	-	7,000
7122	Outside Service Fees	6,004	8,580	10,000	9,800	9,800
7124	Membership Dues	1,006	570	1,006	550	1,100
7125	Taxes and Licenses	-	-	-	-	-
7141	Professional Fees - Legal	-	-	-	-	-
7143	Professional Fees - Engineering	-	-	-	-	-
7144	Insurance	12,221	12,100	12,100	12,000	14,400
7150	Operating Supplies	38,531	6,931	9,529	27,000	26,500
7151	Fuels & Lubricants	15,780	10,656	17,586	15,000	21,000
7154	Office Supplies	-	-	-	-	500
7155	Janitorial Supplies	2,001	840	1,550	1,900	1,900
7180	Restaurant Expenses	-	-	-	1,000	500
7184	Furn, Tools & Eq Repairs/Maint	20,398	3,215	7,000	13,000	7,000
7186	Facilities Repairs/Maintenance	(9,615)	175	200	2,500	2,500
7190	Utilities-- Electric	36,737	7,845	15,584	16,300	17,100
7191	Utilities-- Natural Gas	9,435	7,429	11,505	10,500	11,000
7192	Utilities --Water	6,485	2,546	6,589	5,500	5,500
7193	Utilities--Telephone	4,530	3,234	4,737	4,200	4,300
7194	Utilities--Trash	4,555	2,450	4,390	3,900	4,100
7200	Interest Expense	-	-	-	-	-
	Total O&M	160,430	73,871	110,610	123,150	135,200

7710	Capital Outlays	115,338	154,950	154,950	-	10,000
7720	Capital Projects	2,117	-	-	-	-
7730	Lease Purchase Payments	6,783	5,088	-	6,800	-
7750	Annual Debt Payment	-	-	-	-	-
TBD	Depreciation	-	-	-	11,000	12,190
	Total Capital expenditures	124,239	160,038	154,950	17,800	22,190
7910	Interfund Oper Transfers -- Out	-	-	-	-	-
	Total Expenditures	525,298	413,989	532,923	399,217	441,000
	Excess (Deficiency) of Revenues					
	Over(Under) Expenditures	75,737	68,368	17,833	158,783	0

Colorado City Metropolitan District

Golf Course Pro Shop

2022 Budget

		12/31/2020 Prior Year Actual 2020	8/31/2021 Current Year Actual 2021	Current Year Forecast Actual 2021	12/31/2021 Budget 2021	Budget 2022
01 4000						
04-0100-4510	Green Fees	255,605	181,907	220,000	210,000	210,000
04-0100-4512	Golf Cart Rental Fees	180,690	127,581	153,487	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	55,259	492	127,887	130,000	-
04-0100-5200	Interest	-	-	-	-	-
04-0100-5300	Lease Revenue	13,200	6,800	12,200	18,000	16,000
04-0100-5700	Gain/Loss on Sale of Assets	35,575	-	-	-	-
04-0100-5910	Interfund Transfers	-	-	-	-	-
	Total Revenue and OFS:	601,034	353,963	550,757	558,000	441,000
04-0100-6110	Salaries	87,943	26,310	45,000	40,500	45,000
04-0100-6112	Hourly Wages	1,909	1,602	2,460	2,460	3,640
04-0100-6114	Seasonal Wages	44,139	34,224	45,000	45,000	50,000
04-0100-6115	Overtime Pay	61	-	-	-	-
	Gross Payroll:	134,052	62,136	92,460	87,960	98,640
04-0100-6210	Payroll Taxes - FICA	5,032	3,819	5,453	5,453	6,116
04-0100-6211	Payroll Taxes - Medicare	1,177	893	1,275	1,275	1,430
04-0100-6212	Payroll Taxes - SUTA	267	186	264	264	296
04-0100-6310	Employee Benefits - Health Ins	8,863	4,802	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	1,675	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	16,956	22,648	26,315	27,398
	Total Personnel Cost:	152,844	79,092	115,108	111,771	126,038
04-0100-7110	Advertising	1,422	834	834	-	1,000
04-0100-7120	Bank Fees and Other Penalties	10,940	6,465	8,000	-	7,000
04-0100-7122	Outside Service Fees	423	1,457	1,700	500	1,500
04-0100-7124	MembershipDues	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	2,529	2,000	2,500
04-0100-7151	Fuels and Lubricants	7,072	5,805	8,586	7,000	9,000
04-0100-7154	Office Supplies	-	-	-	-	500
04-0100-7155	JanitorialSupplies	1,916	840	1,550	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	5,853	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	2,335	6,089	6,067	5,000
04-0100-7193	Utilities -Telephone	2,577	2,052	3,037	2,600	2,600
04-0100-7194	Utilities -Trash	3,180	1,855	3,100	3,100	3,100
	Total O&M	63,610	45,770	66,067	56,170	67,800
04-0100-7710	Capital Outlays	115,338	102,110	102,110	-	10,000
04-0100-7720	Capital Projects	2,117	-	-	-	-
04-0100-7730	Lease Purchase Payments	-	-	-	-	-
TBD	Depreciation	-	-	-	15,000	3,190
	Total Capital expenditures	117,456	102,110	102,110	15,000	13,190
	Total Expenditures	333,910	226,972	283,285	182,941	207,028
	Excess (Deficiency) of Revenues Over(Under) Expenditures	267,124	126,991	267,472	235,329	233,972

Colorado City Metropolitan District
Golf Course Maintenance
2022 Budget

		12/31/2020 Prior Year Actual 2020	8/31/2021 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	-	-	-	-	-
04-0201-5200	Interest	-	-	-	-	-
04-0201-5700	Gain/Loss on Sale of Assets	-	-	-	-	-
04-0201-5910	Interfund Transfers	-	-	-	-	-
	Total Revenue and OFS:	0	0	-	-	-
04-0201-6110	Salaries	-	35,788	55,000	55,000	55,000
04-0201-6112	Hourly Wages	1,754	1,700	5,400	5,400	5,400
04-0201-6114	Seasonal Wages	62,924	45,634	65,000	65,000	69,000
04-0201-6115	Overtime Pay	-	-	-	-	-
	Gross Payroll:	64,678	83,123	125,400	125,400	129,400
04-0201-6210	PayrollTaxes--FICA	7,036	5,060	7,775	7,775	8,023
04-0201-6211	PayrollTaxes-- Medicare	1,646	1,184	1,818	1,818	1,876
04-0201-6212	PayrollTaxes--SUTA	343	249	376	376	388
04-0201-6310	Employee Benefits -- Health Ins	8,374	4,887	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	2,243	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	17,866	26,855	27,855	28,172
	Total Personnel Cost:	87,786	100,989	152,255	153,255	157,572
04-0201-7110	Advertising	-	-	-	-	-
04-0201-7120	Bank Fees and Other Penalties	-	-	-	-	-
04-0201-7122	Outside Service Fees	5,581	7,123	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	4,401	7,000	23,000	24,000
04-0201-7151	Fuels & Lubricants	8,708	4,851	9,000	8,000	12,000
04-0201-7155	JanitorialSupplies	85	-	-	400	400
04-0201-7184	Furn, Tools& Equipment Repairs	10,199	3,215	7,000	13,000	6,000
04-0201-7186	FacilitiesRepairs/Maintenance	148	175	200	1,000	1,000
04-0201-7190	Utilities -Electric	24,617	1,992	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	211	500	500	500
04-0201-7193	Utilities -Telephone	1,953	1,182	1,700	1,700	1,700
04-0201-7194	Utilities -Trash	1,375	595	1,290	600	1,000
	Total O&M	96,816	28,101	44,543	68,500	67,400
04-0201-7710	Capital Outlays	-	52,840	52,840	-	-
04-0201-7720	Capital Projects	-	-	-	-	-
04-0201-7730	Lease - Purchase Payments	6,783	5,088	5,087	6,800	-
04-0201-7750	Annual DebtPayment	-	-	-	-	-
	Total Capital expenditures	6,783	57,928	57,927	6,800	-
TBD	Depreciation	-	-	-	5,000	9,000
04-0201-7910	interfund Oper Transfers -- Out	-	-	-	-	-
	Total Expenditures	191,385	187,018	254,725	233,555	233,972
	Excess (Deficiency) of Revenues Over(Under) Expenditures	(191,385)	(187,018)	(254,725)	(233,555)	(233,972)

Colorado City Metropolitan District
Roads
2022 Budget

10/7/2021

Account		12/31/2020 Prior Year Actual 2020	8/31/2021 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	10,322	11,000	10,844	10,847
01-6000-4116	Specific Ownership Taxes	35,439	21,414	35,617	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	24,384	24,384	20,000	14,000
	Total Revenue and OFS:	75,614	64,628	79,510	75,044	64,847
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	3,242
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
	Gross Payroll:	9,819	4,633	5,106	14,403	11,742
01-6000-6210	Payroll Taxes - FICA	596	286	580	893	728
01-6000-6211	Payroll Taxes - Medicare	139	67	160	641	170
01-6000-6212	Payroll Taxes - SUTA	29	14	40	43	35
01-6000-6310	Employee Benefits - Health Ins	3,695	317	3,960	1,380	700
01-6000-6312	Employee Benefits - Retirement	560	251	540	614	337
01-6000-6311	Workmen's Comp. Insurance	-	-	-	465	465
	Total Personnel Cost:	14,837	5,568	10,386	18,439	14,178
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	4,597	5,154	2,500	6,500
01-6000-7184	Furn, Tools& Equipment Repairs	14,467	832	987	2,000	1,000
01-6000-7190	Utilities -Electric	10,526	6,013	6,888	10,000	10,000
	Total O&M	33,919	20,760	22,347	25,643	28,200
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	2,700
	Total Capital expenditures	19,769	19,769	19,769	19,769	22,469
	Total Expenditures	68,525	46,097	52,502	63,851	64,847
	Excess (Deficiency) of Revenues					
	Over(Under) Expenditures	7,089	9,814	27,008	68	0

Colorado City Metropolitan District

8/12/2021

Water 2022 Budget

Account		12/31/2020 Prior Year Actual 2020	8/31/2021 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	34,700	54,000	38,500	38,500
02-0100-4131	Tap Fees	88,150	68,700	83,000	53,350	53,350
02-0100-4515	Bulk Water	71,397	40,385	59,802	61,000	61,000
02-0100-4516	Set Up Fees	3,625	1,801	2,300	3,000	3,000
02-0100-4517	Penalties	1,347	1,940	3,140	5,000	5,000
02-0100-4910	Misc. Income	31,664	1,312	1,312	2,000	2,000
02-0100-5010	Grant/Loan Proceeds	-	3,551	3,551	-	1,800,000
02-0100-5110	Water Fees	795,155	504,782	740,000	825,000	825,000
02-0100-5200	Interest	667	207	220	500	500
02-0100-5300	Lease Income	55,125	38,378	55,000	55,000	55,000
02-0100-5601	Water Availability Charges (AOS)	168,102	169,121	170,000	170,000	170,000
02-0100-5700	Gain or Loss on Sale of Assets	-	-	-	-	-
02-0100-5990	Fund Balance Used (Surplus)	-	-	-	-	-
	Total Revenue and OFS:	1,406,943	864,876	1,172,325	1,213,350	3,013,350
02-0100-6110	Salaries	134,583	83,300	123,319	129,319	123,559
02-0100-6112	Hourly Wages	134,117	90,425	155,305	155,305	120,224
02-0100-6114	Seasonal Wages	6,735	4,942	7,000	10,000	6,700
02-0100-6115	Overtime Pay	8,285	11,552	14,000	10,000	15,000
02-0100-6116	Doubletime	822	-	2,000	1,000	2,000
	Gross Payroll:	284,542	190,219	301,624	305,624	267,483
02-0100-6210	Payroll Taxes--FICA	17,317	11,515	19,200	18,949	16,584
02-0100-6211	Payroll Taxes-- Medicare	4,042	2,693	4,700	4,432	3,878
02-0100-6212	Payroll Taxes--SUTA	843	576	1,000	917	802
02-0100-6310	Employee Benefits -- Health Ins	65,604	20,749	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	8,400	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	58,653	89,409	107,359	96,268
	Total Personnel Cost:	396,759	248,872	391,033	412,983	363,750
02-0100-7110	Advertising	452	253	253	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	1,331	1,500	1,500	1,500
02-0100-7122	Outside Service Fees	66,289	68,638	70,000	70,000	85,000
02-0100-7124	Membership Dues	23	23	23	500	500
02-0100-7125	Taxes and Licenses	1,337	600	600	2,000	2,000
02-0100-7140	Professional Fees -- Accounting	-	-	-	-	-
02-0100-7141	Professional Fees -- Legal	13,549	20,245	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
02-0100-7150	Operating Supplies	92,341	93,955	135,000	185,000	150,000
02-0100-7151	Fuels & Lubricants	14,991	6,963	9,900	12,000	18,000
02-0100-7152	Rent Expense	5,500	3,500	6,000	6,000	6,000
02-0100-7154	Office Supplies	2,513	-	200	600	10,000
02-0100-7155	Janitorial Supplies	143	443	550	250	500
02-0100-7184	Furn, Tools & Eq Repairs/Maint	14,729	5,435	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	87,893	115,000	115,000	115,000
02-0100-7191	Utilities-- Natural Gas	17,064	12,336	20,000	20,000	20,000
02-0100-7192	Utilities --Water	552	219	500	500	500
02-0100-7193	Utilities--Telephone	5,713	4,207	6,000	6,000	6,500
02-0100-7194	Utilities--Trash	1,550	1,410	1,600	1,500	1,600
02-0100-7500	Interest Expense	99,791	101,610	-	101,610	99,292
	Total O&M	547,704	453,987	442,290	606,840	618,892

