

## FOR THE YEAR 2021

## WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT

Pursuant to Section VII of the Amended and Restated Service Plan approved by the City of Colorado Springs, Colorado on May 22, 2018, the following is the Annual Report for Wildgrass at Rockrimmon Metropolitan District (the “**District**”) for the Year 2021:

1. **Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.** No boundary changes were made or proposed during 2021.
2. **Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.** None.
3. **Copies of the District’s rules and regulations, if any, as of December 31, of the prior year.** The District has adopted the following:
  - Wildgrass at Rockrimmon, Homeowner Design Guidelines (this document was previously provided in the District’s Annual Report for the Year 2019);
  - Policies and Procedures Governing the Enforcement of the Protective Covenants of Wildgrass (this document was previously provided in the District’s Annual Report for the Year 2020); and
  - Declaration of Covenants and Restrictions of Wildgrass (this document was previously provided in the District’s Annual Report for the Year 2020).
4. **A summary of any litigation, which involves the District Public Improvements as of December 31 of the prior year.** None.
5. **Status of the District’s construction of the Public Improvements as of December 31 for the prior year.** No capital improvements were constructed by the District in 2021.
6. **A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.** There have been no facilities or improvements dedicated to and accepted by the City as of December 31, 2021.
7. **The assessed valuation of the District for the current year.** The Assessed Valuation is attached hereto as **Exhibit A**.
8. **Current year budget including a description of the Public Improvements to be constructed in such year.** No public improvements are anticipated to be constructed by the District in 2022. The 2022 Budget is attached hereto as **Exhibit B**.
9. **Audit for the District’s financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.** The 2021 Audit is in process and will be provided once complete.

10. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.** The District was not in default of any Debt instrument during 2021.
11. **Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.** The District did not have an inability to pay its obligations as they came due during 2021.
12. **Copies of any Certifications of an External Financial Advisor provided by the Privately Placed Debt Limitation provision.** Not applicable.

**EXHIBIT A**

**CERTIFICATION OF VALUATION BY  
EL PASO COUNTY ASSESSOR**

New Tax Entity?  YES  NODate November 24, 2021**NAME OF TAX ENTITY:** WILDGRASS @ ROCKRIMMON METRO

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021:

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	1,429,740
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	2,168,170
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	2,168,170
5.	NEW CONSTRUCTION: *	5.	\$	1,181,670
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7.	ANNEXATIONS/INCLUSIONS:	7.	\$	0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9.	\$	0
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0.00
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	0.00

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution

\* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 &amp; 52A.

☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021:

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	30,309,300
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>				
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	\$	16,526,994
3.	ANNEXATIONS/INCLUSIONS:	3.	\$	0
4.	INCREASED MINING PRODUCTION: §	4.	\$	0
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9.	DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:  
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ N/A

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$ 0

\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

**NOTE:** ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

**EXHIBIT B**

## LETTER OF BUDGET TRANSMITTAL

Date: January 31, 2022

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2022 budget and budget message for WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT in El Paso County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 11, 2021.

If there are any questions on the budget, please contact:

CliftonLarsonAllen, LLP  
111 S. Tejon St., Suite 705  
Colorado Springs, Colorado 80903  
719-635-0330

I, Josh Miller as District Manager of the Wildgrass at Rockrimmon Metropolitan District, hereby certify that the attached is a true and correct copy of the 2022 budget.

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

A handwritten signature in cursive script, appearing to read "Josh Miller", is written over a horizontal line.

**RESOLUTION NO. 2021-11- 01**

**RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY  
RESOLUTION OF THE BOARD OF DIRECTORS OF WILDGRASS METROPOLITAN  
DISTRICT, EL PASO COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108,  
C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND,  
ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE  
BUDGET YEAR 2022**

A. The Board of Directors of Wildgrass at Rockrimmon Metropolitan District (the "District") has appointed CliftonLarsonAllen LLP to prepare and submit a proposed budget to said governing body at the proper time.

B. CliftonLarsonAllen LLP has submitted a proposed budget to this governing body on or before October 15, 2021 for its consideration.

C. Upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 11, 2021, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. The budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District.