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	1,800,000
02-0100-7724	Capital Projects-Bond Refinance	578,514	15	15	-	-
02-0100-7750	Annual Debt Payment	-	68,390	-	68,390	70,708
02-0100-7752	Capital Improvement Fund	-	-	-	33,116	30,000
	Total Capital expenditures	728,853	279,491	211,101	121,506	1,980,708
TBD	Depreciation	-	-	-	71,000	50,000
	Interfund Oper Transfers -- Out	-	-	-	-	-
	Total Expenditures	1,673,315	982,350	1,044,424	1,212,329	3,013,350
	Excess (Deficiency) of Revenues Over(Under) Expenditures	(266,373)	(117,474)	127,901	1,021	(0)
Beginning Fund Balance - Unrestricted		-	-	-	-	-
Ending Fund Balance - Unrestricted		-	-	-	-	(0)

Colorado City Metropolitan District

8/12/2021

Sewer 2022 Budget

9/30/2021

Account		12/31/2020 Prior Year Actual 2020	8/31/2021 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	32,000	44,000	44,000	44,000
03-0100-4131	Tap Fees	45,000	61,350	73,450	45,650	45,650
03-0100-4910	Miscellaneous	904	231	231	500	500
03-0100-5010	Grant/Loan Proceeds	-	449	449	500	144,000
03-0100-5011	Donations	-	-	-	-	-
03-0100-5110	Sanitation Fees	608,732	411,101	613,000	640,000	608,000
03-0100-5200	Interest	378	72	76	300	300
03-0100-5201	AOS Late Fees	-	-	-	-	-
03-0100-5202	AOS Collection Fees	3,780	-	25	1,500	1,500
03-0100-5601	Availability Charge	118,321	118,725	120,000	120,000	120,000
03-01005800	Insurance Proceeds	-	-	-	-	-
03-0100-5990	Fund Balance Used	-	-	-	-	-
	Total Revenue and OFS:	976,566	623,928	851,231	852,450	963,950
03-0100-6110	Salaries	101,163	75,460	119,000	119,827	110,228
03-0100-6112	Hourly Wages	86,356	72,014	121,000	121,836	109,876
03-0100-6114	Seasonal Wages	4,306	3,052	3,600	3,500	3,500
03-0100-6115	Overtime Pay	3,613	6,074	7,600	2,500	2,500
03-0100-6116	Doubletime Pay	274	903	1,200	1,000	1,000
	Gross Payroll:	195,713	157,503	252,400	248,663	227,104
03-0100-6210	PayrollTaxes--FICA	11,914	9,389	28,000	15,417	14,080
03-0100-6211	PayrollTaxes-- Medicare	2,790	2,195	5,500	3,606	3,293
03-0100-6212	PayrollTaxes--SUTA	577	472	900	746	681
03-0100-6310	Employee Benefits -- Health Ins	48,542	18,170	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	7,166	8,670	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	49,486	92,081	86,279	85,597
	Total Personnel Cost:	274,702	206,989	344,481	334,942	312,701
03-0100-7110	Advertising	22	43	43	-	100
03-0100-7111	Bad Debts	8,419	419	419	1,000	1,000
03-0100-7120	Bank Fees & Other Penalties	3,925	120	150	500	4,000
03-0100-7122	Outside Service Fees	52,780	33,725	50,000	40,000	50,000
03-0100-7124	Membership Dues	23	-	-	100	100
03-0100-7125	Taxes and Licenses	2,825	-	-	3,500	3,500
03-0100-7141	Professional Fees - Legal	5,834	-	-	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	22,413	30,000	30,310	30,310
03-0100-7151	Fuels & Lubricants	10,511	5,032	7,000	12,000	20,000
03-0100-7152	Rent Expense	6,500	3,500	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	5,555	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	24,930	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	219	500	350	500
03-0100-7193	Utilities--Telephone	4,410	3,037	4,500	4,200	4,500
03-0100-7194	Utilities--Trash	1,350	1,130	1,400	1,300	1,300
03-0100-7500	Interest Expense	45,174	38,202	38,202	38,202	36,157
	Total O&M	280,389	172,202	218,164	234,642	260,767

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
	Total Capital expenditures	231,054	173,309	173,309	186,394	370,481
TBD	Depreciation				96,372	20,000
03-0100-7910	Interfund Oper Transfers -- Out	-	-	-		-
	Total Expenditures	786,145	552,499	735,954	852,450	963,950
	Excess (Deficiency) of Revenues Over(Under) Expenditures	190,422	71,429	115,277	-	0
Beginning Fund Balance - Unrestricted		-	-	-	-	-
Ending Fund Balance - Unrestricted			-	-	-	-

Colorado City Metropolitan District
Property Management Fund
2022 Budget

Account		12/31/2020 Prior Year Actual 2020	Current Year Forecast Actual 2021	Budget 2021	Budget 2022
05-0100					
05-0100-5010	Contributions	-	-	-	-
05-0100-5200	Interest	-	-	-	-
05-0100-5700	Gain/Loss on Sale of Assets	54,500	76,300	-	16,000
05-0100-5910	Interfund Transfers	-	-	-	-
05-0100-5990	Fund Balance Used (Surplus)	-	-	-	-
	Total Revenue and OFS:	54,500	76,300		16,000
05-0100-7010	Cost of Property Sold	32,907	24,650	-	12,000
05-0100-7122	Outside Service Fees	-	-	-	-
05-0100-7125	Taxes & Licenses	-	-	-	-
05-0100-7150	Operating Supplies	-	-	-	-
05-0100-7200	Interest Expense	-	-	-	-
	Total O&M	32,907	24,650		12,000
05-0100-7910	Interfund Oper Transfers -- Out	-	-		
05-0100-7710	Capital Outlays	-	-		-
05-0100-7720	Capital Projects	-	-		-
	Total Capital expenditures	-	-		-
	Total Expenditures	32,907	24,650		12,000
	Excess (Deficiency) of Revenues Over(Under) Expenditures	21,593	51,650		4,000
Beginning Fund Balance - Unrestricted		624,835	646,428	698,078	698,078
Ending Fund Balance - Unrestricted		646,428	698,078	698,078	702,078

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

Account 10-0000		12/31/2020 Prior Year Actual 2020	Current Year Forecast Actual 2021	Budget 2021	Budget 2022
10-0000-5010	Grant Proceeds	132,258	132,258	133,000	145,000
10-0000-5200	Interest	11	12	-	9
10-0000-5990	Fund Balance Used (Surplus)	-	-	9,993	-
	Total Revenue and OFS:	132,269	132,270	142,993	145,009
7710	Capital Outlays	1,695	-	-	-
7720	Capital Projects	-	-	-	145,009
7730	Lease Purchase Payments	-	-	-	-
	Total Capital expenditures	1,695	-	-	145,009
7910	Interfund Oper Transfers -- Out	-	-	-	-
	Total Expenditures	1,695	-	-	145,009
	Excess (Deficiency) of Revenues				
	Over(Under) Expenditures	133,964	132,270	142,993	-
	Beginning Net Assets - Restricted				
	Ending Net Assets - Restricted	-	-	-	-

Colorado City Metropolitan District
Capital Improvements Fund- Water
2022 Budget

Account		Current Year Forecast Actual 2020	12/31/2020 Budget 2020	Budget 2021
17-0000				
17-0000-5011	Contributions	-	20,000	20,000
17-0000-5200	Interest	-	-	-
	Total Revenue and OFS:	-	20,000	20,000
17-0000-7710	Capital Outlays	-	-	-
17-0000-7720	Capital Projects	-	-	-
	Total Capital expenditures	-	-	-
17-0000-7910	Interfund Oper Transfers -- Out	-	-	-
	Total Expenditures	-	-	-
	Excess (Deficiency) of Revenues Over(Under) Expenditures	-	20,000	20,000
Beginning Net Assets - Restricted		-	-	-
Ending Net Assets - Restricted		-		

Colorado City Metropolitan District
Capital Improvements Fund- Sewer
2022 Budget

Account		Current Year Forecast Actual 2020	12/31/2020 Budget 2021	Budget 2022
16-00-00				
16-0000-5011	Contributions	-	20,000	30,000
16-0000-5200	Interest	-	-	-
	Total Revenue and OFS:	-	20,000	30,000
16-0000-7710	Capital Outlays	-	-	-
16-0000-7720	Capital Projects	-	-	-
	Total Capital expenditures	-	-	-
16-0000-7910	Interfund Oper Transfers -- Out	-	-	-
	Total Expenditures	-	-	-
	Excess (Deficiency) of Revenues Over(Under) Expenditures	-	20,000	30,000
Beginning Net Assets - Restricted		-	-	-
Ending Net Assets - Restricted		-	-	-

RESOLUTION 12-2021

**RESOLUTION OF THE BOARD OF DIRECTORS OF
COLORADO CITY METROPOLITAN DISTRICT
AMENDING RULES AND REGULATIONS TO ADD PROVISIONS REGARDING
OVERNIGHT CAMPING ON DISTRICT PROPERTY AND STREETS AND
ABANDONED VEHICLES**

WHEREAS, Colorado City Metropolitan District (the “District”) is a quasi-municipal corporation and political subdivision of the State of Colorado; and

WHEREAS, C.R.S. § 32-1-1001(1)(m) states that, among other powers, the Board of Directors (the “Board”) has the power “[t]o adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and laws of this state for carrying on the business, objects, and affairs of the board and of the special district”; and

WHEREAS, the Board finds that camping on District-owned property should be restricted to established campgrounds, for the public health and safety of residents and campers, to preserve District property, and encourage camping in areas with sufficient infrastructure to support the camping; and

WHEREAS, the Board finds that camping on streets within the District poses a risk to public health and safety and should not be permitted; and

WHEREAS, the Board finds that abandoned vehicles are prohibited by County Code and that District Rules should reflect such prohibition; and

WHEREAS, the Board would like to amend the Rules and Regulations of the District (the “Rules”) to set forth requirements regarding overnight camping and abandoned vehicles on District streets; and

WHEREAS, the Board held a public hearing on the proposed amendments to the Rules on October 12, 2021 after published notice of the proposed amendment; and

WHEREAS, the Board finds that it is in the best interest of the residents of the District to amend the Rules as set forth herein.

NOW, THEREFORE, be it resolved by the Board of Directors of the District as follows:

- 1) The Board hereby amends the District’s Rules and Regulations to add a new subsection to Section 2.5.5 under definitions, which will read as follows:

2.5.5 Camping: shall mean residing or dwelling temporarily in a place, with shelter, and conducting activities of daily living, such as eating or sleeping in such place. Without limiting the generality of the foregoing, the term includes the act of staying overnight in a parked motor vehicle, including, but not limited to, recreational vehicles, trailers, fifth wheel trailers, and pop up trailers. The term, however, does not include napping during the day or picnicking, or staying overnight in a permanent structure that meets the requirements of the Pueblo County Code.

- 2) The Board hereby amends the District's Rules and Regulations to add a new subsection to Section 16.2 on Parks, Greenbelt and Open Space, which will read as follows:

16.2.12 Camping: No camping will be allowed on property owned by the District, including without limitation District parks, greenbelts or open space, without prior written approval by the District Manager, except for camping in the Greenhorn Meadows Campground or other established campground in accordance with all rules, regulations, and requirements of such campground. Violation of this provision is subject to the enforcement provisions of Section 16.2.8 of these Rules and Regulations. In addition, violators may be subject to civil actions for trespass or damages.

- 3) The Board hereby amends the District's Rules and Regulations to add a new Section 16.6, which will read as follows:

16.6 DISTRICT STREETS:

16.6.1 Camping: No camping will be allowed on public streets and rights-of-way within the District, without prior written approval by the District Manager. Violation of this provision is subject to the enforcement provisions of Section 16.2.8 of these Rules and Regulations.

16.6.2 Abandoned Vehicles: It shall be unlawful for any person to abandon any vehicle on any public right-of-way, public parking lot or other public property, or upon any private property without the consent of the owner or occupant of said property. An abandoned vehicle is any motor vehicle left standing for more than seventy-two (72) hours upon any portion of a highway right-of-way, public parking lot or other public property, or upon any private property without the consent of the owner or occupant of such property. Violation of this provision is subject to the enforcement provisions of Section 16.2.8 of these Rules and Regulations and County Code.