E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, thereby establishing a limitation on expenditures for the operations of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT, EL PASO COUNTY,  
COLORADO:**

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

2. The budget is hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. The sums set forth as the total expenditures of each fund in the budget attached hereto as Exhibit A and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

**[SIGNATURE PAGE FOLLOWS]**



**[SIGNATURE PAGE TO RESOLUTION TO ADOPT  
BUDGET AND APPROPRIATE SUMS OF MONEY]**

RESOLUTION APPROVED AND ADOPTED on November 11, 2021.

**WILDGRASS AT ROCKRIMMON  
METROPOLITAN DISTRICT**

By: DocuSigned by:  
*Mike Fenton*  
00A9261C4DA948...  
\_\_\_\_\_  
President

Attest:

By: DocuSigned by:  
*Sarah Darnal*  
2182C6AFD2E9450...  
\_\_\_\_\_  
Secretary

**EXHIBIT A**

**Budget**

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2022**

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
SUMMARY  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ (19,604)	\$ 121,953	\$ 138,768
REVENUES			
Property Taxes	50,289	63,666	96,549
Specific Ownership Tax	5,467	6,367	9,651
Interest Income	17	24	25
District services fees	74,028	100,312	104,880
Late fees / penalites	210	1,000	895
Developer advance	1,853,468	24,662	-
Bond proceeds Series 2020A	980,000	-	-
Bond proceeds Series 2020B	181,000	-	-
Total revenues	<u>3,144,479</u>	<u>196,031</u>	<u>212,000</u>
TRANSFERS IN	<u>338,154</u>	-	-
Total funds available	<u>3,463,029</u>	<u>317,984</u>	<u>350,768</u>
EXPENDITURES			
General Fund	138,785	123,500	132,000
Debt Service Fund	24,658	55,716	66,100
Capital Projects Fund	2,839,479	-	-
Total expenditures	<u>3,002,922</u>	<u>179,216</u>	<u>198,100</u>
TRANSFERS OUT	<u>338,154</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>3,341,076</u>	<u>179,216</u>	<u>198,100</u>
ENDING FUND BALANCES	<u>\$ 121,953</u>	<u>\$ 138,768</u>	<u>\$ 152,668</u>
EMERGENCY RESERVE	\$ 2,700	\$ 3,600	\$ 4,000
AVAILABLE FOR OPERATIONS	(18,398)	684	605
DEBT SERVICE RESERVE	75,500	75,500	75,500
TOTAL RESERVE	<u>\$ 59,802</u>	<u>\$ 79,784</u>	<u>\$ 80,105</u>

No assurance provided. See summary of significant assumptions.

**Wildgrass at Rockrimmon Metropolitan District**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2022 BUDGET**  
**WITH 2020 ACTUAL AND 2021 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/24/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
<b>ASSESSED VALUATION</b>			
Residential	\$ 640,270	\$ 1,286,560	\$ 2,166,900
Commercial	-	730	-
Vacant land	489,050	142,450	1,270
	<u>1,129,320</u>	<u>1,429,740</u>	<u>2,168,170</u>
Certified Assessed Value	<u>\$ 1,129,320</u>	<u>\$ 1,429,740</u>	<u>\$ 2,168,170</u>
<b>MILL LEVY</b>			
General	11.132	11.132	11.132
Debt Service	33.398	33.398	33.398
Total mill levy	<u>44.530</u>	<u>44.530</u>	<u>44.530</u>
<b>PROPERTY TAXES</b>			
General	\$ 12,572	\$ 15,916	\$ 24,136
Debt Service	37,717	47,750	72,413
Levied property taxes	<u>50,289</u>	<u>63,666</u>	<u>96,549</u>
Budgeted property taxes	<u>\$ 50,289</u>	<u>\$ 63,666</u>	<u>\$ 96,549</u>
<b>BUDGETED PROPERTY TAXES</b>			
<b>General</b>	<b>\$ 12,572</b>	<b>\$ 15,916</b>	<b>\$ 24,136</b>
<b>Debt Service</b>	<b>37,717</b>	<b>47,750</b>	<b>72,413</b>
	<u><b>\$ 50,289</b></u>	<u><b>\$ 63,666</b></u>	<u><b>\$ 96,549</b></u>

No assurance provided. See summary of significant assumptions.