- 4) The Rules amendments adopted herein shall take effect immediately upon approval of this Resolution. The District Manager is directed to update the Rules and post an updated version on the District's website. The District Manager, or his designee, is authorized to post notices or signs regarding the camping restrictions, to notify individuals in violation of the Rules and to take appropriate actions to enforce the Rules.

Adopted and approved on _____, 2021, by the Board of Directors of Colorado City Metropolitan District, Pueblo County, Colorado.

COLORADO CITY METROPOLITAN DISTRICT

By: _____

Neil Elliot, President

ATTEST:

Gregory Collins, Secretary

Playground and Swing Set Review

Adam Johnsen CSP, CRM, CPSI

Safety Management Consultant

Colorado Special Districts Property and Liability Pool

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csdpool.org



Colorado Special Districts
Property and Liability Pool

Applewood



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Colorado Special Districts
Property and Liability Pool

Large Swing Set

- The height of the swing set is 14 feet which means that the surface material needs to be 28 feet from the center of the swing set.
- The stick represents 28 feet away from the center of the swing set.



Large Playground

- This swing set looks to be home made and not engineered. The welds are there but they don't look very good.
- There is a hole at the top of the swing set. There has been 20 – 50 years of weather that has gone in that hole and fallen down the pipe.



Small Swing Set

- The top brackets on one of the swing areas was installed upside down.
- The bolt is sticking up.
- What is should look like



Small Swing Set

- The swing set is 7.5 feet high so the surface material should be 15 feet from the center.
- The rock shows where the 15 foot mark is.



Small Swing Set

- Surface material distance from post

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Applewood Summary

- The height of the large swing set is 14 feet which means that the use zone needs to be 2 times height. This equals 28 feet from the center of the swing set which takes the use zone out in the road.
- Both swing sets look to be home made which likely means there are no engineered drawings that say they are rated for this specific purpose.
 - The welds on the swing set are not great looking welds and look like they were done by a poor welder. This makes me think that the weld may not have completely penetrated and joined the pieces of metal together.
 - They may look to be strong but without stamped drawings or testing welds and strength in the legs we don't know if it hold up to the intended use.
- There are a couple of holes around the top of the large swing set which means that there is 20-50 years of weather that has gone down the hole. It could be damaging the base of the swing set from the inside out.
- The small swing set's top brackets were installed with the bolt upside down on the left side of the swing set.
- The small swing set is 7.5 feet tall which means that the surface material should be at least 15 feet away from the center of the swing set.
 - This takes the surface material out in the road by just over a foot.
- **My Recommendation**
 - Based on everything that I have listed above, my suggestion is to remove both of these swing sets.



Village



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Colorado Special Districts
Property and Liability Pool

Larger Swing Set

- Welds don't look great and similar holes to the other swing set.



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Colorado Special Districts
Property and Liability Pool

Large Swing Set

- 14 feet away from post

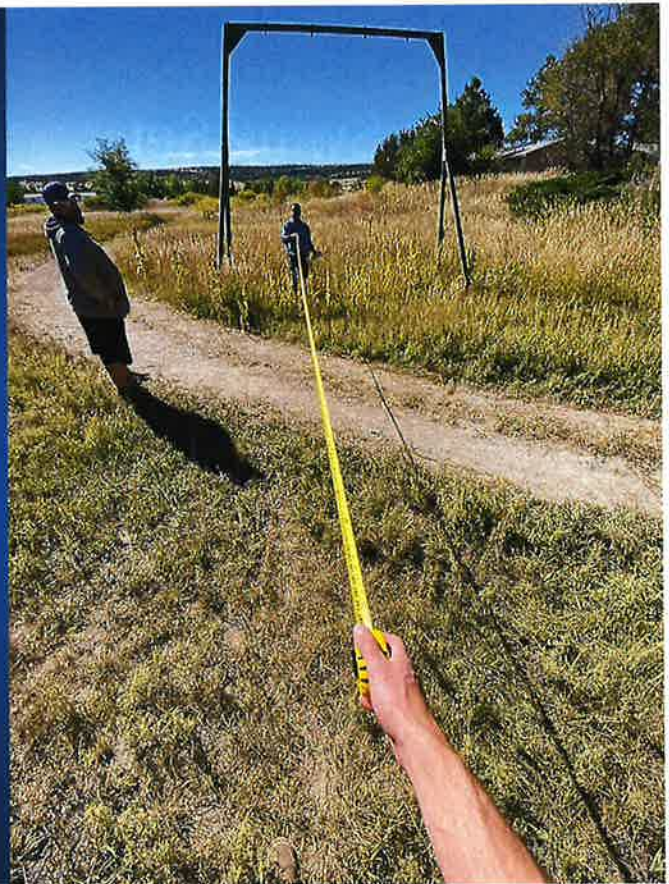
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Large Swing Set

- Swing set surface material would need to be 28 feet away

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Small Swing Set

- All Four of the feet look to have had a bottom piece welded on.
- There is also a hole at the bottom of the post. It has been exposed to 20 – 50 years of weather and water from this area being a wet lands area.





Small Swing Set

- There is a bend in the swing set pole. It looks like it got hit.



Village Summary


- There are similar holes and welds on the areas larger swing set.
 - This is also a wet lands area so we have no idea what kind of damage and rust there is on the inside of the playground.
- The surface material should be 6 feet away from the outside post and 28 feet away from the swing set. This would cut right into the surface road and remove it from use.
- All four of the feet on the small swing set look to have a bottom piece that is welded to the bottom. There are holes in between these welded pieces of pipe. Being that this is a wet lands area there is the possibility that there is rust from the inside out from being here for the last 20 – 50 years.
- The small swing set is bent. It looks like the small swing set was hit by something.
- **My Recommendation**
 - Based on the above issues my recommendation is to remove these two playgrounds.



The Lake



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 Colorado Special Districts
Property and Liability Pool

Basketball Court

- The court is very uneven and before a hoop is installed this area should be leveled.



Large Swing Set

- Holes in multiple areas on the swing set which has allowed weather to get in.



Large Swing Set

- Not the best looking welds from many years ago.



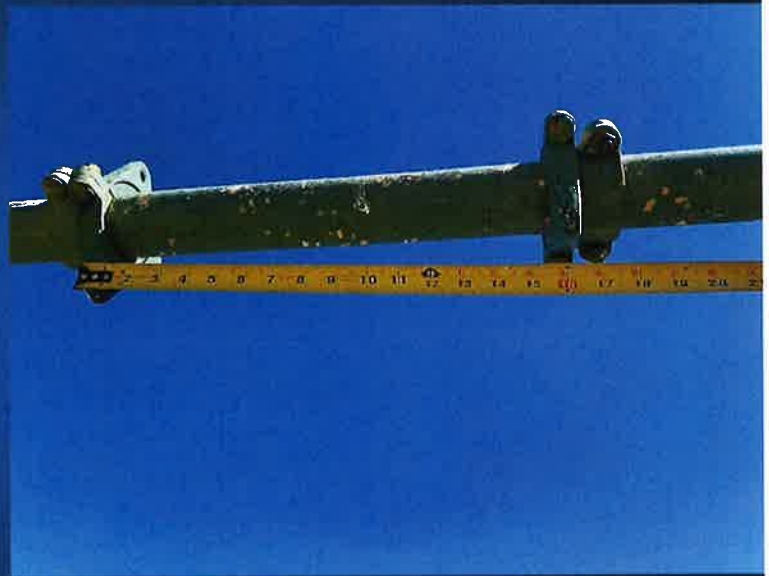
Small Swing Set

- Bent support on the smaller swing set.



Agenda

- This distance should be 20 inches or more.



Lake Summary

- Before the basketball court is used the concrete should be shaved down or removed so that there are not any tripping hazards.
- There are holes in the large swing set similar to the others.
- Similar welds to the others
- Small swing set has a bent support
- The top brackets need to be 20 inches apart at a minimum.
- **My Recommendations**
 - Remove both the swing sets
 - Before the basketball court is used the concrete should be shaved down or removed so that there are not any tripping hazards.

Campground

csdpool.org

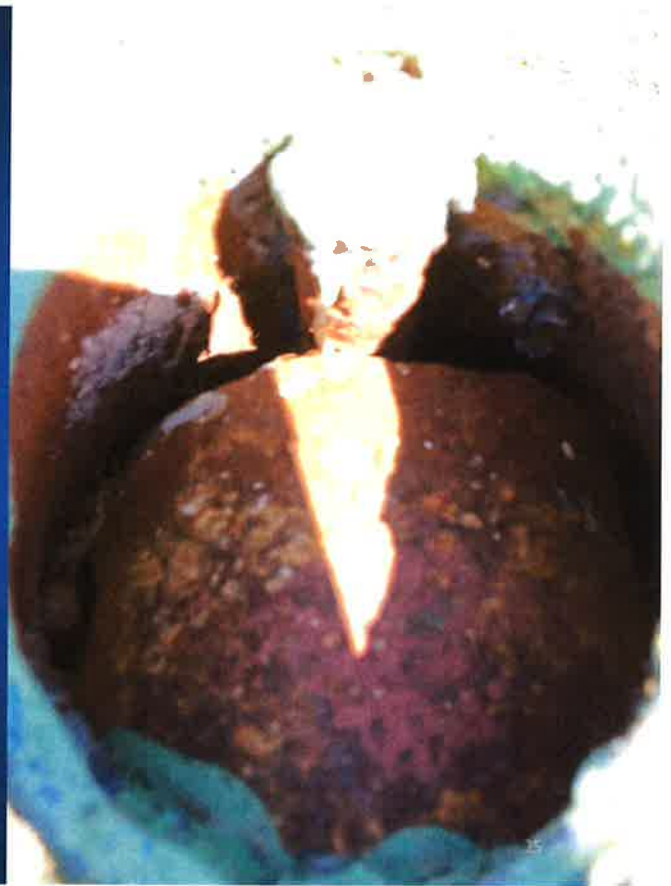


Colorado Special Districts
Property and Liability Pool

Swing Set

- At the top of the right support there is no cap. This means that there has been 20 – 50 years of moisture going down the support. We have no idea what kind of effect this has had on the swing set.

csdpool.org



Swing Set

- These carabineers should not be used on a commercial playground. The S – Hooks should be used or something that is rated for this type of use. Typically these carabineers are not rated for this type of load.

csdpool.org



Swing Set

- More holes on the swing set.
- This also looks like they took two swing sets and welded them together.



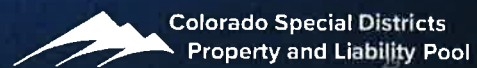
Campground Summary

- At the top of the right support there is no cap. This means that there has been 20 – 50 years of moisture going down the support. We have no idea what kind of effect this has had on the swing set.
- These types of carabineers should not be used on a commercial swing sets. They are typically not rated for this type of use. The best solutions would be to utilize S-hooks or a USA shackle.
- There are more holes on this swing set as well.
- This setup appears to be 2 swing sets that are welded together
- **My Recommendation**
 - Based on everything above my suggestions is remove this swing set.



Park

csdpool.org



Swing Set

- Four of the swings belt brackets and the S-hooks are worn past the 10% that is allowed.



Example

Bad



Good





csdpool.org



Colorado Special Districts
Property and Liability Pool

Swing Set

- When you get a chance replace these China shackles with something that is made in the USA. The Chinese made shackles are not rated.



Surface Material

- Surface material is 3.5 inches thick. To be compliant with a pea gravel there needs to be a minimum of 9 inches of material.

csdpool.org



Playground

- Multiple cracks in areas around the playground including the climbing forms, climber, slide, etc.
- There are few missing bolts around the playground.

csdpool.org



Playground

- The climber has been sun baked for the last 20ish years.
- From what it looks like it is only a matter of time before it starts to completely break apart.
- Keep an eye on it



Playground

- There are a lot of rocks at the climber joint. This is causing a crack where the bolts are holding this seam together.

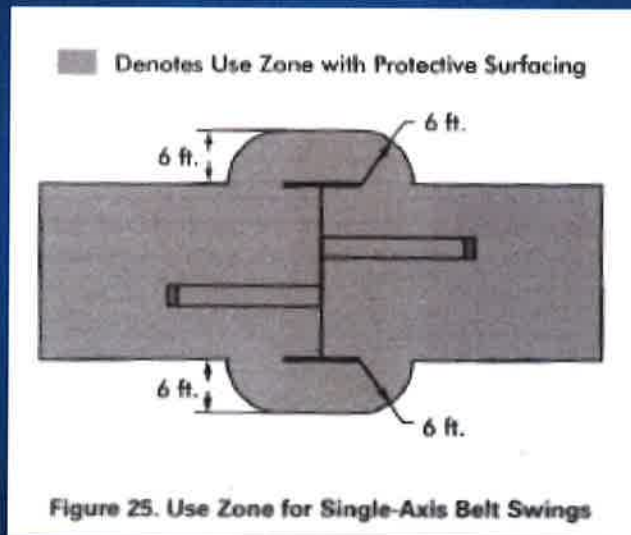


Park Summary

- Four of the swings belt brackets and S-hooks are worn past the allowed 10%.
- China shackles used
- Surface material is 3.5 inches thick. Pea gravel needs to have at least 9 inches of material everywhere for a fall height of 5 feet. The playground has a current fall height of just over 7 feet. With this being said my suggestion would be to start thinking about putting in wood chips or shredded/ recycled rubber.
- The climber has been sun baked for the last 20ish years. It looks like it is only a matter time before it starts breaking completely. For now keep an eye on the climber.
- Rocks in the seam of the climber are causing it to split.
- Slide is broken in multiple place
- My Recommendations
 - Replace swing belts and S-hooks that are worn.
 - Replace the China shackles
 - Put in wood chips or recycled rubber – See break down on slide 40.
 - Keep an eye on the sun damaged climber
 - Keep an eye on the crack at the bottom of the climber
 - Due to the age of the playground and all of the issues I have mentioned above it may be time to start planning on a replacement. Josh mentioned that the slide that needed to get replaced was roughly \$6,000.



Swing Set Use Zone



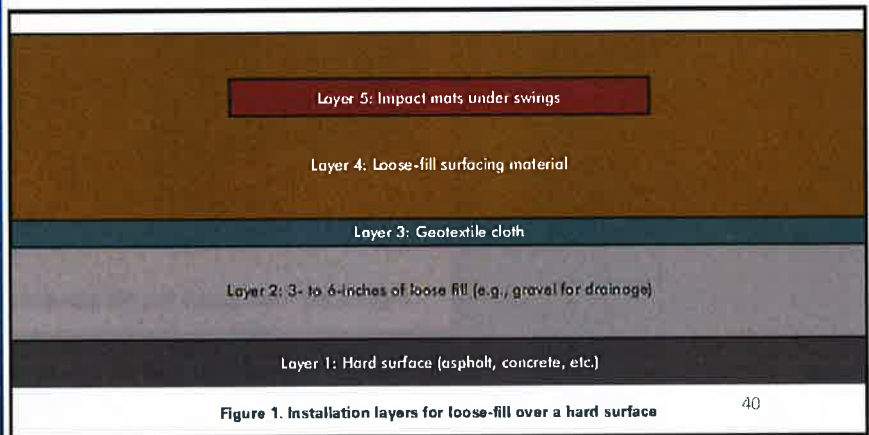
Surface Material

csdpool.org

Table 2. Minimum compressed loose-fill surfacing depths

Inches	Of	(Loose-Fill Material)	Protects to	Fall Height (feet)
6*		Shredded/recycled rubber		10
9		Sand		4
9		Pea Gravel		5
9		Wood mulch (non-CCA)		7
9		Wood chips		10

* Shredded/recycled rubber loose-fill surfacing does not compress in the same manner as other loose-fill materials. However, care should be taken to maintain a constant depth as displacement may still occur.



**COLORADO CITY METROPOLITAN DISTRICT
RESOLUTION 13-2020**

**RESOLUTION FOR CERTIFYING ACCOUNTS TO THE COUNTY TREASURER
(Pursuant to Section 32-1-1104, C.R.S.)**

WHEREAS, The District has approved Availability of Service Fees for retirement of debt incurred for the construction improvements to the Water and Wastewater Treatment Plants (Resolutions 10-2003, 08-2006, 06-2009).

WHEREAS, The District has billed each property owner due Availability of Service Fees annually, beginning in 2003.

WHEREAS, The District has notified each property owner (with an outstanding balance) of a public meeting held on Tuesday, October 12th at 6:00 PM to approve certification of unpaid accounts of \$150 or greater and at least six month delinquent, to the Pueblo County Treasurer for collection in the same manner as taxes.

BE IT THEREFORE RESOLVED THAT:

The attached listing of property owners with delinquent Availability of Service Fees, or Water Fees, including late fees and collection fees, in an amount of \$150 or greater are certified to the Pueblo County Treasurer to be collected and paid over to the Pueblo County Treasurer in the same manner as taxes are authorized to be collected and paid over pursuant to section 39-10-107, C.R.S. The District authorizes payment to the County Treasurer just and reasonable compensation for extra costs imposed by collection of the accounts.

A motion was made and seconded, and, upon a majority vote, this Resolution was **ADOPTED AND APPROVED** by the Board this 12th day of October, 2021.

**COLORADO CITY METROPOLITAN
DISTRICT**

By: _____
Neil Elliot, Chairman

ATTEST:

Greg Collins, Secretary

Colorado City Architectural Advisory Committee
P.O. Box 20229
Colorado City, Colorado 81019
719 676-3396 colocitymanager@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: ANTRIM AND ASSOCIATES LLC
Mailing Address: PO BOX 2423
City: PUEBLO State: CO ZIP: 81004 Telephone: 719-251-1186
Property Address: 4815 E JEFFERSON BLVD.
City: Colorado City State: CO ZIP: 81019 Lot: 615 Unit: 14 Parcel #: 4618114130

CONTRACTOR	
Contractor:	<u>ANTRIM AND ASSOCIATES LLC</u>
Mailing Address	<u>PO BOX 2423 PUEBLO</u>
State	<u>CO</u> Zip <u>81004</u> Telephone <u>719-251-1186</u> License # <u>14830</u>

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: 1400 Square Footage Required by Covenants: 1000

REQUIRED ITEMS for submittal of application:

- Approved Pueblo County Planning Forms (New Construction)
- City/County Approved Water and Sewage Access (New Construction) see back
- Plot Plans to scale (from Planning/Zoning approval)
- Property Line Staked Out Corners
- Foundation Plan and Building Staked Out **Before** Excavation
- One (1) copy of Blue Print and One (1) Electronic Copy sent to City Manager
- Elevations – Front, Back and Sides
- Exterior Color Scheme, Type of Siding and Roofing Materials Must be indicated
- Accurate Setbacks Drawn to Scale (include easements) (from Planning/Zoning approval)
- Location of Improvements (Porches, Decks, Garages, Carports, Driveways, Accessory Buildings, Landscaping)
- 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 Randy Desjard Date 10-6-21

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.
- 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.

CCACC Fee Schedule

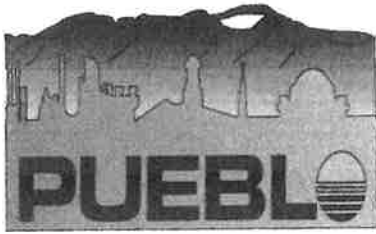
Please note that a check or money order for the appropriate amount must be included with your application

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: Randy Devereaux Date: 10-6-21



Regional Building Department
 830 N Main St Suite 100
 Pueblo CO 81003
 719-543-0002 Fax 719-543-0062
www.prbd.com

Routing #: **21-02368**

2021-08-04

Required Agency Approvals - Project Routing

Owner: Antrim and Associates LLC Contractor: Antrim and Associates LLC
 Job Address: 4815 JEFFERSON BLVD. E. Project: 101 New Residence
 Colorado City CO 81019
 Parcel: 4618114130 Notes: 1400 sq ft on crawl with 585 sq ft attached garage
 Legal: Lot 695 Unit 14 Colorado City Amended

It is the responsibility of the applicant for this permit to secure the required approvals from the indicated agencies. This must be accomplished prior to the issuance of any permits. This property must not be used or occupied prior to obtaining a final inspection.
Please Note: This routing sheet was issued online. If, upon review by the department, we find any discrepancy regarding the details of the scope of the work being done, this form may become void.

For Permit

Agencies	Approved By
County Planning - Approved County Roads and Bridges - Approved Colorado City Metro - Approved San Isabel - Approved	County Planning - Rachel Gaffney - 10/05/2021 Colorado City Metro - James Eccher - 08/12/2021 County Roads and Bridges - Ivan Jelcic - 08/04/2021 San Isabel - Candace Alfonso - 08/04/2021
Comments:	
County Planning Rachel Gaffney 10/05/2021 - Colorado City Metro James Eccher 08/12/2021 - County Roads and Bridges Ivan Jelcic 08/04/2021 - Road access required San Isabel Candace Alfonso 08/04/2021 -	

WARNING

PLOT PLANS FOR ZONING AUTHORIZATION

The location information you provide on your plot plan must be accurate. You must be certain of your property boundaries. Locate all of your property corner pins in determining your property lines. If you are unable to locate your property pins to accurately establish your property lines, we strongly encourage you retain the services of a professional land surveyor registered in the State of Colorado.

DO NOT USE THE EDGE OF THE ROADWAY TO ESTABLISH YOUR PROPERTY LINES. The public right-of-way is generally much wider than the roadway itself and the roadway may not be centered in the middle of the right-of-way.

DO NOT RELY ON EXISTING FENCE LINE TO ESTABLISH YOUR PROPERTY LINES. Although fence lines may reflect lines of historic occupation, they do not necessarily reflect lines of ownership.

Failure to properly establish the exact location of your property lines may result in the improper location of structures on your property and therefore violate the required setback standards of your zone district. The Pueblo County Zoning Board of Appeals may deny zoning setback variances in those cases where proper diligence was not followed to accurately establish property lines or property boundaries.

I hereby attest I have read and understand the above statements.

x Randy Dewey
(Signature of Applicant)

DATE: 9-25-21

NOTE TO HOMEOWNERS AND RESIDENTIAL BUILDERS

As of January 1, 2006, Pueblo County has adopted outdoor lighting regulations as part of the Pueblo County Code, Title 17, Land Use, Chapter 17.120, Supplementary Regulations, Section 17.120.180, Outdoor Lighting. These Outdoor Lighting Regulations apply to:

All new outdoor Industrial and Commercial Use Lighting;

All externally illuminated signs;

Residential outdoor lighting of one hundred-fifty (150) watts or more for each light fixture, and/or fluorescent lights of twenty (20) watts or more per fixture.

*** All residential lighting installed with lamps that exceed 150 watts for each light fixture, and/or fluorescent lights of twenty watts or more per fixture shall be shielded (full cutoff) in conformance with the Pueblo County Code, Title 17, Land Use, Chapter 17.120, Supplementary Regulations, Section 17.120.180, Outdoor Lighting

The installation of outdoor lights which do not comply with the standards set forth in the Pueblo County Code, Title 17, Land Use, Chapter 17.120, Supplementary Regulations, Section 17.120.180, Outdoor Lighting will be considered a zoning violation, and may result in legal action being instituted against the property owner by Pueblo County. Under Colorado law if the Court determines that you have violated the Pueblo County Code it must impose a fine of at least \$250.00 and has discretion to impose a greater fine not to exceed \$500.00

I have read and understand the requirements for residential outdoor lighting and the possible penalties for improper installation.

x Randy Dewey
(Signature of Applicant)