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT**  
**GENERAL FUND**  
**2022 BUDGET**  
**WITH 2020 ACTUAL AND 2021 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/24/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ (25,504)	\$ (15,698)	\$ 4,284
<b>REVENUES</b>			
Property taxes	12,572	15,916	24,136
Specific ownership tax	1,367	1,592	2,410
Developer advance	65,338	24,662	-
District services fees	74,028	100,312	104,880
Late fees / penalties	210	1,000	895
Interest income	3	-	-
Total revenues	<u>153,518</u>	<u>143,482</u>	<u>132,321</u>
<b>TRANSFERS IN</b>			
Transfers from other funds	<u>85,908</u>	<u>-</u>	<u>-</u>
Total funds available	<u>213,922</u>	<u>127,784</u>	<u>136,605</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	27,626	30,000	25,000
Auditing	-	4,000	4,200
County Treasurer's fee	189	239	362
Dues and licenses	417	366	400
Insurance and bonds	3,255	2,076	2,250
District management	22,784	18,800	20,000
Legal services	22,983	14,000	16,500
Miscellaneous	54	-	200
Billing Services	12,630	10,000	11,000
Election expense	4,505	-	3,500
Contingency	-	159	178
Operations and maintenance			
Repairs and maintenance	965	500	500
Landscaping	14,136	10,000	12,000
Snow removal	1,178	4,500	5,000
Utilities	785	500	750
Water / Sewer	12,060	6,560	6,560
Trash collection	11,690	13,800	14,800
Covenant enforcement	3,528	8,000	8,800
Total expenditures	<u>138,785</u>	<u>123,500</u>	<u>132,000</u>
<b>TRANSFERS OUT</b>			
Transfers to other fund	<u>90,835</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>229,620</u>	<u>123,500</u>	<u>132,000</u>
ENDING FUND BALANCE	<u>\$ (15,698)</u>	<u>\$ 4,284</u>	<u>\$ 4,605</u>
EMERGENCY RESERVE	\$ 2,700	\$ 3,600	\$ 4,000
AVAILABLE FOR OPERATIONS	(18,398)	684	605
TOTAL RESERVE	<u>\$ (15,698)</u>	<u>\$ 4,284</u>	<u>\$ 4,605</u>

No assurance provided. See summary of significant assumptions.

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 44,977	\$ 137,651	\$ 134,484
REVENUES			
Property taxes	37,717	47,750	72,413
Specific ownership tax	4,100	4,775	7,241
Interest income	12	24	25
Total revenues	<u>41,829</u>	<u>52,549</u>	<u>79,679</u>
TRANSFERS IN			
Transfers from other funds	<u>161,411</u>	-	-
Total funds available	<u>248,217</u>	<u>190,200</u>	<u>214,163</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	566	716	1,086
Paying agent fees	-	6,000	6,000
Contingency	-	-	14
Debt Service			
Bond principal Senior Bonds	-	-	10,000
Bond interest Series 2020A	24,092	49,000	49,000
Total expenditures	<u>24,658</u>	<u>55,716</u>	<u>66,100</u>
TRANSFERS OUT			
Transfers to other fund	<u>85,908</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>110,566</u>	<u>55,716</u>	<u>66,100</u>
ENDING FUND BALANCE	<u>\$ 137,651</u>	<u>\$ 134,484</u>	<u>\$ 148,063</u>
DEBT SERVICE RESERVE	<u>\$ 75,500</u>	<u>\$ 75,500</u>	<u>\$ 75,500</u>
TOTAL RESERVE	<u>\$ 75,500</u>	<u>\$ 75,500</u>	<u>\$ 75,500</u>

No assurance provided. See summary of significant assumptions.

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

1/24/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ (39,077)	\$ -	\$ -
REVENUES			
Interest income	2	-	-
Developer advance	1,788,130	-	-
Bond proceeds Series 2020A	980,000	-	-
Bond proceeds Series 2020B	181,000	-	-
Total revenues	<u>2,949,132</u>	-	-
TRANSFERS IN			
Transfers from other funds	<u>90,835</u>	-	-
Total funds available	<u>3,000,890</u>	-	-
EXPENDITURES			
Capital Projects			
Engineering	2,500	-	-
Bond issue costs	238,715	-	-
Capital outlay	1,788,130	-	-
Repay developer advance	810,134	-	-
Total expenditures	<u>2,839,479</u>	-	-
TRANSFERS OUT			
Transfers to other fund	<u>161,411</u>	-	-
Total expenditures and transfers out requiring appropriation	<u>3,000,890</u>	-	-
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.