DATE: 9-25-21

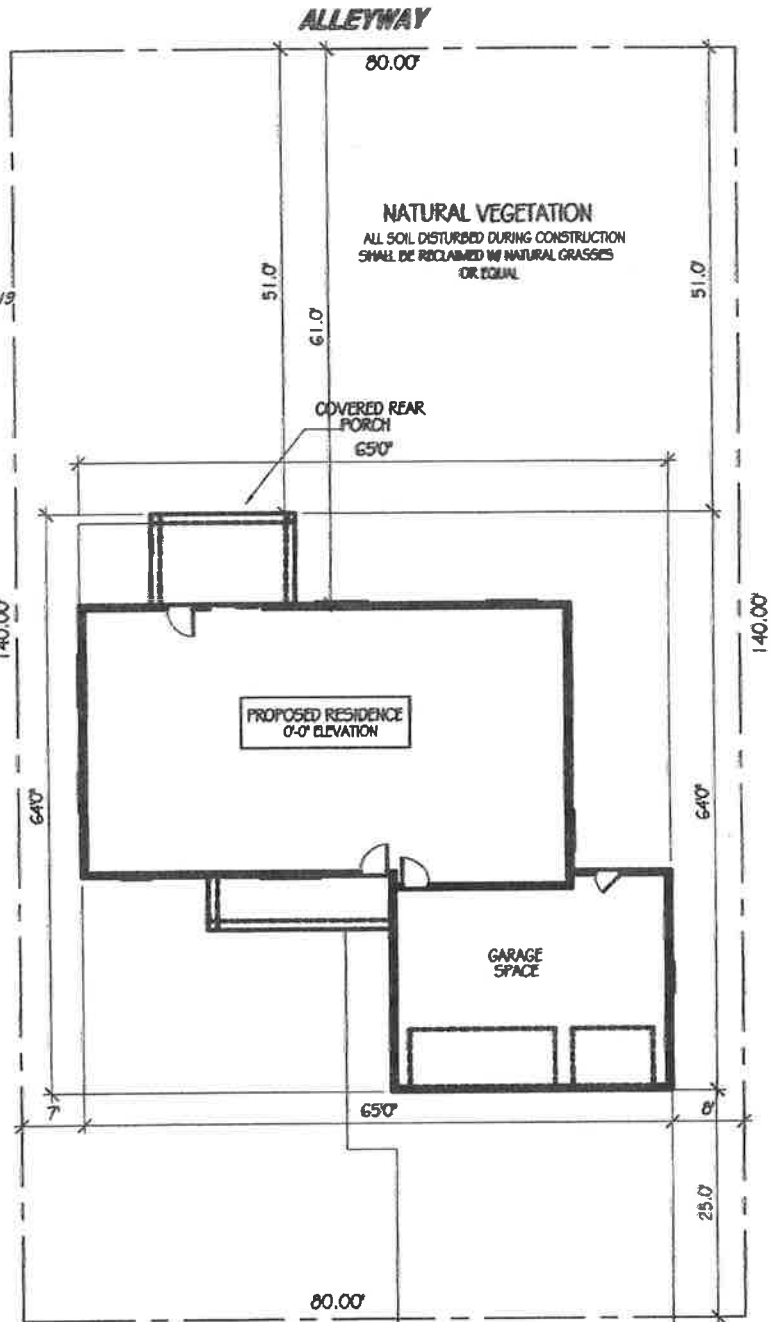
**PUEBLO COUNTY DEPARTMENT OF PLANNING
AND ZONING CHECKLIST**

INCLUDED	ASSESSOR'S PARCEL NUMBER	PARCEL SCHEDULE # 4618114130
INCLUDED	SQUARE FOOTAGE OF PROPOSED STRUCTURE	MAIN FLOOR UNDER TERRACE TOTAL UNDER ROOF: 2654.0
N/A	SQUARE FOOTAGE OF EXISTING STRUCTURE	N/A
INCLUDED	STRUCTURE HEIGHT	15'-0" CITY FINISHED GRADE
N/A	LOCATION & SIZE OF EXISTING FENCES, WALLS	N/A
INCLUDED	DIMENSIONS OF THE PARCEL	SEE PLOT
INCLUDED	EASIMENTS/BUILDING SETBACK LINES	SEE PLOT
INCLUDED	LEGAL DESCRIPTION	LOT 695 UNIT 14 (COLORADO CITY) COLORADO
INCLUDED	ADDRESS OF PROPERTY	4815 EAST JEFFERSON BLVD. (COLORADO CITY) COLORADO 81019
N/A	STREET NAME AND ADJACENT STREET	N/A
INCLUDED	NORTH ARROW	SEE PLOT
INCLUDED	ALL LOCATIONS & DISTANCES TO PROP. STRUCTURES	SEE PLOT
N/A	LOCATION & DISTANCES TO EXISTING STRUCTURES IF APPL.	N/A

ZONING AUTHORIZATION FOR BUILDING PERMIT
PUEBLO COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

R-1 10/5/2021 RMG
ZONE DATE DIRECTOR/REPRESENTATIVE

COMMENTS: **BP 2021-0907**



4815 EAST JEFFERSON BLVD. (COLORADO CITY) COLORADO 81019

PROPOSED 20 FT. WIDE PAN W/ 6" MIN. CONCRETE AT RIGHT OF WAY DRIVE SHALL EXTEND FROM CONCRETE PAD TO EXISTING ROAD (SEE CONTRACTOR FOR DETAIL)

PLOT PLAN LANDSCAPE SCALE: 1" = 20'-0"

BUILDER/OWNER:	THE ZAPATA RESIDENCE
DATE:	9-2021
ADDRESS:	4815 EAST JEFFERSON BLVD. (COLORADO CITY) COLORADO 81019
LEGAL DESCRIPTION:	LOT 695 UNIT 14 (COLORADO CITY) COLORADO PARCEL SCHEDULE # 4618114130

ATT. DAVE WEIRICH
702 POLK STREET
PUEBLO, COLORADO 81004
(719) 299-4764 fax
(719) 240-9468 cell
(719) 744-0544 office

EMAIL: dave@advanceddb.com
EMAIL: dave.weirich@yahoo.com



ZONING SIGN-OFF FOR BUILDING PERMIT

To Be Completed By Applicant

Date: 9-25-21
 Owner: ANTIREM AND ASSOCIATES LLC
 Contractor/Applicant: ANTIREM AND ASSOCIATES LLC
 Address of Premises: 4815 E JEFFERSON BLVD, COLCITY 81019
 Legal Description of Property: LOT 695 WEST 14 COLCITY AMENDED
 Assessor's Parcel Number: 4618114130
 Zone District: R-1 Other Prior Zoning Actions: none RMG
 Describe Existing Structures on Property: NONE
 Describe other Land-Uses on the Property: NONE

NOTATION: Only one (1) Single Family Residence is allowed on a parcel or lot.

Proposed Use for This Property

Specify The Proposed Use: NEW RESIDENCE

WILL DETACHED GARAGE/SHOP/BARN HAVE A BATHROOM: YES NO
If YES, there will be no living quarters/residence in the structure.

BASEMENT: YES NO FINISHED UNFINISHED

USE(S):

CRAWL SPACE: YES NO

USE(S):

ALL REQUIREMENTS OR STANDARDS REFER TO THE "PUEBLO COUNTY CODE".

SECTION 17.04.030 - VIOLATIONS AND PENALTIES

(A) APPLICATION. It shall be unlawful to erect, construct, reconstruct, alter, maintain, or use any building or structure or to use any land in violation of the provisions of these regulations or any amendment thereof. Any person, firm, or corporation, either as owner, lessee, occupant, or otherwise, who violates any of the provisions of these regulations or any amendment thereof shall be guilty of a misdemeanor.

(B) PENALTIES. The violation of any provision of these Zoning Regulations shall be punishable as provided by law. Each day or portion thereof, any violation of any provision of these regulations shall constitute a separate offense.

Standards For This Zone District

SINGLE-FAMILY RESIDENTIAL (R-1) ZONE DISTRICT

Code Requirement or Standard	Actual
Lot Area: min. 7,350 square feet	11,200 SF
Lot Dimensions: min. 70' x 90'	1640 720 80' x 110'
Lot Coverage: max. 50%	23.6%
Floor Area Ratio: no requirement	120 100 2640
Building Height: min. 35'	19'
Front Yard Setback: min. 25' (except as provided in Chapter 17.120)	25'
Side Yard Setback: principal min. 15' within 5' on one side; see 17.120.020.C (except as provided in Section 17.120.020.C)	7' / 8'
Rear Yard Setback: principal min. 15' see 17.120.020.C (except as provided in Section 17.120.020.C)	5'
Setbacks Between Buildings: min. 5' (except as provided in Section 17.120.020.D)	NONE
Parking Spaces: see Chapter 17.112	3 CONCRETE
Loading Space: no requirement	NONE
Fences, Walls, Hedges: see Section 17.120.160	NONE
Signs: see Chapter 17.116	NONE

APPLICANT SIGNATURE: Reindy Dewey
 I attest that the information I have provided is true and correct to the best of my knowledge.

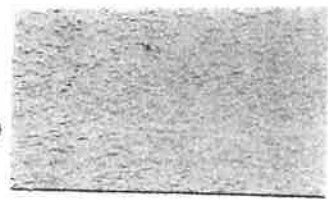
To Be Completed By Staff

Floodplain Location: YES NO
 FEMA Panel No.: 1130D
 Has the property been researched for compliance with Subdivision Regulations: No 1968
 Reviewed By: RMG Date: 10/5/2021
 Comments: BP 2021-0907

the character of a color collection developed by a color photographer who understood the subtleties of color and the natural characteristics of each color. The color collection is not a collection of colors, but a collection of textures, and it is all about texture. The color collection is not a collection of colors, but a collection of textures.

Lifestyles Collect:

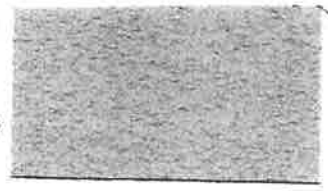
X = Stucco Color Coat



01584 SURREAL LAMARCA BASE 100



03351 MANOVA LAMARCA BASE



01583 BAY RIDGE LAMARCA BASE 100 (Grey medium)



03351 MANOVA LAMARCA BASE

natural countryside

Fluorescent, colored eco brings out the best architectural beauty. It meets the specialized needs of new trends of new situation or historic condition. With so many of its and textures to use from, stucco is the