**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court for El Paso County recorded on January 10, 2008, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City Council of Colorado Springs on May 22, 2018. The District Amended and Restated service area is located entirely in El Paso County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements including streets and safety control, landscaping, storm drainage, water, sewer, television relay, and park and recreation improvements and facilities.

On November 6, 2007, the District's voters authorized general obligation indebtedness of \$6,500,000 for street improvements, \$6,500,000 for park and recreation, \$6,500,000 water improvements; \$6,500,000 for sanitation improvements; \$2,000,000 for transportation; \$1,000,000 for mosquito control; \$1,000,000 for safety protection; \$1,000,000 for fire protection; \$1,000,000 for television and relay translation; \$1,000,000 for security services; \$2,000,000 for operations and maintenance debt and \$6,500,000 for refinancing of District debt. The election also approved an annual increase in taxes of \$1,000,000 for general operations and maintenance.

On May 6, 2014, the District's voters authorized general obligation indebtedness of \$65,000,000 representing \$6,500,000 for each of the following public improvements: streets, park and recreation, water, sanitation, transportation, mosquito control, safety protection, fire protection, television relay and translation and security services. The voters also approved general obligations indebtedness of \$6,500,000 for refinancing of District debt, \$6,500,000 for intergovernmental contracts; and \$6,500,000 for operations and maintenance debt. The election also approved an annual increase in taxes of \$1,000,000 for general operations and maintenance.

The Service Plan limits total general obligation indebtedness to \$6,500,000.

The District has no employees and all operations and administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 10% of the property taxes collected.

**District Service Fees**

The District charges each homeowner a fee to cover operations and maintenance of \$115.00. The 2022 budget revenues are based on 76 homeowners.

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 0.01%.

**Expenditures**

**Administrative and Operating Expenses**

Administrative and operating expenditures include the services necessary to maintain the District's administrative viability such as legal, accounting, audit, managerial, insurance, and other administrative expenses. Estimated expenditures related to repairs and maintenance, landscaping, utilities, snow removal, trash collection, water usage, and covenant enforcement were also included in the budget.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.50% of property tax collections.

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedule from the Series 2020A Bonds (discussed under Debt and Leases).

**Debt and Leases**

Series 2020 Bond Issuance

The District issued the Bonds on June 4, 2020, in the par amounts of \$980,000 and \$181,000 for the Senior Bonds and the Subordinate Bonds, respectively.

Proceeds from the sale of the Bonds were used to pay Project Costs, pay the costs of issuing the Bonds and, in the case of the Senior Bonds, fund the Reserve Fund.

The Senior Bonds bear interest at 5.000% per annum, payable semiannually to the extent of Senior Pledged Revenue available on June 1 and December 1, beginning on December 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2022. The Bonds mature on December 1, 2050.

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue which includes: (a) the Senior Required Mill Levy; (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Senior Required Mill Levy; and (c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

The District is required to impose a Senior Required Mill Levy, net of the collection costs of the County and any tax refunds or abatements by or on behalf of the County, on all taxable property of the District each year in an amount sufficient to pay the Senior Bonds as they come due, and if necessary, an amount sufficient to replenish the Reserve Fund to the amount of the Required Reserve but (i) not in excess of 30 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement on and after January 1, 2006), and (ii) for so long as the Surplus Fund is less than the Maximum Surplus Amount, not less than 30 mills (subject to adjustment), or such lesser mill levy which will pay the Senior Bonds as they come due, will replenish the Reserve Fund to the amount of the Required Reserve, and will fund the Surplus Fund to the Maximum Surplus Amount.

The Senior Bonds are additionally secured by amounts on deposit in the Reserve Fund which was funded from proceeds of the Senior Bonds in the amount of the Required Reserve of \$75,500 and by amounts, if any, in the Surplus Fund which was not funded from proceeds of the Senior Bonds.