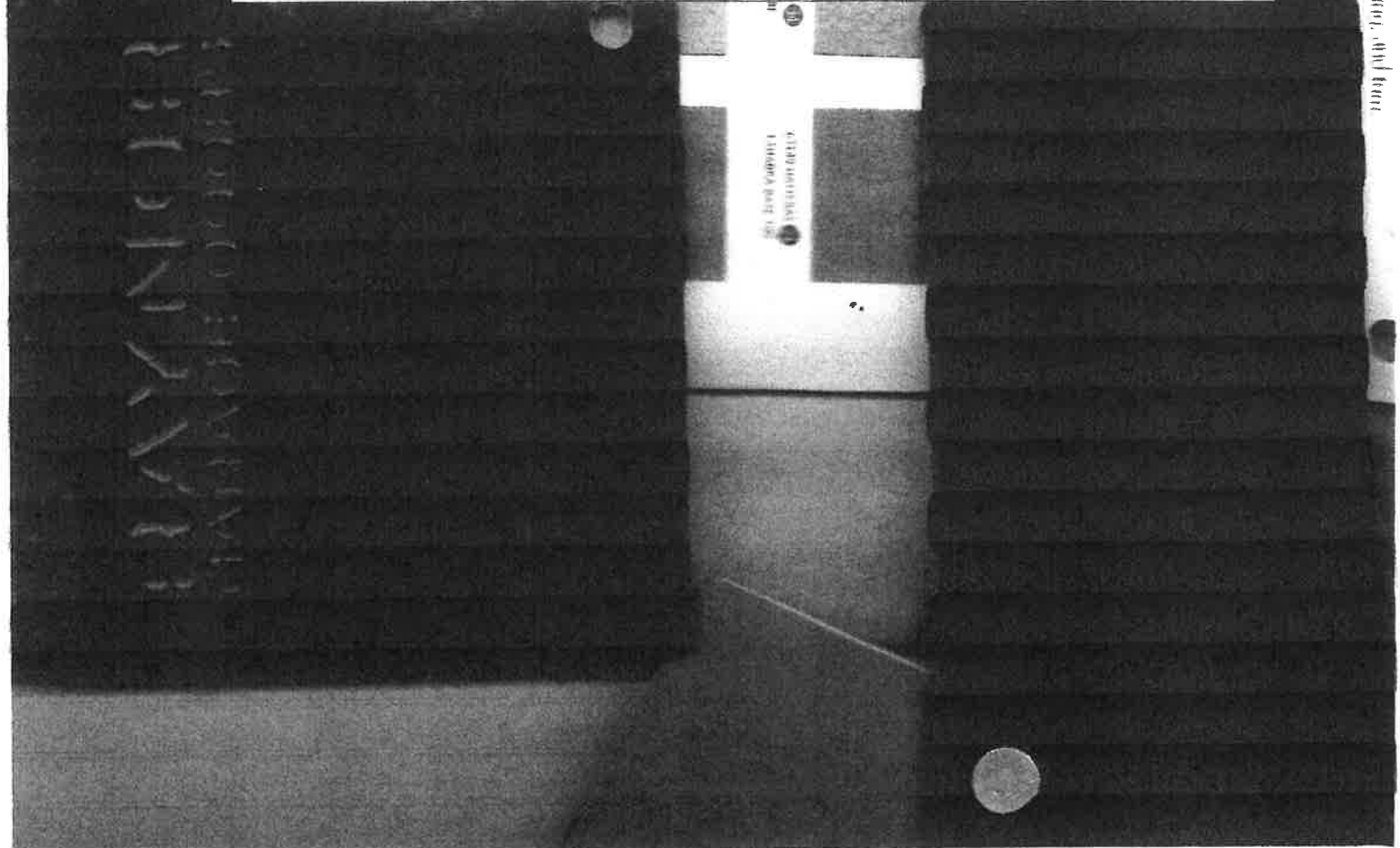
Charcoal garage door

black gutters

Quarry grey shingles

Bay Ridge Stucco

4815
E
58788801

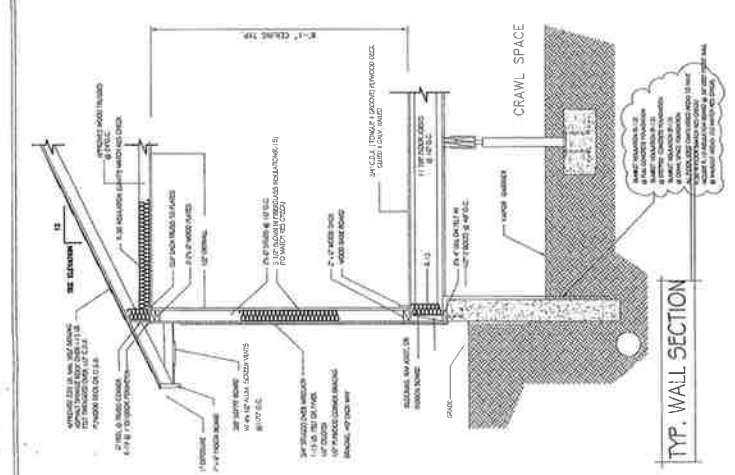
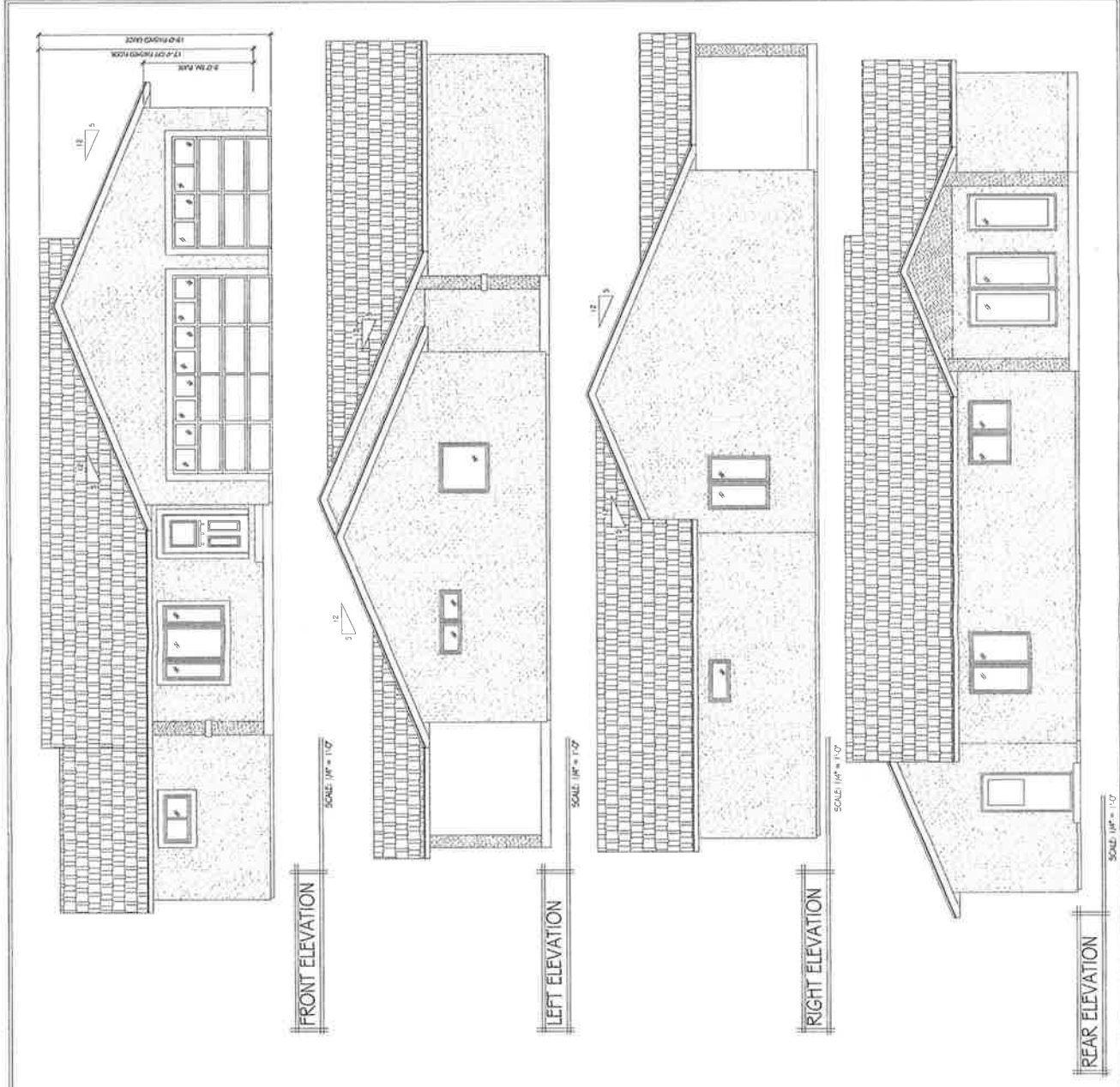


ADVANCED
ARCHITECTURE, INC.
 ART, DAVE WIRTHMANN
 1000 S. W. 10TH AVE., SUITE 100
 BOULDER, COLORADO 80502
 PHONE: 303.440.1000
 FAX: 303.440.1001
 WWW.ADVANCEDARCHITECTURE.COM

A SINGLE FAMILY RESIDENCE
THE MARINA ZAPATA RESIDENCE
 4815 EAST JEFFERSON BLVD., (COLORADO CITY) COLORADO 80119
 LOT 635 UNIT 14 (COLORADO CITY) COLORADO 80119
 PARCEL SCHEDULE # 4612114130

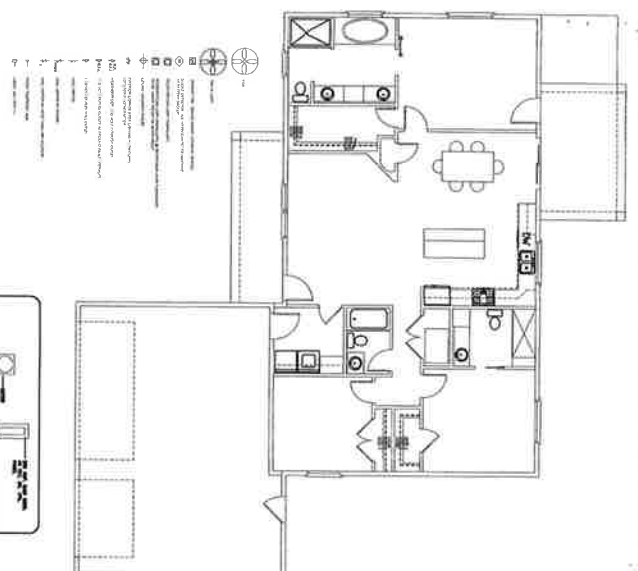
DATE:	11-14-2011
DESIGNER:	D. WIRTHMANN
SCALE:	AS NOTED
OWNER:	D. WIRTHMANN
ADDRESS:	4815 EAST JEFFERSON BLVD.
DATE:	AUGUST 2011
JOB #:	

2.0 of **FOUR**

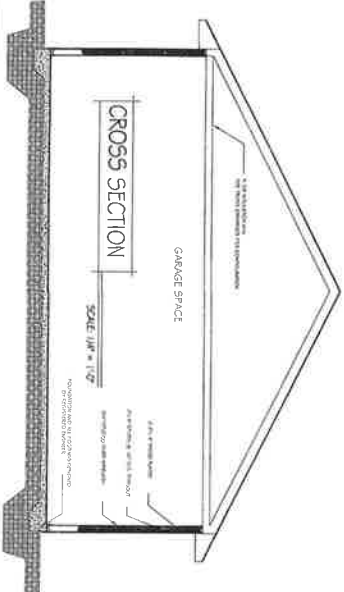


TYP. WALL SECTION

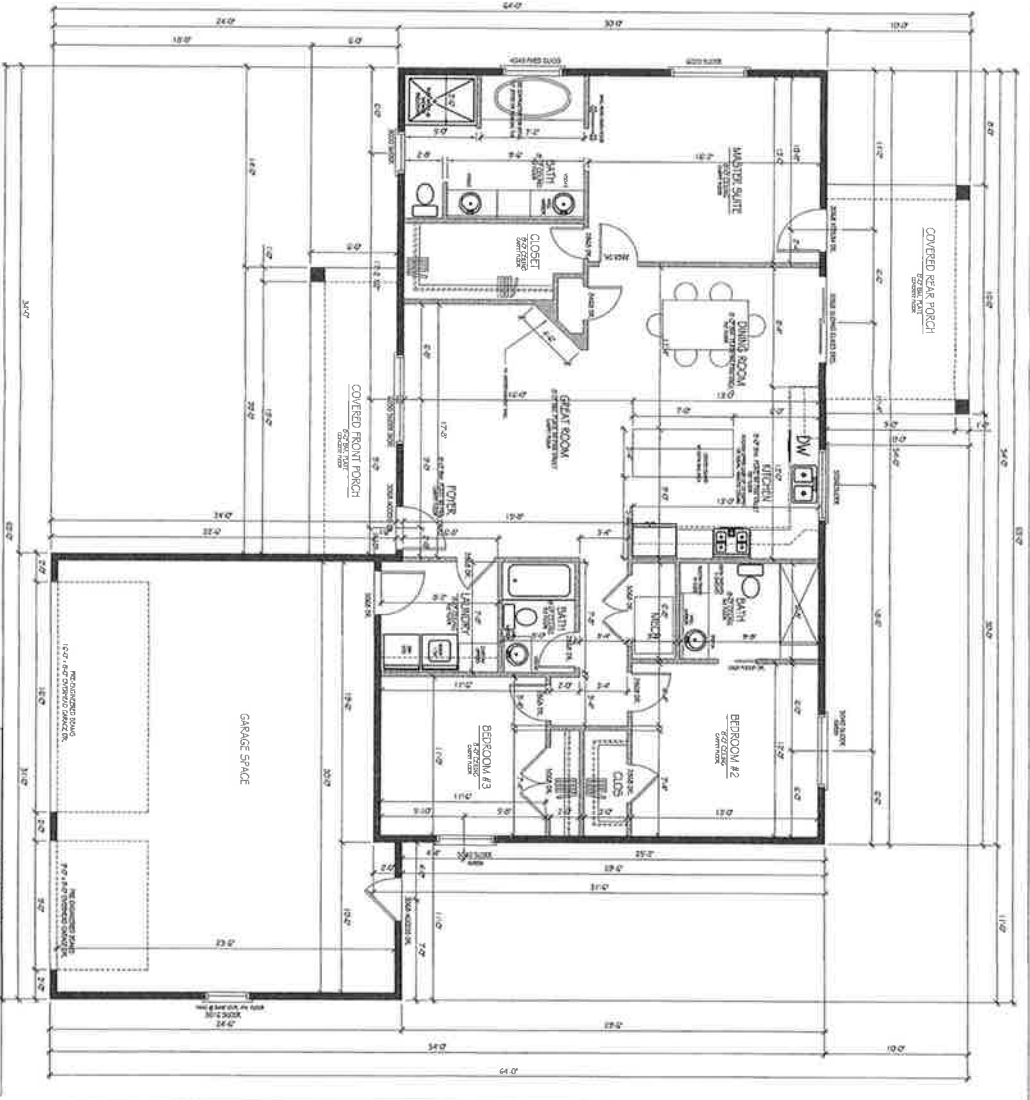
- ELEVATION STANDARD NOTES**
- 1) PROVIDE 26 GAUGE GALVANIZED IRON FLASHING AT ALL ROOF PENETRATIONS.
 - 2) ALL EXPOSED WOOD TO BE PAINTED OR STAINED.
 - 3) WHERE NECESSARY, STEP TOP AND BOTTOM OF FOUNDATION TO FOLLOW FINISH GRADE.
 - 4) EXPOSED METAL TO BE PAINTED UNLESS INDICATED OTHERWISE.
 - 5) EXTERIOR PORCH STAIRS TO HAVE 7" MAX. RISE AND 11" MAX. RUN.
 - 6) EXTERIOR PORCH STAIRS HAVING 2 OR MORE RISERS SHALL HAVE A HANDRAIL AT 36" TO 38" MIN. ABOVE STAIR NOSING.
 - 7) EXTERIOR WALKWAYS TO HAVE 2" MIN. ABOVE GRADE TO MATCH 48" MIN. CURB (4" MIN) RAIL.



MAIN STORY ELEC PLAN



CROSS SECTION



MAIN STORY FLOOR PLAN

LIVING AREA	164.0'
DINING AREA	75.0'
FRONT ENTRY	120.0'
FRONT PORCH/PATIO	100.0'
TOTAL UNDER ROOF	280.0'

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND ALL APPLICABLE LOCAL ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND STRUCTURES.
9. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC.
10. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE IRC.
11. ALL EXTERIOR FINISHES SHALL BE DONE IN ACCORDANCE WITH THE IRC.
12. ALL INTERIOR FINISHES SHALL BE DONE IN ACCORDANCE WITH THE IRC.
13. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC.
14. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC.
15. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC.
16. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC.
17. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC.
18. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC.
19. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC.
20. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IRC.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC).
2. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NEC.
3. ALL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC.
4. ALL CIRCUITS SHALL BE PROTECTED BY CIRCUIT BREAKERS.
5. ALL GROUNDING SHALL BE DONE IN ACCORDANCE WITH THE NEC.
6. ALL WIRING SHALL BE DONE IN ACCORDANCE WITH THE NEC.
7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEC.
8. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NEC.
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DATE	3/15/2011
PROJECT	301101
SCALE	AS SHOWN
DRAWN BY	J. WATSON
CHECKED BY	M. WATSON
DATE	3/15/2011
CON #	

A SINGLE FAMILY RESIDENCE
 for
THE MARINA ZAPATA RESIDENCE
 4815 EAST JEFFERSON BLVD. (COLORADO CITY) COLORADO 81019
 LOT 695 UNIT 14 (COLORADO CITY) COLORADO
 PARCEL SCHEDULE # 4618114130

ADVANCED
 ENGINEERING, LLC
 1000 S. WATSON BLVD.
 SUITE 100
 COLORADO CITY, CO 81002
 PHONE: 719.382.1111
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 WWW.ADVANCEDENGINEERINGLLC.COM

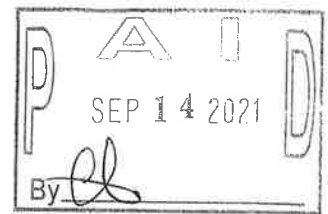
CONSTRUCTION NOTES

1. All utility trench and foundation structural backfill must be placed in 8 inch lifts and be compacted to 95% Modified Proctor. Dry Density minimum at optimum.
2. Voids and grade beams shall not be backfilled until floors and other supporting structures are in place and concrete has attained its specified design strength or as determined by the Engineer. Adequate shoring as specified shall be provided.
3. A positive fall of at least 6 inches in the first 10 feet must be provided for good drainage away from the foundations on all sides.
4. All down spouts sump pump discharge pipes, etc., must be carried across any foundation to concrete splash blocks on an empty into drains and carried away from foundations.
5. All potential down water infiltration into the foundation zone is observed and reported to the Engineer. A perimeter drain or other adequate protection measure is recommended as a cost effective protection measure. It is to cost effective protection measure is backfilled and covered. This protection shall be provided in areas where there is a high water table, or areas known to have a high water table, or are known to have water from irrigation or areas where the foundation is subjected to water. The installation of a perimeter drain may be waived by the owner if one of the above conditions are known to exist and the Engineer's approval.
6. **CONCRETE**
 1. Concrete shall be mixed, placed and cured in accordance with ACI 318, latest edition.
 2. Concrete shall attain a minimum of 3000 psi compressive strength at 28 days unless otherwise noted on the drawings.
 3. Concrete shall have a slump of no less than 2" nor more than 4".
 4. Air entrainment of 4 to 6% shall be provided in all concrete mixes.
 5. All concrete shall be placed in a continuous manner.
 6. Backfill against stem walls and grade beams below grade shall be placed equally on each side until the final grade level is reached.
 7. All concrete shall be placed on a compacted subgrade.
 8. Concrete slabs shall be machine steel troweled followed by a magnesium float finish.
 9. Where slabs-on-grade abut walls, columns, plumb, or other penetrations a bond breaker of 1/2" expansion joint material on 45# felt shall be provided between wall and slab unless otherwise noted on the drawings.
 10. All concrete shall be placed in lifts not exceeding 4 feet in maximum dimension of intervals in any one direction. Construction joints shall be formed with metal lead key joints as manufactured by John Concrete forming products, or equivalent.
 11. Saw or formed control joints in slabs-on-grade shall be made as soon as possible without damage to the surface, but no longer than 48 hours.
 12. All concrete shall be protected so that the temperature will be no less or more than 5 degrees Fahrenheit above or below 50 degrees Fahrenheit.
 13. All concrete shall be protected for a period of 10 days.
7. **REINFORCING STEEL** shall conform to ASTM standard A615, grade 60.
 1. Voids are fabric form to conform to ASTM standard A615, grade 60.
 2. No splices of reinforcement shall be made and no welding to reinforcing shall be permitted except as detailed or authorized by the Foundation Engineer. Make all lap joints in one direction. Lap all reinforcing steel a minimum of 30 bar diameters, 16 #5 lap 1'-3".
 3. Provide minimum clear concrete protective cover for reinforcing as follows:
 - a. Grade beams and walls from sides on above voids 2".
 - b. Slabs-on-grade locate in center of slab.
 - c. #5 bars or smaller clearance 1 1/2".
 - d. #6 bars or larger clearance 2".
 4. Structural steel longitudinal reinforcing bars and stirrups 1/2".
 5. Reinforcing must run continuously around the foundation with no interruption, both top & bottom.
 6. Provide 2-#5 bars, one each face, with 2'-0" projection on all sides of all #18 centers, for exterior slabs provide #3 dowels x 2'-0" long #18 centers, for interior slabs provide #3 dowels x 2'-0" long #30 centers.
 7. The #5 top and bottom continuous horizontal reinforcement shown in continuous, Grade 60, as directed by the Engineer.
 8. For concrete stem walls abutting existing foundation walls provide #5 dowels x 1'-0" long to lap with reinforcing in new stem walls. Typical shall into existing reinforcing steel a minimum of 30 bar diameters, 16 #5 lap 1'-3".
8. **STRUCTURAL STEEL**
 1. All steel shall be designed, fabricated, erection and erection shall conform to the AISC Specifications 8th Edition, and the Project Specifications.
 2. All structural and non-structural steel shall conform to ASTM A36, unless otherwise noted. Use of steel columns shall conform to ASTM A500, grade B, unless otherwise noted. All steel shall be painted with a minimum of two coats of red oxide primer where exposed. Field connections shall be made with bolts conforming to ASTM A307, unless otherwise noted. Field welds shall be made with E70XX electrodes and only by certified welders.
 3. All structural steel shall be painted with a minimum of two coats of red oxide primer x 1'-0" x 4" anchor bolts, unless otherwise noted.
 4. All structural steel shall be painted with one shop coat of red oxide primer.

4. **GENERAL NOTES**
 1. All construction in Pueblo County shall be in accordance with the 2015 IRC (International Residential Code) edition or later, and with all applicable codes references therein and of other applicable related regulatory agencies.
 2. Design Criteria and for Pueblo County is (Stiph Gust) Wind Load (65 MPH) Vind (Exposure C) Seismic Design Category (C) Weathering (Severe) Frost Line Depth (26") Termites (Slight) Winter Design Temp. (37") Ice Barrier Underlayment Requirement (No) Flood Hazards (1997) Air Freezing Index (500) Mean Annual Temp. (53°F) Seismic Zone (No. 1) Load (60 PSF)
 3. The General Contractors shall verify all dimensions, code requirements and site conditions in the field prior to commencing work. Contractor shall be responsible for all dimensions resolved prior to commencing construction. Do not scale drawings. Written dimensions to be used.
 4. All bearing partitions shall bear on their own foundations and be anchored as indicated on drawings.
 5. Minimum horizontal distance of 3'-0" between a beam pocket on support and any opening in foundation unless noted or approved by the Structural Engineer.
 6. All void forms shall be Berform "K" Void Beam, or equivalent with closed ends unless otherwise noted by the Structural Engineer. (If Required on this Project, see Foundation Plan)
 7. Refer to Architectural Drawings for all blockouts, foundation steps, and window placement. Provide openings in foundations accordingly in coordination with owner.
 8. The Contractor is responsible for making his own determinations as to the type and locations of all utilities as may be necessary to maintain service and avoid damage which might be occasioned by the his failure to exactly locate and preserve any and all utilities.
 9. Contractor shall be responsible for the protection from any damage to the surrounding existing structures.
5. **SOILS REPORT**
 1. A soils classification report was performed for this specific site. The design criteria recommended for this site is:
 2. Foundation bearing capacity is 1.5 tons per sq ft.
 3. Minimum soil bearing pressure used is 1.5 tons per sq ft.

4. **WOOD PRODUCT & FRAMING NOTES**
 1. All structural wood beams shall be fabricated with coast region Douglas Fir-Larch, Hem-Fir, No. 2 or better. Saw lumber and framing members sizes as specified shall be used. All wood shall be treated with a preservative in accordance with the grade and allowable unit stress requirements. Construction grade-XFb - 600psd. 1/2" thick - 3 1/2" wide or smaller. 2x4 studs/Construction grade-XFb - 600psd. 1/2" thick - 5 1/2" x wider. 2x6 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x8 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x10 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x12 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x14 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x16 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x18 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x20 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x22 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x24 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x26 studs/Construction grade-XFb - 1200psd. 3/4" thick - 5 1/2" x wider. 2x28 studs/Construction grade-XFb - 1200psd. 3/4" thick - 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Colorado City Architectural Advisory Committee
P.O. Box 20229
Colorado City, Colorado 81019
719 676-3396
colocitymanager@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: RANDOLPH L. SMITH

Mailing Address: P.O. Box 19363

City: COLORADO CITY State: CO ZIP: 81019 Telephone: 303-941-7332

Property Address: 3493 CONEJOS ST.

City: Colorado City State: CO ZIP: 81019 Lot 556 Unit 5 Parcel# 4619105112

CONTRACTOR

Contractor: SELF

Mailing Address _____

State _____ Zip _____ Telephone _____ 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: 1200 Square Footage Required by Covenants: _____

REQUIRED ITEMS for submittal of application:

- Approved Pueblo County Planning Forms
- Plot Plans to scale (from Planning/Zoning approval)
- Property Line Staked Out Corners
- Foundation Plan and Building Staked Out **Before** Excavation
- One (1) copy of Blue Print and One (1) Electronic Copy sent to City Manager
- Elevations – Front, Back and Sides
- Exterior Color Scheme, Type of *Siding* and *Roofing Materials* Must be indicated
- Accurate Setbacks Drawn to Scale (include easements) (from Planning/Zoning approval)
- Location of Improvements (*Porches, Decks, Garages, Carports, Driveways, Accessory Buildings, Landscaping*)
- 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 Randy Smith Date 9-14-21

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.
- 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.

CCACC Fee Schedule

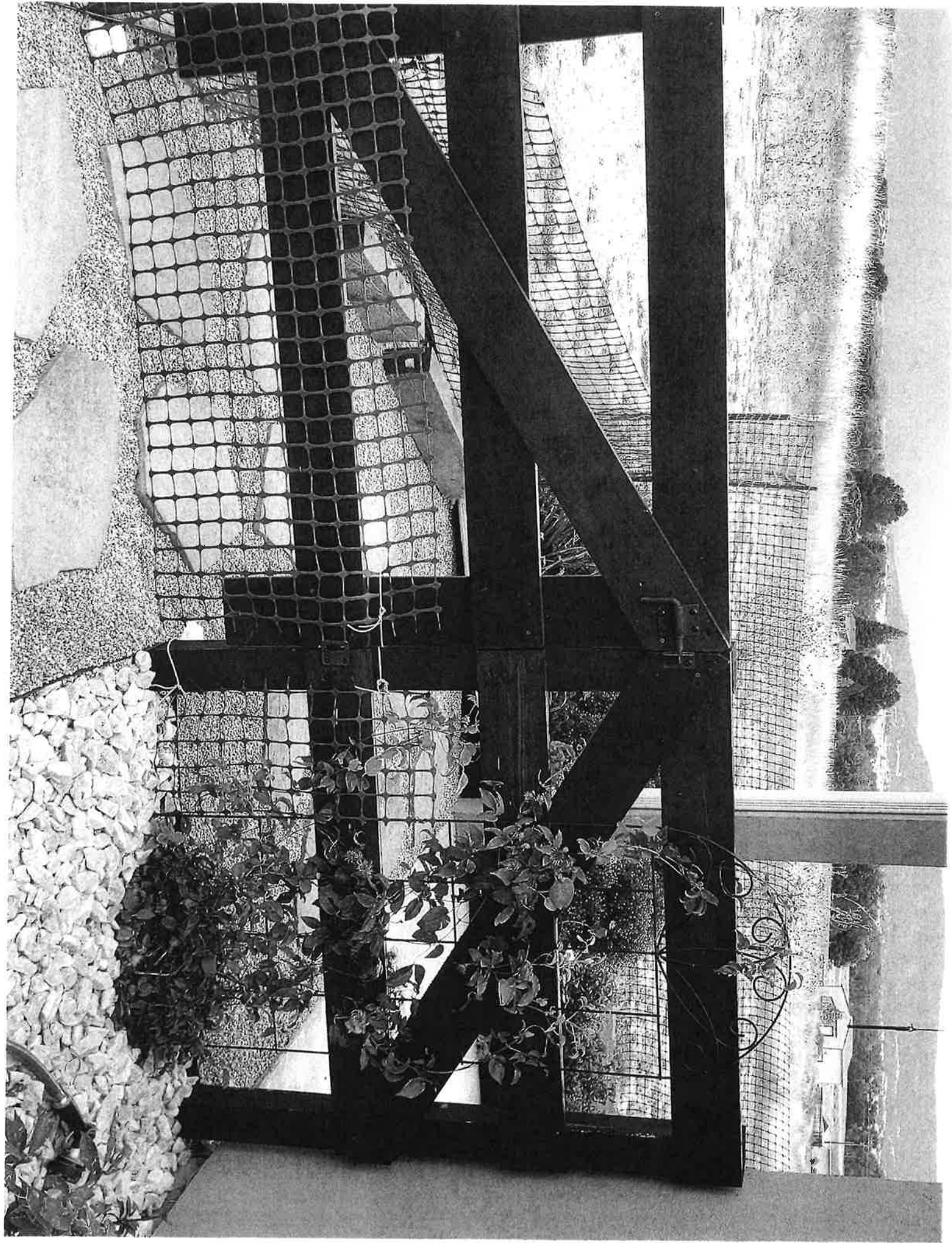
Please note that a check or money order for the appropriate amount must be included with your application

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

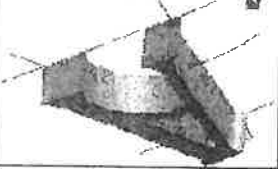
NOTE: A Late Fee amounting to double the original filing fee will be charged if filing application AFTER construction has begun. For instance, if filing after construction of a shed, that amount would be \$80 {\$40 application fee + \$40 late fee) and must accompany application.