The Subordinate Bonds were issued at the rate of 7.75% per annum and are structured as "cash flow" bonds, generally meaning that there are no scheduled payments of principal in any specified amount prior to their final maturity date of December 15, 2050. Instead, principal on the Subordinate Bonds is payable from, and solely to the extent and in the amount of, any Subordinate Pledged Revenue remaining after the payment of interest due on the Subordinate Bonds each year.

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

Series 2020 Bond Issuance (Continued)

Interest on the Subordinate Bonds is payable on each December 15, commencing December 15, 2020, to the extent of available Subordinate Pledged Revenue and accrued unpaid interest on the Subordinate Bonds will compound annually on each December 15.

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which includes: (a) the Subordinate Required Mill Levy; (b) the portion of the Specific Ownership Tax which is collected as a result of imposition of the Subordinate Required Mill Levy; and (c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

The District is required to impose a Subordinate Required Mill Levy, net of the collection costs of the County and any tax refunds or abatements by or on behalf of the County, in the amount of 30 mills (subject to adjustment for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement occurring on or after January 1, 2006) less the amount of the Senior Bond Mill Levy, or such lesser mill levy which will pay all of the principal of and interest on the Subordinate Bonds in full.

Developer Advances

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

Operation Funding Agreements

On November 16, 2017, the District and Century at Wildgrass, LLC (the Developer), entered into that certain Operation Funding Agreement (The Agreement), and effective as of April 26, 2016, whereby the Developer agreed to advance funds to the District for operations and maintenance expenses. The Agreement was amended pursuant to the First Amendment to Operation Funding Agreement, dated November 15, 2018, and was further amended pursuant to the Second Amendment to Operation Funding Agreement, dated November 14, 2019, with an effective date of March 19, 2019 (as so amended, the Amended Agreement).

Facilities Funding and Acquisition Agreements

On November 16, 2017, the District and the Developer entered into a Facilities Funding and Acquisition Agreement (FFAA), effective January 1, 2017, setting forth the rights, obligations, and procedures for the District's acquisition of Public Improvements constructed by the Developer and reimbursement by the District to the Developer for advances made to the District for construction related expenses. Advances bear simple interest at 8% per annum.

Leases

The District has no operating or capital leases.

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserves**

The District has provided an Emergency Reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

**Debt Service Reserves**

The District maintains a Debt Service Reserve as required with the issuance of the Senior Bonds in the amount of \$75,500.

**This information is an integral part of the accompanying budget.**

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$980,000

General Obligation Bonds Series 2020A Senior Bonds

Dated June 4, 2020

Principal Due December 1

Interest Rate 5.00% Payable

June 1 and December 1

Year Ended December 31,	Principal	Interest	Total
2022	\$ 10,000	\$ 49,000	\$ 59,000
2023	10,000	48,500	58,500
2024	10,000	48,000	58,000
2025	10,000	47,500	57,500
2026	10,000	47,000	57,000
2027	15,000	46,500	61,500
2028	15,000	45,750	60,750
2029	15,000	45,000	60,000
2030	15,000	44,250	59,250
2031	20,000	43,500	63,500
2032	20,000	42,500	62,500
2033	20,000	41,500	61,500
2034	25,000	40,500	65,500
2035	25,000	39,250	64,250
2036	30,000	38,000	68,000
2037	30,000	36,500	66,500
2038	30,000	35,000	65,000
2039	35,000	33,500	68,500
2040	35,000	31,750	66,750
2041	40,000	30,000	70,000
2042	40,000	28,000	68,000
2043	45,000	26,000	71,000
2044	45,000	23,750	68,750
2045	50,000	21,500	71,500
2046	55,000	19,000	74,000
2047	55,000	16,250	71,250
2048	60,000	13,500	73,500
2049	65,000	10,500	75,500
2050	145,000	7,250	152,250
	<u>\$ 980,000</u>	<u>\$ 999,250</u>	<u>\$ 1,979,250</u>

No assurance provided. See summary of significant assumptions.

**WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT**  
**Schedule of Developer Advances**

	Balance at December 31, 2020	Additions*	Repayments*	Balance at December 31, 2021*
Developer Advance - Operating	\$ 230,701	\$ 24,662	\$ -	\$ 255,363
Developer Advance - Capital	977,996	-	-	977,996
Total Advances	<u>1,208,697</u>	<u>24,662</u>	<u>-</u>	<u>1,233,359</u>
Accrued Interest - Operating	36,848	21,816	-	58,664
Accrued Interest - Capital	94,620	85,809	-	180,429
Total Accrued Interest	<u>131,468</u>	<u>107,625</u>	<u>-</u>	<u>239,093</u>
Total Advances and Accrued Interest	<u>\$ 1,340,165</u>	<u>\$ 132,287</u>	<u>\$ -</u>	<u>\$ 1,472,452</u>
	Balance at December 31, 2021*	Additions*	Repayments*	Balance at December 31, 2022*
Developer Advance - Operating	\$ 255,363	\$ -	\$ -	\$ 255,363
Developer Advance - Capital	977,996	-	-	977,996
Total Advances	<u>1,233,359</u>	<u>-</u>	<u>-</u>	<u>1,233,359</u>
Accrued Interest - Operating	58,664	-	-	58,664
Accrued Interest - Capital	180,429	-	-	180,429
Total Accrued Interest	<u>239,093</u>	<u>-</u>	<u>-</u>	<u>239,093</u>
Total Advances and Accrued Interest	<u>\$ 1,472,452</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,472,452</u>

\*Estimated amounts

No assurance provided. See summary of significant assumptions.

I, Sarah Darneal, hereby certify that I am the duly appointed Secretary of the Wildgrass at Rockrimmon Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Wildgrass at Rockrimmon Metropolitan District held on November 11, 2021.

DocuSigned by:  
*Sarah Darneal*  
2182C6AFD2E0480...  
Secretary



**RESOLUTION NO. 2021-11-02****RESOLUTION TO SET MILL LEVIES****RESOLUTION OF THE WILDGRASS AT ROCKRIMMON METROPOLITAN DISTRICT LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2021, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2022 BUDGET YEAR**

A. The Board of Directors of the Wildgrass at Rockrimmon Metropolitan District (the “**District**”) has adopted an annual budget in accordance with the Local Government Budget Law, on November 11, 2021.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Wildgrass at Rockrimmon Metropolitan District, El Paso County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purpose of meeting all debt retirement expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That for the purpose of meeting all contractual obligation expenses of the District during the 2022 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

4. That the Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of El Paso County, Colorado, the mill levies for the District as set forth in the District’s Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

**[SIGNATURE PAGE FOLLOWS]**

**[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]**

RESOLUTION APPROVED AND ADOPTED on November 11, 2021.

**WILDGRASS AT ROCKRIMMON  
METROPOLITAN DISTRICT**

By: DocuSigned by:  
*Mike Fenton*  
00A3281C4DA8448...  
\_\_\_\_\_  
President

Attest:

By: DocuSigned by:  
*Sarah Darnal*  
2182C8AFD2E9450...  
\_\_\_\_\_  
Secretary

**EXHIBIT 1**

**Certification of Tax Levies**

# CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of El Paso County, Colorado.

On behalf of the Wildgrass at Rockrimmon Metropolitan District,  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

of the Wildgrass at Rockrimmon Metropolitan District  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 2,168,170 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 2,168,170 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/03/21 for budget/fiscal year 2022.  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>11.132</u> mills	<u>\$ 24,136</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>11.132</u> mills</b>	<b><u>\$ 24,136</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>33.398</u> mills	<u>\$ 72,413</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>44.530</u> mills</b>	<b><u>\$ 96,549</u></b>

Contact person: Carrie Bartow Daytime phone: ( 719 ) 635-0330  
(print)

Signed: Carrie Bartow Title: Accountant for the District

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- |    |                   |                                    |
|----|-------------------|------------------------------------|
| 1. | Purpose of Issue: | Public infrastructure improvements |
|    | Series:           | 2020A General Obligation Bonds     |
|    | Date of Issue:    | June 4, 2020                       |
|    | Coupon Rate:      | 5.000%                             |
|    | Maturity Date:    | December 1, 2050                   |
|    | Levy:             | 33.398                             |
|    | Revenue:          | \$72,413                           |
|    |                   |                                    |
| 2. | Purpose of Issue: | _____                              |
|    | Series:           | _____                              |
|    | Date of Issue:    | _____                              |
|    | Coupon Rate:      | _____                              |
|    | Maturity Date:    | _____                              |
|    | Levy:             | _____                              |
|    | Revenue:          | _____                              |