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: *Randy Smith* Date: _____



ADVANCED DESIGNBUILD, LLC



ATT. DAVE WEHRICH
 702 POUK STREET
 PUEBLO, COLORADO 81004
 (719) 299-4784 fax
 (719) 240-9468 cell
 (719) 744-0544 office
 EMAIL: dave.wehrich@yahoo.com

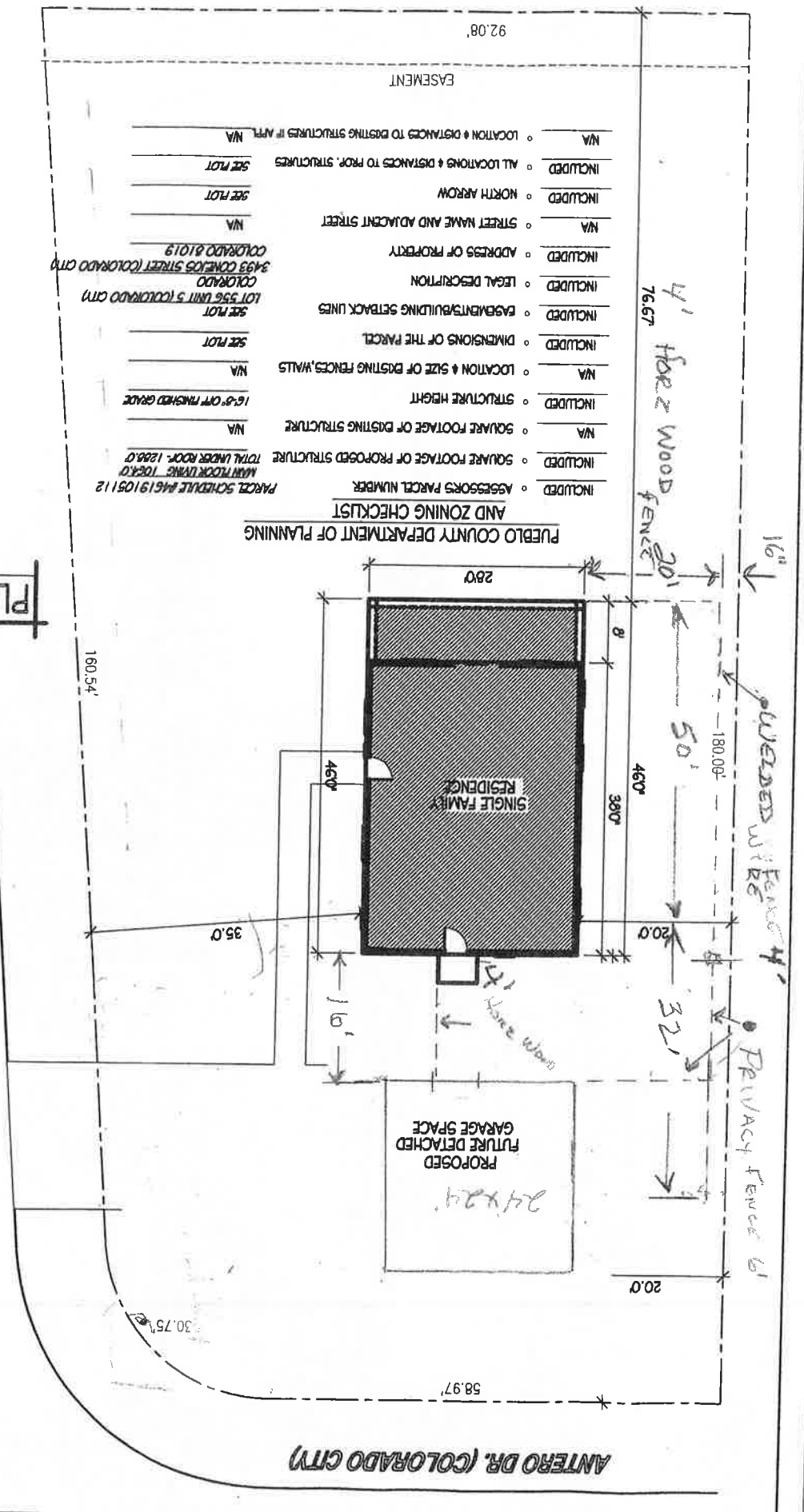
BUILDER/OWNER: THE SMITH RESIDENCE
 DATE: 10-2019
 ADDRESS: 3493 CONEJOS STREET (COLORADO CITY)
 COLORADO 81019
 LEGAL DESCRIPTION: LOT 566 UNIT 5 (COLORADO CITY)
 PARCEL SCHEDULE #4619105112

SCALE: 1" = 20'-0"

PLOT PLAN



3493 CONEJOS STREET (COLORADO CITY) COLORADO 81019



PUEBLO COUNTY DEPARTMENT OF PLANNING AND ZONING CHECKLIST

INCLUDED	ASSESSORS PARCEL NUMBER	PARCEL SCHEDULE #4619105112
INCLUDED	SQUARE FOOTAGE OF PROPOSED STRUCTURE	MAIN FLOOR: 1083.0
INCLUDED	SQUARE FOOTAGE OF EXISTING STRUCTURE	TOTAL UNDER ROOF: 1288.0
N/A	LOCATION & SIZE OF EXISTING FENCES, WALLS	
INCLUDED	DIMENSIONS OF THE PARCEL	
INCLUDED	EASEMENTS/BUILDING SETBACK LINES	
INCLUDED	LEGAL DESCRIPTION	LOT 566 UNIT 5 (COLORADO CITY) COLORADO
INCLUDED	ADDRESS OF PROPERTY	3493 CONEJOS STREET (COLORADO CITY) COLORADO 81019
N/A	STREET NAME AND ADJACENT STREET	
INCLUDED	NORTH ARROW	
INCLUDED	ALL LOCATIONS & DISTANCES TO PROP. STRUCTURES	SEE PLOT
N/A	LOCATION & DISTANCES TO EXISTING STRUCTURES IF APPL.	SEE PLOT



Colorado City Architectural Advisory Committee
 P.O. Box 20229
 Colorado City, Colorado 81019
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 colocitymanager@ghvalley.net



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Property Owner: MANUEL TAM
 Mailing Address: 1011 RUPPEL ST APT 303 City: PUEBLO
 State: CO. ZIP: 89001 Telephone: 719-281-5033

CONTRACTOR

Contractor: BY OWNER (MY SELF)
 Mailing Address: 1011 RUPPEL ST. APT 303 City: PUEBLO
 State: CO. ZIP: 89001 Telephone: 719-281-5033

Requested approval for: Commercial building Home Shed Fence Other: _____

Lot: 288 + 289 Unit: 21 Legal address, (please verify with CC Metro District): 7321 SHOWALTER DR.

Type construction: FRAME Mobile homes: New Used - Year built: _____

Floor area square footage: 926 SF² Square footage required by covenants: 750 SF²

REQUIRED ITEMS for submittal of application:

- Legal description of property with legal address defined as street name & number
- Plot plans to scale (indicate scale)
- Property line staked out corners
- Foundation plan and Building staked out before Excavation
- One (1) copy of blue print and One (1) electronic copy sent to manager
- Location of improvements on property - NOTE: front of house must face legal address
- Exterior dimensions - both primary and secondary buildings
- Elevations - front, back, sides
- Accurate setbacks drawn to scale (include easements)
- Distances between buildings
- Location of improvements (porches, decks, garages, carports, driveways, accessory buildings, landscaping)
- Location of propane tank, where applicable
- Location of street light (where required by covenants)
- Fence - type of materials, height, and locations
- Landscaping diagram (if not included in original plans, must be submitted later)
- Exterior color scheme, type of siding and roofing materials must be indicated

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

Property owner's signature: Manuel Tam Date: 10/6/21

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.
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CCAAC Fee Schedule

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

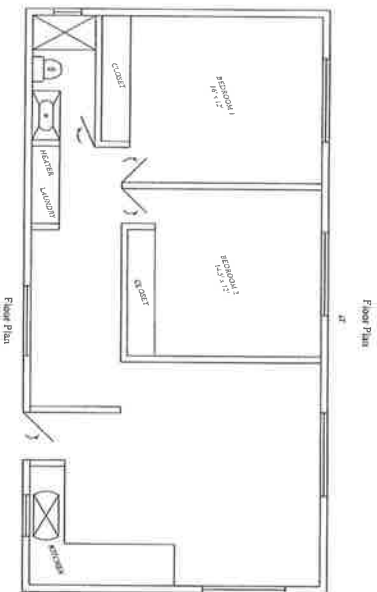
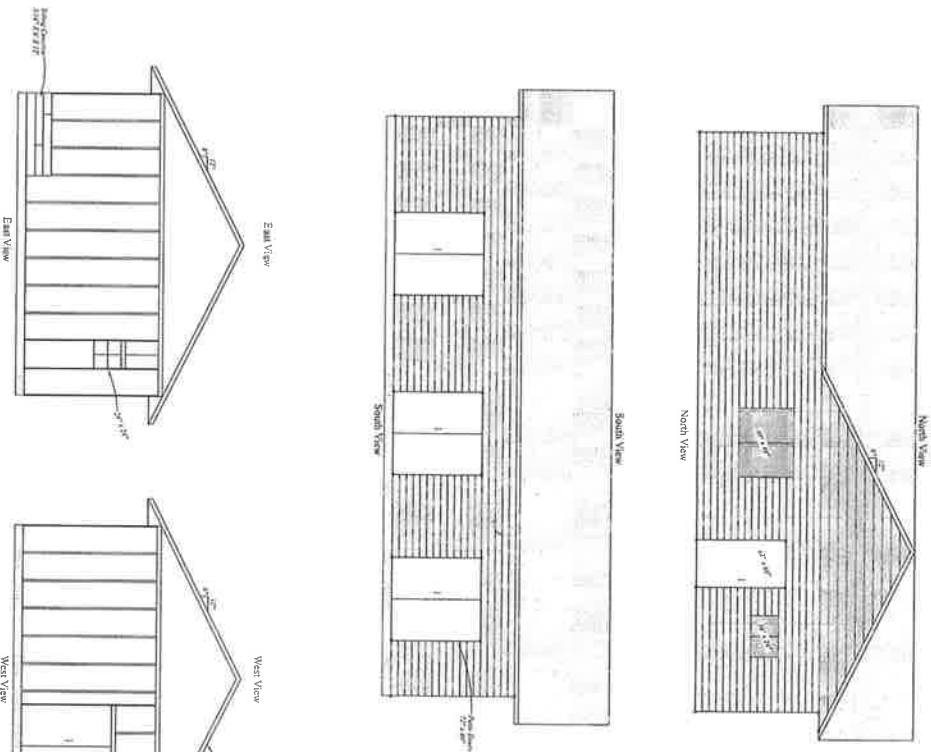
<u>Commercial/Industrial</u>	<u>\$400.00</u>
<u>Multifamily Residential</u>	<u>\$300.00</u>
<u>New Single Family Residential</u>	<u>\$200.00</u>
<u>Sheds/Fences/Garages/Carports/Decks</u>	<u>\$ 40.00</u>
<u>Remodeling Residential</u>	<u>\$ 50.00</u>
<u>Re-Roofing</u>	<u>\$ 25.00</u>

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 Signature: _____ Date: _____

Manuel Tam House Plan



Frame 2" x 6" x 10" - 24 G
 Wall - OSB - 7/16"
 Roof - OSB - 15/32"
 Floor - Plywood 5/8" x 6" x 10"
 Siding - Concrete - 9"
 Drywall - 5/8"

Scale 1" = 4'
 (U.S. Survey Feet)

B&B
BE LAND SURVEYING
 102 East Main, Concord, CA 94520
 Phone: 707.464.5277
 Email: B&BSurveying@aol.com

Scale: 1" = 4'	Date: 10-6-2001	Drawn By: WBS
Sheet: 1/1	188 N.W. 2081231	

HANUEL TAY 719-281-5033
4321 SHOWALTER DR.
COLORADO CITY CO. 81019