**CONTRACTS<sup>K</sup>:**

- |    |                      |       |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |
|    |                      |       |
| 4. | Purpose of Contract: | _____ |
|    | Title:               | _____ |
|    | Date:                | _____ |
|    | Principal Amount:    | _____ |
|    | Maturity Date:       | _____ |
|    | Levy:                | _____ |
|    | Revenue:             | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

I, Sarah Darneal, hereby certify that I am the duly appointed Secretary of the Wildgrass at Rockrimmon Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Wildgrass at Rockrimmon Metropolitan District held on November 11, 2021.

DocuSigned by:  
*Sarah Darneal*  
2182C6AFD2E9460  
Secretary

Proof of Publication

THE TRANSCRIPT  
Colorado Springs, Colorado

STATE OF COLORADO } ss.  
COUNTY OF EL PASO }

I, Amy Sweet, Publisher and Executive Editor, or the undersigned Authorized Agent of the Publisher and Executive Editor, do solemnly swear that I am the Publisher and Executive Editor, or Authorized Agent of the Publisher and Executive Editor of The Transcript; that the same is a tri-weekly newspaper and published in the County of El Paso, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a tri-weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said tri-weekly newspapers for the period of 1 consecutive insertion(s), and/or once each week and on the same days of each week; and that the first publication of said notice was in the issue of said newspaper dated:

01, NOVEMBER, A.D. 2021.

And that the last publication of said notice was in the issue of said newspaper dated:

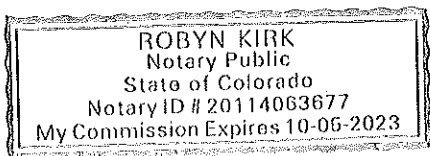
01, NOVEMBER, A.D. 2021.

In witness whereof, I have hereunto set my hand this 1st day of November, A.D. 2021.

  
\_\_\_\_\_  
Publisher and Executive Editor / Authorized Agent

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 1st day of November, A.D. 2021.

  
\_\_\_\_\_  
Notary Public



NOTICE AS TO PROPOSED  
2022 BUDGET AND  
AMENDMENT OF 2021 BUDGET  
WILDGRASS AT ROCKRIMMON  
METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
NOTICE IS HEREBY GIVEN,  
pursuant to Sections 29-1-108  
and 109, C.R.S., that a proposed  
budget has been submitted to the  
Board of Directors of the Wildgrass  
at Rockrimmon Metropolitan District  
(the "District") for the ensuing year  
of 2022. The necessity may also  
arise for the amendment of the 2021  
budget of the District. Copies of the  
proposed 2022 budget and 2021  
amended budget (if appropriate) are  
on file in the office of the District's  
Accountant, CliftonLarsonAllen, LLP,  
where same are available for public  
inspection. Such proposed 2022  
budget and 2021 amended budget  
will be considered at a special  
meeting to be held on November  
11, 2021 at 10:00 a.m. via Teams  
video/teleconference. Any interested  
elector within the District may, at any  
time prior to the final adoption of the  
2022 budget or the 2021 amended  
budget, inspect the 2022 budget and  
the 2021 amended budget and file or  
register any objections thereto.  
THIS MEETING WILL BE HELD BY  
TELEPHONIC MEANS WITHOUT  
ANY INDIVIDUALS (NEITHER  
DISTRICT REPRESENTATIVES  
NOR THE GENERAL PUBLIC)  
ATTENDING IN PERSON.  
You can attend the meetings in any  
of the following ways:  
1. To attend via Teams  
Videoconference, e-mail chelsea.  
falks@claconnect.com to obtain a  
link to the videoconference.  
2. To attend via telephone, dial  
1-720-547-5281 and enter the  
following additional information:  
Phone Conference ID: 273 698  
614#  
WILDGRASS AT ROCKRIMMON  
METROPOLITAN DISTRICT  
Josh Miller  
District Manager  
Publication Date: November 1, 2021  
Published in The Transcript  
DT40058